







# €550,500

Ref: PW3535

115 sqm

A charming 2 bedrooms apartment located in Misericordia district

- Outside
- Garden
- Concierge Service
- Street Parking
- Closed Condominium

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

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## 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.

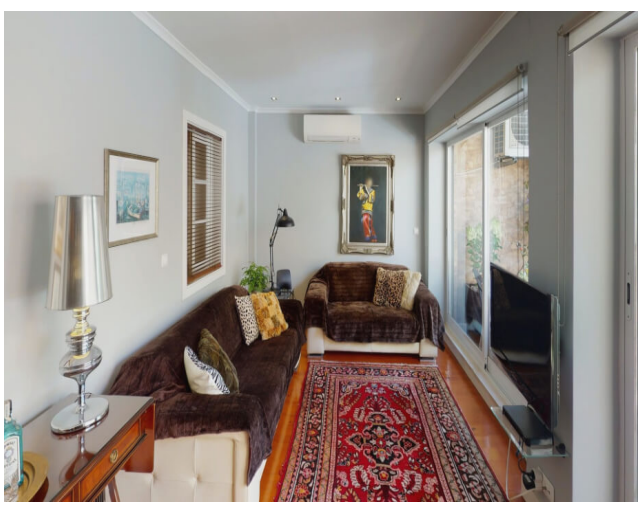
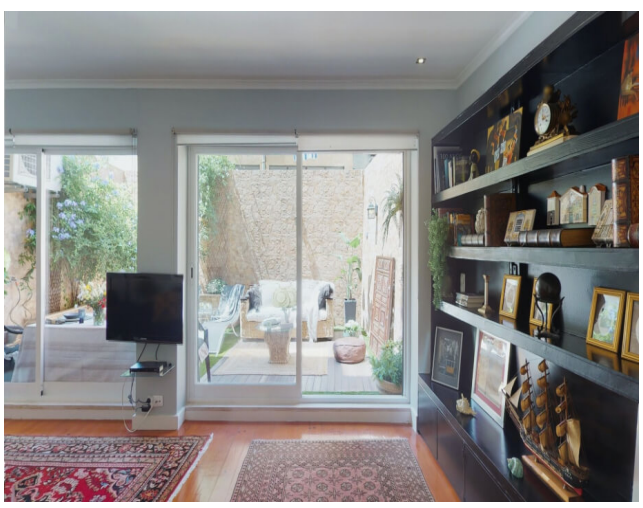
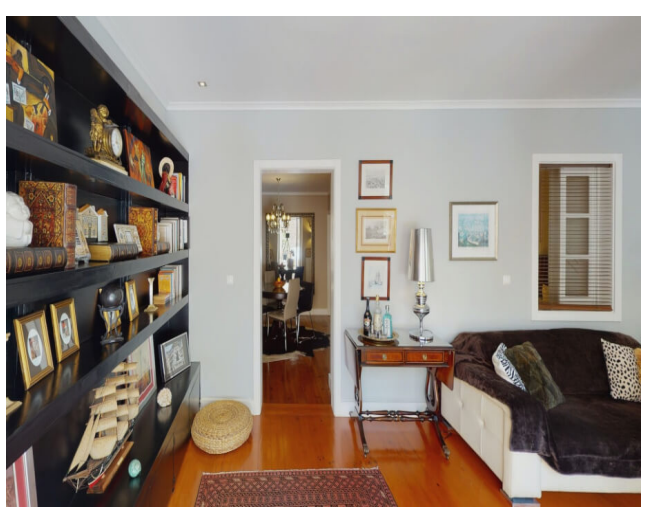
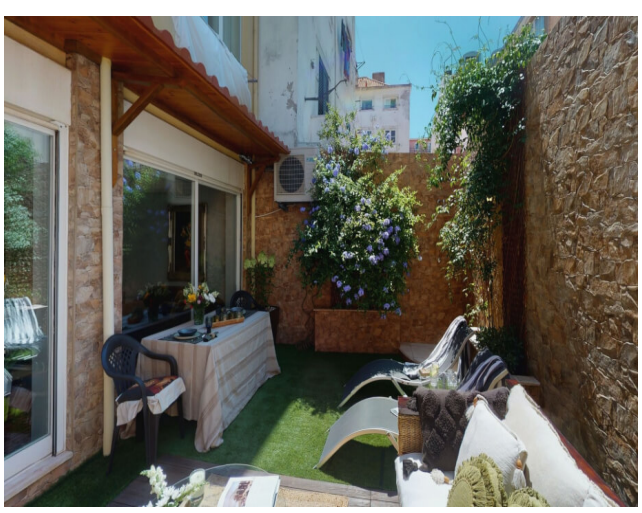
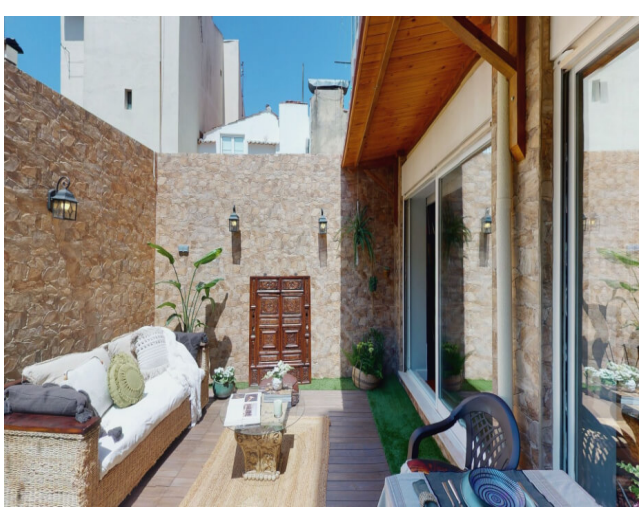
It is just a few minutes' walk from several shopping, transport, services and leisure options. The famous Time Out Market Lisboa is 500m away, as is Rua do Poço Negro and Rua Boavista, with excellent options for shops, cafes and restaurants.

*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*

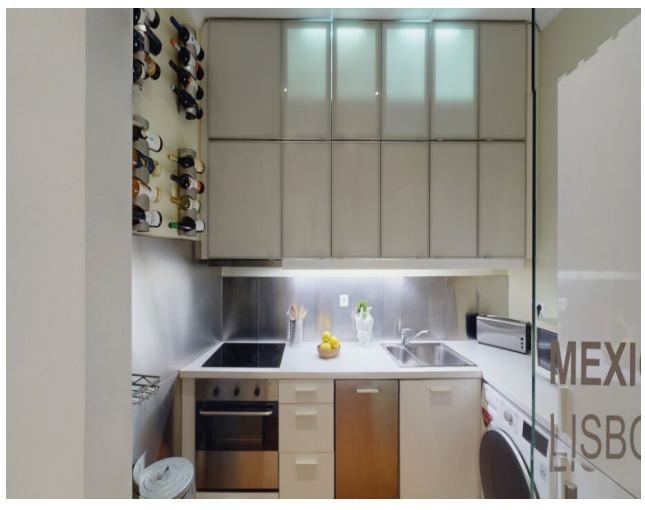
*Distances*
*Public transport*
*300m (Buses and Trains), 700m (Metro Baixa-Chiado), 900m (Cais do Sodré)*
*Commerce*
*6 0m (Praça Luís de Camões)*
*Highway*
*3.5km (A2)*
*Secondary school*
*350m (EB/ES Passos Manuel)*
*Leisure areas*
*200m (Miradouro de Santa Catarina and Atelier-Museu Júlio Pomar), 500m (Time Out Market and Bairro Alto)*

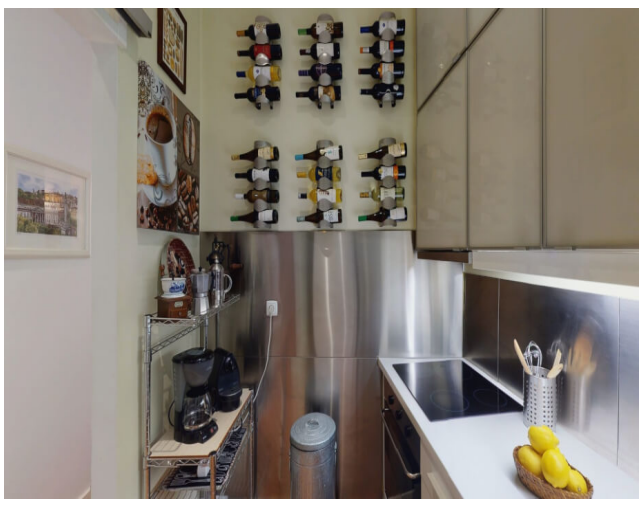
**Also, you can find in our offer more properties for sale in Chiado and apartments around Santa Catarina. To get**

# Gallery








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## Additional Details

### Attributes

| | | |
|---|---|---|
| **Status**<br>Available | **Net Area**<br>115sq m | **Gross Area**<br>115sq m |
| **Condition**<br>Used | | |

### Property Features

| | | |
|---|---|---|
| Outside | Concierge Service | Closed Condominium |
| Garden | Street Parking | |

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# Site Floorplan




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