€1,360,000

Ref: EVW-0481VL

189 sqm

Building in horizontal property with 5 floors, located in a privileged area of □□Lisbon, from where you enjoy a magnific...

- Balcony

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
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Property Description

Building in horizontal property with 5 floors, located in a privileged area of □□Lisbon, from where you enjoy a magnificent view over Rossio square, Santa Justa elevator, the emblematic commercial square and Tagus River. This beautiful building was completely rebuilt in 2012, keeping only its charming facade. On the 5 floors of this building there are 3 independent apartments that are distributed as follows:

- Ground floor and 1st floor consisting of a T2+1 duplex apartment with an area of □□77.49m2, the lower floor being dedicated to the private area of □□the property where there are 2 double bedrooms and 1 single bedroom, as well as a WC & shower. The upper floor comprises a bright living room with a fully equipped American kitchen and a large bathroom with bathtub and shower cubicle.

On the 2nd floor, we find a T1 apartment with an area of □□38m2, consisting of a large suite with a modern bathroom and shower cabin and a living room with an open space kitchen.

the 3rd floor and attic of this magnificent property are composed of a 2 bedroom duplex apartment with an area of □□74m2. The lower floor of this apartment has 1 suite with bathroom with shower cabin, living room with an integrated and fully equipped American kitchen. In this apartment, it is worth highlighting the balcony that extends from the suite through the living room and kitchen with an exceptional view of São Jorge Castle. On the top floor in attic we find a large suite with a complete bathroom with classic bath and shower cabin.

Several elements make this building a unique property, from the outset its impeccable condition, the floor lined with antique mosaic in the entrance hall and staircase with solid wood floors and handrail with restored original cast iron. Hifi system with columns embedded in the ceilings, Wifi , washing machine connection on all floors, solid wood plank flooring in all living rooms and bedrooms, 9 Kw gas fireplace in all rooms of the different fractions. For greater thermal and acoustic comfort, the entire building is equipped with swinging doors and windows with double glazing, as well as underfloor heating in all bathrooms having a class B energy performance. All kitchens include an island and are of high quality. with "White Line" design.

In addition to the majestic view over the city of Lisbon, reachable from any of the apartments. this charming building enjoys an absolutely central location, just 100 meters from the famous Praça do Rossio and the Dona Maria II National Theater, as well as a wide range of restaurants and shops that are part of the Lisbon tourist itinerary, combining all this with the peacefulness of the street in which it is inserted.

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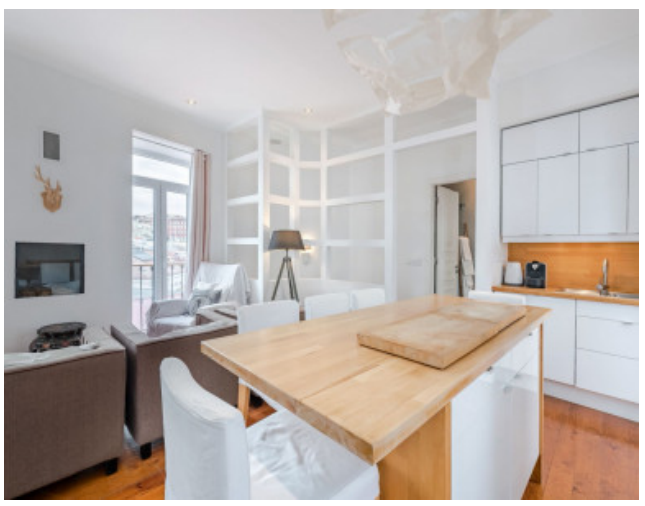

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Additional Details

Property Features

Balcony

Site Floorplan

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