

€569,000

Ref: PW3884

78 sqm

2 bedroom and 2 bathroom apartment in the centre of Lisbon with a Short Term Rental License.

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

Nestled in the vibrant heart of Lisbon's Bairro Alto neighbourhood and on the edge of the iconic parish of Chiado , this Beautiful 2-bedroom apartment is not just a home; it's an investment opportunity waiting to be seized.

Bairro Alto, known for its bohemian atmosphere and lively energy, provides the perfect backdrop for an urban lifestyle with unparalleled investment potential through a transferable short term rental license.

Short term rental licenses are no longer being issued in central Lisbon and it is not possible to transfer existing licenses when a property is being sold. In this case, the Short Term Rental License is in the name of a company which can be transferred to the new owner of this property, allowing for rentals to tourists at inviting rates.

Situated in the heart of Lisbon, this apartment provides unrivalled access to the neighbourhood's eclectic mix of boutiques, cafes, and cultural hot-spots. The prime location ensures sustained demand, making it an attractive prospect for investors.

The apartment's abundance of natural light not only enhances its living experience but also adds to its market appeal. Bright and inviting spaces are often sought after in a country that offers so much sunshine!

This apartment is part of a well-maintained building that has recently enjoyed upgrades which have already been completed and paid for.

Featuring a large living area and separate kitchen, this property aligns with contemporary living preferences, appealing to a wide range of potential tenants or future buyers.

The efficiently designed kitchen, while cosy, maximises functionality , making it a practical choice for those seeking a comfortable yet stylish living space. The apartment also features 2 full bathrooms and the possibility of a parking space close-by.

The unique charm of Bairro Alto, coupled with the luxurious Chiado and Principe real districts, ensures a lifestyle that attracts tenants and buyers alike, contributing to the property's investment value.

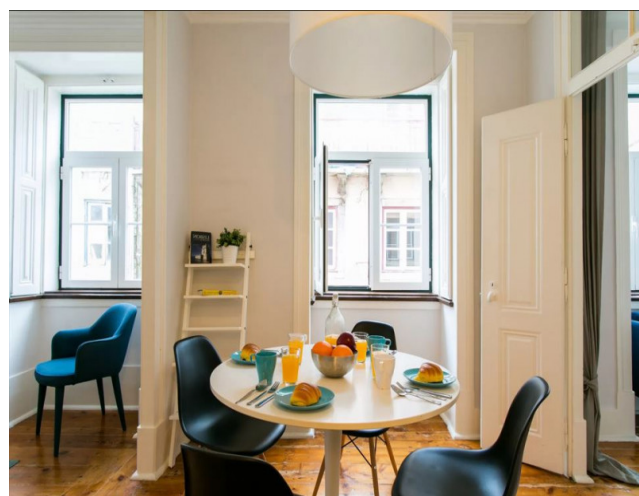
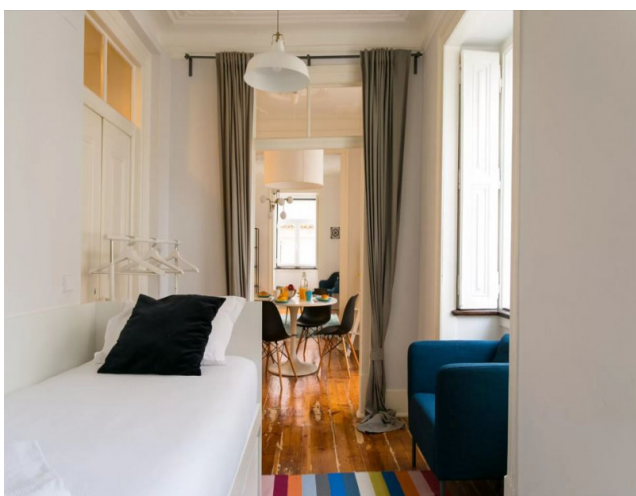
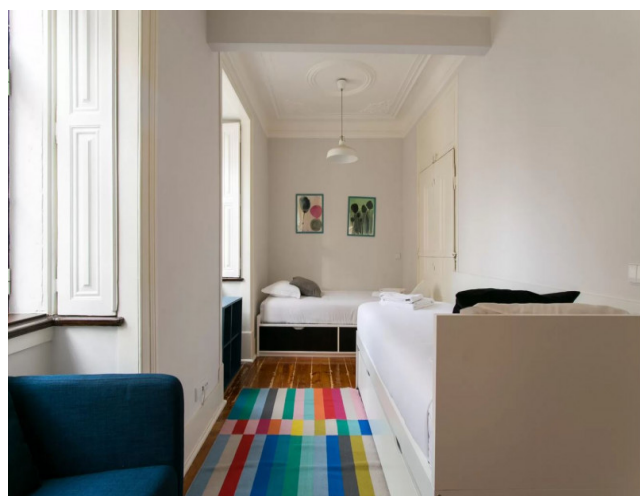
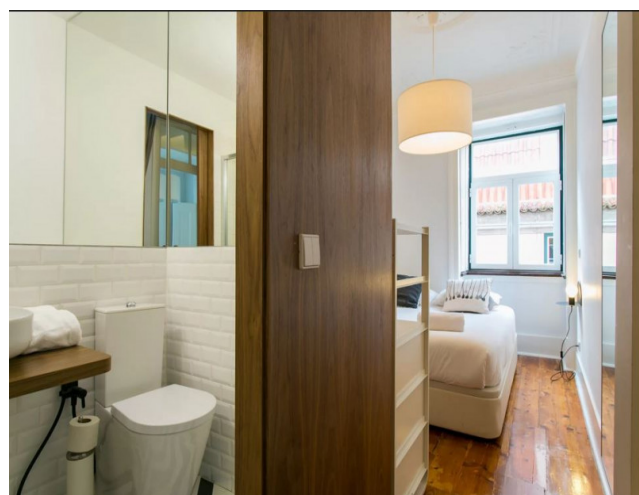
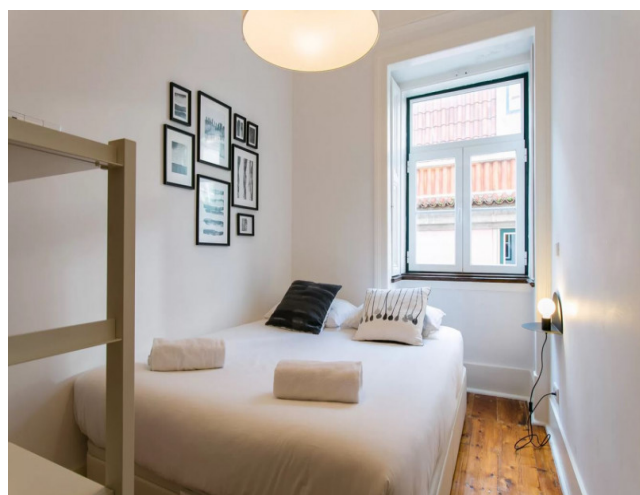
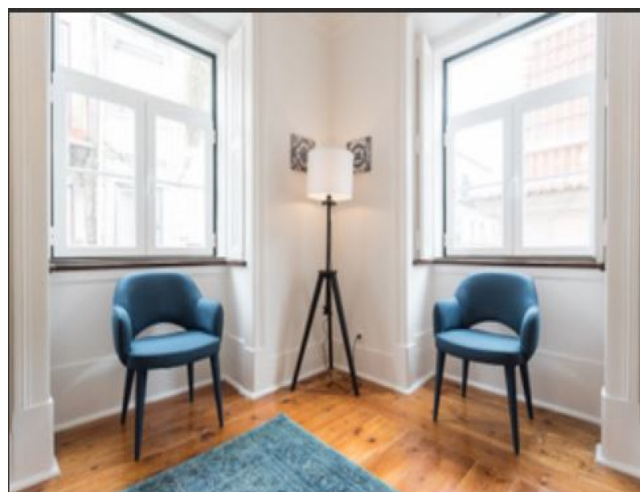
## Distances to local points of interest

- Bairro Alto with its countless bars and restaurants is on your doorstep
- Chiado metro station is just 300 metres or a 5 minute walk
- Cais do Sodre train station serves the coastal route to Cascais and stops at multiple beach destinations en route, this station is just 750 metres away or a 13 minute walk.
- The theatres and museums of Chiado and the famous Santa Justa elevator are just 450 metres away or an 8 minute walk.
- The incredible viewpoint (Miradouro) of São Pedro de Alcantara is just 400 metres away or a 5 minute walk.
- Rossio Tran station is just 700 metres away or a 12 minute walk.

This property investment has a solid history of high occupancy and generous income return. Contact Portugal Homes today for more details and to explore the exciting investment potential that this property holds!



## Gallery



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## Additional Details

Attributes

| Status    | Net Area | Condition |
|-----------|----------|-----------|
| Available | 78sq m   | Used      |

# Site Floorplan

