







€2,945,000

Ref: JL-86144

242 sqm

4-bedroom house with 310 sqm of gross construction area, 255 m2 above ground and 55 m2 below ground, with terrace and garden, situated on a 256 m2 plot, located at Travessa das Món…

- Central heating
- Video Intercom
- Oven
- Equipped Kitchen
- Dishwasher
- Washing Machine
- Garden
- Fridge

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

Property Description

4-bedroom house with 310 sqm of gross construction area, 255 m2 above ground and 55 m2 below ground, with terrace and garden, situated on a 256 m2 plot, located at Travessa das Mónicas 17, in Graça, Lisbon.

This turnkey project involves the complete demolition of the existing building, with approved architectural and specialty licensing and paid construction permit.

The work is about to begin, with an estimated construction period of 18 months.

The house is composed of four floors, preserving historical elements such as the plot boundary wall, entrance staircase and conversation seats, pergola, and terrace-balcony.

On the -1 floor, there's a basement with 3.05 m2 storage, 6.5 m2 technical areas, 4.2 m2 laundry room, 3.2 m2 bathroom, and a 12.07 m2 wine cellar with vaulted ceiling, corresponding to an archaeological space of the old cistern.

The ground floor is dedicated to common areas, including a 31 m2 dining room with integrated kitchen, 1.82 m2 guest bathroom, and 36 m2 living room.

These spaces have direct access to three outdoor areas: a 24 m2 inner patio, a 21 m2 balcony/terrace, and a 6.5 m2 sitting and garden area.

The first floor corresponds to the private area, with a 20.30 m2 master suite and 7.10 m2 bathroom, a second 15.75 m2 suite with 6.43 m2 bathroom, and a 13 m2 dressing room or bedroom extension.

The second and top floor, in the attic, offers a 3.35 m2 support bathroom and a 21 m2 area that can be used as an additional bedroom, with sufficient regulatory height.

The dormer windows provide a view of the Tagus River.

Located in one of the most charming and historical areas of Lisbon, Graça, this house benefits from a privileged location, combining the charm of traditional neighborhoods with easy access to modern services and leisure areas.

It's just a 5-minute walk from the Graça viewpoint, offering stunning panoramic views of the city.

The property is a 10-minute walk from Graça metro station (Green Line) and a 15-minute walk from the iconic São Jorge Castle.

In terms of accessibility, it's a 10-minute drive from Lisbon's historic center, including Baixa and Chiado.

São José Hospital is about a 5-minute drive away, while Dona Estefânia Hospital is approximately 10 minutes.

Instituto Superior Técnico can be reached in 15 minutes by car, as well as El Corte Inglés and the Calouste Gulbenkian Foundation.

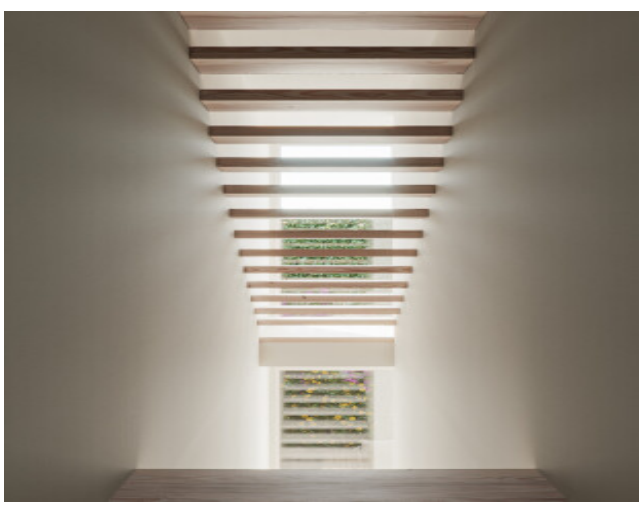
Humberto Delgado Airport (Lisbon Airport) is about a 20-minute drive away.

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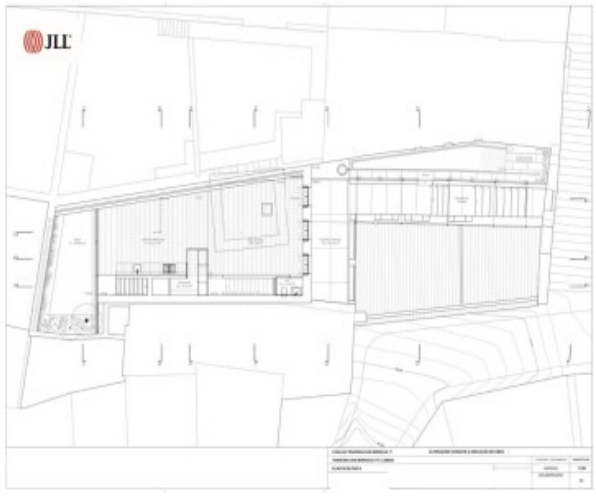
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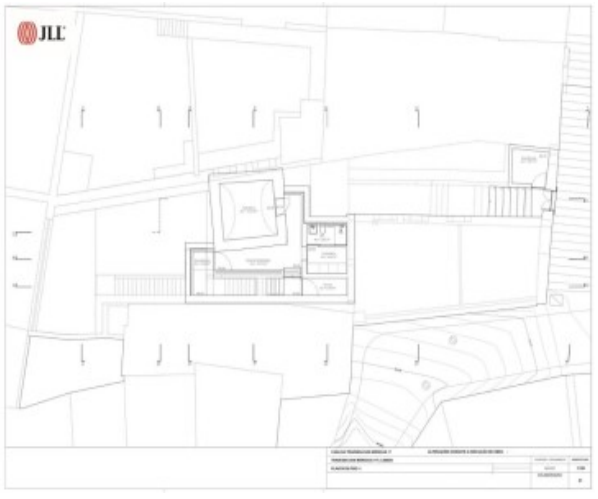










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Additional Details

Property Features

Central heating	Equipped Kitchen	Garden
Video Intercom	Dishwasher	Fridge
Oven	Washing Machine	

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Site Floorplan



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