



## Luxury 4 Bedroom Apartment for Sale in Central Lisbon

Reference	lisv391
Purpose	Sale
Location	Lisboa
Bedrooms	4
Bathrooms	4
Built Area	368 sqm
Plot Area	---
Price	1.680.000 EUR



## DESCRIPTION

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This very special and bright apartment that we present for sale occupies a whole high floor of a beautiful neoclassic Pombaline architecture building, in one of the main and most prestigious residential avenues of Lisboa: Avenida António Augusto de Aguiar.

This apartment extends over 368 sqm in a single floor that encircles the building elevator providing a circular path through the entire apartment and providing stunning views from either side over the city of Lisbon and an extraordinary sun exposure.

The apartment has two separate entrances on the left and right sides of the elevator and common stairs.

A large hallway gives access to the front side of the apartment where is located a large living room that is divided in two areas and that connects to the library, achieving about 16 meters of width, plus a bathroom, a guest toilet and a bedroom.

This front side is served by the large balcony with about 20 meters of width, providing an great view of the Avenue with its large trees and directly to the "Pavilhão Carlos Lopes" - a 1922 pavilion building in the well known "Parque Eduardo VII" park that was fully refurbished in 2016 and that provides an unique venue all types of events.

On the back side of the apartment is located a large dining room with a full glass closed balcony that gives you a wide view over the Lisbon buildings. Connected you'll find the large main bedroom suite complete, with a walk-in closet with plenty of storage space and a large bathroom.

The kitchen displays typical portuguese tiles and a typical chimney where the stove is located. Plenty of typical wood cupboards are available with marble countertops. A polished concrete table sits on the middle of this kitchen, to enjoy a quick breakfast or snack. Near the kitchen there's also a small suite with a beautiful small bathroom, which can be used as a maid's room, and another bedroom that can also be used as an office. This bedroom is connected to a small family room that is now used as a TV room.

The sale of this property includes the possibility of transfer of the lease position on two covered parking spaces, a few meters away.

## LOCATION

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The apartment is located in one of the main and most prestigious residential avenues of Lisboa, the Avenida António Augusto de Aguiar, just 2 minutes walk from the Marquês de Pombal Square and Avenida da Liberdade.

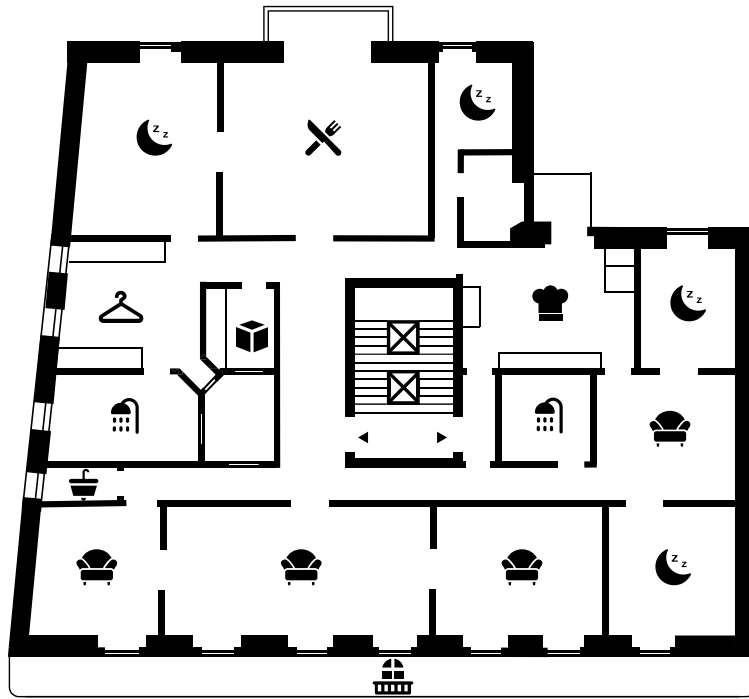
You'll find in the north end side of the avenue - after the famous El Corte Ingés - the beautiful Calouste Gulbenkian Garden Park, where you can watch magnificent shows, or simply quietly walk among exuberant trees and bushes of just read a good book in the shade or just lie in one of the green grass areas to soak the portuguese sunlight.

You are also just meters away from the Parque Eduardo VII park, a beautiful lawned area with 26 hectares and a breathtaking view over the "Praça Marquês de Pombal" square and the Avenida da Liberdade, the main avenue of Lisbon that reaches over the other side of the Tejo river.

## FLOOR PLANS

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### **Apartment**



## PHOTOS

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