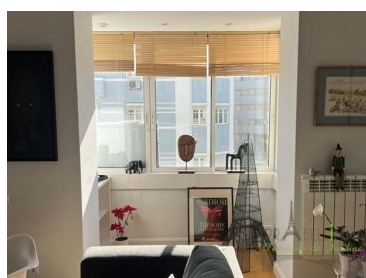
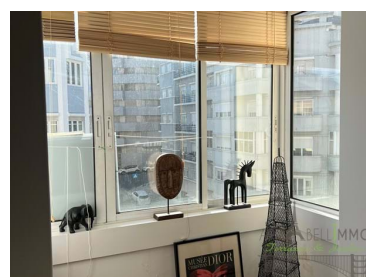




Santo António - Apartment



 **4** Bedrooms
  **2** Bathrooms
  **247** Area (m²)
  **9,4** Land Area (m²)
1 390 000 € (EUR €)

Elegance & Light in Lisbon: Stunning Family Apartment near Marques de Pombal

Spacious and elegant family apartment, ideally located between Amoreiras (Lycée Français just 10 minutes on foot) and Marques de Pombal Square, less than a 5-minute walk away.

Situated in a prestigious and well-maintained building with an elevator, this apartment also benefits from two closed side entrances leading to the exterior storage cellars, located at the rear of the building in a large communal courtyard.

The building stands out with its majestic entrance hall, wide staircases, and impeccably maintained common areas. The elevator provides easy access to the 4th floor.



Cedric Pol

Portuguese English French Spanish

+351 938 994 645 ² · +351 215 876 793 ¹

cedric@arrabellimmo.com

T +351 215 876 793 ¹ · T +351 962 720 585 ² · E contact@arrabellimmo.com

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

¹ (Call to national fixed network) | ² (Call to national mobile network)



Fully renovated in 2017 with taste and refinement, this apartment preserves the charm of the old while featuring carefully restored magnificent parquet floors, marble surfaces, and built-in bookcases. The renovation, carried out with high-quality materials, ensures excellent acoustic and thermal comfort.

With high ceilings and a perfect East-West orientation, the apartment enjoys exceptional brightness. Moreover, its elevated position offers a clear view above the treetops.

Upon entering, a spacious 21 m² hall with a marble floor and ample storage welcomes you warmly.

The west-facing reception area consists of a double living room and a dining room of approximately 60 m², opening onto a pleasant balcony, currently enclosed but easily reversible to fully enjoy the sunny and peaceful street.

The fully equipped SIEMENS kitchen of 16 m² includes a refrigerator with freezer, a stovetop, a steam oven, an extractor hood, a microwave, a dishwasher, and a washing machine. A 2 m² pantry and guest toilets complete this space.

The private area consists of:

- Three bedrooms of 17 m², 16 m², and 12 m², all with ample closet space.
- A large 8 m² bathroom, easily divisible to create an additional bathroom.
- A 7 m² storage area.
- A stunning Owner-Suite of 36 m² with numerous wardrobes and closets, perfect for dressing enthusiasts.

The apartment is equipped with central heating. The Owner-Suite has air conditioning, while the other rooms are pre-equipped to accommodate interior splits, which were removed during the renovation.

An additional advantage: a cellar that can serve as a small garage, ideal for storing bicycles, motorcycles, scooters, or bulky items, with easy access via the building's private and secure driveway.

Located in a highly sought-after area, this apartment offers a peaceful and pleasant living environment, ideal as a primary or secondary residence. Close to many charming restaurants, café terraces, shops, and all amenities and transport links, this property is a true haven of peace and a rare investment opportunity in a desirable residential neighborhood.

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
- Thermoaccumulator
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Floors: 8
- Views: City view
- Double glazing
- Main drainage
- Central location
- Sealed land area
- Uninterrupted views
- Solar orientation: East, West
- Balcony
- Washing machine
- Air conditioning
- Equipped kitchen
- Gas central heating
- Air conditioning pre installation
- Built year: 1940
- Wine cellar
- Lift
- Electric shutters
- Quiet Location
- Gas fire
- Security door
- Energetic certification: C
- Mains water
- Renovation year: 2017



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