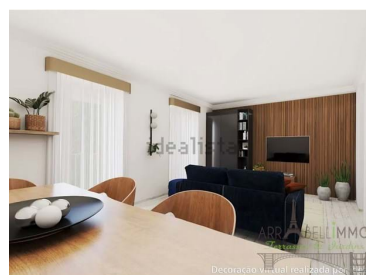




## Misericórdia - Apartment



2  
Bedrooms
 2  
Bathrooms
 134,37  
Area (m²)
 8,74  
Land Area (m²)
   
Garage



**850 000 €**  
(EUR €)

## Sta Catarina Rua Hera T2 with south-facing terrace, top-of-the-range services

**\*\*Exceptional apartment previously rented at €3,800/month\*\***

**\*\*Localization\*\***

Located in the prestigious Santa Catarina district, just a 5-minute walk from Chiado and 100 meters from the famous Adamastor viewpoint, this apartment is a true haven of peace in the heart of Lisbon.

**\*\*Key features\*\***

- Type: T2 on the 2nd floor with elevator
- Surface: Very bright, with high ceilings



**Max Puissant**

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Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa  
AMI 15355

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- Terrace: South facing, 9 m<sup>2</sup>
- Living / Dining room: 33 m<sup>2</sup>
- Fitted kitchen: SMEG (fridge-freezer, hob, oven, extractor, microwave, dishwasher and washing machine) – 8 m<sup>2</sup>
- Suites:
  - Master suite (26 m<sup>2</sup>): separate toilet, bathroom and dressing room
  - Second suite (22 m<sup>2</sup>): separate toilet, bathroom and cupboards

**\*\*Premium finishes\*\***

- **\*\*Parquet flooring:** Solid oak for the living room, bedrooms, dressing room and corridors
- **\*\*Joinery:** Made to measure in white lacquered wood
- **\*\*Lighting:** Dressing room and bathroom mirrors equipped with integrated LEDs
- **\*\*Bathrooms:** Heated towel rails and backlit mirrors
- **\*\*Air conditioning:** System integrated into the walls

**\*\*Additional Options\*\***

Possibility to acquire a covered and secure parking space in the nearby Mesquela Palace for €40,000.

**\*\*Privileged environment\*\***

Nestled in a cul-de-sac street reserved for residents, this address offers a peaceful setting in the heart of a lively district, rich in small restaurants, cafés with terraces and shops.

**\*\*Unique Assets\*\***

- Central location in an exclusive historic district
- Renovation that meets the highest acoustic and thermal standards
- Bright and spacious spaces, with top-of-the-range services

Ideal for living or investing in a luxury property, this apartment combines historic charm and modernity.

We are here to help you find the ideal bank loan for your real estate project, in collaboration with mortgage specialists, to provide the best solutions tailored to your needs.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Garage
- Drive way
- Video entry system
- Double glazing
- Main drainage
- Central location
- Security door
- Solar orientation: North, South
- Renovation year: 2021
- Washing machine
- Air conditioning
- Equipped kitchen
- Thermoaccumulator
- Terrace
- Floors: 4
- Views: City view, Garden view
- Lift
- Electric garage gate
- Quiet Location
- Domotics
- Energetic certification: B-
- Mains water



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