





# €225,000

Ref: PW3808

48 sqm

1 Bedroom Duplex apartment deep in the beating heart of Lisbon's hospitality district

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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## Property Description

**Bairro Alto**, also known as the **Upper District**, is a vibrant and captivating neighbourhood in **Lisbon.**

**Steeped in history, it was originally inhabited by Lisbon’s aristocracy but has now transformed into a popular area with tourists and locals alike. Currently the area is welcoming artists and families whilst holding on to it's identity as one of the places to be in the evenings.**

Just a few minute's walk from the iconic Praca Luis de Camoes, where even the most avid of people watcher's would struggle to keep up, and on the cusp of Chiado's best shops, the intriguing beauty of Principe Real, the World famous trams of Elevador da Bica and Elevador de Gloria. Most of what Lisbon has to offer are right here on the doorstep.

The metro station is 3 minutes walk on Praca Luis de Camoes and the train station connecting to the beautiful beaches of Cascais and the forests and castles of Sintra (25 minutes) is within a 10 minute's walk.

The apartment is situated on a traditional cobblestone street and within a building reminiscent of the time of build. Thick stone walls keep the heat at bay effectively during the peak Summer months.

A few stairs and the entrance to the apartment reveals the charming living room with twin French doors (double glazed) opening streetside and allowing plenty of natural light to flourish. The wood floors add character to this comfortable and spacious lounge.

The kitchen implements a breakfast bar that adds a division from the cooking and dining areas and is stylish and modern. The water heater is new. The window provides natural light and ensures air flow.

Upstairs on the 2nd floor of this duplex is a splendid bathroom with skylight and separate shower and bathtub.

The bedroom is at the back of the building, away from the street and offers cosy sleeping quarters and is comfortably large enough for a desk also. There is also a skylight as well as the window for light and circulation.

This apartment suits young professionals as an ideal starter home or serves excellently as an investment property within the thriving Lisbon rental market. Indeed with the arrival of Lisbon as Europe's new tech capital there has recently been a new market created in the form of digital nomads who demand city living and transport connections.

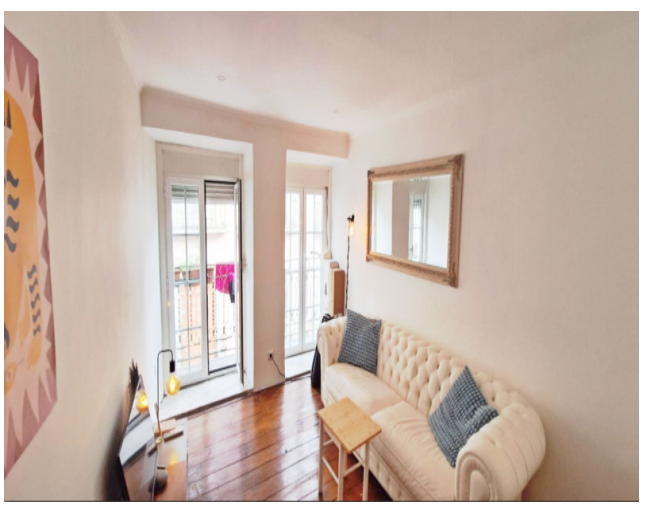
Nearby points of interest include

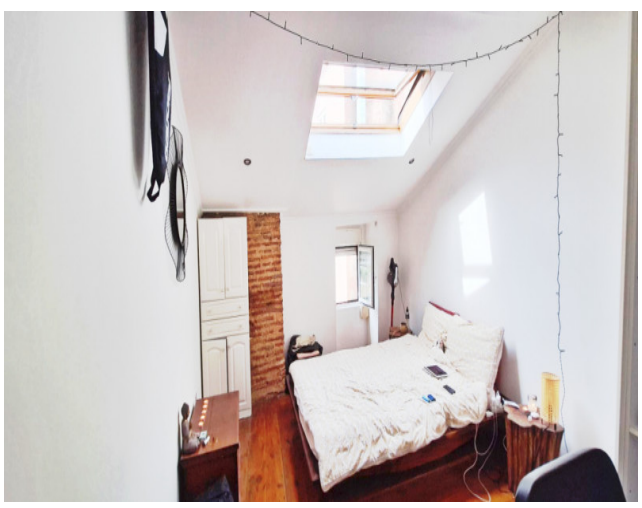
- Metro station is 200 metres
- Restaurants, Cafes, Bars and Bakeries are on the doorstep
- Cais do Sodre Train Station with Cascais and Sintra destinations is 650 metres from here
- Rossio Square and the mainline train station is 8 minutes walk from here
- The International Airport is only 7km from here
- All of Lisbon's attractions and amenities are within a short walk, making this a highly rentable investment

Contact us right away to learn more!

# Gallery















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## Additional Details

### Attributes

| Status | Net Area | Gross Area |
| --- | --- | --- |
| Available | 48sq m | 48sq m |
| **Floors** | **Condition** | |
| 2 | Used | |

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# Site Floorplan



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