



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



## Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

## Advertentie details

Vastgoed voor: Koop  
Prijs: USD 1,410,793.8

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Lisbon  
Plaats: Sintra  
Geplaatst: 28-12-2023

### Omschrijving:

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 962m<sup>2</sup>, inserted in a plot of 1,337m<sup>2</sup> 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



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

Floor 0:

Entrance hall - 5 m<sup>2</sup>

Central hall of Chalet Mayer - 48m<sup>2</sup>

Bedroom 1 + WC (Suite) - 14m<sup>2</sup> + 7m<sup>2</sup> = 21m<sup>2</sup>

Bedroom 2 - 5.4m<sup>2</sup> + WC - 1.2m<sup>2</sup>

Floor 1:

Hall - 12m<sup>2</sup>

Bedroom 3 + WC (Suite) - 17m<sup>2</sup> + 5.3m<sup>2</sup> = 22.3m<sup>2</sup>

Bedroom 4 - 13.5m<sup>2</sup>

Bedroom 5 - 12.8m<sup>2</sup>

WC - 3,2m<sup>2</sup>

Hall - 4,8m<sup>2</sup>

Floor -1:

Hall - 13m<sup>2</sup>

Room 2 of Chalet Mayer - 22.6.m<sup>2</sup> + 10m<sup>2</sup>

Bedroom 6 - 11m<sup>2</sup>

Bedroom 7 + WC (Suite) - 6.6m<sup>2</sup> + 2.12m<sup>2</sup>

Kitchen - 12.4m<sup>2</sup>

Hall 2 - 6.52m<sup>2</sup>

Bedroom 8 (Storage) - 2,4m<sup>2</sup>

This wonderful property consists of a main building (Chalet) with 465 m<sup>2</sup>. 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 40m<sup>2</sup> each and another with 2 T2 apartments, also with about 40m<sup>2</sup> each, inserted in a plot of 1,337 m<sup>2</sup>.

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;



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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

Nieuw: Nee

## **Algemeen**

Slaapkamers: 18  
Badkamers: 4  
Afgewerkte vierkante meter: 465 m<sup>2</sup>  
Lot Afmeting: 1337 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

IMLIX ID: ITH2478

