Ana Paula Cruz
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Ref
CB08-230318
Scan QR code to view property

Two adjoining offices for sale in Lisbon

Lisboa, Lisboa

0 Bedroom(s)

2 Bathroom(s)

952 sqm Gross Area

0 sqm Plot Area

N/A CLASSE ENERGÉTICA

5 400 000 €

CB08-230318

AMI 10935

Features

- Bathrooms (en-suite): Sim
- Smoke detector
- Fire detector
- Air conditioning
- Ceiling lights
- Security cameras
- Cabinet(s): Sim
- Bathroom(s): 2
- Open Space: Sim
- Intrusion Detector
- Saltwater pool
- Proximity: City, Open field, Pharmacy, Public Transport, Schools
- Living rooms(s): 4
- Reduced Mobility Access
- Internet connection available
- Wi-Fi connection
- Central location
- Garage
- Parking space
- Thermal acoustic window frames
- Accessability\proximity: Museums, Subway, Bus, Bus station, Airport 30m, Beach at 30 min, Commercial areas, Restaurants, City nearby, Touristic areas, Cinema, Theather, Ruins with touristic views, Marina, Bicycle path, Golf course 1km
- High Security Door
- Energetic certification: Exempt
- Water: Main grid
- Electricity: Main grid
- Gas: Main grid
- Number of floors: 1
- Communal parking
- Views: River view
- Video entry system
- Security alarm
- Lift
- Double glazing
- Electric garage gate
- Open plan living area
- Main drainage
- Parking places
- Parking place type: Exterior
- Wide Range of Services
- Soundproofing
- Fire Door
- Horizontal Property
- Evolving Zone: Airport, Wide Range of Services, Freeway, Bank, Fire brigade, Shopping mall, City Center, School, Green Spaces, Railway station, Public Parking, Excellent Access, Pharmacy, Gymnasium, Hypermarket, Hospital, Police, Fuel Station, Taxi Rank, Public Transport, Bus Station
- CCTV: Sim
- Thermal insulation
- Double glazing: Sim
- Natural Light
- Outdoor Parking: Sim
- Garage: Yes
- Lift: Yes
- Streetlight

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On the 5th and last floor of the building, A fraction with 308m², right foot 3.50m, 42 m of windows, view Rio "Mar da Prata", in a building of warehouses and offices. and, A fraction contiguous with 1.181,29m², right foot between 3,50m and 3,90m, with 4 skylights with about 12m² each distributed by the space, and an upper floor in mezzanine, storage and loft.

The building has 2 entrances, each with lift and hoist. An entrance front River with public parking (free) and the back entrance with bus stop at the door and 200m from the train station of the Sintra Line with connection to the stations Gare do Oriente (new area), Sta. Apolónia (old area) and Entrecampos (recent area).

Property acquired in 2016 , investing in its total recovery, creating the infrastructure for coworking business. It is planned a second phase of refurbishment to allow to potentiate the jobs and an income of 362.0000,00€/year with Yield 8,4%.

The Matinha area is located to the south of the Parque das Nações in Lisbon, between the railway line (North line) and the Tagus River.

Over the last century, Matinha has served as the basis for a very heterogeneous urban occupation with heavy industry, warehouses and housing.Matinha is currently being converted into an area for services, housing and leisure, with green areas and a riverside promenade.