



## 4+1 Bedroom 5-bathroom 211 Sqm Art-deco Apartment



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Andrew Wilson   |
| Name der Firma:         | Property People   |
| Firma:                  | London Lisbon Ltd   |
| Land:                   | Portugal  |
| Erfahrung seit:         |   |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen, Häuser   |
| Telefon:                | +351 (915) 007-686  |
| Sprachen:               | English, Portuguese   |
| Webseite:               | <a href="https://www.propertylondon.com">https://www.propertylondon.com</a> |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 1,145,309.13 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Portugal   |
| Staat/Region/Provinz: | Lissabon   |
| Stadt:                | Lissabon   |
| Veröffentlicht:       | 06.05.2024 |

### Beschreibung:

A bright south-facing 4+1 bedroom 4-bathroom art-deco style apartment in the Avenidas Novas district at the confluence of the most important avenues serving central Lisbon, no more than a 10-minute drive from Lisbon's International Airport.

The Avenidas Novas ('new avenues') district with its wide avenues, is commonly known as the financial & services district and is populated with a mixture of beautiful award-winning architecture and late 20th century office and apartment buildings. Typically, sought-after by the middle and upper-class families (A/B), this district offers everything that is required for practical modern-day living.

The building with its solid concrete structure dates back to 1948 and is equipped with a modern elevator. The sunny 211,05 m<sup>2</sup> apartment was updated in 2018, but the amazing parquet floors and original doors were all maintained.

The modern and practical location is appealing to both local and foreign clientele alike. The abundance of public transport including the Metro, bus and trains services, which are literally on the property's doorstep, coupled with the abundance of every amenity one can think of, make this apartment an



'armchair' investment and a no-brainer in terms of resale and rentals.

This property will easily fetch a monthly long-term rent of €3.000 - €3.500, which translates to a long-term rental yield of 4,24% per annum.

Lisbon's best public schools and universities such as the IST University (MIT), modern shopping centres and even the 'not-to-miss' bullfighting arena are all literally up the road from the property.

The sunny apartment comprises the following layout:

- \* Entrance lobby
- \* Large living room
- \* Dining room (which can be used as the 5th bedroom)
- \* 4 spacious bedrooms
- \* 2 en-suite bathrooms
- \* 2 guest bathrooms
- \* Fully equipped kitchen
- \* Pantry

The finishings include:

- \* Double-glazed windows
- \* Original wooden parquet floors
- \* Original wooden doors
- \* Modern fully equipped kitchen
- \* Elevator
- \* Beds: 4, 5
- \* Baths: 5
- \* Parking: 1
- \* m2: 211
- \* Price Per m2: 4,691.94€
- \* District: Avenidas Novas
- \* Type: Apartment



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\* Property ID #: PLA3

## Allgemein

Schlafzimmer: 4  
Badezimmer: 5

## Gebäudedetails

Gebäude-Ausstattung: Elevator

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX5.711.302

