



## Misericórdia - Apartment



2  
Bedrooms

2  
Bathrooms

127,27  
Area (m²)

Garage

**N/A**  
(EUR €)

### New 2-beds apartment for rent

Brand new 2-beds apartment, with 3,4m high ceilings and plenty of charm, in the rehabilitated Marqueses de Ficalho Palace, in Bairro Alto, Lisbon. In quiet street, but close to Chiado, commerce, shops, restaurants, and public transportation.

The apartment is distributed by living room with 43sqm and some river view; equipped kitchen; two bedrooms, one en suite and the other sharing a bathroom.

It has a private parking space in a communal garage inside the building.  
Building with concierge.

With high quality finishes and state-of-the-art equipment, such as:  
- Inverter air conditioning

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**AMI 17356**

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



- Underfloor heating in the bathrooms
- Villeroy & Boch washbasins
- Vulcano Water Heater
- Bosch dishwasher
- Hob, oven, exhausted, fridge SMEG

Available for rent under the following conditions:

- Currently available and immediate entry possible
- Unfurnished, but with the equipment and appliances described above
- Contract with a minimum duration of 1 year
- Down payment for the first two months of rent
- Security deposit equivalent to two months' rent
- Small animals need to be approved by the owner and for an extra month of deposit
- Water, electricity, TV and internet expenses are not included

## Property Features

- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Shopping, Restaurants, City, Public Transport
- Built year: 2024
- Views: River view
- Double glazing
- Central location
- Energetic certification: B-
- Air conditioning
- Under floor heating
- Thermoaccumulator
- Garage
- Drive way
- Lift
- Electric garage gate
- Security door
- Solar orientation: South, West

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