

# €1,490,000

Ref: JL-94315

4+1 bedroom duplex apartment with 274 sqm of gross private area and 35 sqm of gross dependent area, river view, one parking space in the courtyard, and one storage room in the basem...

- Balcony
- Dishwasher
- Washing Machine
- Gym
- Fridge
- River View
- Outdoor Parking
- Oven
- Train

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

## Property Description

4+1 bedroom duplex apartment with 274 sqm of gross private area and 35 sqm of gross dependent area, river view, one parking space in the courtyard, and one storage room in the basement, set in a charming building, fully renovated in 2017, located in Restelo, Belém, Lisbon.

The renovation scrupulously respected the building's identity, preserving original materials whenever possible and using faithful replicas when necessary.

The period architectural lines remain intact, giving the property personality and authenticity.

On the lower floor, the apartment opens into an entrance hall that distributes to an office, living room and dining room with spatial continuity, modern fully equipped kitchen, and guest powder room.

The dining room and kitchen share access to a balcony.

A wooden staircase leads to the upper floor, where a central living/television room organizes the private area: on one side, a generous suite bathed in natural light, with a large glass window facing the Tagus River, two walk-in closets and a full bathroom with shower and bathtub; on the other, two bedrooms with walk-in closets and shared balcony, served by a full bathroom.

The layout allows for adaptations—it's possible to create an additional bedroom and bathroom, among other configurations.

The building has three floors above ground and a basement.

This apartment is located on the 2nd floor, accessed via a period staircase in wood and wrought iron, carefully restored, which marks the building's entrance.

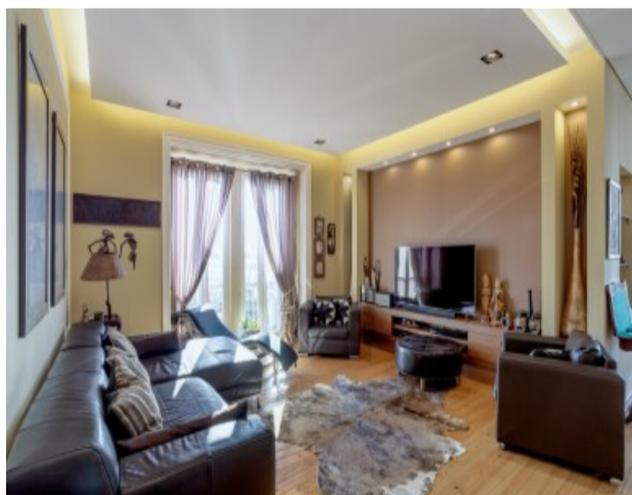
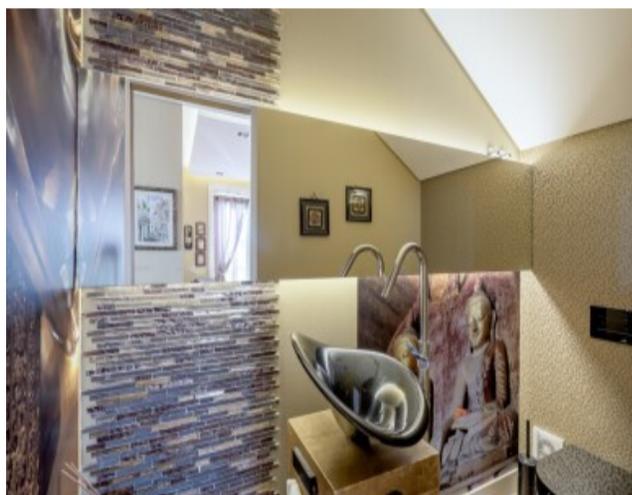
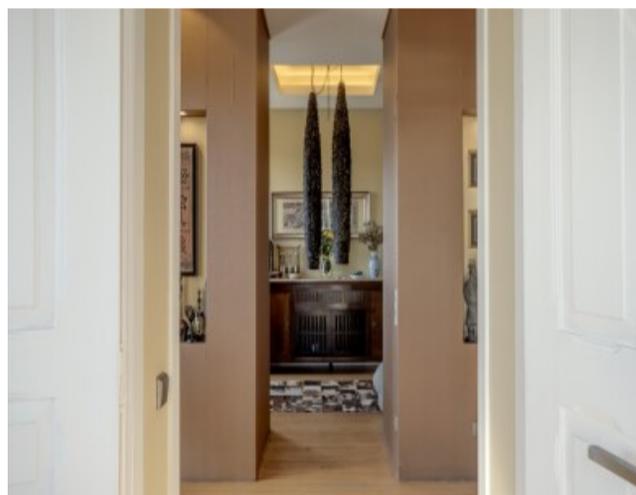
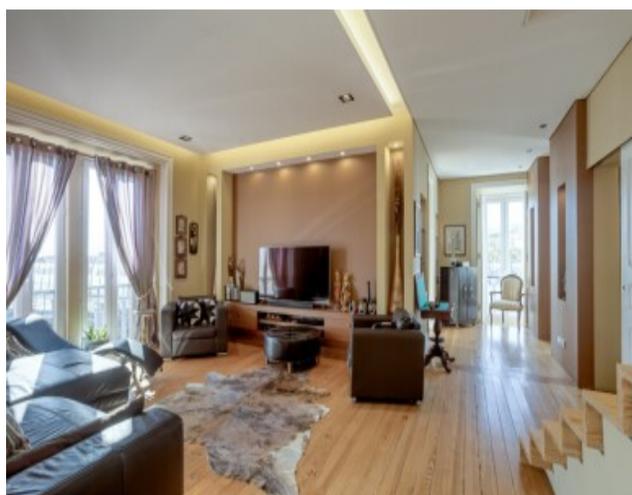
Restelo offers diverse commerce and services in the vicinity, with Algés Market very nearby.

Within 10 minutes by car we reach Jerónimos Monastery, Belém Cultural Centre, Monument to the Discoveries, Belém Tower and Ajuda National Palace.

Reference schools such as Externato Santa Maria de Belém and Park International School are 8 minutes away, Externato São José do Restelo and São Francisco Xavier Hospital are 5 minutes away, and Humberto Delgado Airport is 20 minutes away.

Access to CRIL and A5 motorways is quick and direct.

# Gallery



logo

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## Additional Details

### Property Features

Balcony	Gym	Outdoor Parking
Dishwasher	Fridge	Oven
Washing Machine	River View	Train

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## Site Floorplan

