

## Graça T3 and its large magical 43 sqm terrace



### Agent Info

Naam: Soraia Pinto  
Bedrijfsnaam: Arrabellimmo  
Terrasses&Jardins  
Mistlampen: Portugal  
Experiene  
since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 696,122.11

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Lisbon  
Plaats: Lisbon  
Adres: São Vicente  
Geplaatst: 13-01-2026  
Omschrijving:

Apartment located in the Graça district, on the 1st floor of a traditional Lisbon building without a lift.

The property is organised around a large 43 sqm terrace, in a quiet setting, accessible from all living areas as well as from one of the bedrooms, creating a natural extension of the apartment and a comfortable outdoor space for everyday use.

The living areas include a separate living room and dining room, with good circulation, natural light and direct access to the terrace, allowing for a fluid indooroutdoor connection.

The apartment comprises:

- two spacious bedrooms with built-in storage
- a third, more versatile room that can be used as a bedroom, office or quiet space
- two full bathrooms
- a fully equipped kitchen

The apartment has been fully renovated, with particular attention paid to finishes, in a coherent and tasteful style.

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It benefits from double-glazed windows, satisfactory thermal and acoustic insulation, and reversible air conditioning.

The location offers easy access to public transport, local shops and the main points of interest in the Graça area, including Santa Apolónia, the Feira da Ladra and the Panteão Nacional.

A balanced apartment with a structuring outdoor space, suitable for residential use.

The apartment also benefits from a transferable short-term rental license. - REF: AA289

Nieuw: Nee  
Gebouwd: 1956

### **Algemeen**

Slaapkamers: 3  
Badkamers: 2  
Afgewerkte vierkante meter: 73 m<sup>2</sup>  
Lot Afmeting: 42 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: AA289

