



Avenidas Novas - Apartment



1
Bedrooms

2
Bathrooms

200
Area (m²)

2 950 € / Month
(EUR €)

Modern ground floor T1 with large outdoor area

This spacious and charming 1 bedroom apartment, on the ground floor, offers a large living room, American kitchen and a generous private outdoor area, and is located on one of the best streets in Avenidas Novas.

Ideal for professionals, expats and couples who value comfort, modernity and a privileged location, to live permanently or enjoy seasons in Lisbon.

Set in an elegant fully retrofitted, unique building on the street, with only 7 apartments, delivered in 2020. An exclusive environment that combines charm, sophistication and privacy.

The neighborhood, flat and with wide streets and avenues, offers excellent mobility and a wide range of shops, restaurants, cafes and services around it. In addition, the proximity of public transport and 3

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¹ (Call to national fixed network) | ² (Call to national mobile network)



metro lines, ensures easy travel throughout the city.

The property is equipped and furnished, ready to receive those looking for a modern, practical and stylish home in one of the best areas of the city to live.

Very close to some of Lisbon's iconic landmarks:

- ▮ El Corte Inglés – 500m
- ▮ Calouste Gulbenkian Foundation – 300m
- ▮ Avenida da República - 450m
- ▮ Eduardo VII Park - 800m

Property features:

- Furnished apartment
- 1 suite with walk-in closet
- Large living and dining room
- Guest bathroom (toilet)
- Large outdoor area with 80 m²
- Built-in cabinets
- Equipped kitchen
- Armored door
- Double glazed windows (thermal and sound insulation)
- Hot and cold air conditioning in the living room and bedroom
- Energy Class B
- Use of 1 parking space in Valbom Park (80m)

L&A Real Estate - AMI No. 822855

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Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Thermoaccumulator
- Built year: 2020
- Video entry system
- Double glazing
- Barbecue
- Energetic certification: B
- Furnished
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Public Swimming Pools
- Floors: 6
- Lift
- Quiet Location
- Security door
- Terrace

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