



## Stunning 2 Bedroom Apartment For Sale in Bairro Alto Lisbon Portugal



### Information de l'agent

Nom:	Niall Madden
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Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 379,000

#### Location

Pays:	Portugal
État/Région/Province:	Lisbonne
Ville:	Lisbonne
Adresse:	Travessa de aqua da Flor 26
Indicatif régional:	1200-211
Soumis:	28/07/2023

#### Description:

Stunning 2 Bedroom Apartment For Sale in Bairro Alto Lisbon Portugal

Esales Property ID: es5553584

Travessa de aqua da Flor  
26  
Lisbon  
1200-211  
Portugal

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Portugal is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



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On offer is this stunning 2 bed apartment plus living room in Bairro Alto which is one of Lisbon's most vibrant and trendiest neighbourhoods. It has chic shops, beautiful parks, good transportation, and tons of bars and restaurants .

SHORT TERM RENTAL OPORTUNITY! The address comes with the license for short term rental with management rental company HOUST. City of Lisbon STOPED all licenses 3 years ago. The occupancy rate is 90% + all year round. Last year apartment made 30,973 euro after all commissions. If you are looking for a place where you can come and stay sometimes in amazing Lisbon and make money rent of the time this is your opportunity.

## ABOUT THE AREA

Lisbon is Portugal's hilly, coastal capital city. From imposing São Jorge Castle, the view encompasses the old city's pastel-colored buildings, Tagus Estuary and Ponte 25 de Abril suspension bridge. Nearby, the National Azulejo Museum displays 5 centuries of decorative ceramic tiles. Just outside Lisbon is a string of Atlantic beaches, from Cascais to Estoril.

Seven cinematic hillsides overlooking the Rio Tejo cradle Lisbon's postcard-perfect panorama of cobbled alleyways, ancient ruins and white-domed cathedrals, a captivating scene crafted over centuries. By capital city standards Lisbon's pretty compact, which makes it super easy to explore during a short stay. It's split into a collection of easy-to-navigate neighbourhoods – you can head to the old town and unwind with an espresso in one of the cobbled plazas. Or, stop by the Bairro Alto district and try out some of the city's classy cocktail lounges. The Chiado area's at the top of the pack when it comes to high-end holidays – its tree-lined walkways host five-star hotels and designer brands.

## Capital charms

Portugal's capital city has a lot going for it. It's got over a thousand years of history under its belt, which you can learn about at some of Lisbon's biggest landmarks, like the Cathedral of Saint Mary Major and Jeronimos Monastery – the latter's been given the UNESCO stamp of approval. It's got a great climate, too – the city barely sees any cloud, and boasts nearly 300 days of sunshine per year. That's not all though, its close-to-the-coast plot means you can mix your city break with daytrips to the beach with ease.

## A foodie favourite

Lisbon's dining scene is often listed as one of the best in Europe, mostly thanks to a countless collection of eateries that offer everything from small-plate street food to Michelin-starred meals. Tascas – a traditional type of Portuguese restaurant – can be found tucked away in old neighbourhoods like Alfama. They're a great pick for hunger-quenching meals at low prices. For local delicacies, look no further than a food market, Time Out Market's the headline act – it's housed in the city's 19th-century market hall close to its centre. If fine-dining takes your fancy, Chiado's your best bet, no other neighbourhood has as many Michelin stars on the map as this place.

## MAiN FEATURES:

- 68m2 of living space
- 2 Bedrooms



- 1 Bathroom
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Portugal
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	68 m <sup>2</sup>
Dimesions du lot:	68 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/4qajWCOniBU?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/4qajWCOniBU?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.406

