



## Loft Maria Pia



### Informazioni sull'Agente

Nome:	Equipa JPVA
Nome della ditta:	João Passos & Vítor Andrade
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 275,000

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Lisbon
Città:	Lisbon
Indirizzo:	Campo de Ourique
Pubblicato:	11/07/2024

#### Descrizione:

Loft totally rebuilt in 2021 where historic charm meets contemporary design, ready to move into.

This east west orientated property offers a unique combination of robustness and elegance. The entrance reveals an open and well-lit space, with solid wood flooring in the suite that adds a cosy and sophisticated touch to the atmosphere. In strategic areas, ceramic flooring provides greater practicality and durability. The fully-equipped kitchen is a real highlight, with a marble worktop that combines functionality and style while the double-glazed PVC window frames ensure excellent thermal and acoustic insulation.

This loft also has a built-in wardrobe that optimises storage space, as well as two bathrooms: one social, perfect for visitors, and one en suite, providing privacy and comfort for the master bedroom. Water heating is guaranteed by an efficient water heater. To top it all off, an outdoor terrace offers an ideal refuge for relaxing or receiving friends, making the most of outdoor moments.

The space is distributed as follows:

- Total area: 63 m<sup>2</sup>



- Ground floor (living room and kitchen) - 33 m<sup>2</sup>
- Guest toilet - 1.24 m<sup>2</sup>
- Terrace - 18.5 m<sup>2</sup>
- Bedroom - 17 m<sup>2</sup>
- En suite bathroom - 5,20 m<sup>2</sup>

Located in one of the courtyards of Rua Maria Pia, very close to one of Lisbon's most popular neighbourhoods, Campo de Ourique, which stands out for its cosy atmosphere, defended by its many shops, restaurants, pharmacies and pastry shops. The Jardim da Estrela, the Jardim da Parada, the Prazeres Cemetery and the Campo de Ourique Market mean that there's no shortage of reasons to take a stroll in the fresh air in an area that is also home to churches such as Santa Isabel, Santo Condestável and the Estrela Basilica, which are just a few minutes away on foot.

We are also very close to the best schools on offer, where in addition to renowned public schools such as Liceu Pedro Nunes and Escola Manuel da Maia there are prestigious private schools such as Colégio dos Salesianos de Lisboa and international schools such as Liceu Francês Charles Lepierre and Redbridge School.

Main distances:

- 15 minutes (on foot) from Tapada das Necessidades;
- 4 minutes (by car) from Alcântara-Terra Station; Avenida de Ceuta with access to the Cascais line, the North-South axis, Monsanto Forest Park and the A2 motorway (access to the southern beaches);
- 20 minutes (by car) from downtown Lisbon;

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## Comune

Camere da letto:	1
Bagni:	1
Finito piedi quadrati:	62 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: KWPT-003018

