







# €390,000

Ref: DL34704

136 sqm

Shop with 137 m² of private gross area, located in an axis of mandatory passage, right in front of the river beach of Ba...

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo

## Property Description

Shop with 137 m² of private gross area, located in an axis of mandatory passage, right in front of the river beach of Baía do Seixal.

The space stands out for its wide window display and exceptional visibility, both pedestrian and automobile, benefiting from two fronts, one facing the road and the other facing the riverfront.

The store has a toilet and is located in an area surrounded by banks, market, restaurants, police and public transport with direct connection to Lisbon and Barreiro. It is a strategic location, just 10 meters from the water, with high commercial and enhancement potential.

Seixal consolidates itself as one of the most promising areas of the Lisbon Metropolitan Area, with direct and fast connections to the capital through Fertagus and Transtejo, reinforcing the "20 minutes from Lisbon" concept. In 2025, significant public investment is planned to improve the frequency and quality of transport, increasing mobility between Seixal and Lisbon.

The municipality also has reduced IMI (0.33%), one of the lowest rates in the region, and tax benefits for SMEs and new businesses, creating a stable and favourable environment for real estate and business investment.

Among the anchor projects underway, the Seixal Marina, with capacity for around 320 vessels, new commercial areas and a Nautical Centre; the urban requalification and the Riverside Promenade, which will connect the entire old core to the front of the bay; and the Hotel Mundet (4□), which will strengthen the tourist flow and economic dynamism of the area.

A unique opportunity to implant your business in an area in full appreciation, with 24/7 visibility and the ideal framework between the quality of life of Seixal Bay and the proximity to Lisbon.

Schedule your visit and confirm the potential of this space in the heart of the Seixal riverfront.

# Gallery

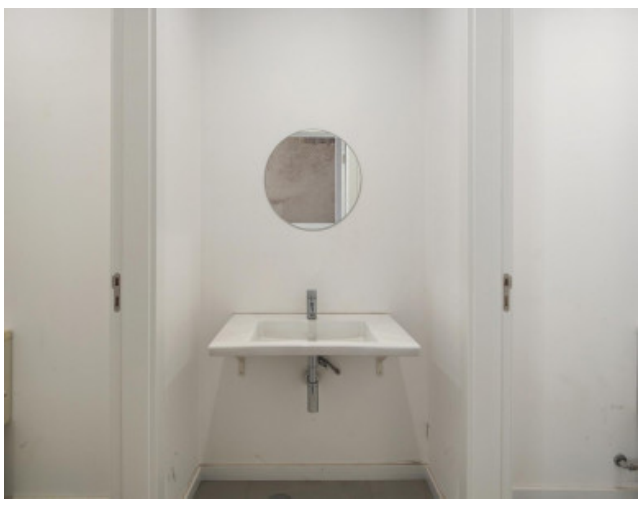













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## Additional Details

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# Site Floorplan



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