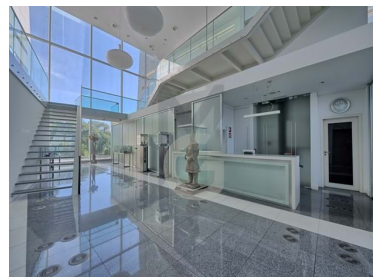




## Oeiras e São Julião da Barra, Paço de Arcos e Caxias - Office



Bathrooms



3495,05

Area (m²)



Garage

**8 000 000 €**

(EUR €)

**40 000 € / Month**

(EUR €)

### Premium office building in Parque dos Poetas, Oeiras

Premium building, of superior quality in its finishes, with various possibilities for its use.

Unique and differentiated architecture office, in the area of Parque dos Poetas, in Oeiras, next to the garden and Oeiras Park, within a short distance to Forum Oeiras, Lagoas Park, Quinta da Fonte and easy access to the A5 highway towards Lisbon or Cascais. The increasingly developed and enriched area attracts the main national and international companies to settle here.

The building is distributed as follows:

Floor 0, with 261sqm - main entrance with lobby and 12m ceiling heigh, reception, two meeting rooms, an open space work room, pantry and two bathrooms.

Floor 1, currently unused to enjoy the ceiling heigh, but with possibility of adapt for more usable sqm.

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



Currently with elevator access, area for 4 cabinets, 1 bathroom and server house.

Floor 2 with 6 administration offices with lobby and two bathrooms

Floor 3, outdoor terrace, with the same building area and with 360° view of sea, city and Sintra.

Floor -1 with 678sqm, which includes an area of 9 offices for 26 people with natural light and an open space for 30 people, pantry and four bathrooms, warehouse, two safe rooms with bank

characteristics, two storage rooms and technical area, in addition to the garage for 30 parking spaces

Floor -2 with 1.418sqm, with 5 warehouses or storages and 59 parking spaces

Differs by the quality of finishes as white marble floor from Estremoz, or black from Zimbabwe, or even riga wood; walls with beige Travertine marble; sanitary installations by designer Phillip Stark; bulletproof glass with Schuco frames; Kone elevator with access control; Daikin air conditioning and the unique detail of a 12m ceiling height entrance with plenty of natural light.

Possibility to purchase at an extra cost the existing Italian furniture and art.

Possibility to rent for 40,000€/month

## Property Features

- Air conditioning
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Playground
- Garage
- Built year: 2008
- Basement
- Security alarm
- Electric garage gate
- Security door
- Energetic certification: C
- Safe
- Terrace
- Furnished
- Drive way
- Views: Sea views, Mountain views, River view, City view, Urbanization view, Garden view, Lake view
- Lift
- Central location
- Uninterrupted views

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