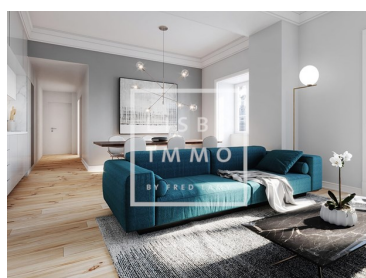




## Avenidas Novas - Apartment



2

Bedrooms



1

Bathrooms



110

Area (m<sup>2</sup>)



Garage



**700 000 €**

(EUR €)

### Luxurious apartment T2, 110 sqm, terrace, Avenidas Novas

Modern two-bedroom apartment of 110 m<sup>2</sup> with terrace of 52.3 m<sup>2</sup> 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 distributes the living room from the entrance with its open kitchen at the back and its dining room. The bedroom with its own bathroom and the suite are accessible from the dining room. A magnificent 52.3 m<sup>2</sup> terrace with a charming green space as well as a wooden terrace is accessible from the kitchen and the living room, the apartment being located on the ground floor.

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



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between 53 and 200 m<sup>2</sup>. The penthouses have private pools on the top-floor terrace and some units have parking.

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.



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## Property Features

- Heating
- Double glazed
- Social bathroom
- Storage
- Built year: 2021
- Roof terrace
- Lift
- Energetic certification: In process
- Garage
- Modern
- Last floor
- Floor: 0
- Air conditioning
- Wooden floor
- Equipped kitchen
- Balcony
- Private condominium
- Security alarm
- Central location
- Terrace
- Good condition
- New Construction
- Intermediate floors
- Partially furnished



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