



House with Private Garden for Renovation in Lapa | Development Potential



Agent Info

Name: Frederick Lamy
Company: Lisbo Immo
Name:
Country: Portugal
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: Portuguese
Website:

Listing details

Property for: Sale
Price: EUR 1,700,000

Location

Country: Portugal
State/Region/Province: Lisbon
City: Lisbon
Address: Estrela
Posted: Sep 28, 2026

Description:

Located on Rua Borges Carneiro in Lapa, this traditional Lisbon house occupies a 223 m² plot with a private garden. Its location, size and layout make it an opportunity for investors and developers seeking a residential project in one of Lisbons most sought-after neighbourhoods.

The property has an advertised gross area of 404 m², including 296 m² of gross private area, arranged over a basement, ground floor, first floor and attic. It requires a full renovation.

Original features include a wooden staircase, timber floors, stone detailing and generous ceiling heights. These could be incorporated into a carefully designed renovation. The garden at the rear adds valuable outdoor space in a central location.

Several investment strategies can be explored: renovating the building as a substantial family home or assessing a different residential layout. Any extension, change to the number of units or new construction would require an architectural feasibility study and confirmation from the relevant authorities. No approved project for these works is being advertised.

Close to Estrela, Santos and the riverfront, the property is set in an established residential area with shops,



services and schools nearby.

Key details

Asking price: 1,700,000

Plot: 223 m²

Advertised gross area: 404 m²

Advertised gross private area: 296 m²

Basement, ground floor, first floor and attic

Private garden

Full renovation required

Property currently occupied by a tenant

Energy rating: F
- REF: MOR0524

New: No

Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	296 sq m
Lot Size:	223 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: MOR0524

