



## Alcântara - Apartment

**FLÔR**  
COLLECTION

# APARTAMENTO 0 C

TO / PISO 0

1 Sala / Quarto - 23,96 m<sup>2</sup>  
2 Cozinha - 8,21 m<sup>2</sup>  
3 Casa de Banho - 5,18 m<sup>2</sup>

Área bruta privativa - 46,40 m<sup>2</sup>

RIO TEJO

**FLÔR**  
PISO 0

**FLÔR**  
ESTACIONAMENTO  
PISO -1

1  
Bathrooms

47  
Area (m<sup>2</sup>)

Garage

**330 000 €**  
(EUR €)

## New and comfortable studio – 47 m<sup>2</sup> – Investment opportunity

NEW STUDIO WITH GARDEN VIEW

Perfect for a student, a single person, or a rental investment.

Delivery: September 2025

Located in the Conde da Ribeira residence, discover this modern and comfortable 47m<sup>2</sup> ground floor studio. The studio overlooks a shared garden within the residence — a true haven of peace in the heart of Lisbon.

### FEATURES

Designed for absolute comfort, this apartment blends elegance with modernity:



**Laura-Lise Baldo**

[l.baldo@unyk-place.com](mailto:l.baldo@unyk-place.com)

T +351 938726115 <sup>2</sup> · E [info@unyk-place.com](mailto:info@unyk-place.com)

Rua Jornal o Louletano, Edifício Nascido do Sol, Bloco B, Loja 5 B, 8100-533 Loulé  
AMI 19927

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



- Spacious 23 m<sup>2</sup> living area opening onto the shared garden
- Stylish and fully equipped kitchen (8 m<sup>2</sup>)
- Pleasant bathroom (5 m<sup>2</sup>)

### THE NEIGHBOURHOOD – ALCÂNTARA – SANTO AMARO

Situated in Santo Amaro, at the heart of Alcântara, where Lisbon's authenticity meets the energy of a dynamic capital, Conde da Ribeira embodies the perfect blend of contemporary architecture and historical heritage. Inspired by Alcântara's vibrant atmosphere, this project features noble materials, harmonious volumes, and timeless design. With lively streets, green spaces, art galleries, and trendy spots, Alcântara is the ideal district for a refined and dynamic lifestyle. Its close proximity to the Tagus River and major roads ensures easy access to the city's main attractions while maintaining rare tranquility.

- Lx Factory – 400 m
- Doca de Santo Amaro – 600 m
- MAAT & Centro Cultural de Belém – < 2 km
- Hospital CUF Tejo – 1 km
- Hotel Pestana Palace\*\*\*\*\* – 500 m
- Praias de Caparica e Carcavelos – 15 km
- Aeroporto – 10 km

### HIGHLIGHTS

- New residence with elegant finishes
- Garden and outdoor areas reserved for residents
- Fully equipped gym for a healthy lifestyle
- Private underground parking with pre-installation for electric cars
- Bike park and modern elevators

📌 A rare opportunity! Contact us now to arrange a viewing.



**Laura-Lise Baldo**

[l.baldo@unyk-place.com](mailto:l.baldo@unyk-place.com)

**T +351 938726115 <sup>2</sup> · E [info@unyk-place.com](mailto:info@unyk-place.com)**

**Rua Jornal o Louletano, Edifício Nascer do Sol, Bloco B, Loja 5 B, 8100-533 Loulé  
AMI 19927**

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



## Property Features

- Air conditioning
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Garage
- Floors: 0
- Lift
- Gym
- Solar orientation: North
- Equipped kitchen
- Garden
- Built year: 2025
- Views: Garden view
- Double glazing
- Parking space



**Laura-Lise Baldo**

[l.baldo@unyk-place.com](mailto:l.baldo@unyk-place.com)

**T +351 938726115 <sup>2</sup> · E [info@unyk-place.com](mailto:info@unyk-place.com)**  
**Rua Jornal o Louletano, Edifício Nascer do Sol, Bloco B, Loja 5 B, 8100-533 Loulé**  
**AMI 19927**

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