



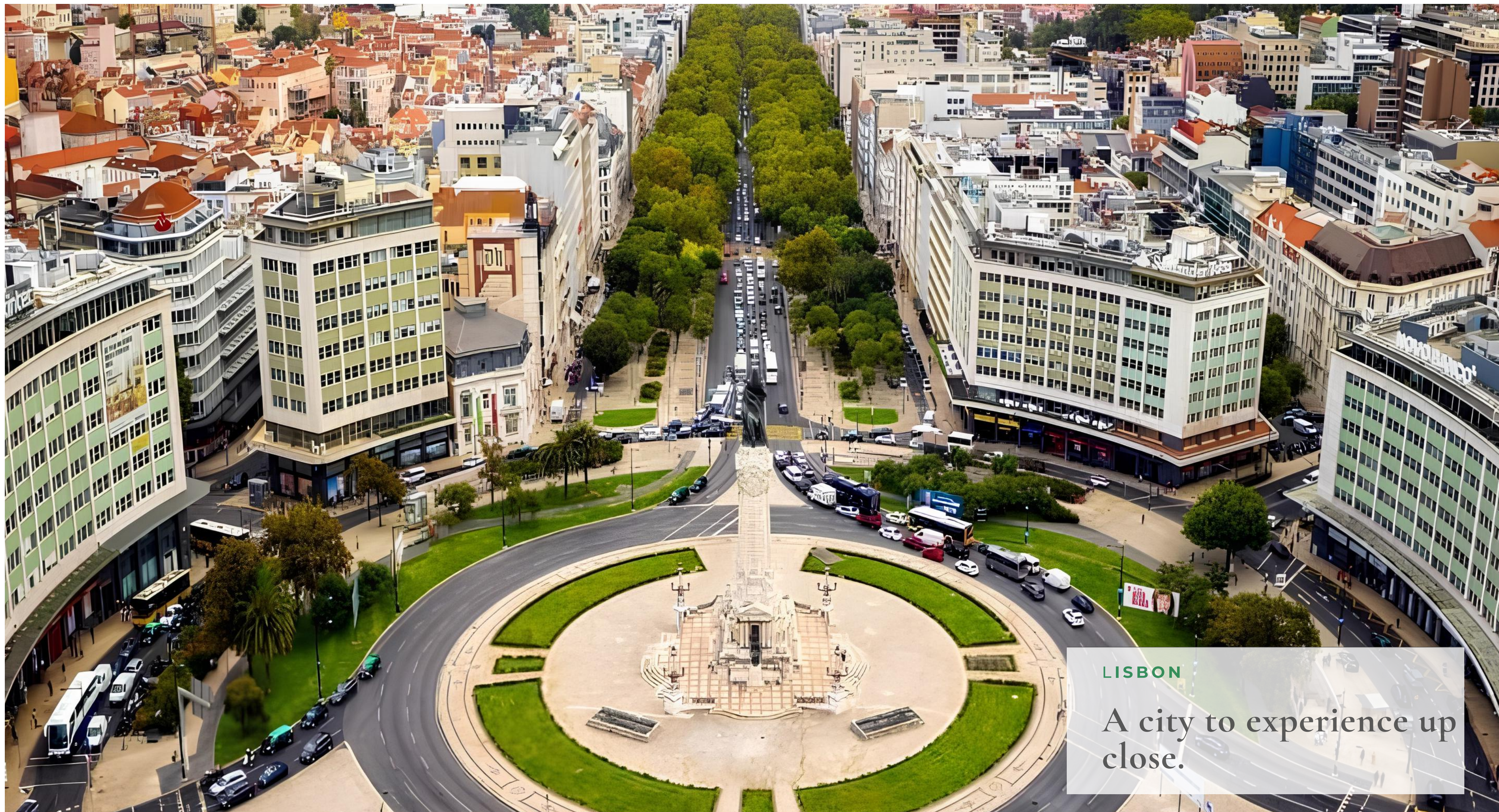
CONDE DE LIMA

TRANQUILLITY IN THE HEART OF LISBON

Contemporary 3-bedroom apartment · 131 m² gross private area · 50 m² private outdoor space

Heated indoor pool · Gym · Sauna · Turkish bath · 2 private parking spaces

Rua Bernardo Lima 56
Santo António, Lisbon



LISBON

A city to experience up
close.

Marquês de Pombal Square, with Avenida da Liberdade in the background.



Avenida da Liberdade, Lisbon

A central location that gives
you time back.

SANTO ANTÓNIO · LISBON

At the heart of Lisbon life

Located in Santo António, between Rua Bernardo Lima and Rua Ferreira Lapa, the Conde de Lima development benefits from an established central location.

Its proximity to Avenida da Liberdade, Marquês de Pombal and Parque Eduardo VII brings transport, shops, restaurants, services, schools, healthcare and green spaces close together.

An address for those who want to enjoy Lisbon every day, with easy access to the city's main routes.

THE APARTMENT

A spacious home in the heart of Lisbon.

A contemporary 3-bedroom apartment with generous living areas, two balconies, two parking spaces and access to shared wellness facilities.



Virtually staged image. The property is sold unfurnished.

THE APARTMENT

The essentials at a glance

Located on the first floor, the apartment has a clear separation between living and private areas. It combines generous space, private outdoor areas and features rarely found in such a central location.

1,250,000 €

ASKING PRICE

3-BED APARTMENT

PROPERTY TYPE

1ST FLOOR

FLOOR

130.78 m²

GROSS PRIVATE AREA

50.16 m²

PRIVATE OUTDOOR AREA

3 BEDROOMS

1 WITH AN EN-SUITE BATHROOM

2

FULL BATHROOMS

2

PARKING SPACES

A+

ENERGY RATING

COMFORT, PRACTICALITY AND WELLBEING

Central air conditioning

Fully equipped kitchen

Generous storage

Two lifts

Heated indoor pool

Equipped Residents’ gym and changing rooms

Sauna

Turkish bath

Solar water heating

The apartment is sold unfurnished.



THE LIVING AREA

Room to relax and entertain

The living room brings seating and dining areas together in a spacious setting, with an easy, comfortable flow between them.

Natural light and ceilings approximately three metres high enhance the sense of space and allow for different furniture arrangements.

Living and dining areas · Good natural light · Ceilings approximately 3 m high



THE KITCHEN

A kitchen that opens onto the outdoors

Fully equipped with Bosch appliances, the kitchen combines contemporary design with integrated storage, generous work surfaces and a practical layout for everyday use.

Direct access to the balcony extends the kitchen outdoors, with space for al fresco dining or informal entertaining.

Bosch appliances · Integrated storage · Direct balcony access



Another view of the kitchen



Balcony with direct access from the kitchen



En-suite bedroom with direct balcony access



Street-facing bedroom, with potential for use as a home office



Additional bedroom with direct balcony access



En-suite bathroom

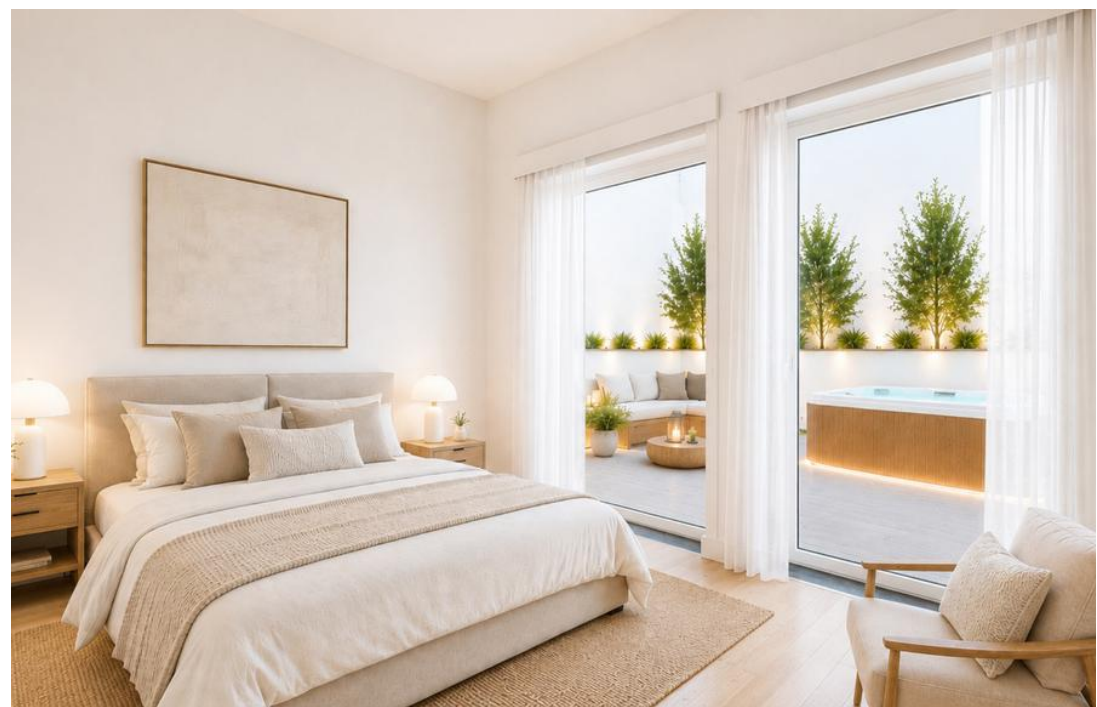
THE PRIVATE AREA

Privacy and flexibility

The private area includes a bedroom with an en-suite bathroom and direct balcony access, as well as two additional bedrooms and a second full bathroom.

Built-in wardrobes and other storage solutions help keep the spaces organised. The rooms can adapt to different needs, from family or guest bedrooms to a more private workspace.

1 en-suite bedroom · 2 additional bedrooms · 2 bathrooms · Built-in storage



Virtually staged image of the en-suite bedroom.

OUTDOOR AREAS

Two outdoor spaces.
More ways to enjoy home.

50.16 m²

TOTAL PRIVATE OUTDOOR AREA

Accessed from the kitchen and the en-suite bedroom, the two balconies offer distinct outdoor settings for dining, entertaining or quieter moments.



Balcony with direct access from the kitchen



Balcony with direct access from the en-suite bedroom

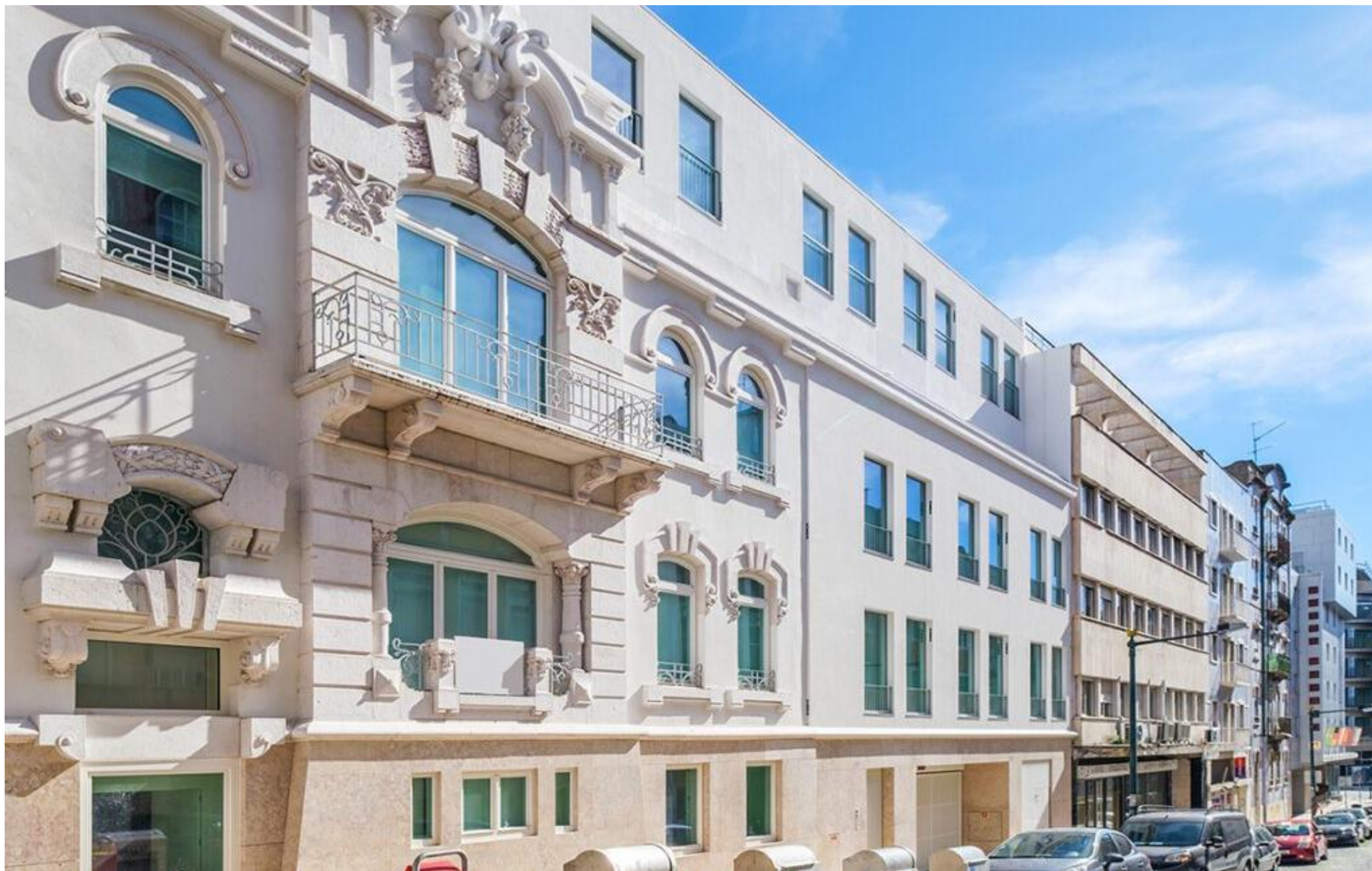


Potential dining and entertaining area



Potential seating and relaxation area

The images show virtual furnishing concepts. The property is sold unfurnished.



Façade of the Conde de Lima development on Rua Bernardo Lima



Shared garden between the two buildings

CONDE DE LIMA

A fuller residential experience

The Conde de Lima development comprises two buildings linked by a shared landscaped area, creating a balance between private homes and communal spaces.

Each building has two lifts and a garage. The apartment includes two private parking spaces, adding convenience to everyday life.



Entrance hall served by two lifts



Two private parking spaces

WELLBEING

Wellbeing in everyday life

Conde de Lima offers shared spaces for exercise and relaxation, making it easy to include moments of wellbeing in your daily routine without leaving the development.

The heated indoor pool, gym, sauna and Turkish bath provide different options for exercise, rest and recovery.

Heated indoor pool · Equipped Residents' gym · Sauna · Turkish bath



Heated indoor pool



Equipped Residents' gym



Sauna



Turkish bath

THE LAYOUT

Living and sleeping areas, clearly defined

The apartment’s layout creates a clear separation between the living and private areas, making it easy to move through and use each space every day.

The living room and kitchen form the living area, while the en-suite bedroom and two further bedrooms occupy a more private part of the home. One balcony extends from the kitchen; the other can be accessed from the en-suite bedroom and one of the additional bedrooms.



Floor plan for illustrative purposes only and not to scale. The property’s official documentation takes precedence.

LIVING AREA

Spacious living room and separate kitchen

PRIVATE AREA

En-suite bedroom and two further bedrooms

OUTDOOR SPACES

Two balconies with separate access points

LAYOUT

Functional separation between living and private areas

LOCATION

Everything you need for everyday life

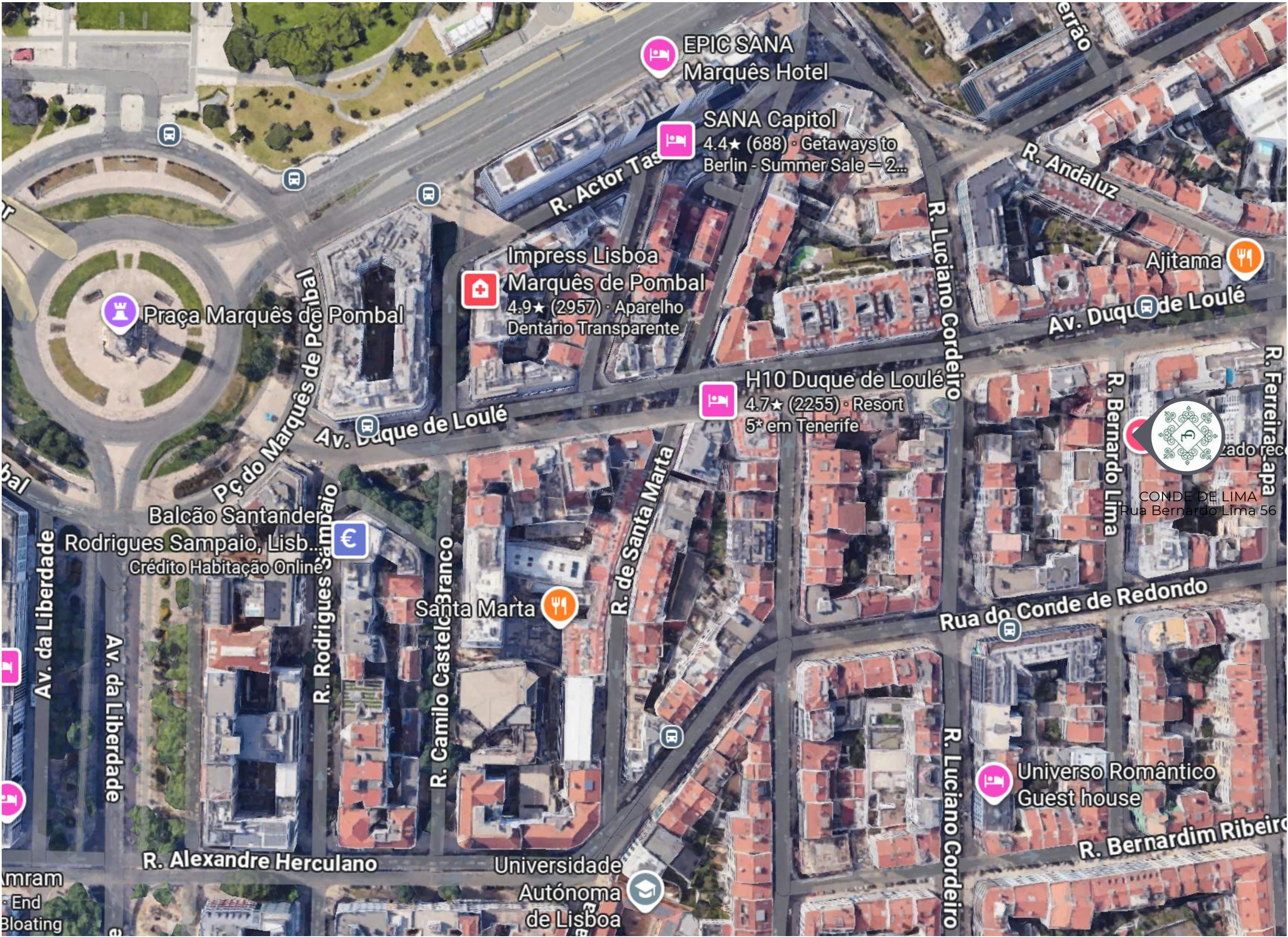
Between Avenida da Liberdade, Marquês de Pombal and Parque Eduardo VII, this location puts Lisbon within easy reach. Shops, restaurants, services and green spaces become part of a largely walkable daily routine, with straightforward connections across the city.

On Rua Bernardo Lima, Conde de Lima brings a residential setting to this central location while keeping the energy and opportunities of the city centre close by.

CONDE DE LIMA
Rua Bernardo Lima 56

A FEW MINUTES' WALK AWAY

- | | | | |
|-------|-------------------------------|-------|--------------------------------|
| 1 min | Av. Duque de Loulé bus stop | 1 min | Farmácia do Marquês (pharmacy) |
| 3 min | My Auchan supermarket | 3 min | Pingo Doce supermarket |
| 6 min | university Autónoma de Lisboa | 7 min | Camilo Castelo Branco Garden |
| 7 min | Camões Secondary School | 9 min | Santa Marta Hospital |



Illustrative location map. Walking times are approximate and depend on the route taken.

VIDEO TOUR

Explore every space before your visit

This video presents the apartment and suggests ways to furnish it, helping you understand the scale, layout and possible uses of each room.

From the façade and interiors to the balconies and main shared facilities, the tour offers a practical look at the property and a fuller sense of the home's atmosphere, functionality and potential.



The video includes real footage of the property and scenes with AI-generated furnishing concepts. The apartment is sold without furniture or decorative items.



CONDE DE LIMA