





**€550,500** 

**Ref: PW3535** 

115 sqm

A charming 2 bedrooms apartment located in Misericordia district

- Outside
- Concierge Service

• Closed Condominium

- Garden
- Street Parking

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**

Located in a historic building, in one of the noblest areas of Lisbon. The apartment was completely renovated in 2009 with premium finishes and details, and has a large living room with direct access to the patio. Fully equipped kitchen with direct connection to a spacious dining room. Two bedrooms, one of which is a suite with WC and a small storage room. 2 complete bathrooms and a large entrance hall with storage space (12.2m2). The patio with 25m2 and facing west, has an outdoor shower, shed and synthetic grass flooring and deck.

The apartment also has Daikin air conditioning in the living room, bedroom and suite and offers ideal conditions for those looking for the privilege of living in the city centre, while maintaining peace and privacy. Located between Bairro Alto, Chiado and Bica, this property is located in an area with typical Portuguese architecture and with immense potential for investment.

It is just a few minutes' walk from several shopping, transport, services and leisure options. The famous Time Out Market Lisboa is 500m away, as is Rua do Poço Negro and Rua Boavista, with excellent options for shops, cafes and restaurants.

Composed of 2 fractions that were acquired together

Fully equipped kitchen 5.9m2

Living room 18.5m2

Dining room 11.8m2

Suite 14.5m2 with Storage 2.5m2

Room 9.3m2

2 WC (3.6m2 + 3.4m2)

Entrance hall 12.2m2

Terrace 25m2

Air conditioning

Solar Orientation: East / West

Energy Certificates: C

**Distances** 

Public transport

300m (Buses and Trains), 700m (Metro Baixa-Chiado), 900m (Cais do Sodré)

Commerce

6 0m (Praça Luís de Camões)

Highway

3.5km (A2)

Secondary school

350m (EB/ES Passos Manuel)

Leisure areas

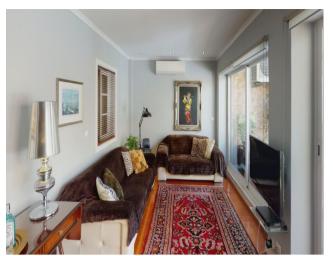
200m (Miradouro de Santa Catarina and Atelier-Museu Júlio Pomar), 500m (Time Out Market and Bairro Alto)

Also, you can find in our offer more properties for sale in Chiado and apartments around Santa Catarina. To get familiar with the area, read our guide to Chiado. For more information contact us today!



# Gallery

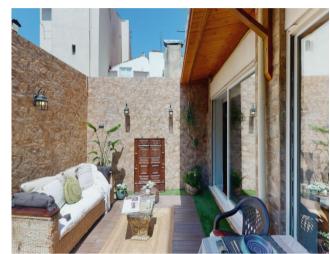








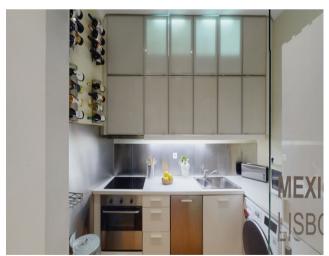






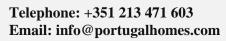














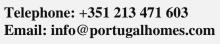
## **Additional Details**

#### **Attributes**

<b>Status</b>	<b>Net Area</b>	<b>Gross Area</b>
Available	115sq m	115sq m
<b>Condition</b> Used		

### **Property Features**

Outside	Concierge Service	Closed Condominium
Garden	Street Parking	





# **Site Floorplan**

