

# Apartment | T1 | For Sale | Príncipe Real, Lisboa

Lisboa - Lisboa

€ 400.000



## About

**Large apartment full of natural light in the 4th and last floor of a building (with two elevators) at Rua da Escola Politécnica, near Largo de São Mamede.**

The house was refurbished in 2008, consisting in:

- better use of available areas
- visual and aesthetic enhancement of the whole fraction
- electrical installation
- plumbing
- The choice of an American kitchen allows you to enjoy a living room with more than 30m<sup>2</sup> of net internal area, air conditioning and a perception of space exponentiated by the window at the full height of the facade. The result is a social area filled with light, in harmony with a contemporary kitchen (equipped with refrigerator, oven, microwave, vitroceramic cooktop and dishwasher), contrasting with the slate floor.
- The bedroom is equally large and bright, decorated with the same refinement and detail as the living room. It is a 15m<sup>2</sup> net internal area air-conditioned space, with a closet, queen size bed and sofa, still allowing for a wide area of circulation.
- The large and functional bathroom, with direct access to the living room and adjacent to the bedroom (creating the perception of a suite), has slate tiles all over and a shower with an area bigger than 1m<sup>2</sup>.
- The apartment, totally furnished, also gives you access to a communal terrace with a stunning view of the city and river Tejo.
- In 2017, when the apartment was totally dedicated to short-term rentals, it generated around 29.000€ (after deducing AirBnb's commission), corresponding to an ANNUAL RETURN of 7.25%.

## Features

**bedrooms - 1**  
**Bathrooms - 1**  
**Useful area - 51m<sup>2</sup>**  
**Typology - T1**  
**Rooms - 2**  
**bedrooms - 1**  
**Bathrooms - 1**  
**Walk - 4°**  
**Building area - 55 m<sup>2</sup>**  
**Useful area - 51 m<sup>2</sup>**  
**Type - Residential**  
**Type - Apartment**  
**state - Used**

## 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.