



## Misericórdia - Apartment



**3** Bedrooms  
**3** Bathrooms  
**286** Area (m<sup>2</sup>)  
**Garage**

**1 650 000 €**  
(EUR €)

## Elegant 3+1 Bedroom Duplex with Private Patio in the Heart of Bairro Alto, Lisbon

Located in the iconic Bairro Alto, in Lisbon's historic center, this magnificent 3+1 bedroom duplex apartment sits within the former Palácio dos Marqueses de Ficalho — a noble late 18th-century building, meticulously restored by a renowned Belgian architect.

A truly privileged location where the city's rich history and heritage is present in every detail, just steps away from Chiado, Príncipe Real and Baixa Pombalina, and only 25 minutes away from the airport.

Set on one of the quieter, more residential streets of Bairro Alto, this urban retreat perfectly combines Pombaline charm, modern comfort, and refined living — with rare features such as a very convenient underground parking and a spacious, character-rich private patio.

On the lower floor, gorgeous high ceilings over 4 meters high and abundant natural light create a



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strong sense of space throughout the living area.

The open-plan living and dining room, with a fully equipped SMEG kitchen with numerous storage cabinets, opens directly onto a 56 m<sup>2</sup> private patio — ideal for outdoor dining or relaxed moments in the sun. This floor also includes two bedrooms with built-in wardrobes, a full bathroom, and a convenient utility, laundry and storage room.

The upper floor is home to the spacious master suite, which features a generous walk-in closet, two full bathrooms, and an additional space, perfect for a home office or reading nook.

All bathrooms benefit from underfloor heating, ensuring year-round thermal comfort.

Flooded with natural light throughout the day, the apartment also includes a private parking space in the building's underground garage — a true luxury in this area.

The patio, adorned with original tiles from the former palace and with pre-installed irrigation, effortlessly combines beauty and practicality.

Five standout features of this apartment:

- Ceiling height of over 4 meters, enhancing light, space and architectural elegance
- A 56 m<sup>2</sup> private patio — a true oasis in the heart of Bairro Alto
- The rare privilege of private parking in the city's historic center
- A perfect balance between preserved Pombaline architecture and modern comfort
- Central yet peaceful location, with concierge service and proximity to culture, shops and vibrant city life

This apartment offers a truly unique opportunity for those seeking to live in style and comfort in Lisbon's historic heart — ideal as a permanent residence or a premium investment in the luxury segment.

Don't hesitate getting in touch for more information or to schedule a private viewing of this singular property.



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## Property Features

- Washing machine
- Air conditioning
- Under floor heating
- Walk-in wardrobe
- Garden
- Garage
- Floors: 2
- Laundry
- Storage / utility room
- Double glazing
- Automatic irrigation
- Central location
- Energetic certification: B-
- Renovation year: 2024
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Public Transport
- Terrace
- Built year: 2024
- Private condominium
- Drive way
- Views: City view, Garden view
- Electric garage gate
- Quiet Location
- Irrigation System
- Solar orientation: South



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