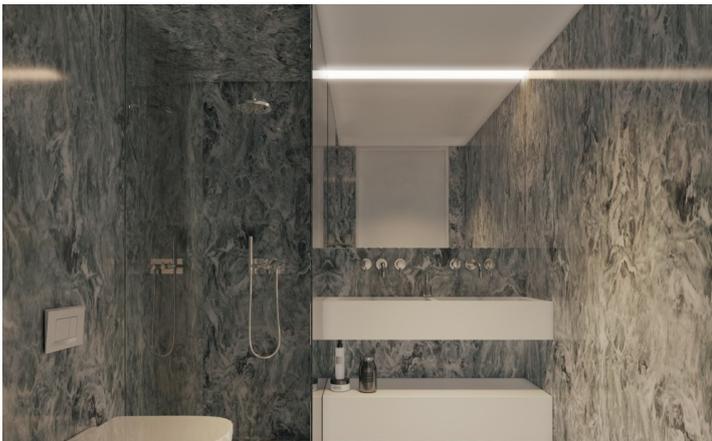


# Apartment | T3 | For Sale | Alcântara, Lisboa

Lisboa - Lisboa

€ 800.000



## About

**Apartment 4 Bedrooms breathing history, housed in a building that was an old factory, with cachet, unique in its environment and its features. With a total area of 265sm, being GPA of 171.4sm. An outside terrace (57sm) full of refinement of access to the living room and bedrooms. 2 bedrooms in suite with closet. American kitchen of modern design and fully equipped. Intelligent access and security systems. Common laundry room. 2 Parking spaces with electric vehicle charging station and storage room. Building with energy rating A, maximum rating a guarantee of quality and comfort.**

The Montisnávia building was designed thinking of those who promote well-being without causing discomfort around them. Considered as one of the coolest areas of the city, Alcântara is famous for its good restaurants, thriving nightlife and the pleasant strolls by the river, in the Docks. More recently, it was seen an old industrial area give place to LX Factory, a creative hub featuring a range of offices, shops, restaurants and cafés.

With the renovation of the Tapada da Ajuda after the 1755 earthquake, the city grew in this direction and the Alcântara area, in particular the hillside on Maria Pia Street, started to be occupied by certain industries, of which stands out the dyeing facilities of the Royal Silk Factory. The Montisnávia buildings is born of the union and restoration of a house and a old factory. Following the recuperation of the facade, which made it possible to keep the historical image of this neighbourhood, came a conceptual contemporaneity, which established a dialectic between the past and the present.

The terraces tear the surface of the roof, allowing for generous views over Monsanto, the 25 de Abril Bridge and in part over the river. 1 to 4 bedroom apartments, all with private terrace or garden, storage room and 1 or 2 parking spaces, depending on the apartment.

## 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.

## Features

**bedrooms - 3**  
**Bathrooms - 4**  
**Useful area - 171m2**  
**Typology - T3**  
**Rooms - 4**  
**bedrooms - 3**  
**Bathrooms - 4**  
**Walk - 1°**  
**Building area - 171 m2**  
**Useful area - 171 m2**  
**Type - Residential**  
**Type - Apartment**  
**state - Under construction**