

€1,400,000

Ref: JL-85981

2+2-bedroom loft with 270 m² of private gross area and a 7 m² terrace, located in Alto de Santo Amaro, in Alcântara, Lisbon. This property is the result of the rehabilitation of a f...

- Fireplace

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

Property Description

2+2-bedroom loft with 270 m² of private gross area and a 7 m² terrace, located in Alto de Santo Amaro, in Alcântara, Lisbon.

This property is the result of the rehabilitation of a former warehouse/screw factory and retains the original characteristics of its industrial construction, giving it a cosmopolitan and multifunctional atmosphere.

Completed in 2019 with a residential license, the space underwent a new phase of adaptation in which its residential character did not lose versatility or industrial charm.

The loft is laid out as follows: the ground floor, with a more social function, can operate as a large open-plan living or working area with integrated kitchen and pantry, changing room with dressing area, laundry room, and storage area.

On the intermediate floor, there is the “Green Room” with access to an outdoor terrace, a versatile space with an integrated kitchen that was designed as a “Breakfast room”, but may function as a dining room, office, or additional bedroom.

The upper floor comprises one suite, one bedroom, a full bathroom, and a large, very welcoming multipurpose room illuminated by a large skylight.

In this area, the industrial atmosphere of the loft is preserved.

On the upper floor there is underfloor heating in the various rooms.

The entire loft features a lighting project highlighting several elements.

The finishes harmoniously combine wooden and concrete floors with plaster, stone, concrete, and tile finishes.

Iron and wood structures remain exposed, celebrating the building’s industrial heritage, while antique doors between rooms add character and authenticity to the ensemble.

Noteworthy features include domestic hot water heating via heat pump with solar panels and air conditioning throughout the house.

This loft represents a unique opportunity for those seeking a distinctive residential space that combines industrial heritage, contemporary versatility, and a prime location in Lisbon.

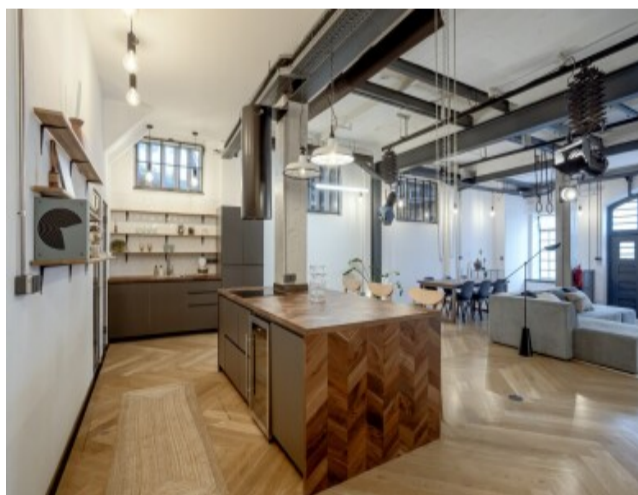
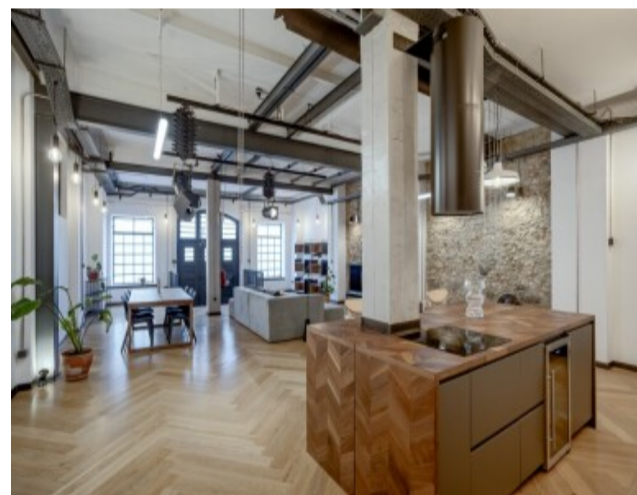
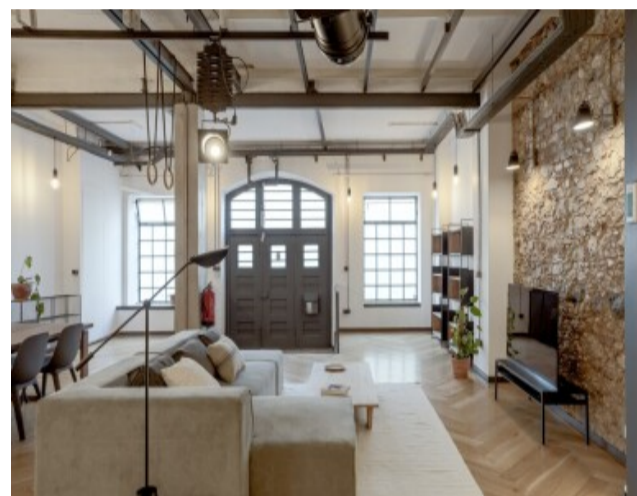
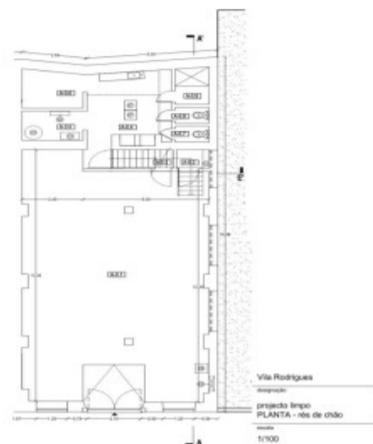
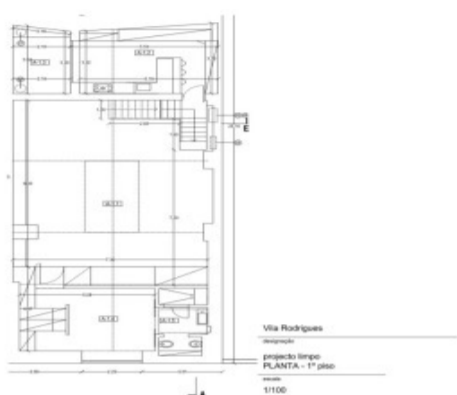
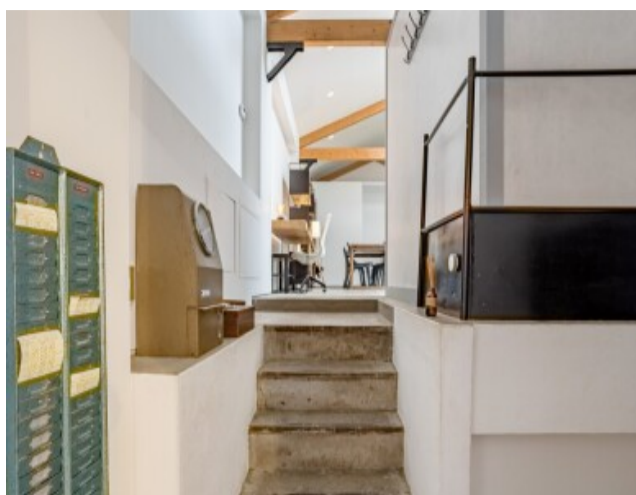
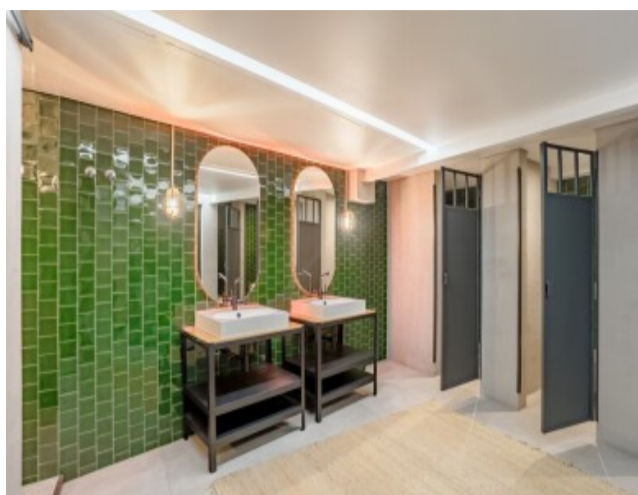
Located in an area well served by transport, supermarkets, restaurants, and local commerce, the loft is 5 minutes driving distance from Instituto Superior de Agronomia, Colégio Avé Maria, and the renowned Restaurante Solar dos Nunes.

Within 10 minutes are Lx Factory, Hospital CUF Tejo, and access to the 25 de Abril Bridge and the A5.

Lycée Français Charles Lepierre and Salesianos de Lisboa are 20 minutes away, and Lisbon Airport is 30 minutes away.

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Gallery



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Additional Details

Property Features

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Site Floorplan

