



## Arroios - Apartment



5  
Bedrooms

3  
Bathrooms

200  
Area (m²)

**790 000 €**  
(EUR €)

### Charming duplex, 200m2, 5 bedrooms, Anjos, Arroios

Charming duplex apartment, very bright, 200m2, 5 bedrooms, on the first and second floor without elevator of a beautiful renovated building, for sale in Anjos, one of the neighborhoods of Lisbon rehabilitated with the greatest care.

The apartment was carefully renovated at the end of 2018, according to an architectural design, preserving the original charm with the wooden floor.

It has a very good west/este sun exposure, which makes this apartment very bright.

In this warm and welcoming environment, the architect knew how to bring his originality and personality with warm shades of gray and green.

Seating particular importance to the décor that gives the ensemble a contemporary touch.

This duplex is organized by a large living room, dining room, fully equipped kitchen and a bedroom on the first floor.



**Frederick Lamy**

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You can access the second floor by the stairs, where there are 4 bedrooms, two bathrooms, Everything to offer a unique comfort in the city center.

The front façade offers two small balconies, while the rear façade offers 2 large balconies.

So-quality finishes give this apartment a touch of authenticity and refinement. Sold furnished.

Currently, this duplex is managed as short-term rentals, with an annual occupancy rate of 95% and a return of more than 60,000 euros per year. Can be transferred with the activity.

It can also be re-divided into 2 apartments each 3 bedrooms as it was originally.

A stylish interior design, a central location and spacious rooms are the elements that favor this acquisition for a Golden Visa or a home for a large family.

The district attracts both the most experienced and the property-seeking young people, with a strongly rooted and sustainable local presence.

A property located in Anjos is definitely one of the best shopping in the city of 7 hills.

Mainly residential and commercial, where houses retain the original architecture and where modern buildings have not yet had time to settle in, the perfect example of Lisbon's urban revitalization: Anjos It is one of the most colorful areas of Lisbon where beautiful Art Deco and modernist architecture promotes a relaxed lifestyle.

Exciting neighborhood to live in, very centralized with easy access with lots of transport, where there are many mainly Portuguese families.

A neighborhood that reflects new trends, at the gates of the historic center, Anjos is the seat of Lisbon's alternative culture. Students and trendy artists flock there, in search of a popular and lively district, away from the main tourist arteries of the capital.

The famous Ramiro seafood restaurant, as well as the picturesque Miradouro da Nossa Senhora do Monte, are a few meters from the apartment.

A 10-minute walk from one of the main squares in the city, the Rossio, located slightly off the road to Saint Jorge Castle, on the edge of the Mouraria district, Anjos has become one of the most residential areas schemers of Lisbon.

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

#### **\*\*VISITS WITH PROTOCOL – PROPERTY INHABITED\*\***

As the property is not inhabited, the person responsible for the property is the only one who has 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 put everything in force to respect the instructions set up by the Portuguese authorities.



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## Property Features

- Built-in closets
- Social bathroom
- Storage
- Central location
- Furnished
- Renovated
- Floor: 1
- Wooden floor
- Equipped kitchen
- Private condominium
- Energetic certification: C
- Modern
- Duplex



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