



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 2,400,000

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Lisbon
Şehir/İlçe:	Lisbon
Yayınlandı:	26.03.2026

Açıklama:  
Charming fully renovated building in Misericórdia

Located between Príncipe Real and São Bento, in one of Lisbon's most sought-after areas, this fully renovated building (2021) offers an excellent investment opportunity with immediate income and strong appreciation potential.

Spread over 5 floors with elevator, the building comprises 4 independent apartments, all tastefully furnished and fully equipped.

The renovation was complete: façade, common areas, structure, and interiors – offering a property in excellent condition, with no work required.

### Layout & areas:

- 1-bedroom apartment (ground floor): 53.1 sqm + 17.61 sqm outdoor
- 1-bedroom apartment (1st floor): 60.29 sqm + 4.2 sqm outdoor
- 2-bedroom apartment (2nd floor): 59.99 sqm + 3.15 sqm outdoor
- Duplex 1+1 bedroom (top floor): 111.24 sqm + 8.14 sqm outdoor

The top floor features a beautiful and spacious duplex, filled with natural light and offering open views over Lisbon.

Rental situation:



- Ground floor: €1,200/month – lease until end of 2027
- 1st floor: €1,550/month – lease until March 2027
- 2nd floor: €1,700/month – lease until end of March 2027
- Duplex: vacant – estimated rental potential of €3,500/month

Secured income with strong short-term upside potential.

Exposure: East and West

Prime location: central, vibrant, and highly desirable, close to shops, restaurants, and transport.

Key features:

- Fully renovated in 2021
- Elevator
- Fully furnished and equipped apartments
- Immediate rental income
- Strong appreciation potential
- Rare product on the market

Nearby:

Metro stations:

- Baixa-Chiado (blue & green lines) – approx. 10 min walk
- Cais do Sodré (green line) – a few minutes

Shops & amenities:

- Pingo Doce Santos
- Continente Bom Dia Cais do Sodré
- Time Out Market – Mercado da Ribeira

Landmarks:

- Santa Catarina viewpoint
- Praça Luís de Camões
- Santos district and its many restaurants
- Chiado shopping area
- Tagus riverside

Use license no. 30/UT-CML/2022, issued by Lisbon City Hall on 13/01/2022.

A unique opportunity not to be missed!

Contact me for more information.

I speak French, Portuguese, English, and Spanish.

50/50 commission sharing with all agencies.

#ref: 854317



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

## Genel Bilgiler

Bitmiş metrekare: 285 m2  
Arazi Büyüklüğü: 90 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/ZAZY-T106140/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106140/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 854317

