



# €305,000

Ref: JL-95476

Studio apartment, modern, with 43 sqm of gross private area, featuring a balcony and parking space, situated in the LUMA building in Lumiar. An ideal opportunity both for first-tim...

- A/C
- Balcony
- Dishwasher
- Oven
- Lift
- Gym
- Electric Blinds
- Washing Machine
- Garden
- Video Intercom
- Fridge

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Email: [info@portugalhomes.com](mailto:info@portugalhomes.com)

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

## Property Description

Studio apartment, modern, with 43 sqm of gross private area, featuring a balcony and parking space, situated in the LUMA building in Lumiar.

An ideal opportunity both for first-time buyers and investment, with extremely attractive rental yield potential, given the location, property type and growing demand in the area.

The flat features contemporary, quality finishes, offering well-distributed space with the possibility of conversion into a one-bedroom flat.

It comprises an open-plan living area with fully integrated kitchen, dining area, sleeping area and full bathroom.

The LUMA building is distinguished by its new construction, with particular attention to comfort and efficiency.

Residents also benefit from private parking and outdoor communal areas, including a children's playground, providing a pleasant and functional environment for daily living.

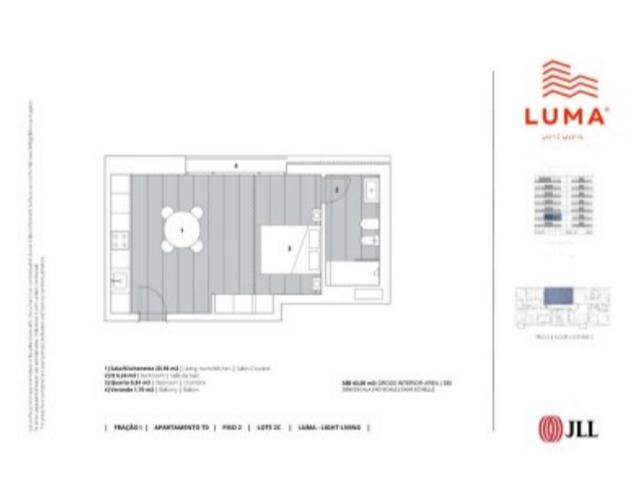
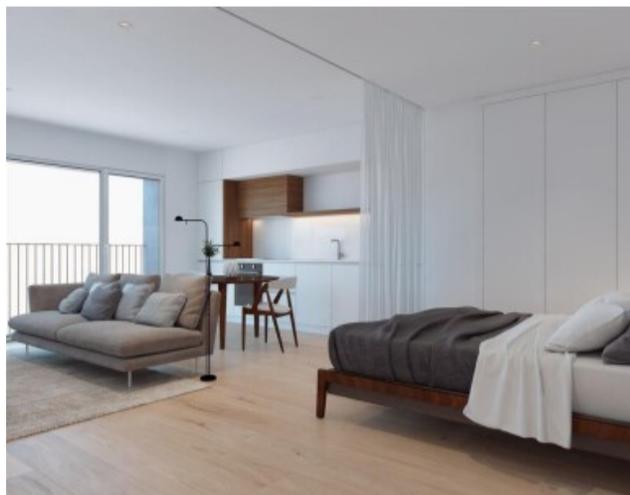
Prime location, just 5 minutes' walk from Parque Oeste da Alta de Lisboa and Jardins da Quinta de Santa Clara, as well as local shops and the underground station, allowing quick connections to the city centre — 6 minutes from Cidade Universitária and 14 minutes from Marquês de Pombal.

Also noteworthy is the proximity to several prestigious schools, such as Colégio de São João de Brito and Academia de Santa Cecília, both approximately 10 minutes' walk away.

It is also 10 minutes by car from Lisbon Airport – Humberto Delgado.

A solid and versatile opportunity in one of Lisbon's fastest-growing neighbourhoods.

# Gallery



logo

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## Additional Details

### Property Features

A/C	Lift	Garden
Balcony	Gym	Video Intercom
Dishwasher	Electric Blinds	Fridge
Oven	Washing Machine	

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## Site Floorplan

