







€378,000

Ref: PW3935

119 sqm

Extremely well maintained 119m2 apartment in the heart of Albufeira's entertainment district with 2 en suite bedrooms and balconies. Private garage included.

- Ocean View
- Lift
- A/C
- Balcony
- Storage
- Garage

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo

Property Description

Delightfully maintained and bathed in natural light, this large and luxurious apartment arrives in an area of high short term rental yields, with Albufeira Municipality being one of the few nationally to issue the sought after ‘AL’ short term rental licence. Just an 8 minute walk to the beach and restaurants and bars are on the doorstep.

Located on the 3rd floor, with an elevator, the balconies offer an abundance of views, including Ocean. The secure main door enters into the huge living / dining area with balcony perfect for entertaining. There is a guest bathroom and storage area in the hall facing the large and tastefully designed kitchen also with balcony access. The living area and kitchen are East facing allowing the morning sunshine to flourish.

There are 2 bedrooms, both en-suite and both with South facing balcony access and insulated windows, newly installed with Schuco brand. The apartment also has a further storage area, private garage and secure off street parking.

This apartment offers an excellent opportunity to monetise in the long Season spanning April to November, and a beautiful home to live in, soaking up the Winter sun in less busy times.

***Viewings need to be booked with plenty of notice due to the high occupancy rates.**

Albufeira, located in the Algarve region of Portugal, is considered a attractive area for property investment for several reasons:

1. **Tourism Hub:** This area is one of the most popular nightlife and entertainment districts in Albufeira, attracting millions of tourists annually. This high influx of visitors boosts rental demand and potential for steady income for property owners.

2. **High Rental Yields:** Due to its popularity among tourists, properties in this area often command high short-term rental prices, making it an attractive option for investors seeking strong rental yields.

3. **Vibrant Lifestyle:** The lively atmosphere, restaurants, bars, and beaches make the area desirable for both short-term visitors and long-term residents, increasing property value appreciation potential.

4. **Accessibility:** The apartment is centrally located with easy access to beaches, supermarkets, transport links, and other amenities, which enhances its appeal to tenants and buyers alike.

5. **Growing Infrastructure:** Ongoing development and investment in local infrastructure, combined with Portugal’s attractive tax incentives for foreign investors, contribute to the area's growth prospects.

6. **Stable Market:** Portugal’s property market has shown resilience and steady growth over recent years, and areas like Albufeira continue to benefit from the country's reputation as a safe, welcoming destination for foreign investment.

7. **Legal and Tax Advantages:** Portugal offers attractive legal and tax frameworks for foreign investors, including residency options and no restrictions on property ownership for non-residents.

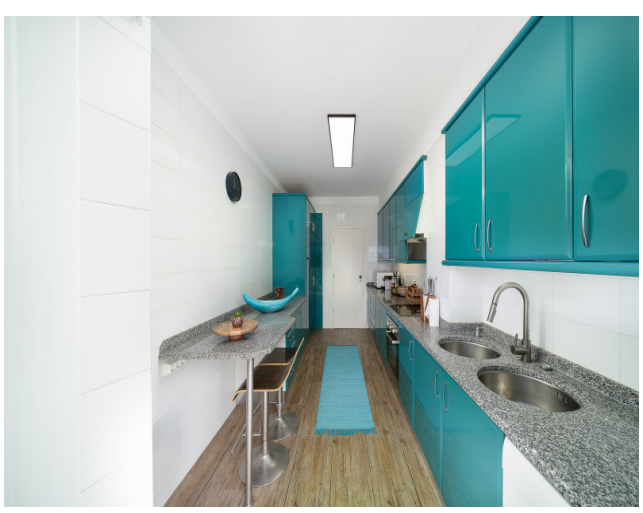
Summary: Investing in property in Albufeira is appealing due to its high tourism demand, potential for strong rental yields, vibrant lifestyle, and ongoing infrastructure development, making it a strategic choice for both short-term and long-term investment.

Contact us now for further information

Gallery











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Additional Details

Attributes

Status	Net Area	Floors
Available	119sq m	1
Condition		
Used		

Property Features

Ocean View	A/C	Storage
Lift	Balcony	Garage

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Site Floorplan

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