



**CONFORTO**

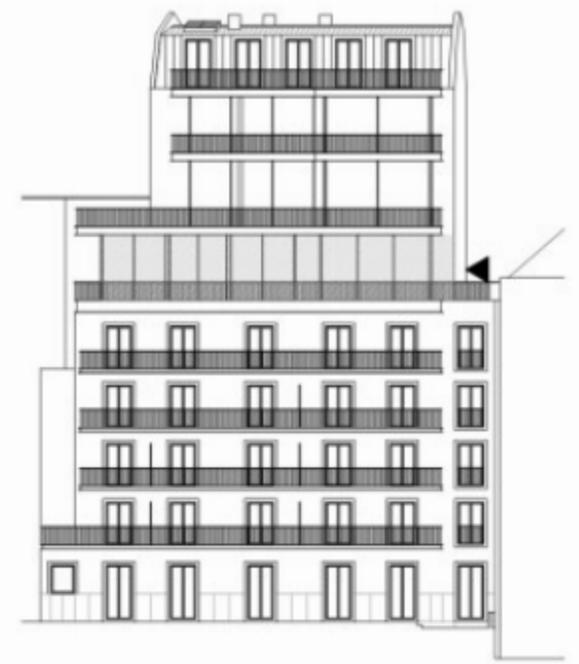
- Climatização integral através de sistema de Bomba de Calor
- Aquecimento e arrefecimento através de Ar Condicionado
- Piso radiante

**ACABAMENTOS**

- Pavimento de madeira em contraplacado de alta densidade
- Pavimento e paredes das Instalações Sanitárias em pedra e aglomerado de quartzo natural
- Pavimento das escadas em madeira maciça de Carvalho
- Pavimento dos terraços em deck de madeira maciça
- Pavimento das varandas em pedra Lioz

**OUTROS**

- Cabelharia de alumínio CORTIZO e OTIMA ou equivalente
- Cozinhãs integralmente equipadas com móveis "Carbon Grey", com acabamento de madeira e ferragens em satinado de



ALÇADO TARDOZ

T3	
ABP (Área bruta privativa)	207m <sup>2</sup>
VARANDAS E TERRAÇOS	55m <sup>2</sup>
01 HALL	14m <sup>2</sup>
02 LAVANDARIA	2m <sup>2</sup>
03 COZINHA	25m <sup>2</sup>
04 IS SOCIAL	5m <sup>2</sup>
05 SALA	67m <sup>2</sup>
06 SUITE 01	19m <sup>2</sup>
07 IS SUITE 01	10m <sup>2</sup>
08 QUARTO 01	10m <sup>2</sup>
09 SUITE 02	17m <sup>2</sup>
10 IS SUITE 02	5m <sup>2</sup>
11 TERRAÇO	9m <sup>2</sup>



€2,670,000

Ref: JL-93884

3-bedroom apartment with 208 m<sup>2</sup> of gross private area, a 55 m<sup>2</sup> terrace and parking, located in historic Estrela, walking distance of the National Museum of Ancient Art, in Lisbon.T...

- A/C
- Balcony
- Washing Machine
- Equipped Kitchen
- Dishwasher
- Lift
- Oven

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## Property Description

3-bedroom apartment with 208 m<sup>2</sup> of gross private area, a 55 m<sup>2</sup> terrace and parking, located in historic Estrela, walking distance of the National Museum of Ancient Art, in Lisbon.

The apartment comprises three bedrooms (two of them en suite), a living room, a dining room, and a south-facing terrace with privileged views over the Tagus River.

All rooms feature underfloor heating and air conditioning.

The interiors feature premium construction materials and finishes, combining comfort and well-being.

The social area is generous, and its contemporary design enhances each space, promoting a dialogue with historic Portuguese architecture, the riverside neighborhood, and the interplay between light and space from sunrise to sunset.

Located 2 minutes walking distance from the National Museum of Ancient Art and Cais do Sodré, 5 minutes from Cais do Sodré Train Station and metro station. 10 minutes walking distance from LX Factory and Mercado da Ribeira, and 15 minutes driving distance from reference schools such as Colégio de São Patrício and Saint Dominic's International School. 8 minutes driving distance from Chiado, 12 minutes from Lisbon city center and 15 minutes from Humberto Delgado Airport.



## Additional Details

### Property Features

A/C	Equipped Kitchen	Lift
Balcony	Dishwasher	Oven
Washing Machine		

## Site Floorplan

