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

Two adjoining offices with large river views

Lisboa, Lisboa

0 Bedroom(s)

2 Bathroom(s)

952 sqm Gross Area

0 sqm Plot Area

N/A CLASSE ENERGÉTICA

5 150 000 €

CB08-230318

AMI 10935

Features

- Smoke detector
- Fire detector
- Air conditioning
- Ceiling lights
- Security cameras
- Cabinet(s): Sim
- 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
- 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: 2
- Views: River view
- Video entry system
- Security alarm
- Lift
- Double glazing
- Open plan living area
- Main drainage
- Wide Range of Services
- Horizontal Property
- Lift: Yes

Two adjoining offices with large river views

On the 5th and last floor of the building, two adjoining lofts, which can be used as two flats with a few alterations, with fantastic frontal river views.

An apartment block with 308m‘, ceiling height 3.50m, 42m of windows, views of the River “Mar da Prata”, in a residential and services building. and, an adjoining apartment block with 1,181.29m’, ceiling height between 3.50m and 3.90m, with 4 skylights of around 12m' each distributed throughout the space, and an upper floor with a mezzanine, ammos and attic.

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Potential for a rooftop.

The building has 2 entrances, with 2 lifts and 2 freight lifts each. One entrance faces Rio with a public car park (free) and the rear entrance has a bus stop at the door and is 200 metres from the train station with links to Gare do Oriente (new area), Sta. Apolônia (old area) and Entrecampos (new area).

The two lofts, currently used as offices, can be used as flats as they have two licences, one for housing and the other for services.

For the price shown, the 2 properties are being sold with some of their contents, duly inventoried.

The price of the 2 independent fractions sold together, with Phase 2 improvements, is €5,400,000, or for another amount depending on the improvements or project that the prospective buyer wishes, after their purchase, continuing as an office/warehouse or for a change of use project to housing in a mixed-use building.

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

Over the last century, Matinha has supported a very heterogeneous urban occupation with heavy industry, warehouses and housing. Matinha is currently being converted into a service, residential and leisure area, with green areas and a riverside promenade, becoming the residential continuation of Parque das Nações and Expo.

The area has excellent access to Lisbon's main roads, the motorway and the airport.