



Ajuda - Villa



8	6	794	324	Garage	Swimming Pool	6 200 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)			(EUR €)

Exceptional House with Panoramic Views, Swimming Pool, Garden and High-End Services in Lisbon

Luxury Comfort – Exceptional uninterrupted views of Lisbon and the Tagus River

An architectural jewel between elegance and modernity

This sumptuous T8 townhouse, currently in the final phase of renovation, estimated delivery in July 2025, embodies the perfect marriage between prestige, well-being and privacy. Designed for demanding buyers in search of uncompromising comfort, it combines noble materials and cutting-edge technologies for an exceptional residential experience in all its comforts. discretion.

Imagine this property nestled in the heights in the heart of authentic Lisbon with its large enclosed garden and which will be planted with trees without forgetting its beautiful 33m2 infinity pool with



Cedric Pol

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**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)



brehtaking views of Lisbon, perfect for a privileged family life.

- ☐ The major assets that make a unique property:
- ☐ A haven of peace in the heart of the city: a garden with a superb infinity pool, offering a panoramic view of Lisbon.
- ☐ Vast volumes bathed in light, sublimated by huge bay windows that erase the boundary between interior and exterior.
- ☐ An elegant and refined premium renovation, combining contemporary lines and high-end finishes.
- ☐ A unique organization on 5 levels, all accessible by an internal elevator for optimal comfort.
- ☐ The house, favors large volumes letting in the famous Lisbon light, you will live bathed in light.

▮ Living spaces on several floors:

You enter by:

Ground floor of 169m2 Gross/ 125m2 useful, separated into two spaces: a technical part: storage room, laundry room and a pleasure area with a cinema room, a music room and an office, opening onto a beautiful terrace overlooking the garden with always these panoramic views; The purpose of the rooms (music, cinema, office can be modified to suit your needs)

Then on the 1st floor of 169m2 Gross/128m2 useful, there is a modern kitchen with a central island and a dining area, A spacious double reception room opening onto a beautiful terrace overlooking the garden with always these panoramic views;

On the 2nd floor of 169m2 Gross/ 132m2 useful, dedicated to the owners with a magnificent bedroom, two dressing rooms, two bathrooms all overlooking the large balconies and their panoramic views, the 2nd dressing room can be transformed into another bedroom, an office, boudoir....

3rd and last floor of 115m2 Gross/ 87 useful, 4 bedrooms including two suites and 3 bathrooms

We will finish with the garden level of 173m2 Gross/ 127m2 useful: configured to accommodate two studios, ideally designed to accommodate guests, older children, house staff, nanny....

The large enclosed garden of 324m2 is located in a quiet area, in the greenery thanks to its garden which will be planted with trees to offer you both privacy and a huge living space for the whole family whatever their age.

▮ A strategic location and a rare opportunity

Whether for a family looking for an exceptional property or for investors wishing to rethink the layout of spaces, this property offers unique potential. Located in a booming district that still allows you to find nuggets such as this charming house, it is alongside prestigious renovations such as Terraços do Monte of Vanguard and the future 5 SOHO* hotel, making it an investment for the future.

This property has two parking spaces just a stone's throw away.



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Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Thermoaccumulator
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Jacuzzi
- Garage
- Floors: 4
- Laundry
- Basement
- Views: River view, City view, Pool view, Urbanization view, Garden view
- Security alarm
- Double glazing
- Electric garage gate
- Pantry
- Irrigation System
- Domotics
- Uninterrupted views
- Solar orientation: South, West
- Balcony
- Washing machine
- Air conditioning
- Central vacuum system
- Walk-in wardrobe
- Pool
- Garden
- Terrace
- Built year: 2025
- Private condominium
- Wine cellar
- Storage / utility room
- Video entry system
- Lift
- Electric shutters
- Automatic irrigation
- Quiet Location
- Barbecue
- Security door
- Energetic certification: B
- Mains water



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