

# LX LIVING | For Sale | Campolide, Amoreiras

Lisboa - Lisboa



## About

LX Living is a new development, located in Amoreiras, a very sought after residential area in the center of Lisbon. With a privileged location, in the heart of Lisbon, in one of the noblest locations of the city, and very close to the prestigious Av. da Liberdade.

The stunning contemporary building, designed by one of Europe's leading architects, is characterized by its impressive cantilever-style balconies and consists of 150 luxury apartments, commercial spaces on the first floor, a landscaped interior plaza, two swimming pools, a gymnasium, a spa and two restaurants.

Great opportunity for investors who want a guaranteed Yield of 5% X 3 Years.

The apartments that make up LX Living are arranged in two separate buildings, connected by a landscaped interior plaza, and are equipped with five independent elevators. The different types of apartments available were carefully chosen to meet the needs of the market:

T0: apartments from 43 to 47 square meters

T1: apartments from 54 to 71 square meters

T2: apartments from 80 to 105 square meters

T3: penthouses from 132 to 153 square meters

T4: penthouse of 177 square meters

All apartments include spacious contemporary-style living areas, open kitchens, and luxury finishes. They also include the following features:

- One secure garage parking space per apartment
- Three and four bedroom apartments are entitled to two parking spaces in the garage
- Luxury finishes include solid wood flooring and stone countertops
- Equipped with refrigerator, oven, hob, dishwasher and washing machine
- Equipped with air conditioning and double glazing

All residents, owners and tenants will have full access to a range of amenities and services commonly available in luxury hotels:

- Fully equipped gym and spa
- Two swimming pools
- Ample underground parking
- Two restaurants and a bar
- Garden and rooftop terrace
- Several lounges, breakout areas and meeting places
- High-speed fiber connection throughout the building

Expected conclusion of work: June 2023

## Features

**Type** - Residential

**Type** - Apartment

**state** - Under construction

## 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.

## Fractions

Unidade	Estacionamento	Arrecadação	ABP (m2)	Varandas / Terraços (m2)	Área Total (m2)	Preço	ID
Studio Apartment - T0							
A 103	1		45		45	375 000 €	<a href="#">124021186-1</a>
Two Bed Apartments - T2							
B 101	1	1	93		93	730 000 €	<a href="#">124021186-6</a>
B 102	1	1	101		101	770 000 €	<a href="#">124021186-7</a>
B 203	1	1	86	22	108	820 000 €	<a href="#">124021186-8</a>
B 204	1	1	90	11	101	790 000 €	<a href="#">124021186-9</a>
C 102	1	1	91		91	770 000 €	<a href="#">124021186-10</a>
C 103	1	1	91		91	770 000 €	<a href="#">124021186-11</a>
C 701	1	1	92	10	102	890 000 €	<a href="#">124021186-12</a>
D 101	1	1	92		92	770 000 €	<a href="#">124021186-13</a>
D 103	1	1	91		91	770 000 €	<a href="#">124021186-14</a>
D 104	1	1	92		92	770 000 €	<a href="#">124021186-15</a>
E 102	1	1	85		85	740 000 €	<a href="#">124021186-16</a>
E 106	1	1	84		92	750 000 €	<a href="#">124021186-17</a>
E 203	1	1	92	19	111	790 000 €	<a href="#">124021186-29</a>
E 406	1	1	84	7	91	790 000 €	<a href="#">124021186-18</a>
Three Bed Apartments - T3							
C 702	1	1	132	15	147	1 290 000 €	<a href="#">124021186-37</a>
Commercial spaces							
Unidade	Bloco	ABP (m2)	Estacionamento	Arrecadação			

---

Loja B	A003	A	146	3	1	3.175 €/mês	<a href="#">124021186-21</a>
						896 470 €	<a href="#">124021186-20</a>
Loja D	C002	C	261	3	1	6.264 €/mês	<a href="#">124021186-26</a>
						1 879 200 €	<a href="#">124021186-23</a>
Loja E	E003	E	199	2	1	5.174 €/mês	<a href="#">124021186-27</a>
						1 552 200 €	<a href="#">124021186-25</a>
Loja F	E004	E	227	2	1	5.902 €/mês	<a href="#">124021186-22</a>
						1 770 600 €	<a href="#">124021186-24</a>