RealKasa® eXp®

Real Estate Solutions

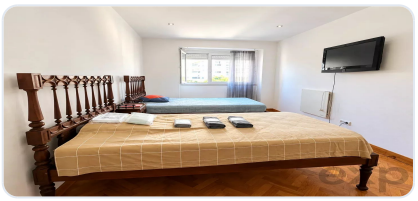
At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Alvalade 2-Bedroom+1 Corner Apartment with Large Attic, Appreciation and Rental Potential

Ref: 87339194 | Lisboa > Lisboa









€540.000

Business type	Sale	**Property type**	Apartment
Bedrooms	2	**Bathrooms**	2
Area	88 m2	**Total rooms**	3
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	88 m2

Description

Excellent 2-bedroom+1 corner apartment, located on Rua Dr. Gama Barros, in the heart of Alvalade, one of the most sought-after and established residential areas in Lisbon.

With approximately 90 m² of gross area, the apartment benefits from a corner configuration, providing excellent sun exposure and abundant natural light throughout the day. The multiple façades and large windows give the spaces a bright, comfortable and welcoming atmosphere.

One of the major differentiating factors of this property is the existence of an attic with dimensions approximately equivalent to the apartment itself, representing significant potential for development, appreciation and rental income. This space could, subject to technical analysis and verification of its legal and planning compliance, allow for the creation of complementary residential, work or leisure areas, also constituting an interesting opportunity for those seeking to explore the property's investment and rental potential.

This feature provides the property with uncommon versatility in Alvalade, allowing for future space optimization and a property appreciation strategy adapted to the owner's or investor's needs.

Location is another of its major strengths. Situated in a central area with a wide range of traditional shops, supermarkets, restaurants, cafés, schools, pharmacies, gyms, healthcare services and green spaces, it provides excellent quality of life and great daily convenience.

Also notable are the excellent accessibility and proximity to public transport:

Roma-Areeiro Station, approximately 250 meters
Roma Metro Station, approximately 400 meters
Various bus lines in the vicinity
Quick access to the city's main areas and routes

A differentiating opportunity for owner-occupation or investment, combining premium location, natural light, approximately 90 m² of living area and the additional potential of a spacious attic, in one of Lisbon's most sought-after and stable real estate areas.

Book your visit now.

Related Properties

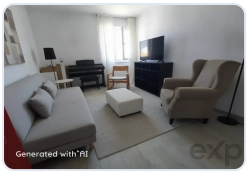


Lisboa > Lisboa

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

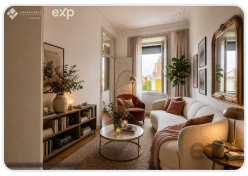


Lisboa > Lisboa

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

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt