



€640,000

Ref: PW1368

Terraces with Tagus river views, a riverside retreat with comfort and class.

- Ocean View
- Heating
- Concierge Service
- Garden
- Outside
- Central heating
- Closed Condominium
- Balcony
- Amenities
- Storage
- Equipped Kitchen

Telephone: +351 213 471 603  
Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

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



## Property Description

City-high living, this magnificent 3 bedroom and 2 bathroom apartment offers viewing platforms over the river Tejo and the '25 Abril' bridge.

Generous 7th floor terraces provide the perfect platform to watch the world sail by.

This property has recently under-gone a full remodelling by an established local architect in March 2020.

### **This apartment is comprised of**

: 3 bedrooms including 1 master en suite.

: 2 bathrooms ( 1 social bathroom and 1 en-suite )

: Compressed pipe air-conditioning system

: Lots of natural light with an East/West orientation.

: Natural Oak wood floor finish.

: PVC (thermal cut), low emission double glazed windows

: Underground parking space

: Separate 7m2 storage unit

: RATIONAL German kitchen with SIEMANS appliances.

: Rooms with fitted storage units and interior LED lighting.

: Resident concierge.

This apartment **qualifies for the Short Term rental license** and (given its location and views) would offer a high occupancy on the short, mid or long term rental markets.

Pedrouços is at the foot of the Restelo district, Restelo is home to many foreign embassies and their diplomats. Safe, wealthy and secure in terms of capital growth for Investors.

Bordering Restelo is the Monsanto Forest park (often referred to by locals as 'The lungs of Lisbon')

Monsanto Forest Park is a municipal protected forest in Lisbon. The largest green patch in the city, with 2500 acres of cycling paths, skate parks, cafes and activities and of course nature. It offers a well diversified tree-covered area to the Portuguese capital.

### **Distances to local points of interest.**

:Alges Train station is 5 minutes walk ( 500 metres) This train station serves the Cascais coastal line and offers a direct line to multiple beach resorts with a journey time of 25 minutes to Cascais beachtown. Cais do Sodre train station in the

centre of Lisbon is a 12 minutes journey time.

: Monsanto Forest park is just 7 minutes walk ( 600 metres) <https://www.lisboa.pt/cidade/ambiente/entrada>

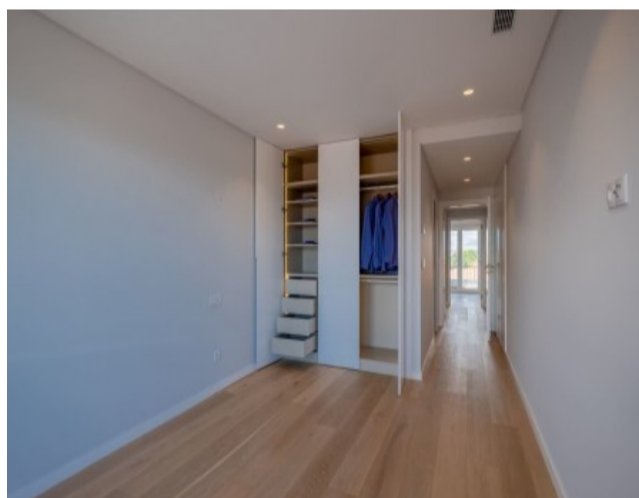
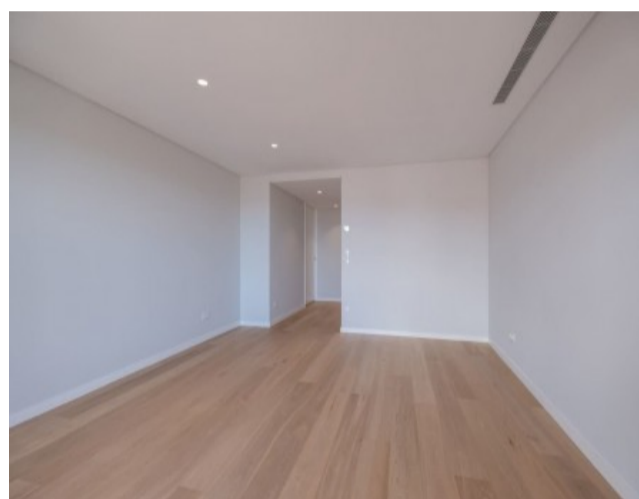
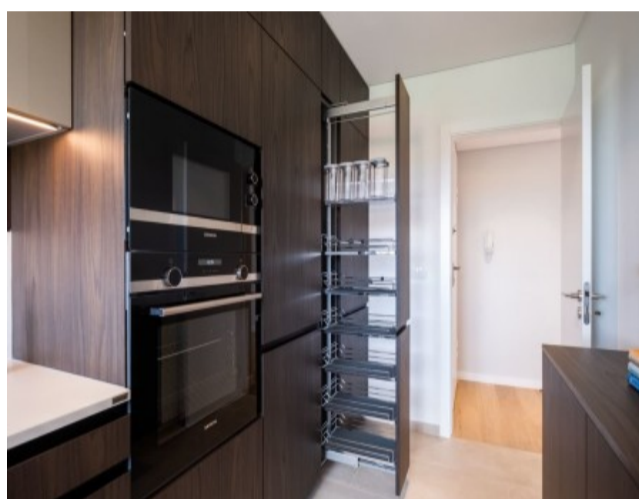
: Alges Market and food hall is just 4 minutes walk (500 metres) <https://www.mercadodealges.pt/> ( Renovated market & food court with sports on big-screen TVs, a patio & frequent live music.)

: Oeiras International school is just a 13 minutes drive <http://oeirasinternationalschool.com/>

: Multiple bars, cafes, restaurants, supermarkets and shops are within a few minutes walk.

Reach out to us today for further information on this property, or to book a viewing.

## Gallery



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## Additional Details

### Attributes

<b>Status</b> Sold	<b>Condition</b> Refurbished
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### Property Features

Ocean View	Outside	Amenities
Heating	Central heating	Storage
Concierge Service	Closed Condominium	Equipped Kitchen
Garden	Balcony	Fireplace
Alarm	Street Parking	Outdoor Parking
Covered Parking		

## Site Floorplan

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