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.

The privilege of living authentic Lisbon in the heart of Avenidas Novas

Ref: 87284099 | Lisboa > Lisboa









€1.800.000

Business type	Sale	**Property type**	Apartment
Bedrooms	3	**Bathrooms**	3
Area	120 m2	**Total rooms**	4
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	120 m2

Description

The privilege of living authentic Lisbon: an exclusive 3-bedroom apartment in the heart of Avenidas Novas.

More than just a home, a lifestyle in the city center. Imagine waking up where the charm of the past and the sophistication of the present meet, on the prestigious Rua Carlos Testa, overlooking the historic Palácio de Vilalva, in the cultural heart of Lisbon.

With 145.60 m² of gross private area, this apartment occupies the entire 5th floor. In the building, currently in the final phase of rehabilitation, there is only one apartment per floor: privacy, silence, and security, without sacrificing centrality. A private refuge for those who value discretion.

A space designed to live well

The social area opens up in open space, living and dining room with excellent natural light, and extends into the kitchen, with pantry and technical area / laundry room. From here, access to the balcony at the rear of the building: generous, peaceful, perfect for morning coffee or sunset dining.

The master suite has a walk-in closet and private WC. Two additional bedrooms, one with a small balcony, complete the private area, with full service WC and guest WC. Throughout the apartment, premium finishes and a layout designed for daily comfort. The building has an elevator.

Everything within walking distance

Living in Avenidas Novas means having the city at your doorstep. Walk to the Calouste Gulbenkian Foundation gardens, shop at El Corte Inglés, or enjoy a stroll in Eduardo VII Park. And upon return, the rare convenience of garage parking in the building, a true luxury in this area of Lisbon.

Main features

Exclusivity: 1 apartment per floor (2nd floor)
Area: 145.60 m² of gross private area, premium finishes
Layout: 3-bedroom with 3 WCs (suite + full + guest)
Exterior: rear balcony + small balcony in one of the bedrooms
Building: elevator; in final phase of rehabilitation
Parking: 1 garage space

Allow yourself to live with the prestige and tranquility you deserve.

Ready to move in.

Fantastic to Live In, Excellent for Investment!

You can schedule a visit through direct contact: +351_300_505_130 (Also WhatsApp), or if you prefer through the link at the end of this listing.

You can also take a Virtual Tour by scanning the QR Code present in the Photos.

Related Properties



Lisboa > Lisboa

SHOP Avenues Very Central - INVESTMENT

Ref: 85966656

€290.000



Lisboa > Lisboa

3 Bedroom + 1 Apartment with Attic near the Ajuda University Campus

Ref: 87438293

€299.000

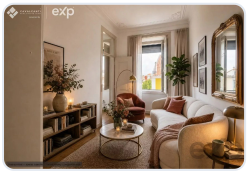


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Ref: 86968970

€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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