COLDWELL BANKER | PORTUGAL

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Ref
CB08-231018
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**Two lofts with fantastic river views in Lisbon**

**Lisboa, Lisboa**

1 Bedroom(s)

2 Bathroom(s)

952 sqm Gross Area

0 sqm Plot Area

C CLASSE ENERGÉTICA

**5 150 000 €**

CB08-231018

AMI 10935

## Features

- Bathrooms (en-suite): Sim
- Smoke detector
- Fire detector
- Air conditioning
- Ceiling lights
- Security cameras
- Bathroom(s): 2
- Open Space: Sim
- Intrusion Detector
- Saltwater pool
- Proximity: City, Open field, Pharmacy, Public Transport, Schools
- Living rooms(s): 4
- Wi-Fi connection
- Central location
- Thermal acoustic window frames
- Accessability\proximity: Museums, Subway, Bus, Bus station, Airport 30m, Beach at 1 hour, Commercial areas, Restaurants, Touristic areas, Cinema, Theather, Marina, Golf course 1km
- Energetic certification: C
- Solar orientation: East, West
- Water: Main grid
- Electricity: Main grid
- Number of floors: 1
- Communal parking
- Views: River view, City view
- Video entry system
- Security alarm
- Lift
- Double glazing
- Open plan living area
- Main drainage
- Parking places
- Parking place type: Interior
- Wide Range of Services
- Soundproofing
- Evolving Zone: Wide Range of Services, Children's Play Areas, Freeway, Bank, Fire brigade, City Center, School, Green Spaces, Railway station, Public Parking, Excellent Access, Pharmacy, Gymnasium, Hypermarket, Hospital, Metro, Police, Fuel Station, Taxi Rank, Public Transport, University, Commercial Area, Industrial Zone, Bus Station
- CCTV: Sim
- Double glazing: Sim
- Natural Light
- Outdoor Parking: Sim
- Streetlight

## Two lofts with fantastic river views in Lisbon

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

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A fraction with 308m², ceiling height of 3.50m, 42m of windows, views of the River "Mar da Prata", in a residential and services buildinge, An adjoining unit with 1,181.29m², ceiling height between 3.50m and 3.90m, with 4 skylights of around 12m² each distributed throughout the space, and an upper floor with mezzanine, storage and attic. Potential for a rooftop.

The building has 2 entrances, each with an elevator and elevator. One entrance faces the river with a public parking lot (free) and the rear entrance has a bus stop at the door and is 200m from the train station with links to Gare do Oriente (new area), Sta. Apolónia (old area) and Entrecampos (new area).

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

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.