

# Apartment | T3 | For Sale | Rua de Artilharia Um, Avenidas Novas

Lisboa - Lisboa

€ 860.000



## About

Fabulous 3+1 bedroom apartment of 172.4 m2 of Gross Private Area, completely renovated in late 2020, located at Rua de Artilharia Um, Lisbon. Located in a charming building from the 1920-40 period, in one of the most glamorous locations in the city of Lisbon, within walking distance of Parque Eduardo VII, El Corte Inglés, CC Amoreiras, Lyceum Français Charles le Pierre, and in the same area as the best hotels in the city, such as the Ritz Four Seasons, Intercontinental and Dom Pedro.

The apartment is located on the ground floor at the 1st-floor level (the building starts counting from the basement which is located at the ground floor level) and has lots of natural light, benefiting from being located on a wide street with good sun exposure.

The renovation sought to preserve the classic decorative aspects of the time, adapted to the functionality and modernity of a recent house, which gives it immense character.

It is the perfect solution for families looking to live in the city of Lisbon, within walking distance of some of the best schools in Lisbon.

- G/F at the 1st floor level in a 6 story building, with a total of 14 apartments and 1 elevator;
- Solar orientation West (Living Room and 2 Bedrooms) and East (Kitchen, Dining Room and Suite);
- Pre-installation of Air Conditioning in the Dining Room and suite;
- Windows with double glazing and tilt & turn;
- No parking in the building;

### Proximities:

- Paid parking available on the street (red zone) or free parking with a resident badge and exclusive parking area for residents with a badge;
- Bus stop 100m away;
- Marquês de Pombal Terminal at 950m;
- Marquês de Pombal Metro Station (blue line) 800m away;
- Future Amoreiras Metro Station 500 m away (red line).
- Marquês de Pombal at 800m;
- Avenida da Liberdade at 800m;
- El Corte Inglés at 850m;
- Amoreiras Shopping Center 900m away;
- French Lyceum Charles le Pierre at 800m;
- University Nova de Lisboa at 800m;
- Club VII Gymnasium at 800m (with tennis and padel courts).

## Features

**bedrooms** - 3  
**Bathrooms** - 2  
**Useful area** - 149m2  
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**bedrooms** - 3  
**Bathrooms** - 2  
**Building area** - 172 m2  
**Useful area** - 149 m2  
**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.