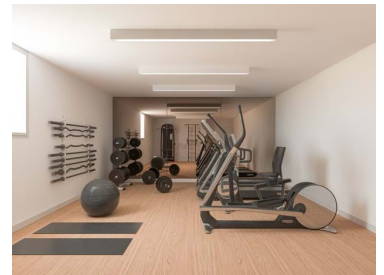




## Alcântara - Apartment



Bedrooms



Bathrooms



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

**620 000 €**

(EUR €)

## Comfortable and bright 2-bedroom apartment – 88m<sup>2</sup> – Residence with gym and communal garden

BRAND NEW 2-BEDROOM APARTMENT, SOUTH EXPOSURE

Ideal for a family, active couple, or rental investment.

Delivery: September 2025, already available for reservation!

In the Conde da Ribeira residence, discover this modern and comfortable 88m<sup>2</sup> 2-bedroom apartment on the ground floor. With parking for each apartment, a shared gym, and a pleasant communal garden, this modern residence brings together all the essentials of daily life in a lively neighborhood.



**Laura-Lise Baldo**

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AMI 19927

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



## FEATURES

Designed to optimize space, this apartment blends elegance with modernity:

- Hallway of nearly 4m<sup>2</sup> to store the family's belongings
- Spacious 24 m<sup>2</sup> living area facing south
- Stylish and fully equipped kitchen (7m<sup>2</sup>)
- Large master suite with walk-in closet and bathroom (19 m<sup>2</sup>)
- Additional bedroom (11m<sup>2</sup>) with attached bathroom (4m<sup>2</sup>)

## THE NEIGHBOURHOOD – ALCÂNTARA – SANTO AMARO

Located in Santo Amaro, at the heart of Alcântara, where the authenticity of Lisbon 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 highlights 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, dynamic lifestyle. Its 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

- Pleasant master suite with walk-in closet and bathroom (19 m<sup>2</sup>)
- Potential for a second bedroom or office space
- 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.



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## Property Features

- Air conditioning
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Floors: 0
- Kitchenette
- Lift
- Electric shutters
- Parking space
- Equipped kitchen
- Garden
- Built year: 2025
- Drive way
- Views: City view, Garden view
- Double glazing
- Gym
- Solar orientation: South



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