



€499,000

Ref: PW1549

120 sqm

A spacious, solid and renovated 125m2 apartment in Lisbon's prestige Lapa district.

- Outside
- Closed Condominium
- Fireplace
- Street Parking
- Heating
- Garden
- Security
- Outdoor Parking
- Storage
- Balcony
- Alarm

Telephone: +351 213 471 603
Email: info@portugalhomes.com

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



Property Description

Lapa living.

This gorgeous 125 m2 apartment offers two bedrooms and two bathrooms, a generous living area with Juliet balconies and a large dining room.

Furthermore, the occupants have access to a 250m2 terrace for summer BBQs, sunbathing or an open space for exercise.

This 1st floor apartment is serviced by an elevator and there is a possibility of renting a parking space in the underground car park.

On the 5th floor there is a separate storage room which is allocated to this unit.

To qualify for the Golden Visa program, the purchase of a garage space close-by would top your investment up to just over 500,000 Euro whilst adding immediate value to your investment.

This property features.

: Large living area with 2 balconies

: Spacious dining area which could be transformed into a third bedroom.

: High ceilings (of over three metres) throughout.

: Two modern bathrooms (one social bathroom and one suite in the master bedroom).

: Fitted kitchen complete with appliances with storage units and separate pantry and laundry areas.

: Ample space for an office or breakfast seating area in the rear of the apartment.

: 2 double bedrooms with fitted storage units.

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.

This location falls just outside the contention zone for short term rentals so investors can benefit in rental income from the short, mid and long term rental markets.

As the ' Red Zones' for short term renting continue to spread throughout the city. It's likely that this part of Lapa will soon be disqualified for short term rental licenses.

Distances to local points of interest

: The Embassy district of Lapa is just 400 metres or 5 minutes walk.

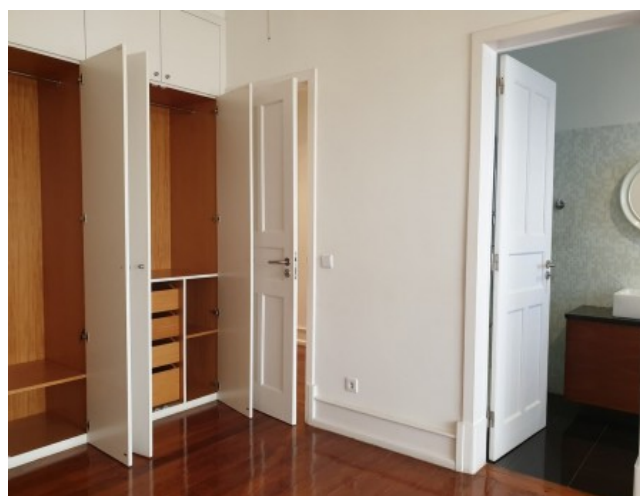
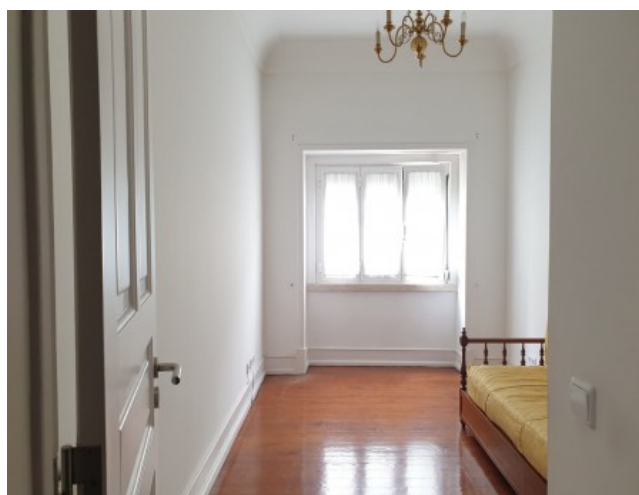
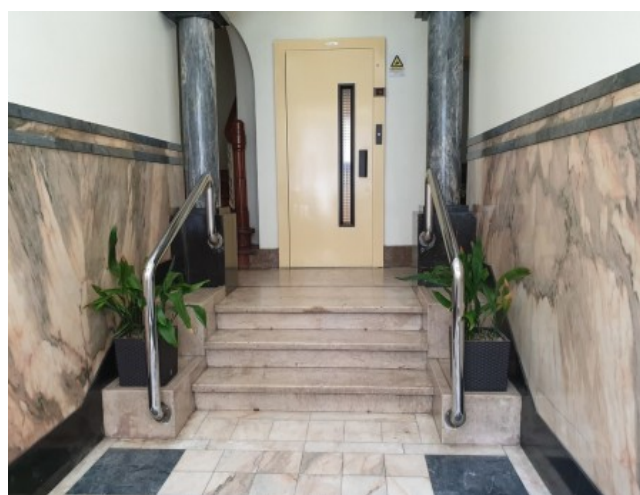
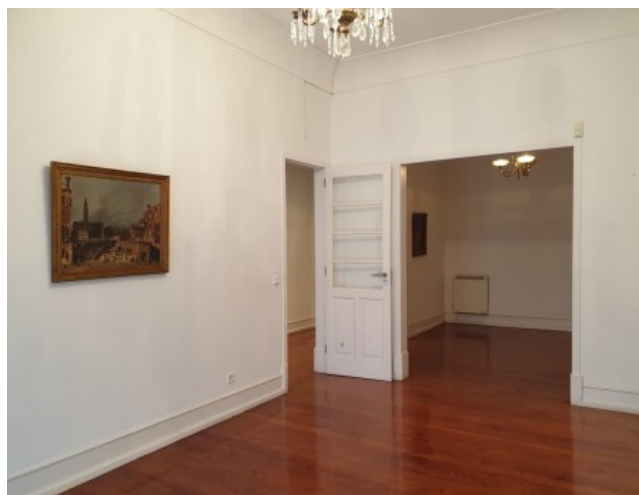
: The Green Belt of Jardim Estrela with it's terraced cafes, outdoor events and cycling paths is just 350 metres or 5 minutes walk.

: The Park of Necessidades is just 500 metres or 6 minutes walk.

: The CUF English speaking private hospital is just 1.5km or 4 minutes drive.

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

Gallery



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Additional Details

Attributes

<div>Status</div> <div>Sold</div>	<div>Net Area</div> <div>120sq m</div>	<div>Gross Area</div> <div>125sq m</div>
<div>Condition</div> <div>Refurbished</div>		

Property Features

<div>Outside</div>	<div>Heating</div>	<div>Storage</div>
<div>Closed Condominium</div>	<div>Garden</div>	<div>Balcony</div>
<div>Fireplace</div>	<div>Security</div>	<div>Alarm</div>
<div>Street Parking</div>	<div>Outdoor Parking</div>	

Site Floorplan

