



Avenidas Novas - Apartment



4
Bedrooms

157,7
Area (m²)

Garage

Swimming Pool

1 650 000 €
(EUR €)

Luxurious duplex, 157.7 m2, terrace, Avenidas Novas

Luxurious 157.7 m2 duplex, with 60.9 m2 terrace located in the most cosmopolitan and luxurious Avenidas Novas district of Lisbon. Between Marquês de Pombal and El Corte Inglés, it is close to 2 metro stations and the splendid Parque Eduardo VII.

This duplex distributes from its entrance to the living room with toilet, the dining room and the kitchen and gives access via a staircase to the first floor. The two bedrooms on the second floor each have a bathroom with a shower and the suite has a bathroom with a bathtub. On the same floor, accessible directly from the stairs, a relaxation or office space and present with unique access to the terrace with swimming pool and view, the duplex being located on the top floor of the building.

At the epicenter of Lisbon's most cosmopolitan and luxurious district, this building resurfaces where the golden years of Portuguese architecture complement the current way of life.



Côme d'Esparron

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¹ (Call to national fixed network) | ² (Call to national mobile network)



This new project has 1 store and 42 apartments from T1 to T4 and several duplexes, with an area of between 53 and 200 m². The penthouses have private pools on the top-floor terrace and some units have parking.

Thus offering a unique range of possibilities for a unique lifestyle, combining the refinement of the past with the contemporary of today.

The materials have been chosen with care in order to maintain the unique and original character of the building. Inside, the decorative elements have been preserved, stone and wood remain the main materials, allowing a harmonious relationship to be created between historical and contemporary elements. The project will be delivered in the second half of 2021.

The Avenidas Novas district is ideal for those who do not like to be in the hustle and bustle of the historic center, while still having quick and easy access to the whole city, a very flat area. Its name is linked to the expansion of Lisbon to the north, which took place between the end of the 19th century and the beginning of the 20th century, when wide and long avenues were. This is why access to the historic center is so quick and easy. However, the area is well served by public transport. It has interesting attractions within walking distance such as the Calouste Gulbenkian Foundation, Eduardo VII Park and, for shopping, El Corte Inglés, in addition to being well served by good restaurants and cafes. The Calouste Gulbenkian Foundation has performance halls and exhibition areas, a Modern Art Center, a Museum with a library and a restaurant / bar. The famous gardens that surround the foundation was designed in 1957, with an area of 9 hectares and forms a vast space for leisure and culture, with an exterior design characterized by hanging gardens and diverse flora. It is a very cool space, with a lot of greenery and full of flora and fauna, with rivers, terraces, paths between trees and even an amphitheater, in which during the hot summer months there are shows. In 2010, the building and the garden were considered a national monument. It is an ideal place to walk, rest and discover nature up close. Open all year round, it is a true oasis of tranquility for its visitors.

For further information, please contact us.

We share with all real estate professionals at 50% / 50%.

* VISITS WITH PROTOCOL - NOT LIVE *

As the property is not inhabited, the person responsible for the property is the only one who has the keys. Visits to the property are possible with restrictions and a protocol, a minimum distance of 2 meters between each person will be respected during the visit. Only one visit is possible per day, with a maximum of 2 people per client. Thank you for your understanding by respecting these conditions we do everything to respect the instructions put in place by the Portuguese authorities.



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Property Features

- Heating
- Built-in closets
- Wooden floor
- Social bathroom
- Pool
- Balcony
- Private condominium
- Security alarm
- Central location
- Terrace
- Good condition
- New Construction
- Duplex
- Partially furnished
- Air conditioning
- Double glazed
- Suites: 1
- Equipped kitchen
- Storage
- Built year: 2021
- Roof terrace
- Lift
- Energetic certification: In process
- Garage
- Modern
- Last floor
- Floor: 5-6



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