## António Alexandre

**Tel:** +351 912 317 874

**Email:** antonioalexandre@dsprivate.com


**Preço: 725 000 €**

| 2 | 2 | ✖ | 85 sqm | 0 sqm | ✔ | 2009 |
|---|---|---|---|---|---|---|

**Ref.** DSPDAVILLACC34 | Lisboa

## Renovated 2 Bedroom Apartment, in Rua do Viriato, Lisbon

We present this charming flat, completely renovated, located in one of Lisbon's most sought-after areas, on Rua do Viriato.
With a gross floor area of 99.30 m², this property combines comfort, modernity and a privileged location.

Flat features:
- Two spacious bedrooms, one of which is en suite.
- Two complete, modern and functional bathrooms.
- Comfort: Air conditioning in the living room and bedrooms, ensuring thermal comfort all year round.
- One parking space in the building's garage.

Building:
- Well-kept, with two lifts for easy access.
- Location and surroundings: In the heart of Lisbon, this flat offers the tranquillity of a quiet area without sacrificing proximity to a wide range of services and conveniences. The central location offers a perfect balance between convenience and tranquillity, with tree-lined streets and quick access to green and cultural spaces

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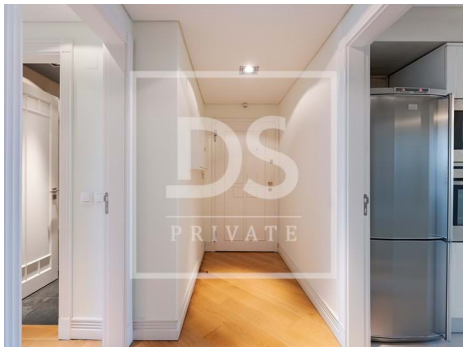
Services and shops:
- Supermarkets and grocery stores nearby.
- Pharmacies, clinics and gyms.
- Schools and other essential services.

Gastronomy:
- A variety of restaurants to suit all tastes, including traditional Portuguese and international options.
- Leading restaurants with a wide range of cosy cafés and patisseries for relaxing moments.

Public transportation:
- Close to Picoas and Marquês de Pombal metro stations.
- Several bus routes connecting to other parts of the city.
- Easy access to the railway network at Entrecampos and Sete Rios stations.

Don't miss this opportunity to acquire a renovated flat, well located and ready to move into. Ideal for living or investing in Lisbon's vibrant property market.



# General features

- Fitted wardrobes
- Air conditioning

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- Equipped kitchen
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Exhaust, Water boiler
- Wooden Shutters
- Shower Enclosures
- Gross Private Area: 85
- Built year: 2009
- Drive way
- Video entry system
- Double glazing
- Main drainage
- Central location
- Security door
- Mains water
- Gas: Main grid
- Garage
- Water heater
- Shower tray
- Bathtub Screens
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Dependent Gross Area: 14,3
- Floors: 6
- Views: City view
- Lift
- Electric garage gate
- Quiet Location
- Extractor Fan
- Energetic certification: C
- Balcony
- Renovation year: 2023
- Parking places number: 1