

# Apartment | T3 | For Sale | Conde Valbom, Avenidas Nova

Lisboa - Lisboa

€ 750.000



## About

3 Bedroom apartment on Avenidas Novas, in a neo-classical building from the beginning of the XX century. Situated in a residential area and day terraces, with pedestrian path, 5 minutes walk from Gulbenkian gardens.

### The Apartment:

Gross Private Area 136 m2  
3 Bedrooms (1 en suite + closet)  
2 Bathroom  
Living room  
Dining house  
Built-in kitchenette  
Storage space  
Balcony on the back side

The finishes are renovated and modernized, pvc windows, with thermal and acoustic insulation, solid floor in old lacquered cone and kitchen / Kitchenette equipped, with sliding doors over the dining house. Air conditioning.

### The Building:

NE-SW guidance  
6-storey building  
3rd floor with elevator  
Street parking restricted to residents

### The Location:

Located in the center of the city, on a residential area and day restaurants with terraces on the closed street, with pedestrian and leisure space, 5 minutes walking distance from the gardens of Gulbenkian.

Close to all types of commercial trade, hospitals and school services, as well as gardens, gymnasiums, museums and libraries.

## Features

**bedrooms** - 3  
**Bathrooms** - 2  
**Useful area** - 98m2  
**Typology** - T3  
**bedrooms** - 3  
**Bathrooms** - 2  
**Building area** - 136 m2  
**Useful area** - 98 m2  
**Type** - Residential  
**Type** - Apartment  
**state** - Used

## 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.