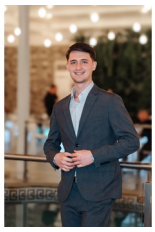
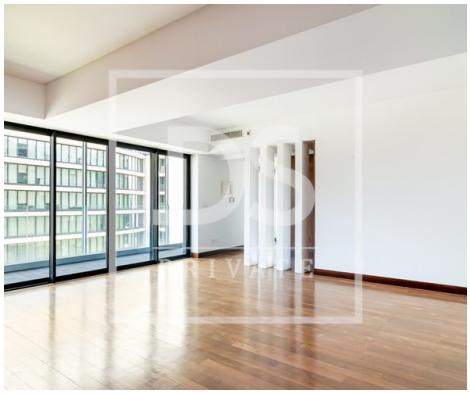
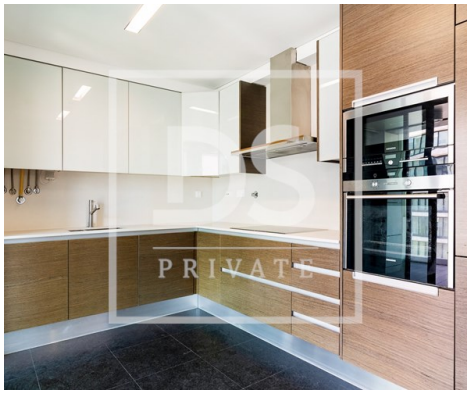
Elias Kerdivar



Tel: +351 935 989 426
Email: eliaskerdivar@dsprivate.com

Preço: 990 000 €





1	2	✖	80,58 sqm	0 sqm	✔

Ref. DSPDAVILLA3094 | Lisboa

1-Bedroom Apartment – Avenida António Augusto de Aguiar, next to El Corte Inglés

1-bedroom apartment – Avenida António Augusto de Aguiar, next to El Corte Inglés

Possible IMT exemption on purchase – take advantage of this benefit!

We present this exclusive 1-bedroom apartment, with 95 m² of gross private area, located on the 4th floor of a building with two elevators. It stands out for its excellent light, modern lines, and privileged location in the heart of Lisbon – on the emblematic Avenida António Augusto de Aguiar, right next to El Corte Inglés.

It consists of a large living room, a fully equipped kitchen, a master suite with built-in wardrobes, a closet, and a private bathroom, a guest bathroom, and a generous balcony. The property combines comfort, sophistication, and functionality. It also has a parking space, included in the price.

Detailed features:

- Excellent sun exposure and panoramic views
- Aluminum window frames with double glazing

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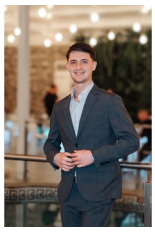

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- Thermal and acoustic insulation
- Sucupira wood flooring
- Underfloor heating in the kitchen and master suite bathroom
- Master suite bathroom clad in Lioz marble, with a whirlpool bath and shower tray
- Central air conditioning with independent control
- Home automation with climate control, lighting, and multimedia control
- Armored entrance door
- Kitchen with Bosch appliances and functional design
- Well-organized condominium and building with two elevators

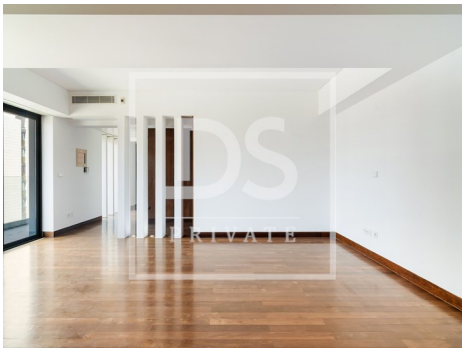
Points of interest in the surrounding area:

• São Sebastião Metro Station just a few meters away
• El Corte Inglés (fashion, gourmet, cinema, culture) right next door
• Eduardo VII Park, ideal for walks and leisure time
• Calouste Gulbenkian Foundation (art and gardens) a 5-minute walk away

This is a unique opportunity for those who want to live in comfort, exclusivity, and centrality in one of the most desirable and valued areas of the capital. Whether for your own home or investment, this location represents a safe and strategic bet in Lisbon.

Please contact us, we are entirely at your disposal to provide all the information and schedule your visit!

Sincerely,
The DS Private Davilla team.



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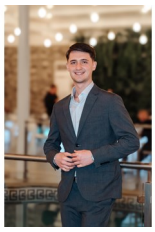

General features

- Dishwashing machine
- Air conditioning
- Kitchen: Hob, Oven, Fridge, Dishwasher
- Blinds
- Simple bathtub
- Gross Private Area: 94,8
- Views: City view, Urbanization view
- Double glazing
- Central location
- Uninterrupted views
- Balcony
- Parking places number: 1
- Refrigerator
- Fitted wardrobes
- Underfloor
- Blackout blinds
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City, Open field
- Dependent Gross Area: 37,5
- Lift
- Electric shutters
- Extractor Fan
- Energetic certification: C
- Garage