



## New build house 4 bedrooms, 312m<sup>2</sup>, 16m<sup>2</sup> garden, 24m<sup>2</sup> terrace, parking, Misericórdia



### Agent Info

Naam: Frederick Lamy  
Bedrijfsnaam: Lisbo Immo  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 3,039,576.92

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Lisbon  
Plaats: Lisbon  
Adres: Misericórdia  
Geplaatst: 14-10-2025  
Omschrijving:

Magnificent architect's house under construction luxury T4 with 312 m<sup>2</sup>, with a garden of 16m<sup>2</sup> and a terrace of 24m<sup>2</sup> and 2 parking spaces in the garage.

Divided into 4 floors and with work ending in August 2025, this house is undergoing a complete rebuild and renovation with high quality interiors and excellent finishes.

This family property offers beautiful volumes and living spaces spread over several levels, which make it a unique and authentic place to live.

Start the visit on the ground floor, its 28m<sup>2</sup> parking space for one or two cars, its laundry area of 10m<sup>2</sup> and a bedroom with dressing room and bathroom.

The entrance of 20m<sup>2</sup> with its many closets, gives access to the wide staircase or to the elevator which serves the 2 upper floors.

On the first floor, a living-dining room of 46 m<sup>2</sup> with lots of natural light with large bay windows, and the fitted kitchen of 30m<sup>2</sup> with its monumental central island and its 4 windows overlooking the garden.

The second floor leads to the sleeping area, with the master suite of 29m<sup>2</sup> with its dressing room and



shower room, the second suite of 17m<sup>2</sup> with its bathroom, and a space of 10m<sup>2</sup> that can be used as an office or bedroom.

The top floor, only accessible by the stairs, offers a space of 28m<sup>2</sup> that can be used as a family room or a bedroom, this floor gives access to the terrace of 24m<sup>2</sup>.

This house in absolute calm, is a rare real estate gem in this neighborhood animated by shops, transport, and schools. This property promises you a harmonious family life.

The architectural style is contemporary and refined, embellished with noble materials and giving pride of place to airy spaces, highlighted by large bay windows

Parquet floors, high ceilings, and the calm will seduce you.

The house is new, completely renovated (Electricity, plumbing, underfloor heating and radiator, Insulation, parquet floors in all rooms).

Very nice volumes, excellent distribution without any loss of space. Quiet and sunny.

The price includes the completely finished house delivered in October 2024.

The charm of the neighborhood and the style of this house where authenticity and modernity are combined make it a unique and rare property for sale. A demanding clientele will find all the comfort and well-being that can be expected from this type of property.

Located in the heart of a prestigious district, Misericórdia, its location benefits from many assets with its proximity to the Tagus River,

The Freguesia da Misericórdia, with its rich historical heritage, was once a stronghold of the upper middle class and the top of Lisbon, with the "construction of many palaces, such as the Cunhal das Bolas, Alvito, Almada Carvalhais, Marquis of Ficalho, Count of Lumiares, Marquis of Minas, Bichinho de Conta, Ludovice and Counts of Tomar, among others

in the nineteenth century, the Freguesia da Misericórdia continued to bring together artists and intellectuals, who frequented its theatres and cafés. The press also moved into the space of the current Parish, occupying vacant palaces. Newspapers such as Diário de Notícias, the Lisbon Revolution, Le Monde and Le Siècle enlivened the nightlife of the area, which became more and more accessible with the new Glória, Bica and Estrela lifts

Walking through Misericórdia is like traveling back in time. Along some of the streets and inside some places, it feels like the eighteenth century. The busiest streets are bathed in the eclectic style of the nineteenth and early twentieth centuries.

A neighborhood to live in.

- REF: MOR0485

|          |      |
|----------|------|
| Nieuw:   | Ja   |
| Gebouwd: | 2024 |

## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 5                  |
| Badkamers:                  | 4                  |
| Afgewerkte vierkante meter: | 312 m <sup>2</sup> |



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Lot Afmeting: 115 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: MOR0485

