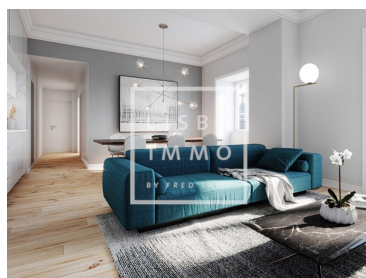




Avenidas Novas - Apartment



1
Bedrooms
 1
Bathrooms
 54,7
Area (m²)

Garage

Swimming Pool

510 000 €
(EUR €)

Luxurious apartment, T1, 54.7 sqm, Avenidas Novas

Modern one bedroom apartment of 54.7 m2, located in the most cosmopolitan and luxurious area of Avenidas Novas in Lisbon. Between Marquês de Pombal and El Corte Inglés, it is close to 2 metro stations and the splendid Parque Eduardo VII.

The apartment consists of the living room with large double glazed bay windows, with its open kitchen. The suite occupies the other part of the apartment, with its window.

At the epicenter of Lisbon's most cosmopolitan and luxurious district, this building resurfaces where the golden years of Portuguese architecture complement the current way of life. This new project has 1 store and 42 apartments from T1 to T4 and several duplexes, with an area between 53 and 200 m². The penthouses have private pools on the top-floor terrace and some units have parking.



Côme d'Esparron

+33 7 66 40 99 26 · +351 939 037 282?

comedesparron@lisboimmo.com

T +351 927 55 45 45² · T +33 6 68 63 34 54 · E fred@lisboimmo.com

Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL
AMI 16803

¹ (Call to national fixed network) | ² (Call to national mobile network)



Thus offering a unique range of possibilities for a unique lifestyle, combining the refinement of the past with the contemporary of today.

The materials have been chosen with care in order to maintain the unique and original character of the building. Inside, the decorative elements have been preserved, stone and wood remain the main materials, allowing a harmonious relationship to be created between historic and contemporary elements. The project will be delivered for the second half of 2021.

The Avenidas Novas district is ideal for those who do not like to be in the hustle and bustle of the historic center, while still having quick and easy access to the whole city, a very flat area. Its name is linked to the expansion of Lisbon to the north, which took place between the end of the 19th century and the beginning of the 20th century, when wide and long avenues were. This is why access to the historic center is so quick and easy. However, the area is well served by public transport. It has interesting attractions within walking distance such as the Calouste Gulbenkian Foundation, Eduardo VII Park and, for shopping, El Corte Inglés, besides being well served by good restaurants and cafes. The Calouste Gulbenkian Foundation has performance halls and exhibition areas, a Modern Art Center, a Museum with a library and a restaurant / bar. The famous gardens that surround the foundation was designed in 1957, with an area of 9 hectares and forms a vast space for leisure and culture, with an exterior design characterized by hanging gardens and diverse flora. It is a very cool space, with a lot of greenery and full of flora and fauna, with rivers, terraces, paths between trees and even an amphitheater, in which during the hot summer months there are shows. In 2010, the building and the garden were considered a national monument. It is an ideal place to walk, rest and discover nature up close. Open all year round, it is a true oasis of tranquility for its visitors.

For further information, please contact us.

We share with all real estate professionals at 50% / 50%.

*** VISITS WITH PROTOCOL - NOT LIVE ***

As the property is not inhabited, the person responsible for the property is the only one with the keys. Visits to the property are possible with restrictions and a protocol, a minimum distance of 2 meters between each person will be respected during the visit. Only one visit is possible per day, with a maximum of 2 people per client. Thank you for your understanding by respecting these conditions we make every effort to respect the instructions put in place by the Portuguese authorities.



Côme d'Esparron

+33 7 66 40 99 26 · +351 939 037 282?

comedesparron@lisboimmo.com

T +351 927 55 45 45 ² · T +33 6 68 63 34 54 · E fred@lisboimmo.com

**Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL
AMI 16803**

¹ (Call to national fixed network) | ² (Call to national mobile network)



Property Features

- Heating
- Double glazed
- Pool
- Storage
- Built year: 2021
- Roof terrace
- Lift
- Energetic certification: In process
- Garage
- Modern
- Last floor
- Ground floor
- Partially furnished
- Air conditioning
- Social bathroom
- Garden
- Balcony
- Private condominium
- Security alarm
- Central location
- Terrace
- Good condition
- New Construction
- Intermediate floors
- Floor: 4



Côme d'Esparron

+33 7 66 40 99 26 · +351 939 037 282?

comedesparron@lisboimmo.com

T +351 927 55 45 45 ² · T +33 6 68 63 34 54 · E fred@lisboimmo.com

Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL
AMI 16803

¹ (Call to national fixed network) | ² (Call to national mobile network)