COLDWELL BANKER

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Ref

CB01-0593

Scan QR code to view property

Apartment of 274m² on Av. Fontes Pereira de Melo - Versatility, Space and Premium Location

Lisboa, Lisboa

7 Bedroom(s)

3 Bathroom(s)

274 sqm Gross Area

0 sqm Plot Area

C CLASSE ENERGÉTICA

1 400 000 €

CB01-0593

AMI

Features

- Private Bathroom: 3
- Proximity: Airport, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools
- Balcony (m2): 4
- Living rooms(s): 12
- Orientation: Exterior
- Central location
- Accessability\proximity: Subway, Bus, Airport 30m, Commercial areas, Restaurants, Touristic areas, Cinema, Theather
- Energetic certification: C
- Solar orientation: North, South
- Water: Main grid
- Number of floors: 1
- Views: City view
- Lift
- Reception
- Wide Range of Services
- Outdoor Parking (price for sale): Parque vizinho
- Private Gross Area: 274

Apartment of 274m² on Av. Fontes Pereira de Melo - Versatility, Space and Premium Location

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Located in one of the most emblematic arteries of Lisbon, this large apartment of 274m², located at Avenida Fontes Pereira de Melo, offers a unique opportunity for housing, office or office. Currently configured as a medical clinic, it has 12 rooms and 3 bathrooms, ensuring great flexibility of use.
Although it needs renovation works, the space has enormous potential to adapt to the needs of future owners or investors.

Versatile Space for Different Purposes

Housing: For those looking for a large apartment in the heart of the city, this property can be transformed into a spacious and bright residence, with several rooms adaptable to bedrooms, living rooms and leisure areas. The privileged view of Marquês de Pombal and the proximity of Parque Eduardo VII make this location perfect for those who want to live in the center of Lisbon, with access to all amenities.

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Offices: The strategic location, in the main business and commercial area of Lisbon, makes this space an excellent option for companies, coworking, lawyers, architects or other professional activities. The distribution in 12 rooms allows the creation of different work environments, meeting rooms and support areas, benefiting from the excellent visibility and accessibility of the area.

Office or Clinic: The current configuration of the space is already optimized for health or wellness services. With several treatment rooms and 3 bathrooms, it is ideal for medical clinics, dental offices, physiotherapy, psychology or aesthetic offices, providing a professional environment in a prestigious location.

Premium Location – Lisbon Center

Avenida Fontes Pereira de Melo is one of the most central and sought-after locations in Lisbon, connecting Marquês de Pombal to Saldanha and offering privileged accessibility.
• Direct view of Marquês de Pombal, one of the most iconic areas of the city.
• Next to Eduardo VII Park, one of the most beautiful and emblematic green spaces in Lisbon.
• Excellent access: Marquês de Pombal Metro just a few meters away, bus stops and easy connection to the main roads.
• Easy parking: Although the property does not have its own garage, it is located next to the Marquês de Pombal Public Park. For residents, there is the possibility of obtaining parking badges on Rua Sidónio Pais, ensuring greater convenience.
• Proximity to services, commerce and restaurants, benefiting from a dynamic and prestigious environment.

If you are looking for a versatile property, well located and with enormous potential for appreciation, this is a unique opportunity in the heart of Lisbon.

Contact us for more information and schedule your visit!