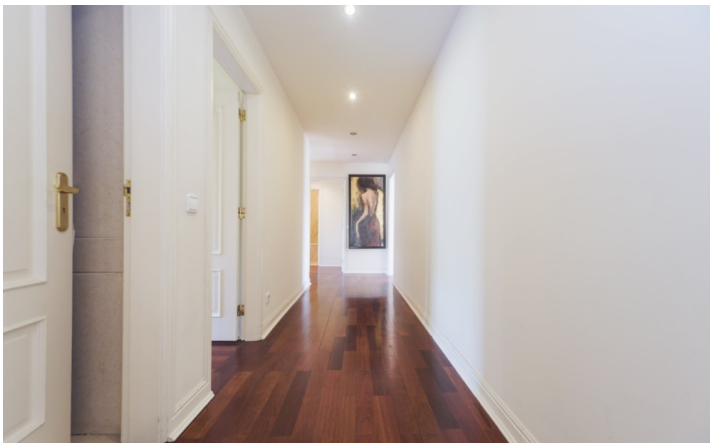


# Apartment | T5 | For Sale | Lumiar, Lisboa

Lisboa - Lisboa

€ 1.300.000



## About

**Distinctive Penthouse T5+1, in a prestigious closed condominium, 'Quinta Conde do Paço do Lumiar',** with a centenary garden from the 18th century, Municipal Heritage and for the exclusive use of residents.

This extraordinary Penthouse enjoys excellent light with three fronts (East/South/West) and with a direct private entrance from the elevator to the apartment.

### It has generous areas:

- A total gross private area of 317 m<sup>2</sup>,
- In addition to a terrace of 66m<sup>2</sup> and 5 balconies that make up 26m<sup>2</sup>, and an attic with 74m<sup>2</sup> and a
- private garage for four cars with 71m<sup>2</sup>, with space for storage

It denotes Sophisticated details, designed by the architect and interior designer M<sup>a</sup> José Salavisa. The social area is separate from the private area, and all rooms have access to the outside through the balconies or terrace, benefiting from an unobstructed view of the garden.

### SOCIAL ZONE

- Room with 87 m<sup>2</sup>, designed to allow for several spaces with different uses, fireplace with stove and large outside terrace.
- Kitchen with 29m<sup>2</sup>, a pantry and a space reserved for laundry where the 300 liters water tank/boiler is installed
- Social bathroom
- Office with 19m<sup>2</sup>

### PRIVATE AREA

- Master bedroom (with ensuite) of 30m<sup>2</sup>
- Bedroom (with ensuite) of 17m<sup>2</sup>
- Bedroom 1 of 24 m<sup>2</sup>
- Bedroom 2 of 16 m<sup>2</sup>

The apartment has great finishes, air conditioning, surround sound in every room, double-glazed window frames and electric shutters. All bathrooms are equipped with electric towel rails.

**ATTIC** with living space – ample space, equipped with kitchenette and complete bathroom.

The private condominium has 45 luxury apartments, covering a total area of 14,000m<sup>2</sup>. It has a heated indoor pool, sauna, massage room, gym, changing room, as well as a tennis court, children's playground, concierge, security and parking area for visitors.

## Features

**bedrooms** - 5  
**Bathrooms** - 4  
**Useful area** - 260m<sup>2</sup>  
**Typology** - T5  
**bedrooms** - 5  
**Bathrooms** - 4  
**Building area** - 509 m<sup>2</sup>  
**Useful area** - 260 m<sup>2</sup>  
**Type** - Residential  
**Type** - Apartment  
**state** - Used

Ideal for those who prefer to live in harmony with nature and tranquility, with an active and healthy lifestyle – in a closed condominium with several luxury infrastructures and in an area that is classified as the third largest green spot in Lisbon (Golf Paço do Lumiar, Jardins do Museu do Traje e do Museu Nacional do Teatro e da Dança, Parque da Quinta das Conchas e dos Lilases e Parque Oeste).

Ideal for those who prefer everyday comfort with supermarkets nearby (Pingo Doce, Continente, Lidl and Audi), and Schools next door (Colégio Manuel Bernardes e Real Colégio de Portugal) and nearby (Colégio São João de Brito, Escola Alemã, Colégio Planalto, Colégio Mira Rio e Colégio São Tomás).

Ideal for those who prefer to have quality of life with quick access to Lisbon's main roads (2nd ring road, North-South axis, A8, A1).

## Energy efficiency



Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.