



## FANTASTIC SPACE BY THE RIVER - INCREDIBLE VIEW



### Information de l'agent

Nom: António Pereira  
Nom de compagnie: ITHLUX  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Louer  
Prix: USD 8,580.16

#### Location

Pays: Portugal  
État/Région/Province: Lisbonne  
Ville: Oeiras  
Soumis: 23/04/2025

#### Description:

Fantastic opportunity by the river with an incredible view.

Sun exposure east-south-west.

It is equipped with air conditioning, exhaust fumes, electricity and bathrooms, this space to debut will be finished with the finishes and decoration of the tenant.

Ideal for the restaurant area, it allows the possibility of about 200 seats outside and close to 100 seats inside.

Interior area with about 300m2 divided into: living room 172 m2, Sanitary facilities (9+8+5), Bar area to support the outside 15m2, Kitchen 30m2, Pantry 6m2, washing area 8m2, circulation area and halls about 50m2.

Outdoor area with about 350m2 with lighting points and glass sealing.

Parking facility at the door, parking area for customers with reduced mobility with access to elevator,



very quiet surrounding area.

Book your visit now and come and see the potential of this property for your dream business.

Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by Unesco;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes); - REF: ITH3480

## Commun

Salle de bains:	3
Pied carré fini:	300 m <sup>2</sup>
Dimesions du lot:	650 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3480

