



Luxury Aparthotel Studio for Sale in Arroios, Lisbon | Guaranteed 4% Return



Information de l'agent

Nom:	Keely Capel Teixeira
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Expérience since:	2008
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 295,000

Location

Pays:	Portugal
État/Région/Province:	Lisbonne
Ville:	Lisbonne
Adresse:	Arroios
Soumis:	20/07/2026

Description:

Positioned on the third floor of an exceptional boutique aparthotel in Arroios, this studio apartment offers the opportunity to acquire a professionally managed hospitality investment within one of Lisbon's most established and well-connected neighbourhoods. Set within a historic building registered before 1937, the development carefully balances architectural heritage with contemporary design, creating a distinctive investment backed by a guaranteed 4% return for five years.

The development comprises just 18 apartments arranged across four floors, including ten studios and eight one-bedroom residences. Scheduled to commence construction at the end of 2026, the building will undergo a comprehensive restoration that preserves its historic character while introducing modern construction standards, refined interiors and high-quality finishes throughout.



Located on the third floor, this studio apartment has been thoughtfully designed to maximise functionality within a compact footprint. The open-plan layout incorporates a fully equipped kitchen, contemporary bathroom and carefully integrated storage, creating efficient accommodation suited to short and medium-term stays. Large windows provide excellent natural light, while the elevated position offers greater privacy within the building.

Residents and guests benefit from a professionally operated aparthotel with a dedicated reception, breakfast lounge, communal laundry, elevator, digital key access system and fully managed hospitality services. Every aspect of the development has been designed to provide the convenience of hotel operations while allowing owners to benefit from long-term real estate ownership in central Lisbon.

Arroios continues to attract investment due to its proximity to Lisbon's principal commercial, cultural and educational districts. Avenida da Liberdade is approximately 10 minutes away, Baixa-Chiado can be reached in around 15 minutes and Lisbon International Airport is approximately 20 minutes by car. Restaurants, cafés, Metro stations and everyday services are all within walking distance, supporting year-round accommodation demand.

The combination of a guaranteed 4% annual return for the first five years, professional management and limited availability creates an attractive investment proposition for buyers seeking exposure to Lisbon's hospitality and real estate sectors. With only two studio apartments remaining within the development, opportunities to acquire within this project are increasingly limited.

Those exploring investment opportunities across Portugal may also request a bespoke property search, while investors seeking broader market guidance are welcome to book a private consultation with our advisory team. - REF: PL/1138

Année: 2026

Commun

Salle de bains: 1
Pied carré fini: 16 m²

Lease terms

Date Available:

Contact information

IMLIX ID: PL/1138



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