



Mansion in Sintra - Chalet Mayer - Urban building with three floors, 2 fractions with 6 annexes, outdoor garden with a total area of 962m2 in the center of Sintra.



Informazioni sull'Agente

Nome: António Pereira
Nome della ditta: ITHLUX
Nazione: Portugal
Experience since:
Tipo di servizio: Selling a Property
Specialties:
Property Type: Apartments
Telefono:
Languages: Portuguese
Sito web:

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 1,409,285.27

Posizione

Nazione: Portugal
Stato / Regione / Provincia: Lisbon
Città: Sintra
Pubblicato: 28/12/2023
Descrizione:

Mansion in Sintra - Chalet Mayer for sale. It is an urban building of three floors and 2 more fractions with 6 individualized annexes (A, B, C, D, E, and F), with an outdoor garden, with a total area of 962m2, inserted in a plot of 1,337m2 in the center of Sintra.

It is a historic Chalet with great potential for profitability and appreciation, both for housing and tourism. With transport right at the door of the property, close to the Train Station and a 2-minute walk from the Olga Cadaval Cultural Center in Sintra.

The Chalet is in good living condition, but needs some restoration works. It is in a privileged location in the center and enjoys an unmistakable artistic beauty.

Advantages in the acquisition - ARU Property Zone:

- IMT EXEMPTION
- IMI EXEMPTION UP TO 8 YEARS
- CAPITAL GAINS TAXED AT 5%



- VAT 6% ON THE REHABILITATION OF PROPERTY

The building consists of 3 floors with the description of the main divisions below:

Floor 0:

Entrance hall - 5 m²

Central hall of Chalet Mayer - 48m²

Bedroom 1 + WC (Suite) - 14m² + 7m² = 21m²

Bedroom 2 - 5.4m² + WC - 1.2m²

Floor 1:

Hall - 12m²

Bedroom 3 + WC (Suite) - 17m² + 5.3m² = 22.3m²

Bedroom 4 - 13.5m²

Bedroom 5 - 12.8m²

WC - 3,2m²

Hall - 4,8m²

Floor -1:

Hall - 13m²

Room 2 of Chalet Mayer - 22.6.m² + 10m²

Bedroom 6 - 11m²

Bedroom 7 + WC (Suite) - 6.6m² + 2.12m²

Kitchen - 12.4m²

Hall 2 - 6.52m²

Bedroom 8 (Storage) - 2,4m²

This wonderful property consists of a main building (Chalet) with 465 m². Chalet Mayer also has 6 individualized Annexes: A, B, C, D, E, F distributed over 2 Fractions. A building with 4 T2 apartments with about 40m² each and another with 2 T2 apartments, also with about 40m² each, inserted in a plot of 1,337 m².

Come and book your visit now!

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 seaside metropolitan 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 Best Lifestyle Resort 2022 (WTA) award;

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 for 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;
Has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes)

Take advantage of this opportunity and book your visit now or ask for additional information! - REF: ITH2478

Nuovo: No

Comune

Camere da letto:	18
Bagni:	4
Finito piedi quadrati:	465 mq
Dimensione del lotto:	1337 mq

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://virtual-tour360.com/realestate/00020/tour.html>

Contact information

IMLIX ID: ITH2478

