







# €385,000

Ref: JL-76261

1+1 duplex apartment with 54.80 m² of gross private area on Calçada do Menino Deus, in Lisbon.This unique property spans two floors, offering an unusual and functional configuratio…

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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

1+1 duplex apartment with 54.80 m² of gross private area on Calçada do Menino Deus, in Lisbon.

This unique property spans two floors, offering an unusual and functional configuration where the two bedrooms benefit from complete privacy while creating a welcoming social environment.

Completely renovated and furnished.

The total refurbishment ensures modern finishes and contemporary functionalities while maintaining the architectural charm of the historic area.

The privileged location next to the iconic São Jorge Castle, in Lisbon's historic heart, provides easy access to Lisbon's main points of interest, public transport, and a vast array of traditional restaurants and shops.

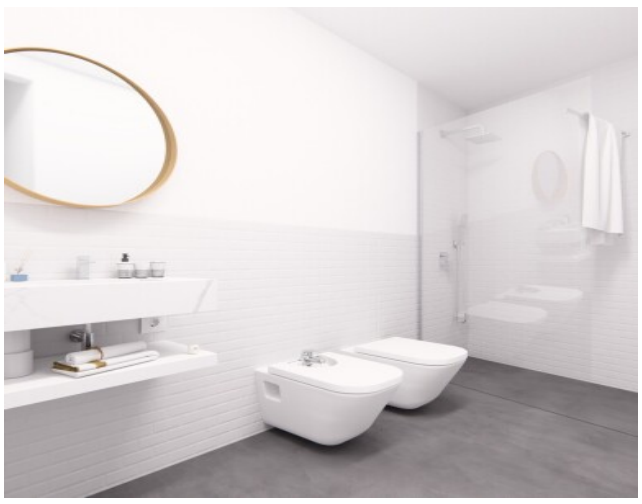
This is an exceptional opportunity, whether for investment with high rental potential or for permanent residence in one of the capital's most charismatic areas, where proximity to São Jorge Castle and the unique triplex configuration make this property a true rarity in the Lisbon market.

The apartment is leased until 2029 with a yield of 5.6% per annum.

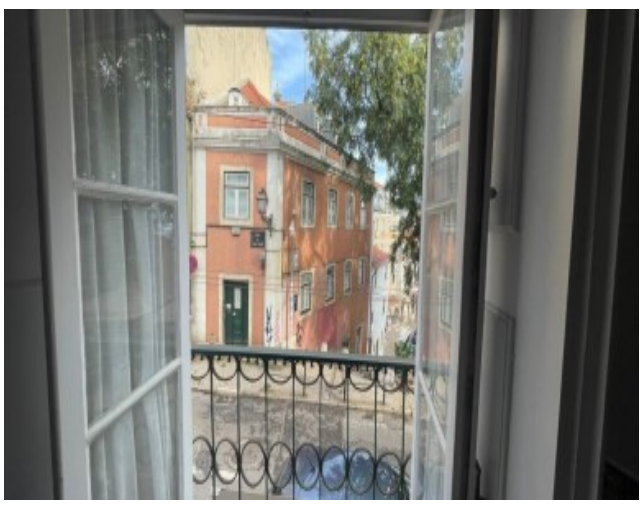
Located in a four-story building with six units, comprising a restaurant on the ground floor and five modern T1+1 and T2 apartments on the upper floors, with areas between 30.15 m² and 68.40 m².

A prime location with commercial establishments and services in the surrounding area, as well as São Jorge Castle, playgrounds and schools, within walking distance of Baixa and the train station.

# Gallery








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## Additional Details

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# Site Floorplan



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