



## 2 Bedroom Apartment - Rua dos Baldaques, Lisbon



### Информация об агенте

|                    |                    |
|--------------------|--------------------|
| Название:          | António Pereira    |
| Название компании: | ITHLUX             |
| Страна:            | Португалия         |
| Experience since:  |                    |
| Тип услуг:         | Selling a Property |
| Specialties:       |                    |
| Property Type:     | Apartments         |
| Телефон:           |                    |
| Languages:         | Portuguese         |
| Веб-сайт:          |                    |

### Детали объявления

|               |           |
|---------------|-----------|
| Недвижимость: | В аренду  |
| Цена:         | EUR 1,350 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Лиссабон   |
| Город:     | Лиссабон   |
| Добавлено: | 18.06.2026 |

#### Описание:

2 bedroom apartment with 62 m<sup>2</sup> of gross private area, refurbished, located on the 1st floor of a building without elevator.

The property stands out for the charm of traditional Lisbon architecture, with plank floors, high ceilings and an unobstructed view over the city of Lisbon, benefiting from a pleasant sun exposure to the southwest.

Inserted in an old building from the 1930s, it has architectural elements that give it personality, elegance and authenticity.

The kitchen is equipped with an oven, electric hob and water heater, and all equipment is electric. The apartment also has a refrigerator and washing machine, currently in operation, which will remain in the property for the use of tenants. However, this equipment is not an integral part of the rental contract, and any repairs or replacements are the responsibility of the tenants.

#### Location

Located in a central and consolidated area of Lisbon, the apartment benefits from an excellent network of



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transport, commerce, services and leisure equipment, providing a comfortable and practical urban experience.

In terms of transport, it is about 50 meters from the 730 bus stop, with a connection between Praça José Fontana (Picoas) and Picheleira. The metro stations of Arroios (Green Line), Alameda (Green and Red Lines) and Olaias (Red Line) are within walking distance, allowing quick travel throughout the city, including a direct connection to Lisbon Airport and Oriente Station, the capital's main rail and road interface.

In the surroundings you will find several spaces dedicated to sports and leisure, such as the Penha de França Swimming Pool, the Fitness Up and the pleasant Paiva Couceiro Square, ideal for outdoor moments.

Daily life is facilitated by the proximity of a wide commercial offer, including the Arroios Market, supermarkets, traditional commerce, pastry shops and various services. Rua Morais Soares and its surroundings offer a much appreciated neighborhood dynamic, where you can find practically everything within a few minutes' walk.

**\*\*Visits are exclusively by appointment by email:\*\***

**\*\*MA.TEAM@ITHLUX.COM\*\***

#### Rental Conditions:

- \* Preference for long-term contracts (minimum 3 years.)
- \* At the signing of the contract, 4 rents will be due, corresponding to:
  - \* 2 security deposit rents;
  - \* First two rents (always one month to be paid in advance, e.g. on January 1st the rent for the month of February is due)
- \* Proof of income and financial capacity compatible with the amount of rent will be requested;
- \* Preference will be given to candidates who present guarantors.

An excellent opportunity for those looking for an apartment with character, in a central and consolidated location, ideal for long-term residence in Lisbon.

#### Why invest and live in Portugal?

- 7th safest country (Global Peace Index 2024 2025)
- Excellent infrastructure and motorway network
- Top tourist destination (World Travel Awards)
- Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)
- Mild climate all year round Summer: 25°C | Winter: 15/16°C
- Top 10 for quality of life (InterNations)
- One of the best countries for expats to live in (InterNations)
- Mediterranean Diet Cultural Heritage (UNESCO)
- Excellent gastronomy
- Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)



Portuguese wines awarded (Forbes rankings)

Portuguese people recognized for their hospitality (InterNations) - REF: ITH4445

## Общие

Спальни: 2  
Ванные комнаты: 1  
Готовые кв.м.: 50,95 кв м

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://virtualhome360.pt/app/viewer/baldaques13>

## Contact information

IMLIX ID: ITH4445

