









€355,000

Ref: PW1532

37 sqm

Charming Duplex apartment with 65m2 of space over 2 floors in central location. This property qualifies for the Golden Visa 350 Program in Lisbon and offers a 5% Guaranteed yield for 2 years

- Heating
- Garden
- Central heating
- Security
- Concierge Service
- 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

logo
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Property Description

This charming Duplex occupies a downtown Lisbon location.

This property will be completed by the end of March 2021 and qualifies for the **Golden Visa 350 program in Portugal.**

This property comes with a Guaranteed yield of 4% for 2 years from the time of completion.

The floorspace (over 2 levels) reaches approximetly 65m2 and is sold fully furnished and with double AVAC air conditioning.

On the bottom floor of the duplex is the following

: Social bathroom with modern finishings

: Living and dining room with 2 windows offering plenty of natural light.

: Space for an optional single sleeping area with partition.

: Fitted kitchen with all new appliances

On the top floor of the duplex

: Double bedroom with desk space

: Large sky-light

: En suite bathrooms with modern finishings

This property is well located for yield return on the Mid and Long term rental markets. Its close proximity to The Green Line Metro, Martim Moniz and Rossio Square encourages a high rental occupancy throughout 12 months of the year.

Distances to local points of interest.

: Martim Moniz Square and it's metro station is 400 metres or 6 minutes walk

: The Gardens of Campo Martires da Patria with it's kiosks and cafes and green open spaces are just 250 metres or 3 minutes walk.

: Rossio Square and train station is 850 metres or 12 minutes walk

: The vibrant nightlife square of Intendente offers an array of bars, restaurants and independent shops and it is just 350 metres or 5 minutes walk.

: The Nova Medical school of Lisbon is just 350 metres or 4 minutes walk

Gallery









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Additional Details

Attributes

Status Pre-Reserved	**Net Area** 37sq m	**Gross Area** 37sq m
Condition Refurbished		

Property Features

Heating	Central heating	Concierge Service
Garden	Security	Street Parking

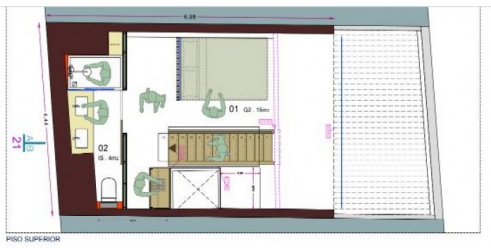
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Site Floorplan





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