



## T1 With Al License And Outdoor Space On Santos Riverside



### Informazioni sull'Agente

Nome:	Andrew Wilson
Nome della ditta:	Property People London Lisbon Ltd
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 288,868.31

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Lisbon
Città:	Lisbon
Pubblicato:	02/12/2025
Descrizione:	

Renovated T1-bedroom apartment with Outdoor Space and AL License

Discover a rare opportunity on the prestigious Calçada Marques de Abrantes with this fully renovated 35 m<sup>2</sup> 1-bedroom apartment. This charming residence comes equipped and furnished, ready for immediate occupancy or to start generating income right away.

This property includes a transferable Local Accommodation (AL) license, showcasing impressive proven profitability — making it an ideal choice for investors seeking security, exceptional returns, and a prime location in one of Lisbon's most sought-after neighborhoods.

Step outside to enjoy a small patio, a delightful retreat for leisure activities, al fresco dining, or simply as a private outdoor sanctuary — a prized feature that enhances the appeal of urban living in this area.

Conveniently located just 200 meters from the future Metro station and adjacent to the elegant French Embassy, the apartment is surrounded by esteemed universities and a diverse array of shops and services. You'll also find yourself merely minutes away from train connections to Cais do Sodre, Lisbon, Estoril,



and Cascais, as well as the iconic Tram 28, which takes you through some of the city's most enchanting historic neighborhoods.

This unique property represents a solid investment opportunity, offering high appreciation potential and a seamless transition into generating immediate income. It captures the perfect balance of centrality, convenience, and quality of life, making it an ideal choice for both owner-occupiers seeking comfort and investors looking for stability in a high-demand locale.

- \* Beds: 1
- \* Baths: 1
- \* m2: 35
- \* Price Per m2: 7,142.86€
- \* District: Santos
- \* Type: Apartment
- \* Property ID #: PL424452545

### Comune

Camere da letto: 1  
Bagni: 1

### Rental details

Furnished: Si

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.984.499

