



# €1,950,000

Ref: JL-100648

4-bedroom triplex apartment with 264 sqm of gross private area, a 57 sqm private terrace, two parking spaces, and a storage room, located in the prestigious Avenidas Novas, in Lisb...

- A/C
- Gym
- Washing Machine
- Lift
- Dishwasher
- Balcony
- Oven

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

## Property Description

4-bedroom triplex apartment with 264 sqm of gross private area, a 57 sqm private terrace, two parking spaces, and a storage room, located in the prestigious Avenidas Novas, in Lisbon.

Distributed over three floors, corresponding to the third and fourth floors of the building and the floor dedicated to the terrace, this property is distinguished by its contemporary architecture, high-quality finishes, and spaciousness.

On the entrance floor, there is a large, open-plan social area integrating the living room and kitchen, with access to a balcony, as well as a bedroom with a private balcony and a full bathroom.

On the upper floor, the private area comprises three en-suite bedrooms, all with built-in wardrobes.

Two of the bedrooms have private balconies, while the master suite benefits from three independent balconies.

The third floor of the property is entirely dedicated to the 57 sqm private terrace, which features an approved project for the installation of a swimming pool, offering an exclusive outdoor space for leisure and socializing.

The fully equipped kitchen stands out for its integration of the innovative Invisacook induction cooking system, which allows cooking directly on the countertop surface, maintaining a minimalist and sophisticated aesthetic.

The appliances are top-of-the-line Siemens, complemented by Dekton countertops.

The property also features oak parquet flooring, an integrated climate control system, underfloor heating, and a NOS Smart Home system, which allows controlling and programming home features such as lighting, shutters, and climate control, providing greater comfort and convenience.

Located in one of Lisbon's most prestigious areas, the apartment benefits from a privileged location, close to shops, services, green spaces, and public transport.

It is about a 10-minute walk from the Praça de Espanha metro station and the Gulbenkian Garden and Museum.

By car, it is approximately 5 minutes from El Corte Inglés and 10 minutes from Saldanha, Marquês de Pombal Square, Eduardo VII Park, Lycée Français Charles Lepierre, Externato Santa Teresinha de Lisieux, Amoreiras Shopping Center, and Lisbon Airport.

An exclusive property that combines space, sophistication, technology, and a prime location, ideal for those seeking a contemporary lifestyle in the heart of Lisbon.

logo

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Gallery



## Additional Details

Property Features

|                 |            |         |
|-----------------|------------|---------|
| A/C             | Lift       | Balcony |
| Gym             | Dishwasher | Oven    |
| Washing Machine |            |         |

# Site Floorplan

