



## Large 1Bedroom spacious living room 36sqm/ 96sqm



### Info Agente

Nombre: marques  
Nombre empresa:  
País: Portugal  
Teléfono: +351 (92693) 793-7  
Languages: English, French, German, Portuguese, Spanish  
Sitio web:

### Detalles del anuncio

Propiedad para: Alquiler  
Precio: USD 1,574.77

### Ubicación

País: Portugal  
Estado/Región/Provincia: Lisboa  
Ciudad: Benfica  
Dirección: rua Virgílio Correia, 260  
Código postal: 1649  
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### Descripción:

Located in one of the elite areas in Lisbon - Laranjeiras - São Domingos de Benfica is a neighborhood that offers a good quality of life, with proximity to nature, good transport and a very pleasant environment to live in.

Excellent 1+1 bedroom apartment, the main highlights are its privileged location, the extraordinary size of the living room (36m<sup>2</sup>), an interior hall ideal for a home office, located in one of the most sought-after areas in Lisbon, highly valued in real estate terms, with the Laranjeiras metro station 50m away, buses at the door, parking space on the -2 floor for one car and storage room next to it, access with an automated gate, exclusive outdoor parking for residents in the square opposite the building, bedroom facing east, kitchen and living room facing west. Excellent road access to Sete Rios/Eixo Norte Sul and 2ª Circular in the Torres de Lisboa area. Area well served by infrastructure, with supermarkets, restaurants, coffee shops, pharmacy, banks, tobacconist, among other services. 2 minutes from the Citizen's Shop, In the shops you will find Social Security, Finance and Registry services, as well as EDP, Galp or CTT, Citizen Card or Residence Permit, Recent building, very well preserved and clean, stone facade and good common areas. 4 elevators.

### Property Highlights:

- Central and privileged location in Lisbon
- Large 36 m<sup>2</sup> living room: Ideal for moments of leisure and comfort, natural wood flooring\*



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- Private parking included
  - Bedroom with wardrobe natural wood flooring\*
  - Interior hall ideal for Home office, with wardrobe, natural wood flooring\*
  - Kitchen with private closed pantry, laundry area, covered outdoor clothesline, Equipped with appliances, built-in furniture with multiple storage solutions
  - Bathroom with hydromassage bathtub
  - \* - French flooring

## Lease Conditions:

Proof of financial capacity compatible with the amount of rent.  
minimum lease period 2 years.

Nuevo:	No
Condición:	Very Good
Fabricado:	2004

## Común

Dormitorios:	1
Baños:	1
Pies cuadrados terminados:	96 m2
Garage sq. ft.:	15 m2
Floor Number:	6
HOA dues per month:	EUR 1,490

## Room details

Appliances:	Dishwasher, Freezer, Range / Oven, Refrigerator, Washer
Indoor Features:	Fitted kitchen
Floor Covering:	Laminate

## Utility details

Heating Type:	Heat pump
Cooling Type:	Refrigeration

## Energy efficiency

Energy Consumption:	C
Energy Emissions:	C

## Building details

Parking:	Sí
Number of Garages:	1
Total Number of Parking Spaces:	1
Building Amenities:	Elevator, Storage
Exterior:	Brick, Cement / Concrete, Stone



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Outdoor Amenities:	Hot tub/spa
View:	Park
Orientation:	E

## Rental details

Furnished:	No
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## Lease terms

Lease Duration:	1 Year
Date Available:	31/07/2025

## Contact information

Teléfono:	+351 (92693) 793-7
IMLIX ID:	IX6.984.544

