



€850,000

Ref: JL-96424

2-bedroom apartment with 93 sqm of gross private area and a 3 sqm terrace, located in the Alexandre Herculano 41 condominium, in Lisbon. The apartment comprises a 30 sqm living room...

- A/C
- Video Intercom
- Washing Machine
- Lift
- Dishwasher
- Gym
- Oven

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

## Property Description

2-bedroom apartment with 93 sqm of gross private area and a 3 sqm terrace, located in the Alexandre Herculano 41 condominium, in Lisbon.

The apartment comprises a 30 sqm living room with terrace, a fully equipped kitchen with ample storage, two bedrooms (one en suite), and two full bathrooms.

It offers air conditioning, high decorated ceilings, high-quality finishes, and excellent solar orientation.

Set in a fully refurbished building with elevator and storage room, completed in 2018.

The Alexandre Herculano condominium rehabilitation project was designed by the Frederico Valsassina architects studio, preserving the building's original late 19th-century façade as well as some decorative and structural elements.

Located in central Lisbon, just a 2-minute walk from Avenida da Liberdade, one of the city's main avenues, featuring prestigious shops, hotels, theaters, and historic buildings.

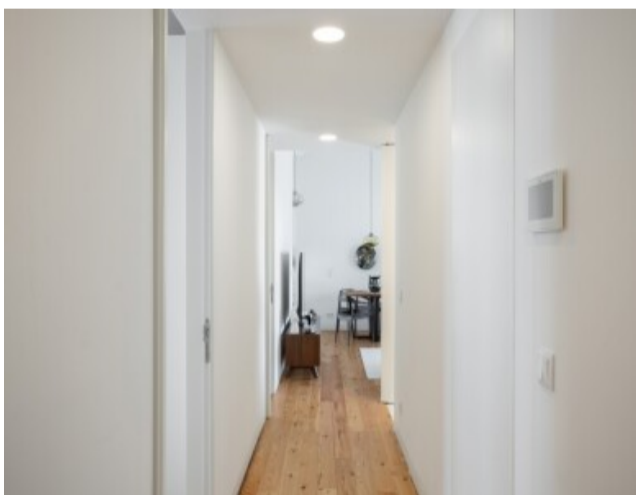
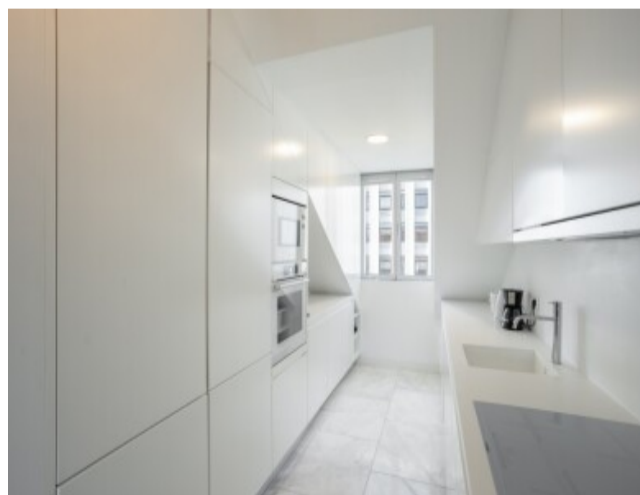
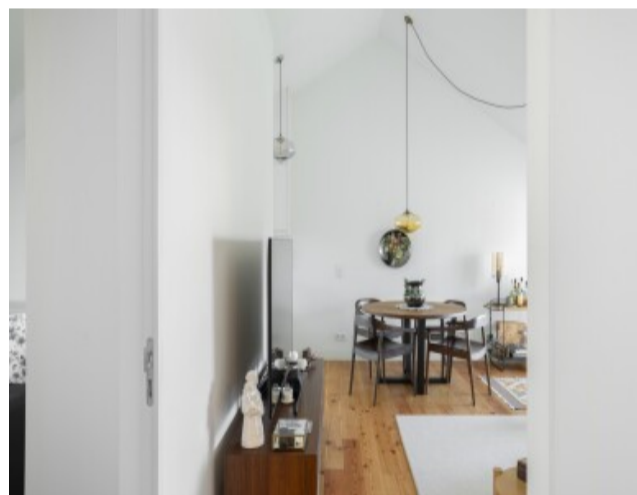
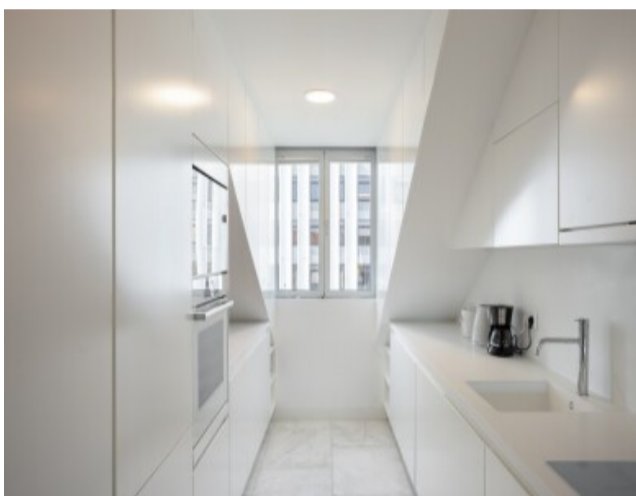
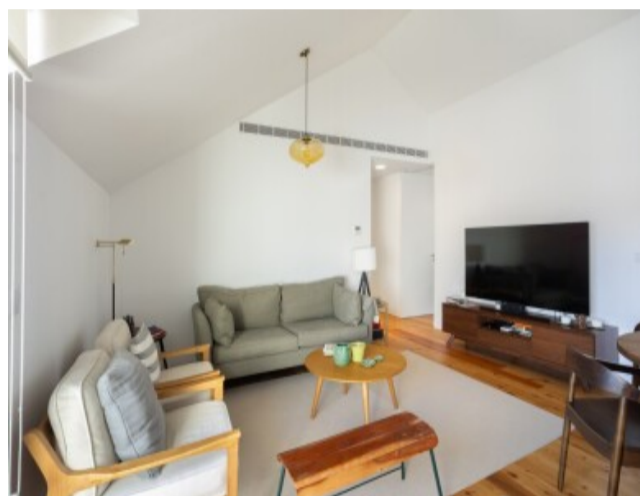
It is 2 minutes from Avenida metro station and 10 minutes from Chiado.

It is also 5 minutes' drive from Lycée Français Charles Le

Pierre and Amoreiras Shopping Center, 7 minutes from Parque Eduardo VII and El Corte Inglés, and 20 minutes from Lisbon Airport.

Easy access to major roads out of the city such as the A1 (Airport, North, Porto), A2 (South, Bridge, Algarve), and A5 (Estoril / Cascais / Sintra).

## Gallery



logo

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## Additional Details

### Property Features

A/C	Lift	Gym
Video Intercom	Dishwasher	Oven
Washing Machine		

# Site Floorplan

ALEXANDRE HERCULANO 41  
r.c.f. 34880

JLL | COBERTURA

ENTRADA / ENTRANCE

T2 / 2-BEDROOM APARTMENT  
PISO 6 / 6th FLOOR  
FRACÃO / UNIT: PENTHOUSE A  
ÁREA INTERIOR / GFA INTERIOR: 92 m<sup>2</sup>  
ÁREA EXTERIOR / EXTERIOR AREA: 3 m<sup>2</sup>

ÁREAS ÚTEIS / NET AREA

1	SALA / LIVING ROOM	30 m <sup>2</sup>
2	COZINHA / KITCHEN	9 m <sup>2</sup>
3	SUITE	8 m <sup>2</sup>
4	CB SUITE / EN SUITE BATHROOM	5 m <sup>2</sup>
5	QUARTO / BEDROOM	9 m <sup>2</sup>
6	W.C. / TOILET	4 m <sup>2</sup>
7	TERRAÇO / TERRACE	3 m <sup>2</sup>

www.alexandreherculano.com

Os elementos constantes nesta planta são meramente indicativos e não têm carácter contratual.  
The information contained in this document is only indicative and is not binding.

SEM ESCALA / NOT TO SCALE