







# €1,200,000

Ref: RS-R21337

400 sqm

Triplex House with 4 Suites, 228 m², with Garden and TerracesHouse with two facades, featuring contemporary archite...

- Garden
- Indoor Parking
- Bank
- Shopping Center

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

logo
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## Property Description

**Triplex House with 4 Suites, 228 m², with Garden and Terraces**

**House with two facades, featuring contemporary architecture designed by Architect Carlos Prata, with a harmonious combination of high-quality finishes and materials.**
**Located on a 288 m² plot, with south/north sun exposure and a total construction area of 392 m²; approximately 180 m² of garden and terraces, mainly facing south.**

**On the ground floor: entrance hall of approximately 15 m², storage, laundry room, a sauna of 4.8 m² and 1 suite of 26 m² that can be used as an office, and access to the garden and terrace. Next to it is the garage for 2/3 vehicles with 42 m² and ramp/garden space for another large car.**

**On the 1st floor, a living room (35.8 m2) opening onto the dining room area (18.15 m2) with access to the barbecue area and the garden; storage room, toilet and the kitchen (13.8 m2) equipped and with views and access to the garden, facing south.**

**On the 2nd floor, 3 suites (21.53 m2, 28.59 m2 and 19.25 m2) all with balcony/terrace.**

**On the top floor, an open space of 22.4 m2, with terraces to the south and north (the larger one to the south).**

**Property Details:**
**4 Suites:**
**Bathrooms in Angola marble and granite**
**SCHUCO window frames with thermal break and high-quality double glazing from CRISTALERIA ESPANHOLA, with built-in alarm, central gas heating with a 300-liter cylinder**
**ROCA gas heating, fireplace with hot water piping all in threaded copper with insulation sleeve. Roca bathroom fixtures.**
**HANSGROHE faucets and towel rails.**
**Covered and equipped barbecue area**

**It is located near the City Park, between Aviz and Foz, with all kinds of shops and services around (schools, restaurants, shops, supermarket, etc.), public transport, pharmacies, Garcia de Orta Secondary School, etc.**

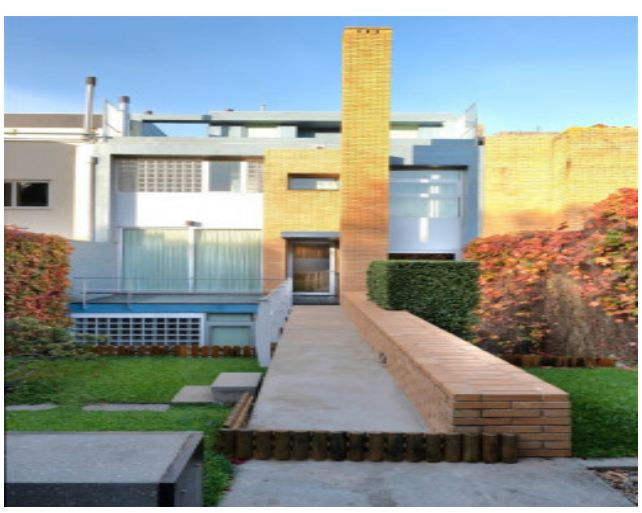


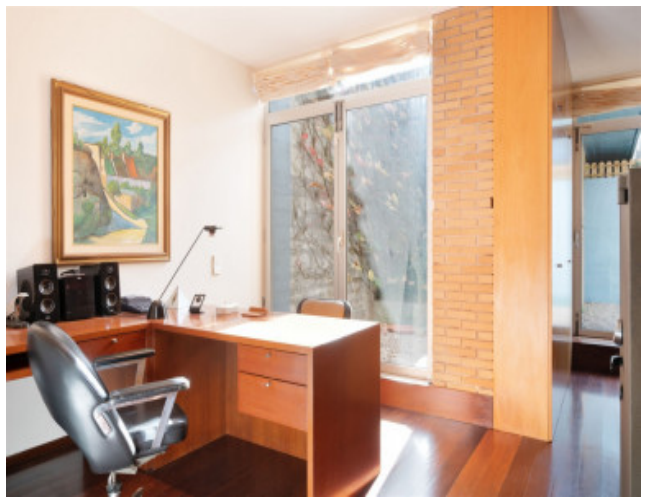
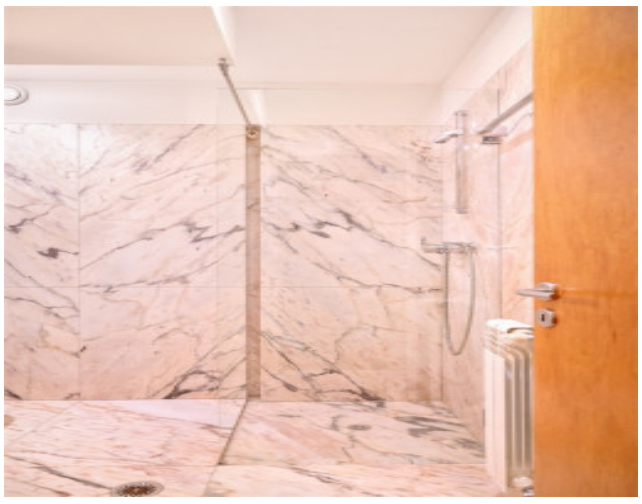
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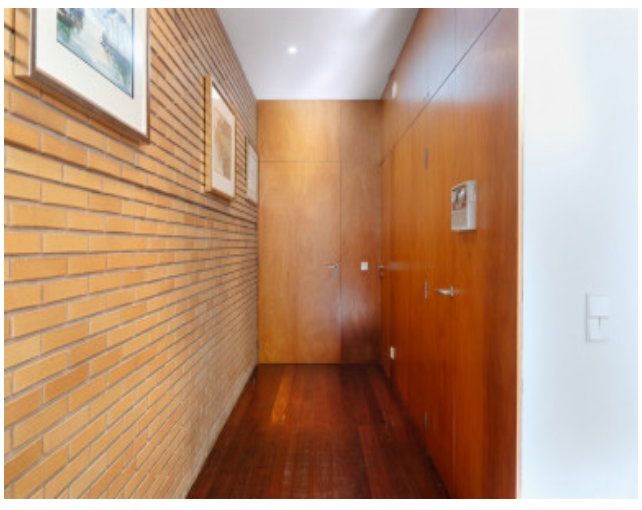
# Gallery








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## Additional Details

### Attributes

| Status | Net Area | Gross Area |
| --- | --- | --- |
| Available | 400sq m | 400sq m |
| **Year Built** | | |
| 1997 | | |

### Property Features

| | | |
| --- | --- | --- |
| Garden | Indoor Parking | Bank |
| Shopping Center | | |

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# Site Floorplan



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