



€569,000

Ref: PW1536

120 sqm

Bright and spacious 120m2 apartment with two bedrooms and two bathrooms. Located in Lisbons' up-market Lapa district.

- Ocean View
- Concierge Service
- Garden
- Alarm
- Heating
- Closed Condominium
- Balcony
- Street Parking
- Storage
- Lift
- Security

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



## Property Description

This property can also be sold fully renovated with either 2 or 3 three bedrooms.

The renovations would take 4 months for completion

Portugal Homes has a detailed renovations contract for a 3 bedroom conversion in place, ready for inspection and approval.

The details of which are below.

### **This property can be comprised of**

: 3 bedrooms with fitted storage units.

: Fitted kitchen with all new ZANUSSI appliances. The kitchen and pantry area offers clear views of the river Tejo.

: 2 bathrooms (one en-suite serving the master bedroom and one social bathroom) \*\*\* Preserved and functional built-in radio device in the en-suite bathroom. a real Portuguese rarity from years passed. \*\*\*

: Large open plan living and dining area.

: PVC framed windows, with double transparent / low emissivity glazing and air gap.

: New HVAC installation with DAIKIN air conditioning units.

This generous apartment is located on the 7th floor of a solid building that is serviced by double elevators. The current owners have secured a parking space in the underground car park for a monthly rental fee. This parking space can be passed onto the new owner(s) if requested.

Investing into 'The Golden Triangle' offers high rent-ability, occupancy and secure capital growth. Lapa is a historically noble and wealthy district of the capital and is currently a melting pot for international investment and development.

Whilst being one of Lisbon city's smallest districts it makes up for its size in pure charm. Cobbled streets hide independent cafes, restaurants and fashion outlets. Breath-taking architecture and history waits behind the turn of every corner.

Lapa trickles down from one of Lisbon's 7 hills to meet the banks of the river Tagus (Tejo), in fact it crowns one of the city's highest hills and the views are predictably impressive. Although it is a calm and pacific area, it is still close to the city's bustle. There are many sights to be enjoyed in Lapa, such as the prominent Basilica da Estrela and its neighbouring gardens.

This area is also known as the "Embassy Quarter" as it hosts many Embassies and Consulates from foreign countries. You'll see flags from windows marking the Embassies of France, Austria, Switzerland, Luxembourg, Finland, and The Netherlands to name a few.

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Distances to local points of interest

: The Embassy district of Lapa is just 600 metres or 7 minutes walk.

: The Green belt of Jardim estrela with it's terraced cafes, outdoor events and cycling paths is just 1km or 12 minutes walk.

: The Park of Necessidades is just 550 metres or 8 minutes walk.

: The CUF English speaking private hospital is just 260 metres or 4 minutes walk.

: The banks of the river Tejo with it's restaurants and nightlife hub is just 550 metres or 9 minutes walk.

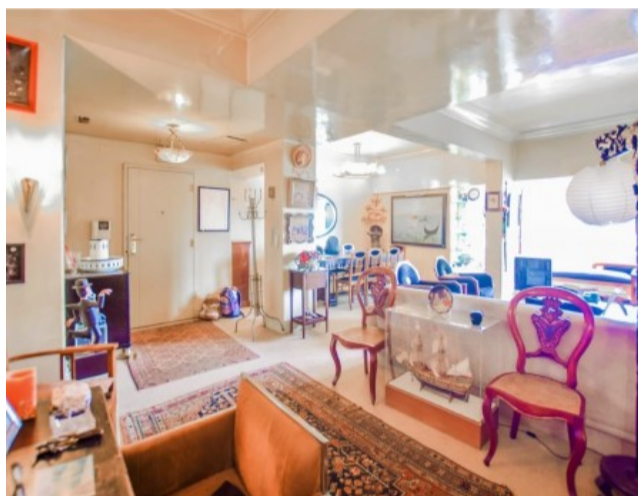
: Alcantara-Mar train station serves the Cascais beachtown line and makes multiple coast-line stops on the Portuguese Riviera. The journey time to cascais is approximately 30 minutes. The old port of Cais do Sodre is the final destination in Lisbon city centre with a journey time of 8 minutes. Alcantara- Mar train station is 950 metres or 13 minutes walk.

For more information on this property or to book a viewing, contact Portugal Homes today!

Check our [guide to Lisbon](#) and [explore Lapa-Estrela](#).

Also, find our offer of [properties for sale in Lisbon](#) and [Estrela neighbourhood](#).

## Gallery



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## Additional Details

### Property Features

Ocean View	Heating	Storage
Concierge Service	Closed Condominium	Lift
Garden	Balcony	Security
Alarm	Street Parking	

## Site Floorplan

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