# Apartment

€579,000.00










## About

With a gross private area of 77 m², this flat, currently configured as a one-bedroom plus one (T1+1), is the result of a renovation project by architect João de Deus and can easily be restored to its original two-bedroom plus one (T2+1) layout. Situated on the second floor with lift access, it retains period features such as high ceilings, classic shutters and three bay windows overlooking Travessa da Portuguesa.

The living area comprises a lounge, dining room and a library/study with a fold-away bed, allowing for flexible use of the space. The en-suite bedroom features built-in wardrobes, whilst the fully fitted kitchen includes a dining area and utility area; other highlights include lioz stone finishes, zellige tiles, solid wood joinery and an original Viúva Lamego panel.

The flat also features double glazing, built-in Daikin air conditioning and independent room-by-room controls. Situated next to the Santa Catarina Viewpoint, it enjoys a prime location between Bica, Chiado, Bairro Alto and Cais do Sodré, in one of Lisbon's most iconic historic districts.

## Caracteristics

**Status -** Used
**Type -** Apartment
**Typology -** T1+1
**No. of Bedrooms -** 2
**No. of Bathrooms -** 2
**Floor -** 2
**Construction Area -** 76.6m$^2$
**Net area -** 72m$^2$
**Year of Construction -** 1951

## Amenities

Master Suite
Fully equipped kitchen
Laundry
Parking
Elevator
Office/Library
Air Conditioning

## Energy efficiency




Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.