



## Alcântara - Apartment

**FLÔR**  
COLLECTION

# APARTAMENTO 0 A

T2 / PISO 0

- 1 Hall - 8,89 m<sup>2</sup>
- 2 Cozinha - 9,48 m<sup>2</sup>
- 3 Sala de Estar / Jantar - 27,49 m<sup>2</sup>
- 4 Circulação - 2,75 m<sup>2</sup>
- 5 Casa de Banho - 3,78 m<sup>2</sup>
- 6 Quarto - 14,16 m<sup>2</sup>
- 7 Suite - 11,88 m<sup>2</sup>
- 8 Closet Suite - 6,44 m<sup>2</sup>
- 9 Casa de Banho Suite - 4,75 m<sup>2</sup>
- 10 Jardim - 39,00 m<sup>2</sup>

Área bruta privativa - 111,56 m<sup>2</sup>

**FLÔR**  
PISO 0

**FLÔR**  
ESTACIONAMENTO  
PISO -1

**2** Bedrooms  
**2** Bathrooms  
**111** Area (m<sup>2</sup>)  
**39** Land Area (m<sup>2</sup>)

**800 000 €**  
(EUR €)

## 2-Bedroom Apartment with 39 m<sup>2</sup> Garden – 111 m<sup>2</sup> – An Exceptional Ground-Floor Gem in the Heart of Lisbon

MODERN APARTMENT WITH LARGE PRIVATE GARDEN

Ideal for a child-free couple or family.

Delivery: September 2025

In the prestigious Conde da Ribeira residence, discover a spacious 2-bedroom apartment of 111 m<sup>2</sup> on the ground floor, featuring a rare 39 m<sup>2</sup> private garden right in the heart of Lisbon.

### FEATURES

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**AMI 19927**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Designed for absolute comfort, this apartment blends elegance and modernity:

- ☐ Bright 27 m<sup>2</sup> living room with direct access to the private garden
- ☐ Refined, fully equipped 9 m<sup>2</sup> kitchen tailored to your lifestyle
- ☐ Master suite with walk-in closet (18 m<sup>2</sup>) and private bathroom
- ☐ Comfortable second bedroom (14 m<sup>2</sup>), perfect as an office or guest room

### THE NEIGHBORHOOD – ALCÂNTARA – SANTO AMARO

Located in Santo Amaro, at the heart of Alcântara, where the authenticity of Lisbon meets the energy of a vibrant capital, Conde da Ribeira embodies the perfect blend of contemporary architecture and historical charm. Inspired by Alcântara's dynamic spirit, the project features noble materials, harmonious spaces, and a timeless design. With lively streets, green spaces, art galleries, and trendy spots, Alcântara offers a lifestyle that is both vibrant and refined. Its proximity to the Tagus River and major roads provides easy access to key points of the city while maintaining a rare sense of tranquility.

- ☐ Lx Factory – 400 m
- ☐ Doca de Santo Amaro – 600 m
- ☐ MAAT & Belém Cultural Center – < 2 km
- ☐ CUF Tejo Hospital – 1 km
- ☐ Pestana Palace Hotel\*\*\*\*\* – 500 m
- ☐ Caparica and Carcavelos Beaches – 15 km
- ☐ Airport – 10 km

### HIGHLIGHTS

A true oasis, the 39 m<sup>2</sup> garden extends the living space outdoors, inviting you to enjoy Lisbon's sunny climate. Whether relaxing, dining al fresco, or simply soaking up the peaceful urban atmosphere, this outdoor space makes all the difference.

- ☐ New residence with elegant finishes
- ☐ Garden and outdoor areas exclusive to residents
- ☐ Fully equipped gym for a healthy lifestyle
- ☐ Private underground parking with pre-installation for electric vehicles
- ☐ Bike storage and modern elevators

📌 A rare opportunity! Contact us now to schedule a visit.

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## Property Features

- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Floors: 0
- Kitchenette
- Lift
- Electric shutters
- Parking space
- Garden
- Built year: 2025
- Drive way
- Views: City view, Garden view
- Double glazing
- Gym
- Solar orientation: North, South



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