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Ref
CB03-1335
Scan QR code to view property

Living Lisbon from Above: T1+1 with Balconies and 360º View
Lisboa, Lisboa

2	1	95,76 sqm	15 sqm	B
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	CLASSE ENERGÉTICA

370 000 €

CB03-1335
AMI

Features

- Kitchen
- Energetic certification: B

Living Lisbon from Above: T1+1 with Balconies and 360º View

On the top floor of a discreet building near the emblematic Rua do Hospital dos Capuchos, is this absolutely unique T1+1, a true urban refuge where light, view and comfort meet in perfect harmony.

Each room in this house was designed to breathe natural light. All areas – including the entrance hall, bathroom and hallways – have windows, creating a continuous feeling of spaciousness and well-being. The additional bedroom, despite facing the stairs area, also benefits from its own light, preserving comfort and privacy.

With 50 m² registered in a booklet, this property actually reveals a generous area of about 112 m², surprising by the fluidity of the spaces and the way in which every corner is lived, in a rare balance between charm, functionality and Lisbon identity.

The real privilege is revealed outside: two exceptional balconies, with an almost 360-degree view over Lisbon, where the river, São Jorge Castle and the city's rooftops make for a simply breathtaking backdrop – perfect to start the day or end the night at sunset.

Inside, the atmosphere is deeply cozy and enveloping, reinforced by the two stoves, which remain in the property and invite moments of comfort and intimacy in the colder months. The bathroom, covered with Viúva Lamego tiles, adds a touch of tradition and authenticity, enhancing the unique character of this house.

In addition to being an excellent option for own housing, this property also represents a high-quality investment opportunity. The Capuchos area is distinguished by a very high demand, supported by centrality, proximity to historical, cultural and service areas, and the strong attractiveness of the premium urban market. The versatile typology, the rare luminosity, the unique views and the top floor give it strong potential for appreciation and high

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liquidity, both for long-term rentals and for more exclusive segments. Ideal for both own housing and high-demand investment, A unique property that combines Lisbon charm, comfort and potential for appreciation.

This is more than an apartment. It is a way of living Lisbon from above, with soul, light and identity