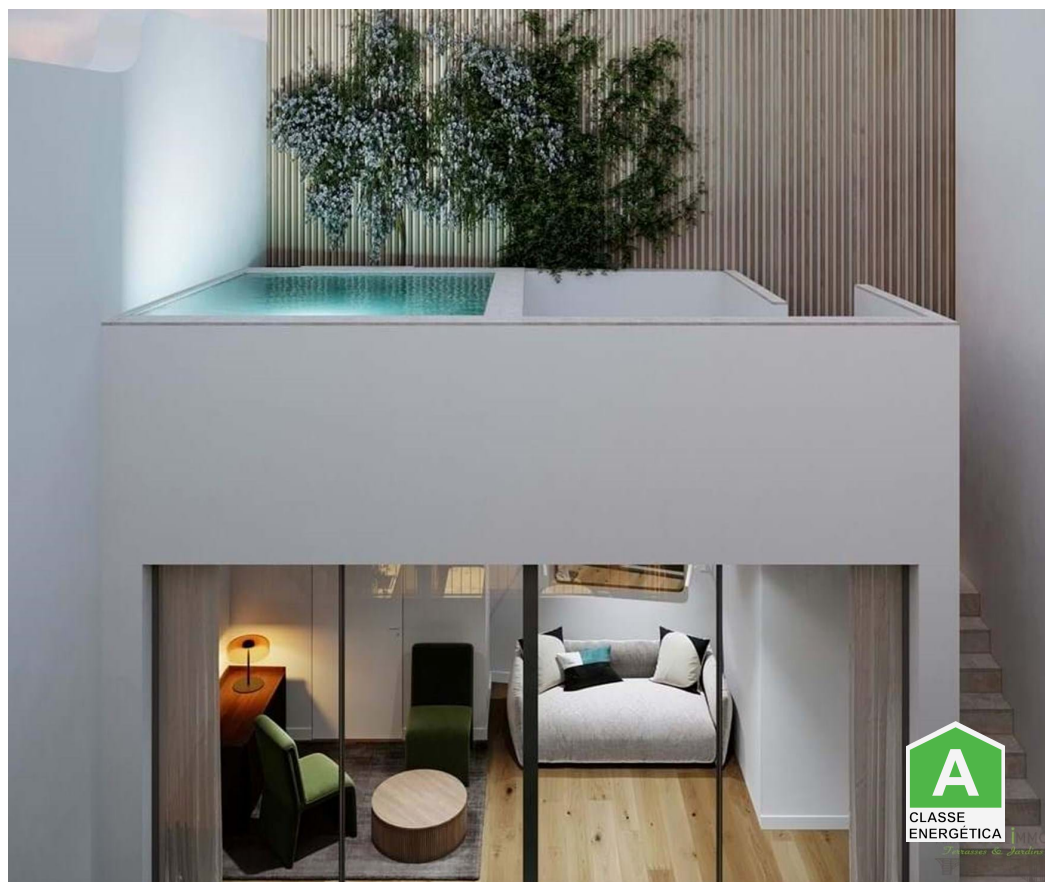




Misericórdia - Apartment



4	3	185	71	Garage	Swimming Pool	2 100 000 € (EUR €)
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)			

T3+1 Duplex 185 m2 with garden 71 m2, swimming pool and parking - Príncipe Real, Lisbon

T3+1 Duplex with garden, terrace, pool in Príncipe Real, Lisbon

Magnificent duplex of 185 m², located in a residential project of three apartments in the heart of the sought-after area of Príncipe Real. On the ground floor, there is the kitchen, the dining room, the laundry room and a suite. On the first floor, there is the living room as well as 2 bedrooms and bathrooms. An annex in the garden can become an additional bedroom, an office.

Apartment Details

- Surface area : 185 m²
- Floor: ground floor and 1st floor
- Garden: 71 m2 (divided into 3 parts- patio level 0: 20 m2, garden level 1: 30 m2, swimming pool)



Lise Bringer

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Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa
AMI 15355

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



platform level 2: 21 m2

Arrangement:

- Spacious living room of 28.6 m²
- Kitchen and dining room of 29 m²
- A Suite of 23.4 m²
- Two bedrooms of 14 m²
- An annex in the garden 14.4 m2
- A laundry room

Equipment

- Lift
- Parking for one car.
- Electric water heater connected to a heat pump
- Swimming pool above the annex
- Fireplace (choice between wood or gas depending on the buyer).
- Daikin reversible air conditioning (hot-cold).
- Integrated vacuum cleaner in all bathrooms.
- Kitchen hood with suction system.
- Bosch appliances.
- Solar panels on the roof for increased energy efficiency.

Availability

The delivery of this duplex is scheduled for the last quarter of 2025.

Localization

Ideally located in the Príncipe Real district, close to Praça das Flores, the São Bento district and the Palace of the Assembly of the Republic. This residential street is renowned for its charm, green spaces and friendliness. The many public transport links nearby make this location a privileged choice for a pleasant living environment.



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Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Thermoaccumulator
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Terrace
- Built year: 2025
- Laundry
- Lift
- Double glazing
- Central location
- Solar orientation: East, West
- Washing machine
- Air conditioning
- Fireplace
- Equipped kitchen
- Pool
- Garden
- Garage
- Floors: 3
- Views: Garden view
- Guest cottage
- Main drainage
- Energetic certification: A
- Mains water



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