

FILIPA DE VILHENA 38

Rua Filipa de Vilhena 38, Lisboa



Key Highlights

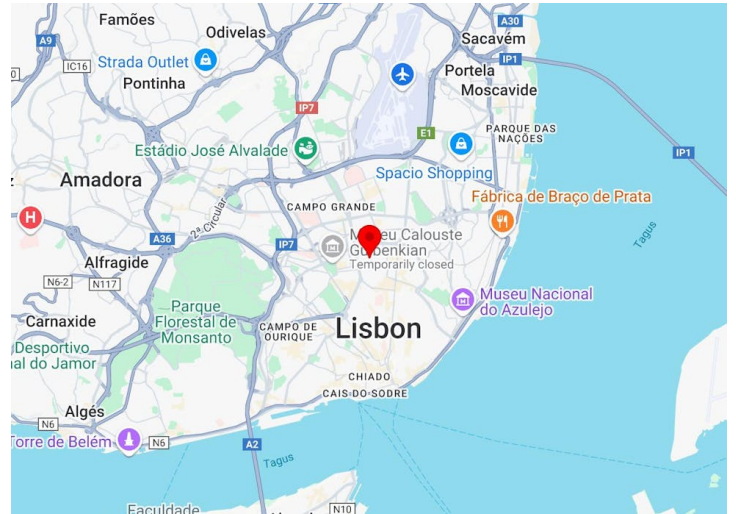
- 896,51 to 2.849,44 sq m
- Raised flooring
- Private parking
- Renovations underway: lobby, restrooms, pantries, ceilings
- Exposed technical ceilings
- Central air conditioning system
- Central location

MB4 Office Building
Avenida Miguel Bombarda, 4 - 7th Floor
1000-208 Lisboa
+351 21 313 90 00

Filipa De Vilhena 38

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savills



Accommodation

Service Charges: 1,60€/m²/month + VAT

Name	Building Type	Size (m ²)	sq m	Rent (€/m ²)	Service charge (€/m ²)	Availability
3º - Piso 3	Escritórios	928.10 metro quadrado	928.10	€23 por m ² /mês	1.61	Disponível
2º - Piso 2	Escritórios	946.30 metro quadrado	946.30	€23 por m ² /mês	1.58	Disponível
1º - Piso 1	Escritórios	860.50 metro quadrado	860.50	€21 por m ² /mês	1.74	Disponível
Rés do chão - Piso 0	Escritórios	114.50 metro quadrado	114.50	€20 por m ² /mês	2.80	Disponível
Total			2,849.40			

Description

Mixed-use building (residential and services).

The office has a total area of 2,849 sq m, distributed across three floors, and includes meeting rooms and one pantry/kitchenette. The space benefits from an independent entrance with direct access to the exterior.

A renovation of the building's common areas is currently underway, including the entrance lobby, restrooms, and pantries, as well as the false ceilings of the various units, which will be replaced with exposed technical ceilings, painted for a more contemporary finish.

Location

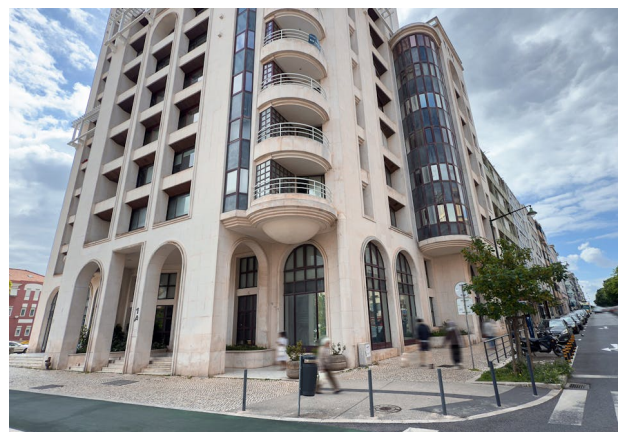
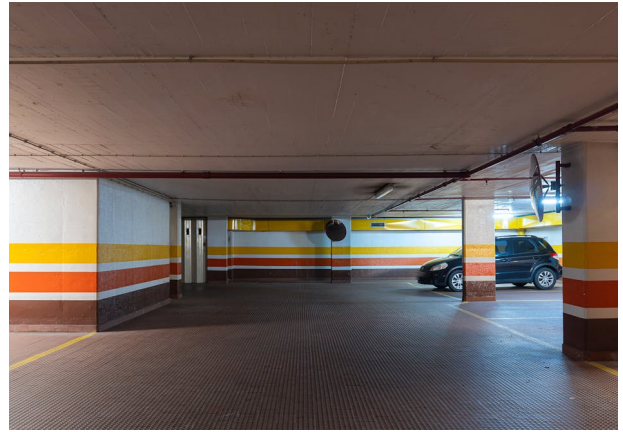
It is approximately a 3-minute walk from the Saldanha metro station, which serves both the Yellow and Red lines, providing direct access to key areas of the city, including the airport and central business districts. The location is well-served by public transportation, with several bus stops nearby, including Arco Cego and Avenida da República, offering multiple bus lines that connect to various parts of Lisbon.

The surrounding area offers a range of amenities, such as restaurants, cafes, hotels, and services, making it a convenient location for office operations.

Specification

- Fit-out from the previous tenant
- Refurbishment plan for the lobby and restrooms currently under assessment
- False ceiling with built-in lighting
- Raised flooring
- Private restrooms
- Fire detection and suppression system
- Central air conditioning system
- 2 elevators
- Private parking in the basement (15 spaces)





Filipa De Vilhena 38, Rua Filipa de Vilhena 38, Lisboa, 1000-137



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NEED MORE DETAILS?
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