RealKasa® eXp®

Real Estate Solutions

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Completely renovated building - Bairro Alto, Lisbon

Ref: 87014795 | Lisboa > Lisboa









€1.890.000

Business type	Sale	**Property type**	Edifício
Bedrooms	6	**Area**	323,5 m2
Total rooms	6	**Heating**	Electric
Building area	323,5 m2		

Description

"In the heart of Bairro Alto, where Lisbon preserves some of its most authentic stories, a rare opportunity is born: a completely rebuilt building with three independent units that combines historical charm, contemporary comfort and high income potential."

There are properties you visit. And there are properties you feel.

In the historic heart of Lisbon, in the prestigious Bairro Alto, next to Chiado and Misericórdia, we find this complete building, fully recovered and completely rebuilt from the ground up, preserving the original exterior facade and respecting the architectural identity of one of the city's most emblematic areas.

The result is a rare combination between the timeless charm of old Lisbon and the comfort, functionality and quality demanded by modern life.

This building consists of three independent units, a shop at street level, a 1-bedroom apartment and a magnificent 2-bedroom duplex with two suites, offering exceptional versatility, both for personal use and for investment.

At street level, the shop with 97 m² benefits from an excellent storefront, direct street visibility and a practical and functional layout. It is equipped with smoke/exhaust outlet, additional storage area and two bathrooms, male and female, with shared sink. A space with enormous potential for retail, light food service, services, showroom, gallery, boutique concept or other activity suited to the vibrant energy of this location.

On the 1st residential floor, the 1-bedroom apartment offers a welcoming and functional atmosphere. It features an entrance hall, living room with small balcony, equipped kitchen and bedroom with access to a pleasant backyard/balcony facing south, a rare and highly valued detail in Lisbon's historic center. The presence of air conditioning adds comfort and makes this space ideal for personal residence, traditional rental or short/medium-term accommodation, subject to proper legal framework.

The main highlight is the 2-bedroom duplex (with entrance on the 2nd floor), carefully designed to offer spaciousness, flow and comfort. The reconstruction prioritized intelligent space optimization, creating a modern, bright and inviting environment.

On the first floor, you find a large living room, equipped with air conditioning, ideal for entertaining friends, living with family or simply enjoying the pleasure of being at home. The kitchen, spacious and fully equipped, was designed for those who value functionality, comfort and moments of sharing. On this floor there is also a practical service bathroom.

On the upper floor, the private area reveals two generous suites, both with large closets and air conditioning. One of the suites also features an elegant dressing room with direct bathroom access, creating an experience of comfort, privacy and sophistication. It is the perfect balance between the cosmopolitan rhythm of the city and the peaceful refuge we all seek when we come home.

Living here is waking up in the center of history. It is going down to the street and having Lisbon at your feet. It is walking to Chiado, Príncipe Real, Cais do Sodré or Baixa. It is being surrounded by culture, theaters, galleries, restaurants, cafés, traditional shops, contemporary stores and some of the most authentic corners of the city.

Bairro Alto is more than a location. It is an experience. It is the sound of old streets, the unique light of Lisbon, the proximity to viewpoints, cultural life, gastronomy, art and the irreplaceable energy of a city that continues to captivate those who visit it and those who choose to live in it.

This building is a particularly rare opportunity for different buyer profiles:
- For a family, it can represent the possibility of living in the pulsating heart of Lisbon, with multiple independent areas and enormous flexibility of use.

- For an investor, it offers a collection of units with high income potential, whether through traditional rental, medium-term rental, commercial operation, short-term accommodation or other income model, always subject to proper legal and regulatory framework.

- For those seeking a distinctive real estate asset, with history, premium location and recent reconstruction, this building brings together attributes difficult to find in the current market.

More than buying a property, this is the opportunity to acquire a piece of Lisbon's soul, recovered with respect for the past and prepared for the future.

Schedule your visit and discover, firsthand, the full potential of this unique building in the heart of Bairro Alto.

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About us:

A - Luxury Real Estate, has been present in the real estate market with great success for over 30 years, having specialized in the "Prime" segment in the Housing and Investment products area in Portugal and Brazil.

It offers a diverse range of quality services to clients, ensuring full support in the selection of properties, whether for purchase, sale or rental, legal and tax advice, obtaining bank financing and support throughout the process, as well as other related services.

In a close cooperation work developed with our office associated with "EXP Realty", we are present in more than 30 countries together with our international colleagues, and with our team of national consultants we are present throughout the national territory, particularly in privileged locations in Lisbon, Cascais, Estoril, Oeiras, Carcavelos, Carnaxide, Sintra, Ericeira, Costa do Alentejo, Algarve, Porto, Braga and Ponte Lima.

Through strategic partnerships, we have an innovative service - "Concierge 360":
- Moving and temporary storage service;
- Interior design project;
- Home staging;
- Large and small scale renovations;
- Property cleaning service;
- Support for bank financing;
- Legal support according to your needs;
- Relocation service;

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Ref: 85966656

€290.000



Lisboa > Lisboa

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Ref: 87438293

€299.000

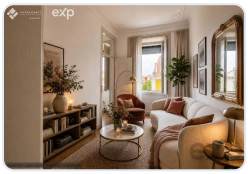


Lisboa > Lisboa

Excellent New 1-Bedroom Apartment in Lisbon Centre

Ref: 86968970

€335.000



Lisboa > Lisboa

T2 WITH TAGUS VIEW IN GRAÇA | AUTHENTIC CHARM IN THE HEART OF LISBON

Ref: 87114945

€338.000

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This brochure was prepared by RealKasa® for property presentation.

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