



## Ajuda - Commercial property



 **2400**

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

**2 640 000 €**

(EUR €)

### Office with 3 floors in Ajuda - Lisbon

Office is located in Lisbon, in the parish of Ajuda (Avenida Helen Keller, Restelo), with a total gross area of 2,400m<sup>2</sup>, and is divided into 3 floors: sub-store, ground floor, upper storey.

Circulation between floors is via interior stairs.

The total office area has 4 entrances from the outside.

The finishes consist of masonry or plasterboard partitions, wooden and stone floors in work areas, mosaic or vinyl in circulation, false ceilings, air conditioning system, fire and intrusion detection system, and structured data and voice network .

19 parking spaces located in the basement.



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



It is located in an urban building consisting of 16 floors, consisting of:

- 2 basements for private parking
- commercial and office area, spread over 3 floors (under-store, ground floor, above-ground)
- 2 housing blocks, each with 11 floors for housing.

It is located in Alto do Restelo overlooking the Tagus River, with: commerce and schools

Proximity to the Ajuda Cemetery and Parque dos Moinhos de Santana.

Accessible via Calçada do Galvão, Estrada de Caselas, and Av. Dr. Mário Moutinho.

Public transport (buses).

Good access to Av. das Descobertas, CRIL, Highway A5, and EN6.

## Property Features

- Energetic certification: E