



Guaranteed 4% Return Lisbon Aparthotel Studio for Sale | Historic Luxury Investment Property in Arroios



Agent Info

Name:	Keely Capel Teixeira
Company	Private Luxury
Name:	Collection
Country:	Portugal
Experience	2008
since:	
Service Type:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot
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Listing details

Property for:	Sale
Price:	USD 325,361.92

Location

Country:	Portugal
State/Region/Province:	Lisbon
City:	Lisbon
Address:	Arroios
Posted:	Jul 20, 2026

Description:

A ground floor studio apartment within a fully serviced luxury aparthotel in Arroios, one of Lisbon's fastest evolving central districts. Set within a historic building originally registered before 1937, the development combines heritage architecture with contemporary design and professional hotel management. With only two studio apartments remaining, this represents a rare opportunity to acquire a managed hospitality investment in central Lisbon with a guaranteed 4% return for five years.

The development extends across four floors and comprises just 18 residences, including ten studios and eight one-bedroom apartments. Construction is scheduled to commence at the end of 2026 with completion anticipated approximately 18 months later. The building will be comprehensively restored while preserving its original architectural character, creating a refined aparthotel that blends historic features with modern finishes and operational efficiency.



This ground floor studio offers a total area of 19 sqm, including 16 sqm of internal living space. Every square metre has been carefully planned to maximise functionality, incorporating a fully equipped kitchen, contemporary bathroom and integrated storage. Although compact, the layout delivers efficient city accommodation designed for short and medium-term stays.

Residents and guests benefit from professionally managed hospitality services including a reception area, breakfast lounge, fully equipped communal laundry, elevator access, digital key system and hotel-style management. The result is an investment that combines the convenience of serviced accommodation with the long-term ownership of Portuguese real estate.

Located in the heart of Arroios, the development places Lisbon's principal business, cultural and commercial districts within easy reach. Avenida da Liberdade is approximately 10 minutes away, Baixa-Chiado can be reached in around 15 minutes, while Lisbon Airport and Belém are both approximately 20 minutes by car. Restaurants, cafés, public transport and everyday amenities are all within walking distance.

Lisbon continues to benefit from strong international tourism, business travel and sustained demand for professionally managed accommodation. Combined with a fixed 4% guaranteed return for the first five years and experienced operational management, this development offers an attractive balance between predictable income and long-term capital appreciation.

For investors seeking exposure to Lisbon luxury real estate through a professionally managed hospitality asset, this development represents a differentiated acquisition. Those seeking opportunities across Portugal may also request a bespoke property search, while investors considering broader acquisition strategies are welcome to book a private consultation with our advisory team. - REF: PL/1137

Built: 2026

Common

Bathrooms: 1
Finished sq. ft.: 16 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: PL/1137



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