



€369,000

Ref: PW3790

57 sqm

Exquisite 1-Bedroom Apartment in the Heart of Lisbon's Santa Catarina

Telephone: +351 213 471 603  
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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 Santa Catarina neighbourhood and on the edge of the iconic Bairro Alto district , this meticulously designed 1-bedroom apartment is not just a home; it's an investment opportunity waiting to be seized. Santa Catarina, known for its bohemian atmosphere and lively energy, provides the perfect backdrop for an urban lifestyle with unparalleled investment potential.

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! Large rear-facing windows and a french balcony bathe the apartment in tremendous city views.

This apartment is part of a very well-maintained building, complete with an elevator and meticulously kept common areas. The building's excellent condition adds significant value and reassurance to potential investors and their tenants, ensuring long-term durability with low maintenance and condominium costs.

The modern design, featuring an open-plan living and kitchen area, 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 and the fitted storage units throughout the apartment provide a practical and elegant storage solutions. The spacious bathroom and the walk in shower cubicle feature a slick marble style finish.

The unique charm of Santa Catarina, coupled with the vibrant energy of Bairro Alto, ensures a lifestyle that attracts tenants and buyers alike, contributing to the property's investment value. The proximity to Bairro Alto, Lisbon's renowned nightlife district, adds an extra layer of allure for potential tenants, making this property an appealing option in the rental market.

Elevator access, security features, and proximity to public transportation make this apartment not only aesthetically pleasing but also incredibly convenient, further solidifying its investment potential.

The vibrant arts and culture scene surrounding the property adds intrinsic value, making it a sought-after investment for those looking to be at the centre of the city's creative pulse.

### Distances to local points of interest

- Bairro Alto with its countless bars and restaurants is just 300 metres away or a 4 minute walk.
- Chiado metro station is just 650 metres or a 10 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 800 metres away or a 12 minute walk.
- The theatres and museums of Chiado and the famous Santa Justa elevator are just 900 metres away or a 12 minute walk.
- The incredible viewpoint (Miradouro) of Santa Catarina is just 400 metres away or a 5 minute walk.

Whether you're looking for a stable rental income or capital appreciation, this stunning 1-bedroom property is certainly a compelling investment opportunity.

Contact Portugal Homes today for more details and to explore the exciting investment potential that this property holds.



Gallery



## Additional Details

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# Site Floorplan

