



€3,500,000

Ref: JL-94902

5-bedroom villa with 344 sqm of gross construction area, featuring swimming pool, garden, and outdoor parking, located in S. João de Brito, in the Alvalade residential area of Lisb...

- A/C
- Garden
- Balcony
- Gym
- Outdoor Parking

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

## Property Description

5-bedroom villa with 344 sqm of gross construction area, featuring swimming pool, garden, and outdoor parking, located in S.

João de Brito, in the Alvalade residential area of Lisbon.

This villa, currently under construction, is distributed across 3 floors with large windows in the social spaces, providing continuity between interior and exterior while maintaining privacy and comfort.

It features high-quality finishes including oak wood interior flooring, air conditioning, and double-glazed windows that provide thermal insulation and acoustic comfort.

Outdoor parking for 2 vehicles.

The ground floor, with 123 sqm, features a spacious open-plan living area with fully equipped kitchen and garden access, an office, and a guest bathroom.

On the 1st and 2nd floors, you'll find the social area with four en-suite bedrooms, built-in wardrobes, and outdoor spaces.

Located in the Alvalade residential neighborhood, a privileged area with easy access to Lisbon's city center.

Situated 8 minutes walking distance from São João de Brito Church, José Gomes Ferreira Park, Alvalade Market, and the iconic Avenida da Igreja.

The area is well-served by a wide range of services including shops, restaurants, and schools.

It is 5 minutes driving distance from Bela Vista Park and Campo Grande Garden, 8 minutes driving distance from Campo Pequeno, 10 minutes from Praça de Espanha and Marquês de Pombal.

This villa benefits from access to Avenida Gago Coutinho, Avenida EUA, and 2ª Circular, ensuring quick access to both Lisbon's center and the main exit routes from the city, as well as Humberto Delgado Airport, just 5 minutes driving distance away.

Close to schools such as Queen Elizabeth's School and Escola Secundária Rainha D.

Leonor, and Lisbon's main universities.

Just 15 minutes walking distance from Roma metro station (green line).

## Gallery



logo

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## Additional Details

### Property Features

A/C	Garden	Balcony
Gym	Outdoor Parking	

# Site Floorplan

