**Jorge Letras**

**Tel:** +351 969 031 432
**Email:** jorgeletras@dsprivate.com

## Preço: 1 450 000 €

| 4 | 4 | ✖ | 151 sqm | 0 sqm | ✖ | 2003 |
|---|---|---|---|---|---|---|

**Ref.** DSPDAVILLA3091 | Lisboa

### 4 Bedroom Apartment near Saldanha

Exclusivity and sophistication in the heart of Lisbon
4-bedroom apartment near Saldanha — where urban elegance takes shape

In the heart of Lisbon's prime area, between the prestigious Atrium Saldanha, the iconic El Corte Inglés, and the serene gardens of Parque Eduardo VII, lies a residential property of excellence — a 4-bedroom apartment designed for those who value space, privacy, and an unparalleled location.

Set in a carefully designed building, with only one apartment per floor, this unit stands out for its individual entrance, natural light in all rooms, and a fluid and functional floor plan, ideal for contemporary lifestyles. The social area features a large and cozy living room with direct access to a generous balcony, perfect for quiet evenings with a view over the city.

With four bedrooms, including two suites, this apartment offers a versatile and comfortable living experience. One of the suites stands out for including a dry sauna, offering the possibility of being converted into a private gym or relaxation area, according to your lifestyle.

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The presence of four bathrooms, an independent service entrance, and elegant finishes reinforce the exclusive character of this residence.

Key features:
- 4 bedrooms (2 en suite)
- Suite with dry sauna, ideal for use as a personal gym or wellness area
- Large living room with access to the balcony
- 4 bathrooms
- Large, fully equipped kitchen with separate laundry area
- Individual main entrance + service entrance
- One apartment per floor
- Gross private area, 178m2
- Balcony with 25m2
- Excellent natural light
- Orientation: East, West
- Premium location: Saldanha / Av. Fontes Pereira de Melo/ El Corte Inglés

Please contact us, we are at your disposal to provide all the information you need and schedule your visit!
Kind Regards,
The DS Private Davilla team.

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# General features

- Air conditioning
- Blinds
- Gross Private Area: 177,65
- Built year: 2003
- Laundry
- Views: City view
- Security alarm
- Double glazing
- Central location
- Energetic certification: C
- Renovation year: 2012
- Kitchen: Hob, Oven
- Blackout blinds
- Dependent Gross Area: 25
- Floors: 6
- Conservatory
- Video entry system
- Lift
- Electric shutters
- Uninterrupted views
- Balcony
- Terrace