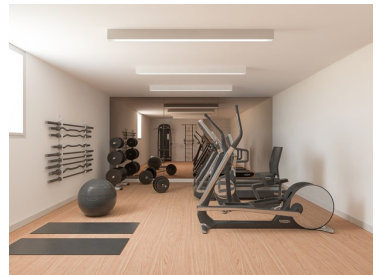




## Alcântara - Apartment



**1** Bedrooms  
**1** Bathrooms  
**76** Area (m<sup>2</sup>)

**530 000 €**  
(EUR €)

## Modern 1-Bedroom Apartment – 76 m<sup>2</sup> – Bright and Stylish Ground Floor

BRAND NEW, BRIGHT AND COMFORTABLE 1-BEDROOM APARTMENT

Perfect for a single person, active couple, or rental investment.

Delivery: September 2025 – already available for reservation!

In the Conde da Ribeira residence, discover a modern and comfortable 75 m<sup>2</sup> ground-floor 1-bedroom apartment. With private parking, shared gym, and a peaceful communal garden, this modern residence brings together all daily essentials in one of Lisbon's most authentic neighborhoods.



**Laura-Lise Baldo**

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AMI 19927**

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



## FEATURES

Designed to optimize space, this apartment blends elegance with modern comfort:

- Entrance hall (3 m<sup>2</sup>)
- Spacious living room (25 m<sup>2</sup>), south-west facing
- Fully equipped, refined kitchen (9 m<sup>2</sup>)
- Large master suite with walk-in closet and en-suite bathroom (16 m<sup>2</sup>)

## THE NEIGHBOURHOOD – ALCÂNTARA – SANTO AMARO

Located in Santo Amaro, at the heart of Alcântara – where Lisbon's authenticity meets the energy of a city in motion – Conde da Ribeira is the perfect fusion of contemporary architecture and historical legacy. Inspired by Alcântara's vibrant atmosphere, this development highlights noble materials, harmonious spaces, and timeless design. With lively streets, green parks, art galleries, and trendy addresses, Alcântara offers a dynamic yet refined lifestyle. Its proximity to the Tagus River and main roads ensures easy access to the city's key locations while preserving a rare sense of tranquility.

- Lx Factory – 400 m
- Santo Amaro Docks – 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

- Bright and spacious living room
- Option for a second bedroom or home office
- Private garden and outdoor areas reserved for residents
- Fully equipped gym
- Underground private parking with EV pre-installation
- Bike storage and modern elevators

📍 A rare opportunity! Contact us now to schedule your visit.



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## Property Features

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



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