



Santo António - Apartment



 4	 4	 220	 37			3 050 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

T4 | Rodrigo da Fonseca | Duplex

Rodrigo da Fonseca is one of Lisbon's most charming streets, offering the perfect blend of city-centre convenience and the timeless, welcoming spirit of a classic neighbourhood. It's a place where you truly feel the comfort of belonging.

This luxurious 183 m² gem is a 4-bedroom duplex featuring a spacious living room seamlessly connected to a fully equipped, high-end kitchen. Outfitted with Miele 7000 series built-in appliances, the kitchen exemplifies modern sophistication. The apartment also includes an advanced JUNG Homekit automation system, allowing you to manage video entry, lighting, security, heating, and cooling both locally and remotely. The property offers additional convenience with a garage, storage room, and a peaceful garden with a swimming pool. Plus, you'll enjoy a private balcony and terrace with picturesque views of Lisbon.

T +351 969275559 ² · T +351 910481393 ² · E officemanager@therealestateshop.pt

Travessa Fábrica das Sedas 28A
AMI 14313

¹ (Call to national fixed network) | ² (Call to national mobile network)



Inserted in a unique project that has only 8 apartments, this property is surrounded by all the facilities that make Lisbon a city so desired. A 5-minute walk from the Marquês de Pombal metro station and with quick access to icons such as Eduardo VII Park, Príncipe Real, and the Calouste Gulbenkian Foundation, you'll have everything at your fingertips – from the best boutiques and restaurants to the vibrant cultural life.

Apartment Highlights:

First Floor: 2 elegant suites, a large living room, modern and fully equipped kitchen, guest toilet and a 15 m² balcony.

Hall 1.9 m²
Guest Toilet 2 m²
Living room 26.3 m²
Kitchen 15 m²
Circulation area 5.6 m²
Closet 5 m²
Bedroom 9 m²
Bathroom 4 m²
Bedroom 17.3 m²
Bathroom 3.3 m²
Balcony 15 m²

Second Floor: 1 more suite, 1 additional bedroom, a full bathroom and a terrace of 18.9 m², where you can contemplate the views of the city of Lisbon.

Bedroom 12.4 m²
Bathroom 4.2 m²
Room 15.1 m²
Bathroom 4.8 m²
Circulation area 10.7 m²
Terrace 18.9 m²

In addition, the condominium offers a common area with a swimming pool and a peaceful garden, creating an environment of peace and exclusivity.

Parking 12.4 m²
Storage room 3.4 m²

T +351 969275559 ² · T +351 910481393 ² · E officemanager@therealestateshop.pt

**Travessa Fábrica das Sedas 28A
AMI 14313**

¹ (Call to national fixed network) | ² (Call to national mobile network)



23-TRES079

Reference

Scan the QR code to view the property



Property Features

- Pool
- Terrace
- Built year: 2023
- Roof terrace
- Security alarm
- Central location
- Garden
- Garage
- Private condominium
- Storage / utility room
- Lift
- Balcony

T +351 969275559 ² · T +351 910481393 ² · E officemanager@therealestateshop.pt
Travessa Fábrica das Sedas 28A
AMI 14313

¹ (Call to national fixed network) | ² (Call to national mobile network)