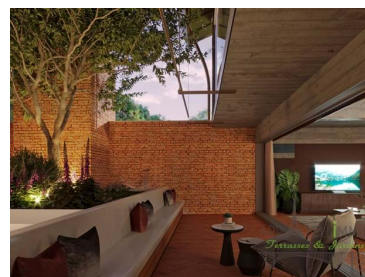
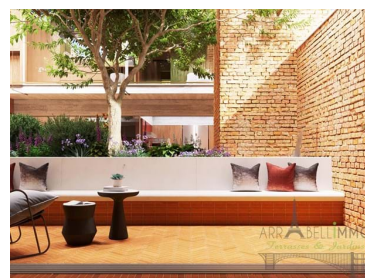




## Arroios - Villa



3	5	534	74			<b>4 350 000 €</b>
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	Garage	Swimming Pool	(EUR €)

## T3 Townhouse - Garden & Pool - Nestled in the Heart of Old Lisbon Like a Riad

T3 townhouse with its enclosed and wooded garden, swimming pool and hammam.

Live like in a Riad nestled in the heart of authentic Lisbon, in this stunning renovation of an old roasting factory.

In the final phase of renovation work, estimated delivery in spring 2025

This timeless property is being renovated by promoting wellness areas, privacy and outdoor spaces.

The owners are epicureans and lovers of beautiful things, the materials are noble and tasteful,



**Cedric Pol**

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everything is thought out so that each useful element is chosen from the most sophisticated and efficient systems so that they are perfectly integrated, efficient and... Invisible.

Imagine this property in the heights with a view of the huge interior garden which will transport you to the calm of a hushed atmosphere, perfect for a privileged family life and to receive happy friends.

The house lives around this interior garden and favors large volumes letting in the famous Lisbon light, you will live bathed in this light.

The living areas are well separated and open to the large garden of 80m<sup>2</sup>, its terraces and the superb fireplace of the old factory completely renovated with its authentic bricks and restored brass.

All of these floors are equipped with huge bay windows that resolutely mark the choice to live towards the garden.

This is what this modern architecture offers you, but respectful of the industrial past of this property.

One floor is dedicated to the living spaces: kitchen, living rooms with fireplace and dining room opening onto the terraces and gardens, as well as a library/office and a bathroom.

Another floor is dedicated to private areas: a spacious owner's suite as well as two other duplex suites.

All of them also overlook the garden via the huge bay windows.

The top floor concentrates the swimming pool, the hammam, bathrooms, the impressive wine cellar, the laundry room... and the technical area.

This district is undergoing major changes, with prestigious renovations of buildings such as Vanguard, the future 5\* hotel (SOHO) ... but it still allows you to find nuggets such as this architect's house.

A huge garage is attached to the house with direct access.

Countless built-in cupboards in every room will seduce you with their size, numbers and quantity

You will find in this property a centralized vacuum system, an HVAC system for heating, air conditioning. and ventilation, solar panels and many other technological advantages...



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Walk-in wardrobe
- Proximity: Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Built year: 1937
- Laundry
- Wine cellar
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Pantry
- Quiet Location
- Irrigation System
- Sealed land area
- Security door
- Solar orientation: North, South, East, West
- Renovation year: 2025
- Washing machine
- Air conditioning
- Fireplace
- Equipped kitchen
- Pool
- Garden
- Garage
- Floors: 3
- Kitchenette
- Basement
- Views: Garden view
- Security alarm
- Electric shutters
- Automatic irrigation
- Main drainage
- Central location
- Barbecue
- Domotics
- Energetic certification: A
- Mains water



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