



€477,000

Ref: EVW-047EIG

114 sqm

3-bedroom house that combines comfort and elegance with the superior quality of materials and finishes. Overview: It co...

- Balcony

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

## Property Description

3-bedroom house that combines comfort and elegance with the superior quality of materials and finishes.

### Overview:

It consists of 2 floors (ground floor and 1st floor) and also has a generous patio at the back with 12.81 m<sup>2</sup>, a balcony on the 1st floor with 3.02 m<sup>2</sup>, and a terrace with 4.24 m<sup>2</sup>.

### Ground Floor View:

On the ground floor of this house, you will find a bright, fluid, and perfectly organized environment for those who value comfort, functionality, and modern living.

Upon entering, you are greeted by a spacious hall (8.75 m<sup>2</sup>) that elegantly distributes access to the different areas of the house. To the right, there is a spacious office (8.55 m<sup>2</sup>), perfect for teleworking, studying, or as a reading area — a private and serene space.

Advancing through the hall, the magnificent open-plan living room and kitchen (31.83 m<sup>2</sup>) unfolds. This is truly the heart of the house: a large area that integrates a comfortable living room, a generous dining area, and a modern kitchen with a functional layout. The kitchen features an island/peninsula, well-distributed storage, and easy access to the outside.

Connected to the kitchen, there is a very practical laundry room (4.00 m<sup>2</sup>), equipped with technical areas — heat pump, machines, and additional storage — ensuring total organization in daily life.

The floor also includes a guest WC (3.11 m<sup>2</sup>), strategically positioned and with excellent space utilization.

For additional support, there is an interior storage room (1.97 m<sup>2</sup>), ideal for storing equipment, blankets, seasonal utensils, or anything you wish to keep out of sight.

One of the highlights of this floor is the outdoor patio (12.81 m<sup>2</sup>) — a genuine extension of the social area. An ideal space for outdoor dining, leisure moments, socializing, or simply relaxing at the end of the day.

### First Floor View:

The first floor of this house has been meticulously designed to ensure privacy, absolute comfort, and a perfect organization of the intimate areas.

At the top of the stairs, you find a generous passage area (5.60 m<sup>2</sup>) that harmoniously distributes all the bedrooms, ensuring fluidity and independence between the spaces.

To the left are two secondary bedrooms — Bedroom 2 (10.73 m<sup>2</sup>) and Bedroom 3 (10.60 m<sup>2</sup>) — both with balanced areas, excellent brightness, and perfect dimensions for children's rooms, young people, or even a guest room. Bedroom 2 also benefits from direct access to a private balcony (3.02 m<sup>2</sup>), an ideal outdoor space for reading moments or simply enjoying the fresh air.

At the center of the floor, there is a complete bathroom (4.40 m<sup>2</sup>), equipped with a double sink, designed to serve these two bedrooms in a practical and comfortable way.

On the opposite side is the master suite — a true master suite, consisting of:

Spacious bedroom (12.10 m<sup>2</sup>)

Dedicated walk-in closet (3.92 m<sup>2</sup>), ideal for those who value organization

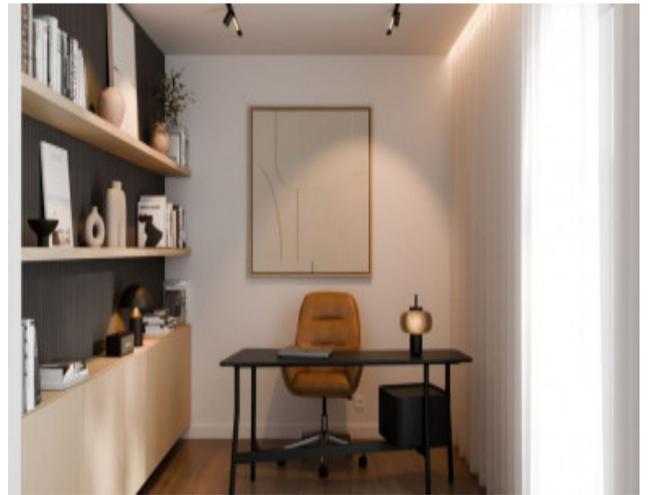
Private bathroom (6.27 m<sup>2</sup>), with double sink, separate fixtures, and a SPA-like feel

Direct access to a private terrace (4.24 m<sup>2</sup>), adding charm and exclusivity to the space

This set transforms the suite into a true retreat within the house, combining intimacy, functionality, and superior comfort.

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# Gallery



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## Additional Details

### Property Features

Balcony

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## Site Floorplan

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