



## Marvila - Office



3

Bathrooms



221,6

Area (m²)



230

Land Area (m²)



Garage

Garage


CLASSE  
ENERGÉTICA

**799 000 €**  
(EUR €)

## Office with 222sqm in Lisbon

Large office with 222m<sup>2</sup> located on Rua da Beneficência, a few steps from the Bela Vista Metro. Located on the 5th floor of a building in excellent condition with two elevators, this space offers all the amenities necessary for your future business.

### Office Features:

- Total Area: 222m<sup>2</sup>
- Configuration: Several rooms, with most of them open space
- Sanitary Facilities: 3 WC
- Cup: Yes
- Air Conditioning: Yes
- Collection: Yes
- Garage: Space for 5 cars


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

**Additional Highlights:**

- Sun exposure: Excellent, providing a bright and pleasant working environment
- View: Unobscured, with a surrounding urban landscape
- Condominium: Very well maintained and excellent construction

**Location and Accessibility (Public Transport):**

- Metro: Bela Vista Station (red line) just a few minutes walk away
- Buses: Several bus lines serve the area, facilitating access for employees and customers
- Distance to Lisbon Center: Approximately 6 km, easily accessible by car or public transport
- Distance to Parque das Nações: Approximately 4 km, ideal for business meetings and events

**Proximity to Services:**

- Commerce: Various shopping options nearby
- Services: Close to banks, post office, restaurants and cafes
- Transport: Easy access to all types of transport, ideal for daily trips and customer visits

Contact us for more information and schedule a visit.

Take advantage of this unique opportunity to establish your office in a strategic location, well served by transport and services, and with all the amenities necessary for the success of your business.

## Property Features

- |  |  |
|--|--|
| • Air conditioning                                       | • Proximity: Shopping, Restaurants, City, Pharmacy |
| • Garden   | • Garage   |
| • Built year: 2005                                       | • Drive way  |
| • Views: Countryside views, City view, Urbanization view | • Lift   |
| • Double glazing   | • Electric garage gate                             |
| • Main drainage  | • Quiet Location                                   |
| • Parking places number: 5                               | • Parking space                                    |
| • Security door  | • Uninterrupted views                              |
| • Energetic certification: C                             | • Mains water                                      |
| • Water: Main grid                                       |  |

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