

# Building | For Sale | Alcântara, Lisboa

Lisboa - Lisboa

€ 1.750.000



## About

Consolidated investment for those looking for profitability, assets and location.

Located in the parish of Alcântara, on the border between Alto de Santo Amaro and Ajuda. It is characterized by being a residential area, close to the river, Ajuda University Pole, Hospital Egas Moniz, Hospital CUF, Orquestra Metropolitana de Lisboa, Palácio da Ajuda, Hotel Pestana Palace, with access to all types of commerce and services.

Characteristics:

- Plate building with 10 floors;
- In Horizontal Property;
- Terraces on the 1st floors with exclusive use registered in the land certificate;
- 8 leased fractions: 6 residential + 2 commercial;
- Monthly Income of €4,917.58;
- 5 Current Lease Agreements and 3 open-ended CA;
- Current yield 3.4% with potential for appreciation in the short/medium term.

## Features

**Useful area** - 517m2

**Building area** - 661 m2

**Useful area** - 517 m2

**Type** - Residential

**Type** - Building

**state** - Used

## Energy efficiency



CLASSE  
ENERGÉTICA

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.