

BEJA APARTMENTS

Apartments In Beja

ALENTEJO, PORTUGAL

ELEGANT

SERENE



About

Located in the **interior of Portugal**, in the city of Beja, these spacious, high-quality apartments offer a rare opportunity to secure high-quality residential assets in an **emerging market**. The development includes three large units, **one 4-bedroom and two 5-bedroom apartments**, designed with a focus on **comfort, durability, and long-term value**. Ideal for those seeking stability, these properties combine generous living space with strong potential for rental income and future appreciation.

CONTEMPORARY

INVITING



B



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Units Available

Block	Floor	Side	Type	Area (SQM)	Parking	Storage
A	0	Right	T5	247,9	1	1
A	1	Right	T5	281,3	3	1
A	2	Left	T4	279,4	3	1

Amenities



Private Garage



Fully-Equipped Kitchenette



Air Conditioning



Balcony



Closed Condominium



Sustainable Building

4-Bedroom Apartment

450.000 €

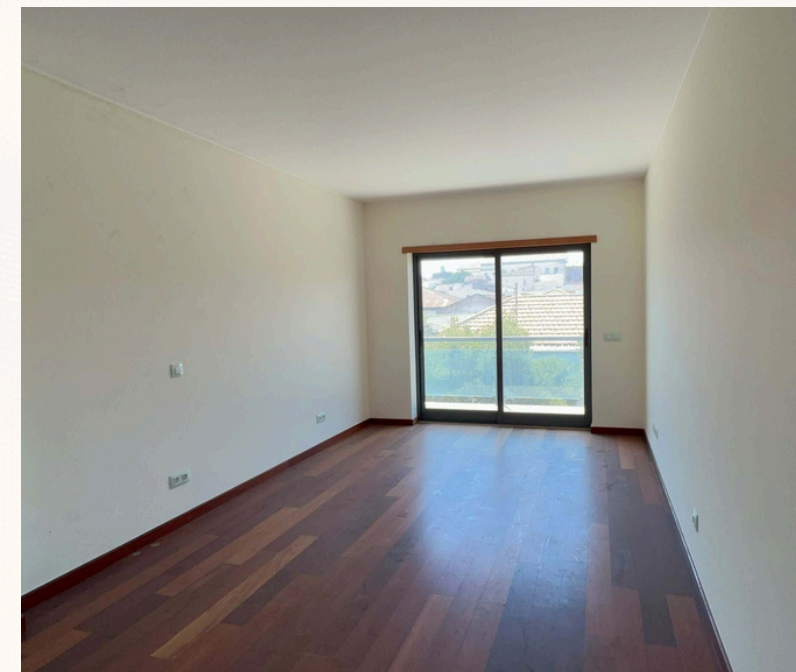
SECOND FLOOR



5-Bedroom Apartment

425.000 €

GROUND FLOOR



5-Bedroom Apartment

475.000 €

FIRST FLOOR





Beja, Alentejo

Located in the Alentejo region, in Southern Portugal, Beja is a city with a calm and family-friendly atmosphere and a high-quality of life. The city's rich historical heritage combined with the beautiful Alentejo landscapes and its delightful cuisine attracts many visitors every year who come to experience this beautiful region.

Beja also offers good access to top Portuguese cities, including Lisbon, Porto, Sines, and Faro by car, train, or plane.

Over the years, Beja has been working to create the right opportunities and infrastructures to captivate investors and companies.

*Beja is the Alentejo
District Capital
concentrating all the
life quality of this
beautiful region.*

What Beja Has To Offer



Historical Heritage



Cultural Events



Beja Airport



Beja University



Cinco Reis Fluvial Beach



Trade Fairs - Ovibeja



Gastronomy and Wine



City Life

Advantages

01. **Safe-haven capital placement in a stable real estate market: Portugal**

02. Strong potential for **long-term rental income** and **capital appreciation**

03. Beja offers value as an **alternative to overpriced major city centers**

04. Purchase **below current construction cost** per sqm

05. **Global conflicts are increasing construction costs**, supporting existing asset values

06. **High-quality construction** reduces risk and preserves long-term value



07. Branded residence with **international hotel management** increases appeal and liquidity

08. **Future demand growth expected** as buyers expand beyond prime urban areas

Investement

4 Bedroom Apartment	450.000 Eur
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Taxes

Transfer Tax	24.750 Eur
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Stamp Tax	3.600 Eur
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Deed Cost	1.000 Eur
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Total Investment	479.350 Eur
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With Bank Loan

Request Bank Loan and only pay 50%, remaining with Rental Income.

Annual Interest Rate: 3% (around) for 20 years.

Investment	225.000 Eur
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Taxes	29.350 Eur
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Total	254.350 Eur
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Bank (Interest + Capital Cost per year)	18.000 Eur
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Return On Investment

Expected Net Rental Income per year	30.240 Eur
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Expected Profit (till bank is paid)	12.240 Eur
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ROI	12.240 Eur / 225.000 Eur = 5%
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ROI (after bank is paid)	30.240 Eur / 225.000 Eur = 14%
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Capital Appreciation per year Based on Market Demand	6%
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 Portugal
Sale

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