

**FORMER WAREHOUSE
COMPLETELY RENOVATED INTO
A 472 M2 RESIDENTIAL LOFT
JUNQUEIRA**

loft 37

highlights

- Over 100 m2 living room facing an interior uncovered 21 m2 patio
- 7 m high ceiling living room
- Double glaze iron windows
- Large Velux electric windows for enhancing further natural light
- High quality materials preserving the factory look of the loft
- Hydronic radiant floor heating system in common areas and fan coil heating/cooling system in the bedrooms and mezzanine
- 5 minute walk to the Tagus river and a 5 minute drive to the Monsanto Forest Park

details

Price	2.650.000,00 €
Rooms	3 suites (possible to turn into 2 suites + 2 bedrooms + bathroom)
Area	472 m2 + 40 m2 (uncovered back)
Parking	1 car + smart
Location	Alcantara, Lisbon
Floor	Ground floor + Mezzanine (library) + first floor (suite and walking closet/room)
Construction	completely renovated in 2021

full details

- Riga Pine Wooden floor with invisible varnish (maintains the original look of the wood without compromising the wood protection) - all bedrooms, walking closets and mezzanine
- Mosaic hydraulic floor on the entry/garage, hall, kitchen, bathrooms, patio
- Cement flattered floor in the living room
- 20 cm height white skirting board;
- 10 cm height hydraulic mosaic skirting board in the entry/garage and patio
- Walls "afagadas à costa da colher" to maintain the rustic design
- Old doors made of solid wood painted in green "celadon" or white
- Double glazed iron windows
- Wooden shutters on the windows of the bedrooms
- Black slate from Valongo countertops in the kitchen and bathrooms
- The roof was completely renovated with the metallic reinforcement of the wooden beams, new wooden ceiling, 6 cm roofmate, 12 mm OSB (Oriented Strand Board), undertile "onduline", the original tiles were kept when in good condition and after being cleaned
- Velux electric wood windows frame UK10 (134cm x 160cm) with blackout on the ceiling
- Smeg appliances (70L pyrolytic forced air oven SFP6301TVX, 358L fridge FA402PXNE, 280L freezer CV282PXNFE, washing machine 11Kg WHT114LSIN, drying machine 8Kg DHT82EIN). Induction hob with flexible zones 78cm (5 year guarantee), stainless steel 22L microwave (5 year guarantee), integrated dishwasher 60cm (5 year guarantee), built-in extractor hood stainless steel 80cm (5 year guarantee)
- Hydronic radiant floor heating system in living/dining room, kitchen, hall, guest bathroom. Fan coil heating/cooling system in the bedrooms and mezzanine. Electric radiant floor in the bathrooms. Pre-installed air conditioner for the living room
- Source of energy for the heating/cooling system and hot water: two electric heat pumps (Therma box 16Kw INVERTER A++ SOLIUS)

- Machine room: Hot water cylinder HyGenio 490L (copper serpentine anti-legionella) for the bath rooms and kitchen. InerCool 205L heating/cooling system. Wi-fi activate control
- Hot water recirculation system for having hot water almost instantly when you turn on the hot water tap
- Pre-installation plumbing for tub in the first floor
- Pre-installation air conditioning for the living room
- Bathrooms shower with separate plumbing: one for the head shower and another for the hand shower so that you do not loose water flow
- Fireplace with heat recovery in the living room
- Electric Iron gate with iron bars specially designed for this loft with a glass fixed window on top
- 3 suites + 1 library/office/tv room + guest bathroom + employee bathroom + hall + entry/garage + living/dining room + kitchen + laundry room + patio + back

full description

You enter through a bespoke designed automatic iron gate that has a glass top window to enhance natural light to the entry/garage. There is always the possibility or renting extra parking space in a close distance of 50 m.

After the entry/garage you get to the hall through a high glass iron frame door. There, you have a direct view to the patio and access to the first floor suite, ground floor suite or the living room. The three floors are made of different hydraulic mosaic patterns.

All the area of the living room has a cement flattered floor and a fire place with a heat exchanger covered in old bricks. You get direct light from the Velux windows, the patio facing the living room and the doors facing the back (open corridor parallel to the length of the loft). The high ceilings were totally renovated only keeping the existing wooden trusses that were reinforced. You can see the old doors made of solid wood painted in green “celadon”.

From the living/dining room you have access to the kitchen with black slate countertops and an open bar countertop facing the dining room. The appliances are from Smeg and the kitchen has access to the laundry room.

From the metallic stairway in the living room you have access to the mezzanine above the kitchen. That area can be a library, tv room or office with its Riga pine wood covered by invisible varnish and fan coil heating/cooling system. There is a direct view to all the living room and patio.

The back has a bathroom for the employees and the engine room with two heat pumps and two water accumulators (a 490 liters serpentine anti-legionella and another one for the fan coils and hydronic radiant floor heating).

One of the bedrooms has a direct entry from the gallery in the living room has a vaulted ceiling and a window facing the main street. Two closet small rooms are available and a bathroom with electric radiant floor (like the other two main bathrooms).

On the other side of the living room you have the other gallery with access to the guest bathroom.

Going through the hall you enter the other ground floor bedroom with a view to the patio and a window facing the back. There is an old chimney silhouette that can be used as a closet. You have a door that access the walking closet and then the bathroom with a hydraulic mosaic tile floor. Each bathroom has its own hydraulic mosaic pattern.

After climbing the metal hall stairs you enter the walking closet (or extra room with a few small changes) that have access to the bathroom on one side and the other side the bedroom. Both rooms have a Velux window and windows facing the patio and the living room.

The river is a 5 minute walk from the house and by car it takes you 5 minutes to get to the Monsanto Forest Park where you have access to the A5 motorway.

There are supermarkets (Pingo Doce Alcantara, Lidl Calvário), restaurants and various shops in walking distance. You also have access to public transportation nearby: train (Cais-do-Sodré – Cascais), tramway and bus. The brand new Hospital CUF Tejo and LX Factory (a site of former industrial spaces that has become a trendy place of restaurants and shops) are also in the surroundings.