



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Kiadó
Ár:	USD 41,665.2

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Lisbon
Város:	Lisbon
Feladta:	2026. 02. 06.

#### Leírás:

Unique opportunity to rent a building on Calçada Ribeiro Santos, with multiple commercial uses, located in Santos, one of the liveliest areas of Lisbon.

The area has strong tourist activity and is also surrounded by residential neighbourhoods such as Lapa and Estrela, ensuring a steady flow of local customers and visitors.

The building includes the following spaces:

#### Ground floor:

Bar (70 m<sup>2</sup>) with 2 rooms, 2 bathrooms, and a pantry with the possibility of installing a kitchen.

Fully equipped restaurant ready to operate immediately (160 m<sup>2</sup>) with a fully equipped kitchen, 3 bathrooms, and a bar area (with the possibility of connecting to the 1st-floor terrace).

#### 1st floor:

Event Space (232 m<sup>2</sup>) with 7 rooms, 3 bathrooms, a kitchen, pantry, and a terrace with 104 m<sup>2</sup>.

#### 2nd floor:

Apartment with AL (short-term rental) license (220 m<sup>2</sup>) with 10 rooms that can be converted into offices/bedrooms, 2 bathrooms, and a kitchen.

#### 3rd floor:



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Renovated open-space 4-bedroom apartment with a stunning view over the Tagus River, the gardens of the French Embassy, and Santos Church.

Connected to the main building, the rent also includes an annex consisting of 2 floors with a total of 500 m<sup>2</sup> (7 rooms), requiring full renovation. During the renovation period, for up to 3 years, a rent allowance of 5,000 euros will be applied.

#### Rental Conditions:

- \* Security deposit equivalent to 1 year of rent
- \* Rent allowance of 5,000 euros corresponding to the Annex, for up to 3 years, to carry out the renovation works

The top floor, common stairs, roof, and façade have recently undergone renovation, currently nearing completion.

Contact me for more information and/or to schedule a visit.

#ref: 148605

#### Gyakori

Kész négyzetméter: 1400 nm

#### Lease terms

Date Available:

#### További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T104924/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T104924/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

IMLIX ID: 148605

