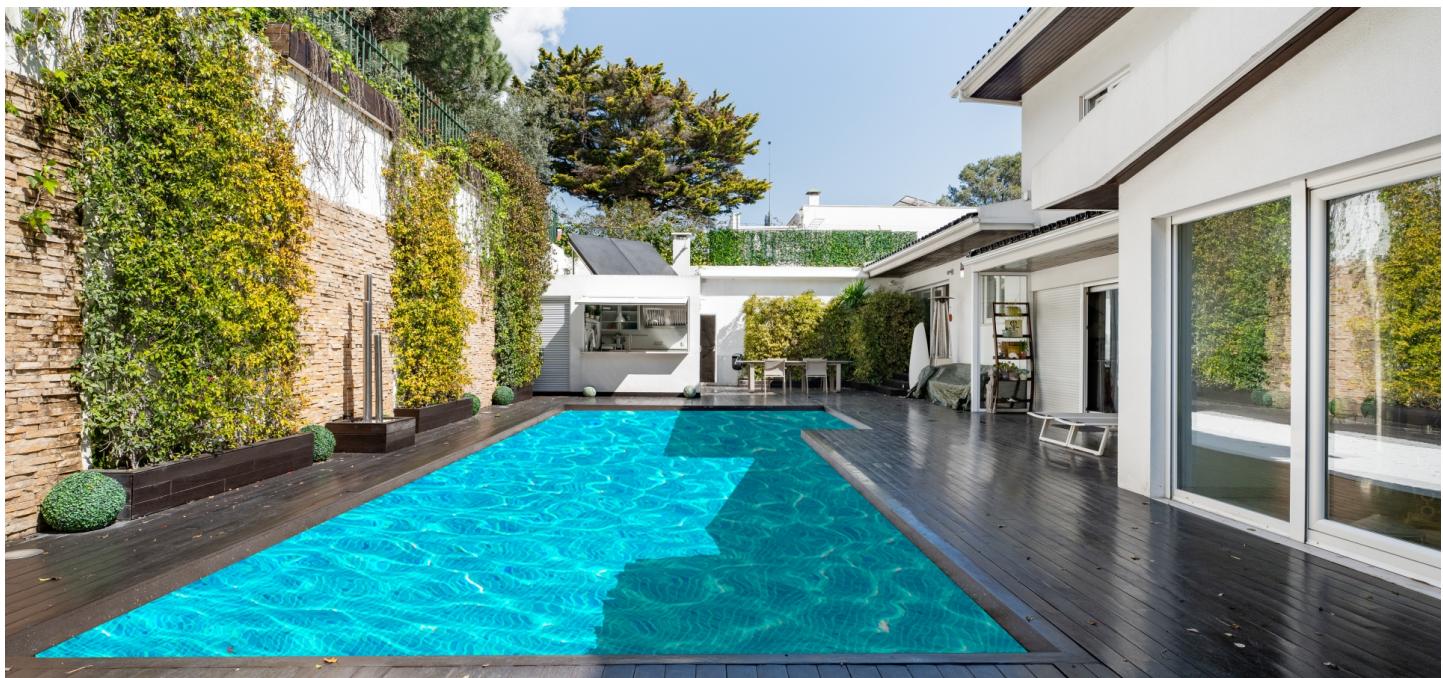




House Six-bedroom (7+1)

649 m², Lisbon, Lisbon

€ 6 500 000 | CZK 158 210 000

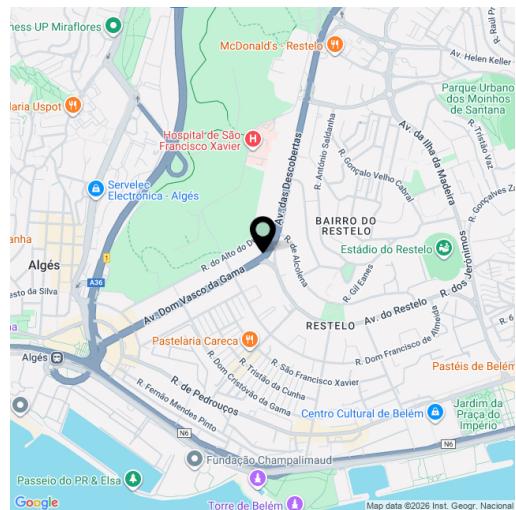




House Six-bedroom (7+1)

649 m², Lisbon, Lisbon

Total area	649 m ²
Plot	1250 m ²
Foot print	311 m ²
Garden	874 m ²
Floor area	585 m ²
Balcony	14 m ²
Terrace	50 m ²
Parking	2 Garage Spaces
Cellar	-
PENB	C
Reference number	111845



€ 6 500 000 | CZK 158 210 000

A comfortable, air-conditioned villa with 12 rooms, an elevator, stunning views, and a large garden featuring a swimming pool and ornamental pond is located in the exclusive Lisbon diplomatic district of Encosta do Restelo.

The villa is spread over three floors connected by an **elevator**. The ground floor serves as the home's social hub, featuring a spacious living room with a **fireplace**, a games room, a fully equipped kitchen, a laundry room, and additional service and utility areas. The first floor offers another living room with a **balcony**, a bedroom, and an en-suite bathroom. This floor has a separate entrance, allowing flexible use as an independent unit. The second floor forms a private zone, including the master bedroom with an en-suite bathroom, a built-in wardrobe, and a **balcony**, three additional bedrooms, and a study with its own **balcony**. Windows and balconies offer **impressive views** of the **Tagus River** and the iconic **25 de Abril Bridge**.

Originally built in the 1940s, the villa has undergone a **complete, sensitive renovation**. Unique features include walls adorned with **original hand-painted tiles**. Modern amenities include air conditioning, high-performance thermal and acoustic insulation, and **security shutters**. The **south-facing garden** is a tranquil oasis with **spacious terraces** for relaxation, a **swimming pool**, a **fountain**, and a fish **pond**. A major advantage is a **private well**, providing an independent water source for maintaining the garden and pool. The property also includes a large **garage** with an electric gate.

Restelo, known as the "**embassy district**," is synonymous with exclusivity and safety, while offering excellent access to Lisbon's city center and coastline. The villa is within walking distance of **historic landmarks** such as Jerónimos Monastery and Belém Tower, as well as the modern **cultural hub of Belém**, which houses a contemporary art museum, concert halls, and beautiful gardens. The area also provides full infrastructure, including gourmet restaurants, prestigious international schools, and medical services.

Usable area: 585 m²Garden: 874 m²Plot: 1,250 m²



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GROSS INTERNAL AREA
FLOOR 1: 195 m², FLOOR 2: 200 m²
FLOOR 3: 129 m², TOTAL: 424 m²
EXCLUDED AREA: GARAGE: 35 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

