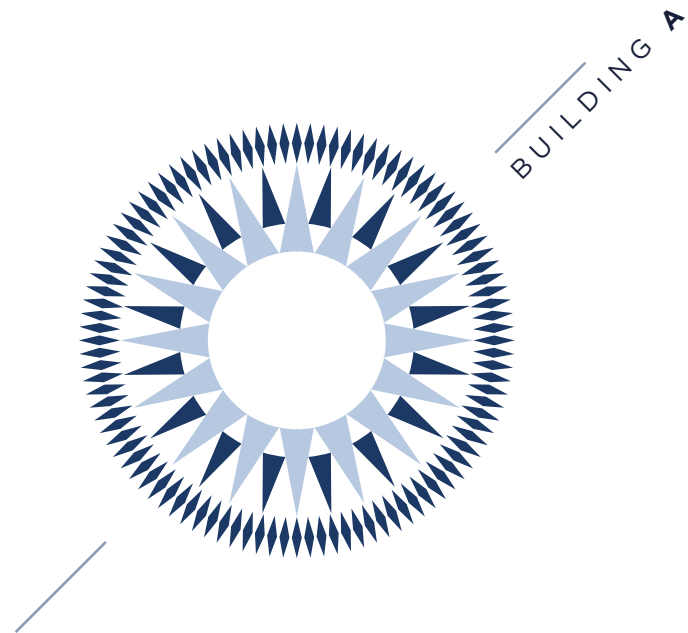


B O M S U C E S S O

L I S B O A



BUILDING A

E D I F Í C I O   D A S   A R T E S



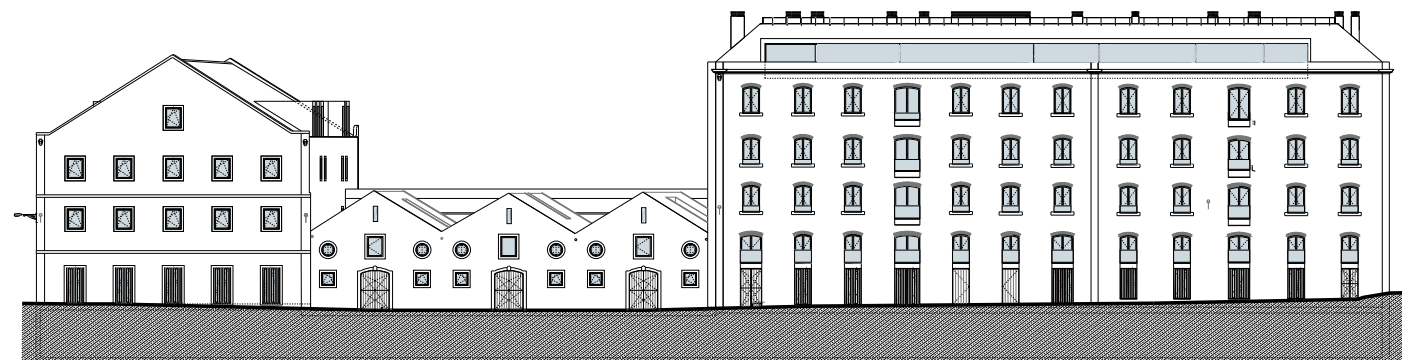
# HISTORICAL BACKGROUND

The history of this area begins in 1639, when the Countess of Atalaia, D. Iria de Brito, donated some land that she owned between Belém and Pedrouços to the Irish Dominican nuns who had fled the Protestant persecution, for them to construct their convent. Thus, was born the Bom Sucesso convent, whose construction works would continue throughout the seventeenth and early eighteenth century. At this time, the area was still a sparsely populated suburb on the outskirts of Lisbon.

It was from 1807, on the land to the west of the convent and next to the beach that the set of buildings that today form the “Bom Sucesso” project began to emerge.

Due to the transport possibilities offered by the river and the primary land artery leading to central Lisbon a series of successive warehouses were erected that formed a small manufacturing pole.

The “Bom Sucesso” project seeks to keep the spirit of the history alive by preserving the industrial character of the old buildings. The original gable roofs are being reproduced and the original facades with their symmetric window arrangements are being maintained. Special attention has been paid to the back of the buildings to ensure a harmonious merging with the century’s old convent of Bom Success.



BUILDING A

TYPOLOGIES

| UNITY   | FLOOR | TPOLOGY   | ABP (m2) | EXTERIOR (m2) | GARAGE |
|---------|-------|-----------|----------|---------------|--------|
| A1 + A2 | 0 + 1 | T3 DUPLEX | 301.75   | 72.39         | YES    |
| A3      | 0     | T1        | 80.09    | 28.88         | YES    |
| A4      | 1     | T2        | 113.72   | 8.28          | YES    |



**BUILDING D**  
EDIFÍCIO DA MOAGEM

**BUILDING B**  
EDIFÍCIO DA ARTES

**BUILDING C**  
EDIFÍCIO DA ARTES

**BUILDING A**  
EDIFÍCIO DAS ARTES

















## LOCATED IN BELÉM, VERY CLOSE TO RIVER TAGUS.

Bom Sucesso is a set of four distinct residential buildings. This complex is flanked to the south by Praia do Bom Sucesso street and to the east by the Convent of Our Lady of Bom Sucesso (founded in 1645). The convent lent its name to both the street and the neighboring beach which was a popular bathing destination at the end of the nineteenth century.

In addition to the proximity to the river, these four buildings are contiguous to the Centro Cultural de Belém. The impressive architecture of this cultural institution contributes to the exclusiveness and desirability of this sector.

Two types of housing are being offered: apartments and single-family housing. Various options of space and design are available, with two buildings dedicated to single-family housing and the two other buildings dedicated to apartments.

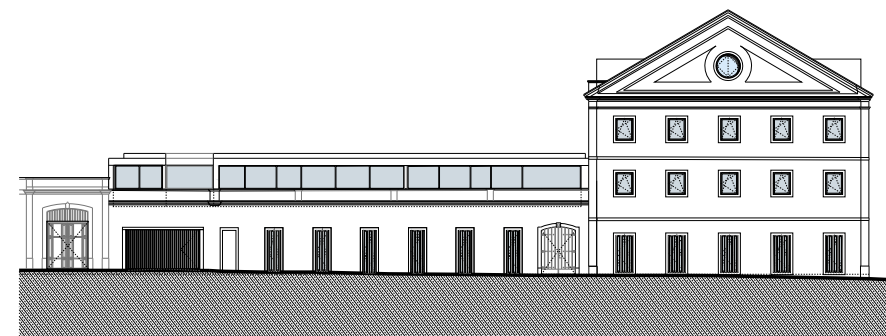
The design spectrum ranges from industrial-type environments to contemporary minimalist.



**The vision for Block A areas focusses on large spaces with the presence of patios and private terraces that soften the lines and illuminate the interiors.**

**The existing façade will be maintained and renovated and on the upper level a mix of glass and metal will preserve the industrial look and feel.**

**Units in building A benefit from living rooms with high ceilings, patios and private terraces that distribute natural light.**

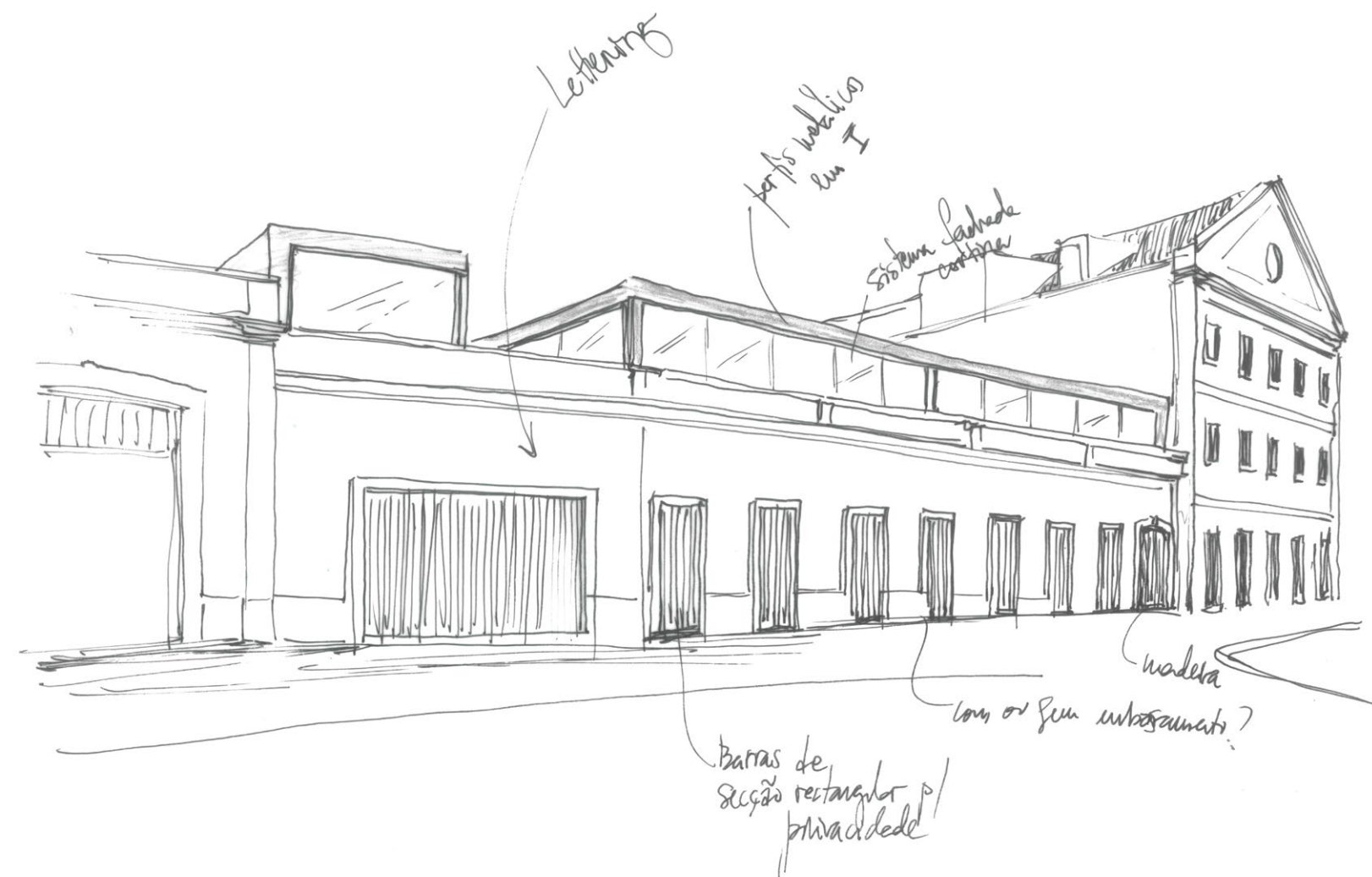


## ARCHITECTURE

SARAIVA + ASSOCIADOS

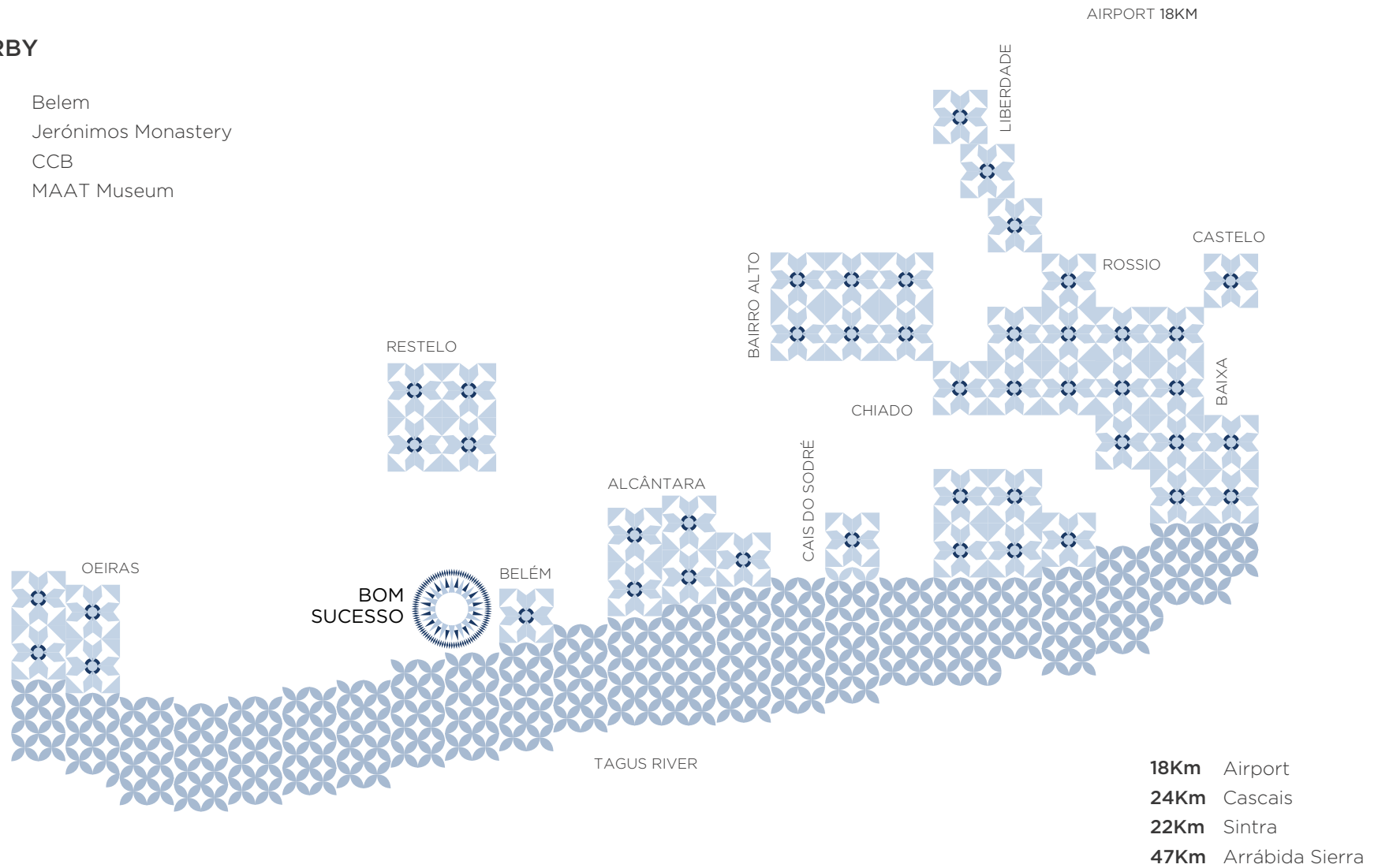
The founder of this architectural studio, the CEO Miguel Saraiva, participates actively in conceptualising phase of each project.

His passion for architectural drawing combined with a fearless vision promoted his small studio to one that now employs over 150 professionals and conducts projects across the globe.



## NEARBY

Belem  
Jerónimos Monastery  
CCB  
MAAT Museum



# L I S B O N

Lisbon is one of the world's oldest cities and influences of many different cultures can be felt in its various neighbourhoods. Famed for its extraordinary light, the proximity of gorgeous beaches and the imposing Tagus river mouth, the city of Lisbon provides a beautiful living environment.



## Portugal, an Atlantic country with a Mediterranean lifestyle

You will fall in love with the wide variety of scenery that the 900km coastline has to offer, as well as the outstanding seafood and the old-fashioned traditions of the Portuguese countryside.

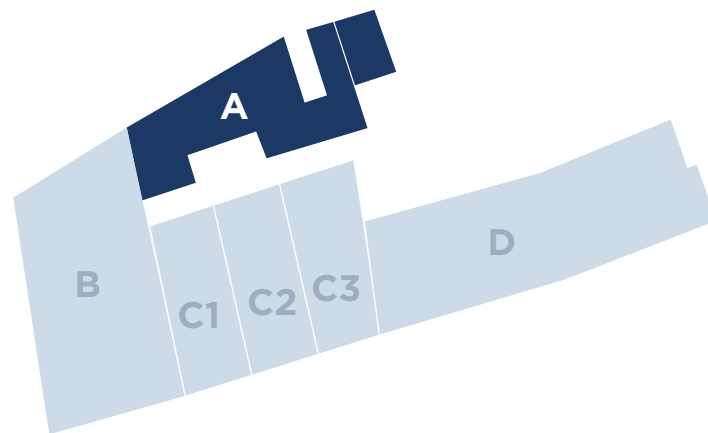


EDIFÍCIO DAS ARTES

BUILDING **A**

---

FLOOR PLANS



# A1+A2.T3 DUPLEX

BUILDING A . FLOOR 0 + FLOOR 1

**301.75 m<sup>2</sup>**

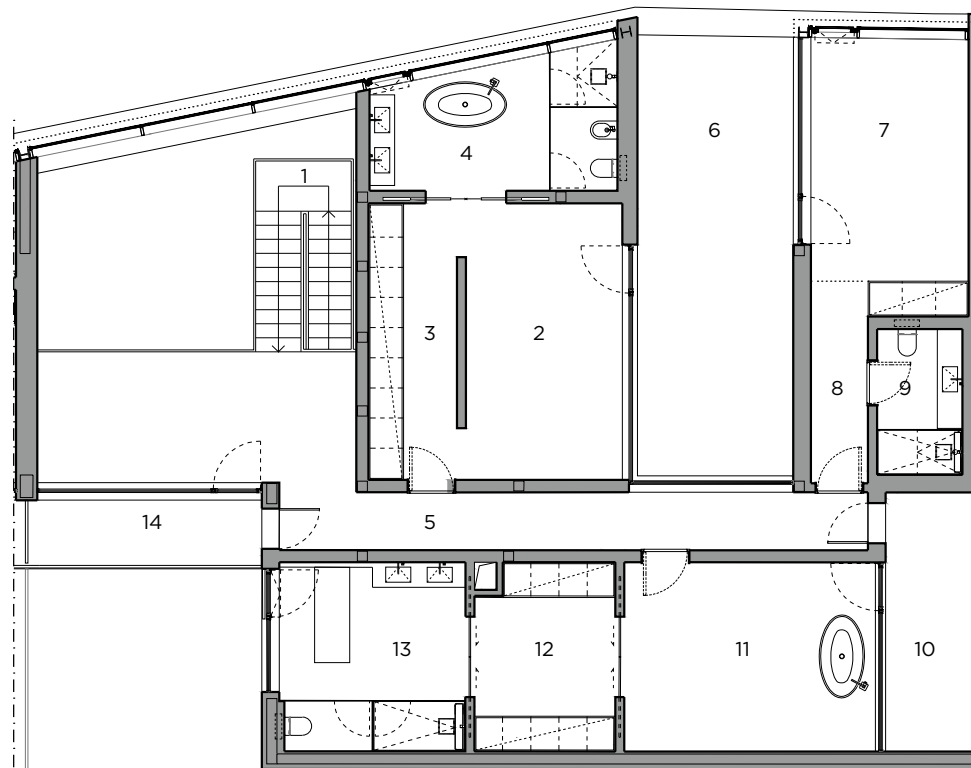
+ EXTERIOR **72.39 m<sup>2</sup>**

## FLOOR 1

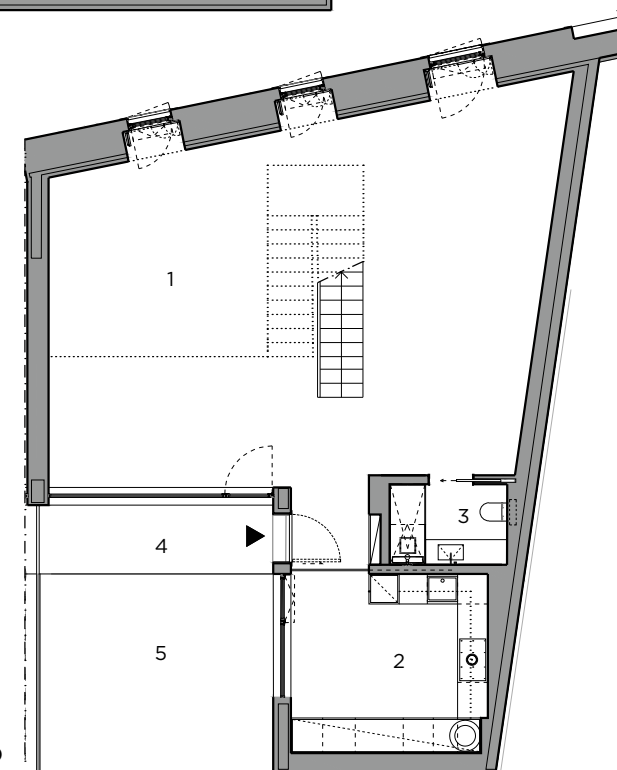
|    |             |                      |
|----|-------------|----------------------|
| 1  | Stairs      | 11.08 m <sup>2</sup> |
| 2  | Suite       | 20.02 m <sup>2</sup> |
| 3  | Closet      | 11.42 m <sup>2</sup> |
| 4  | W.C. Suite  | 17.80 m <sup>2</sup> |
| 5  | Circulation | 36.74 m <sup>2</sup> |
| 6  | Patio       | 28.80 m <sup>2</sup> |
| 7  | Room        | 23.19 m <sup>2</sup> |
| 8  | Circulation | 5.39 m <sup>2</sup>  |
| 9  | W.C.        | 7.90 m <sup>2</sup>  |
| 10 | Balcony     | 11.29 m <sup>2</sup> |
| 11 | Suite       | 22.08 m <sup>2</sup> |
| 12 | Closet      | 12.42 m <sup>2</sup> |
| 13 | W.C. Suite  | 17.48 m <sup>2</sup> |
| 14 | Balcony     | 7.21 m <sup>2</sup>  |

## FLOOR 0

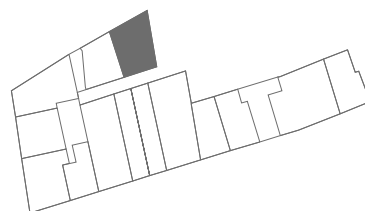
|   |             |                      |
|---|-------------|----------------------|
| 1 | Living room | 91.70 m <sup>2</sup> |
| 2 | Kitchen     | 19.10 m <sup>2</sup> |
| 3 | W.C.        | 5.43 m <sup>2</sup>  |
| 4 | Terrace     | 6.58 m <sup>2</sup>  |
| 5 | Patio       | 18.51 m <sup>2</sup> |



FLOOR 1



FLOOR 0



# A3.T1

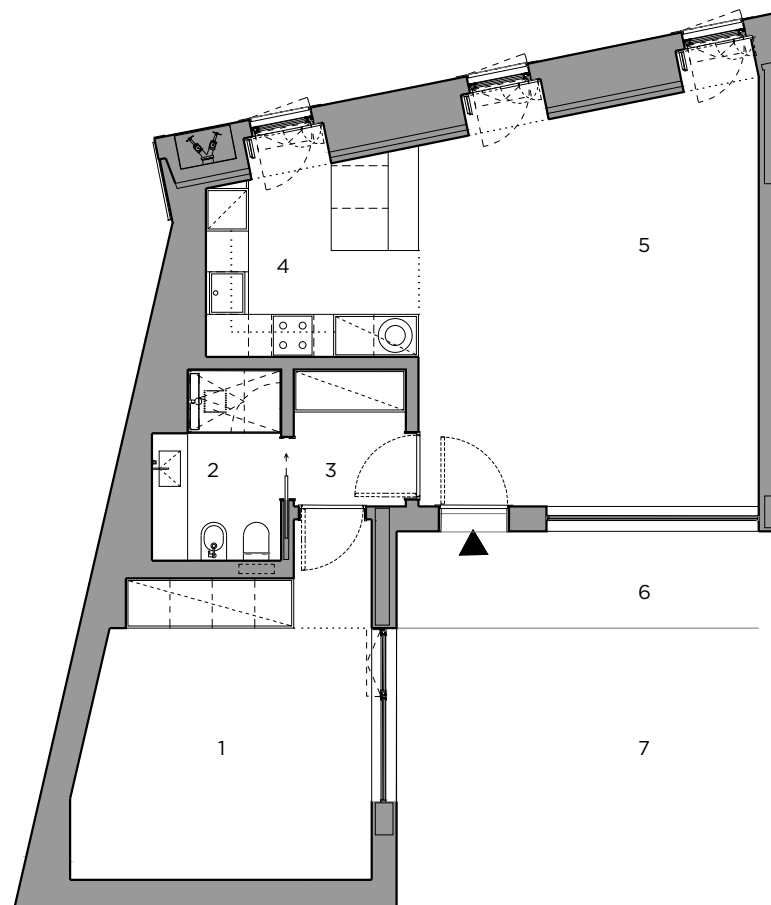
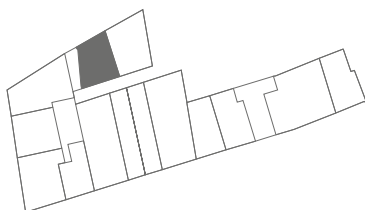
BUILDING A . FLOOR 0

**80.09 m<sup>2</sup>**

+ EXTERIOR **28.88 m<sup>2</sup>**

## FLOOR 0

|               |                      |
|---------------|----------------------|
| 1 Suite       | 23.44 m <sup>2</sup> |
| 2 W.C. Suite  | 6.55 m <sup>2</sup>  |
| 3 Circulation | 3.61 m <sup>2</sup>  |
| 4 Kitchenette | 12.18 m <sup>2</sup> |
| 5 Living room | 34.31 m <sup>2</sup> |
| 6 Terrace     | 7.58 m <sup>2</sup>  |
| 7 Patio       | 21.30 m <sup>2</sup> |



# A4.T2

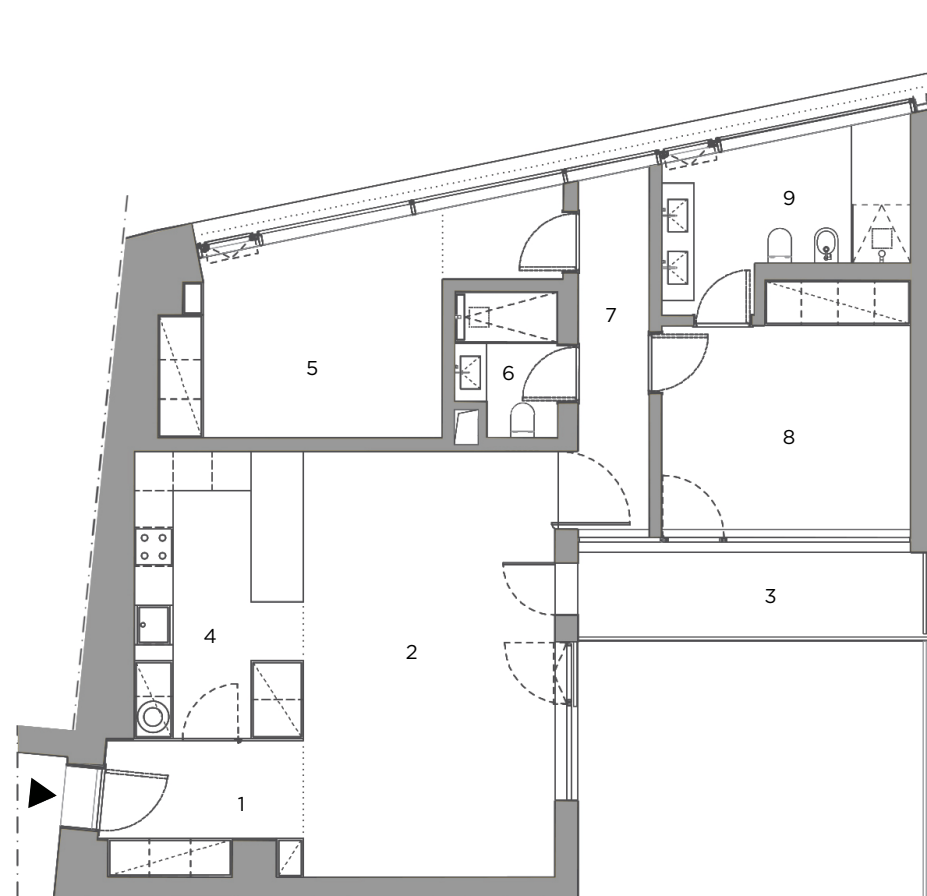
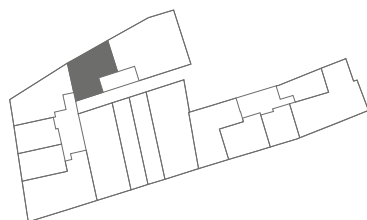
BUILDING A . FLOOR 1

**113.72 m<sup>2</sup>**

+ EXTERIOR **8.28 m<sup>2</sup>**

## FLOOR 1

|               |                      |
|---------------|----------------------|
| 1 Hall        | 8.24 m <sup>2</sup>  |
| 2 Living room | 29.35 m <sup>2</sup> |
| 3 Balcony     | 8.28 m <sup>2</sup>  |
| 4 Kitchenette | 13.76 m <sup>2</sup> |
| 5 Room        | 21.65 m <sup>2</sup> |
| 6 W.C.        | 4.53 m <sup>2</sup>  |
| 7 Circulation | 8.05 m <sup>2</sup>  |
| 8 Suite       | 16.00 m <sup>2</sup> |
| 9 W.C. Suite  | 12.14 m <sup>2</sup> |



F I N I S H E S

## **EXTERIORS**

### **patios, balconies and ground access**

Private patios paved with screed and finished with a colourless water repellent.

A Lawn with a programmable irrigation system on the private terrace of the duplex (floor 1).

Walking areas with light grey granite gravel and paths with white open joint concrete slabs allowing access to the dwelling (interior of the street). The landscaping project aims to provide decorative shrubs and bushes.

Window frames – In the courtyard sections the steel frames will be a matte dark grey finish and the windows will be double glazed and with a grey tint. On the upper levels the frames will be in dark grey aluminium and the glass will also be double glazed and with a grey tint.

The exterior metallic door at the ground level will consist of flat steel rods with a dark grey matte finish like the window frames. The balcony guardrails on floor 1 will be flat bars of steel in a dark grey matte finish like the window frames.

The windowsills will be recovered or newly made in lioz stone.

## **INTERIOR DOORS**

Interior wooden doors, including trimmings and fittings will be in a white lacquered and matte finish. There will be 4 panels and the upper panels will act independently allowing for different openings and privacy levels.

## **INTERIOR STAIRWAY**

Independent metallic frame steps in a black matte or lacquered finish with a wood covering in line with the wood floors. Metallic flat rod guardrails painted in black, matte finish.

## **FLOORING**

Corridors, bedrooms, bathrooms and kitchenette in wood with a slightly grey hue.

Porcelain tile flooring in a grey colour, with light grey grouting, similar in appearance to natural stone, matte in texture and with rectified edges.

In larger sanitary facilities, when the toilet and bidet exist in a space separated by glass, the floor is coated with ultra-compact composite material identical to natural white stone with a light grey, matte appearance.

## **SKIRTING BOARDS**

White lacquered.

Humid zones will be without skirting boards.

## **W A L L S**

Walls in traditional or acoustic brick masonry (depending on the acoustic requirements of space) with a smooth matte finish in white paint.

Walls of the wet areas - kitchenettes and social sanitary facilities - will be a water-based acrylic enamel paint with anti-fungal protection and a smooth matte finish in white.

The coating of some of the bathroom walls (for example, in the showers) will be in the same porcelain or ultra-compact composite material as the floors.

## **C E I L I N G S**

Solid continuous false ceilings in normal or waterproof plasterboard in wet areas, with a white paint finish.

Cornice in continuous u-shaped perimeter profile with same finish as the ceiling.

Crown mouldings with integrated LED illumination in the bathrooms, on the side wall of the shower or, in the sanitary facilities, next to the mirror or the washbasin.

Next to the facade on the ground floor the ceiling finish will include a crown moulding that allows for a decorative curtain and hidden LED light. In the upper floor the cornice also allows for a built-in electric blackout curtain.

## **KITCHEN AND KITCHENETTES**

### **Open Kitchens**

Lower and Upper Modules: Black Matte

Upper modules will have a wood veneer finish with vertical shaft.

Worktops are at 0.74cm height with same finish as the upper modules. The worktops will be in ultra-compact material identical to stone in a smooth matte black finish.

Closed Kitchen - duplex

Bottom and Top Modules: Black Matte

Modules superior: White Matte

The worktops will be in ultra-compact material identical to stone in a smooth matte black finish.

## **B A T H R O O M S**

Taps with a chrome finish.

Vanity unit worktops will be in a white ultracompact material, with light grey spot shaft. And the units will have 2 drawers in a matte white finish.

Bathroom ceramics (toilet and bidet) will be suspended and in a white glazed ceramic.

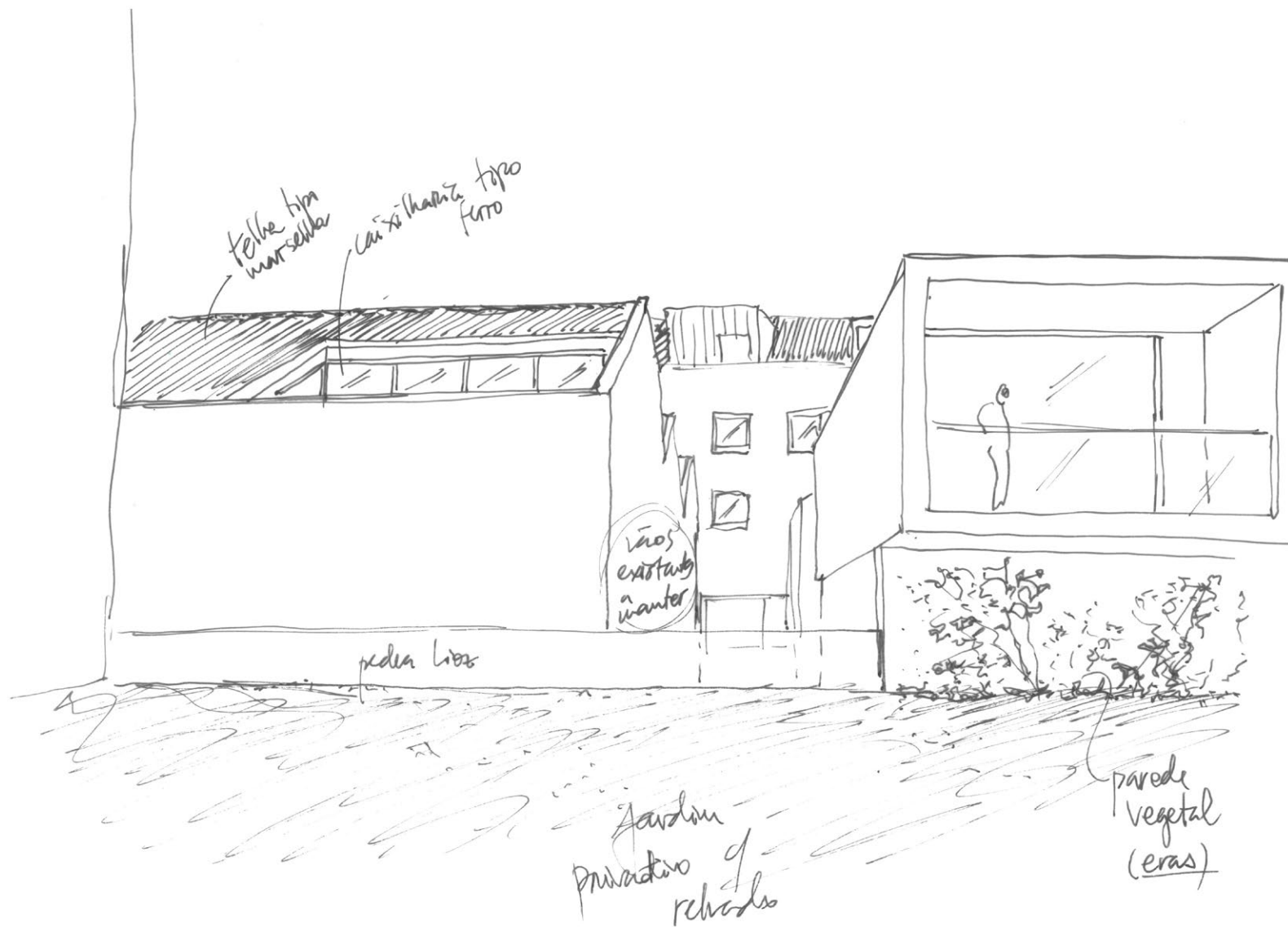
Standalone baths will be in a white glazed ceramic with a chrome-plated floor-standing bath-tub faucet.

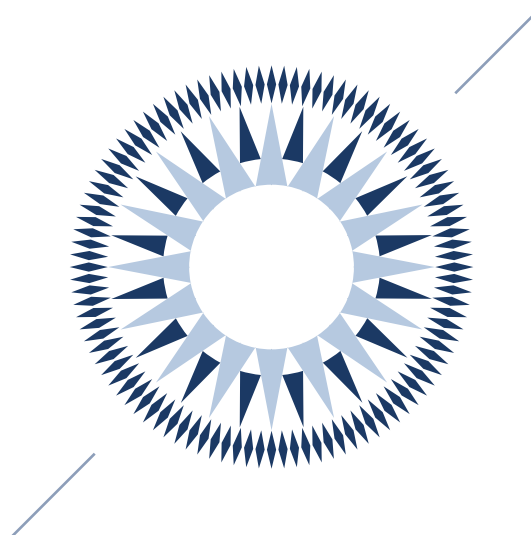
The metal towel rail will have a vertical rectangular profile with a chrome finish.

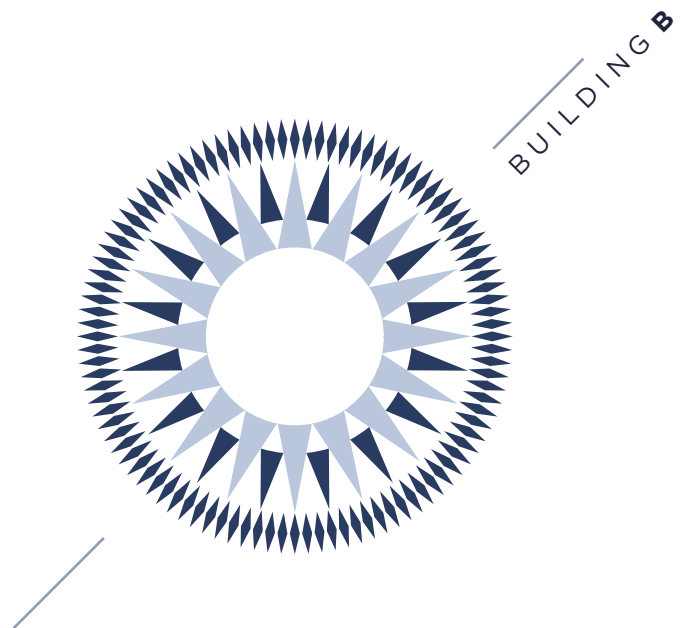
Colourless mirrors on washbasins will have an anti-fogging system.

## **S W I T C H E S**

White Electrical System in kitchens, worktops in black.







BUILDING **B**

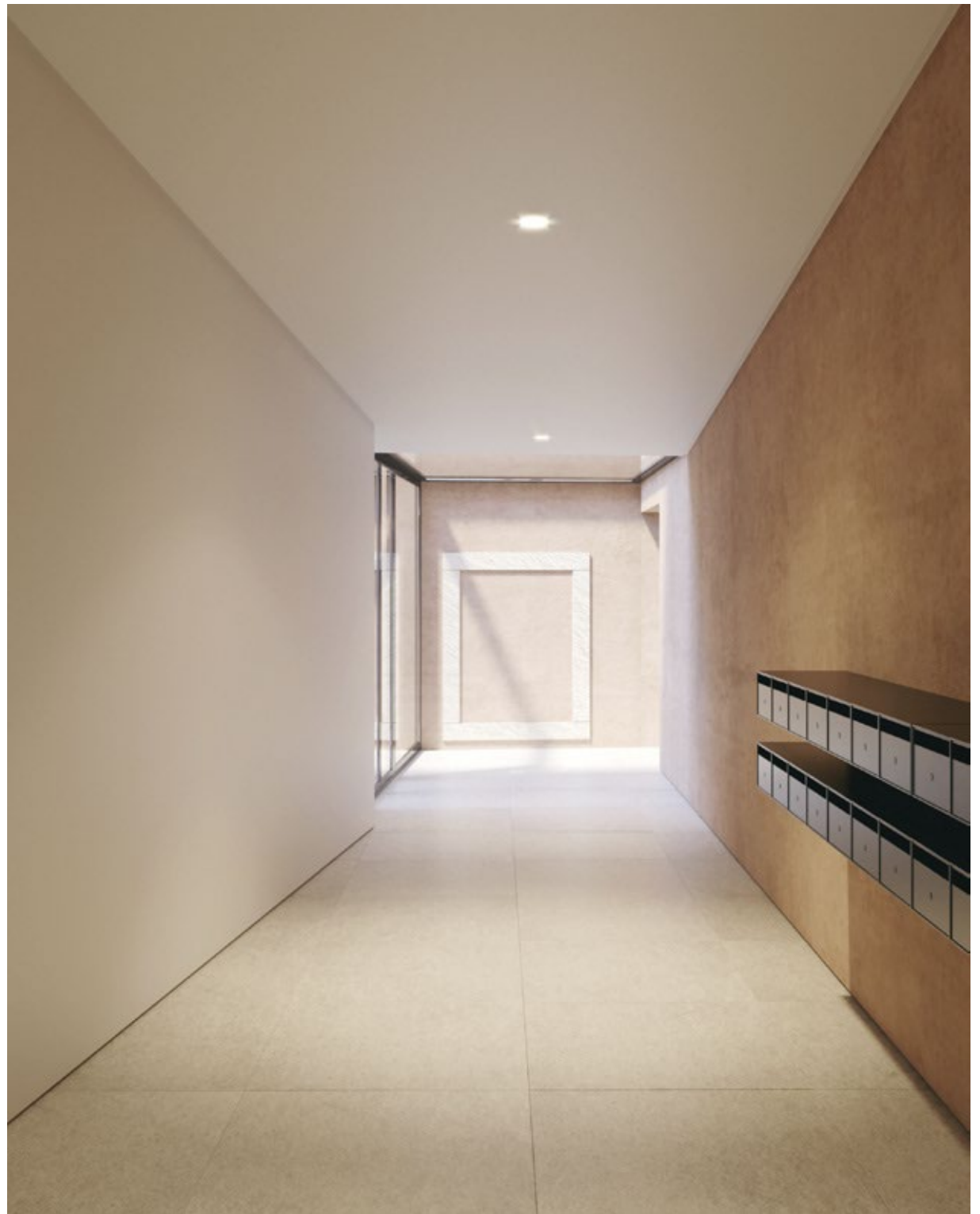
E D I F Í C I O   D A S   A R T E S



# BUILDING B

## T Y P O L O G I E S

| UNITY | FLOOR | TYPOLGY | ABP (m2) | EXTERIOR (m2) | GARAGE |
|-------|-------|---------|----------|---------------|--------|
| B1    | 0     | T1      | 90.56    | -             | YES    |
| B2    | 0     | T2      | 156.78   | -             | YES    |
| B3    | 0     | T2      | 127.12   | -             | YES    |
| B4    | 0     | T3      | 163.79   | -             | YES    |
| B5    | 1     | T3      | 209.46   | -             | YES    |
| B6    | 1     | T1      | 88.09    | -             | YES    |
| B6    | 2     | T1      | 88.09    | -             | YES    |
| B7    | 1     | T1      | 82.66    | -             | YES    |
| B7    | 2     | T1      | 82.66    | -             | YES    |
| B8    | 1     | T3      | 151.85   | -             | YES    |
| B9    | 2     | T4      | 211.52   | -             | YES    |
| B10   | 2     | T3      | 160.98   | -             | YES    |
| B11   | 3     | T4      | 240.89   | 59.88         | YES    |
| B12   | 3     | T3      | 148.80   | 25.65         | YES    |



























## LOCATED IN BELÉM, VERY CLOSE TO RIVER TAGUS.

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In addition to the proximity to the river, these four buildings are contiguous to the Centro Cultural de Belém. The impressive architecture of this cultural institution contributes to the exclusiveness and desirability of this sector.

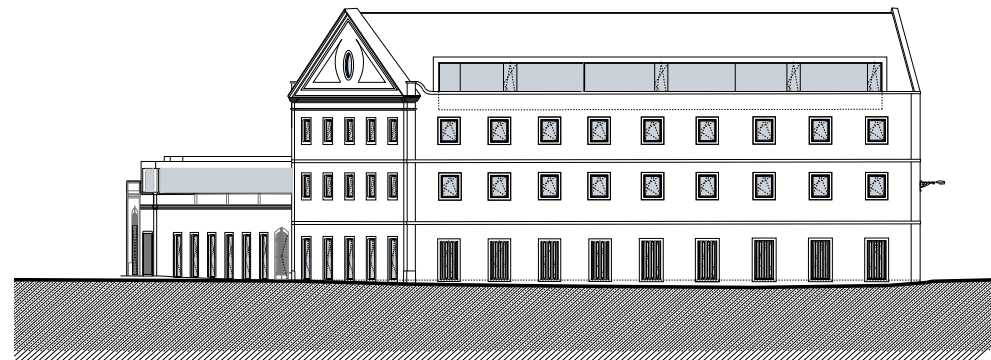
Two types of housing are being offered: apartments and single-family housing. Various options of space and design are available, with two buildings dedicated to single-family housing and the two other buildings dedicated to apartments.

The design spectrum ranges from industrial-type environments to contemporary minimalist.



**The Arts Building, with its regular symmetric façade, will create comfortable urban dwelling within the Lisbon landscape.**

**The recessed upper floor has mansard ceilings with glass bays and a continuous terrace across the western façade.**

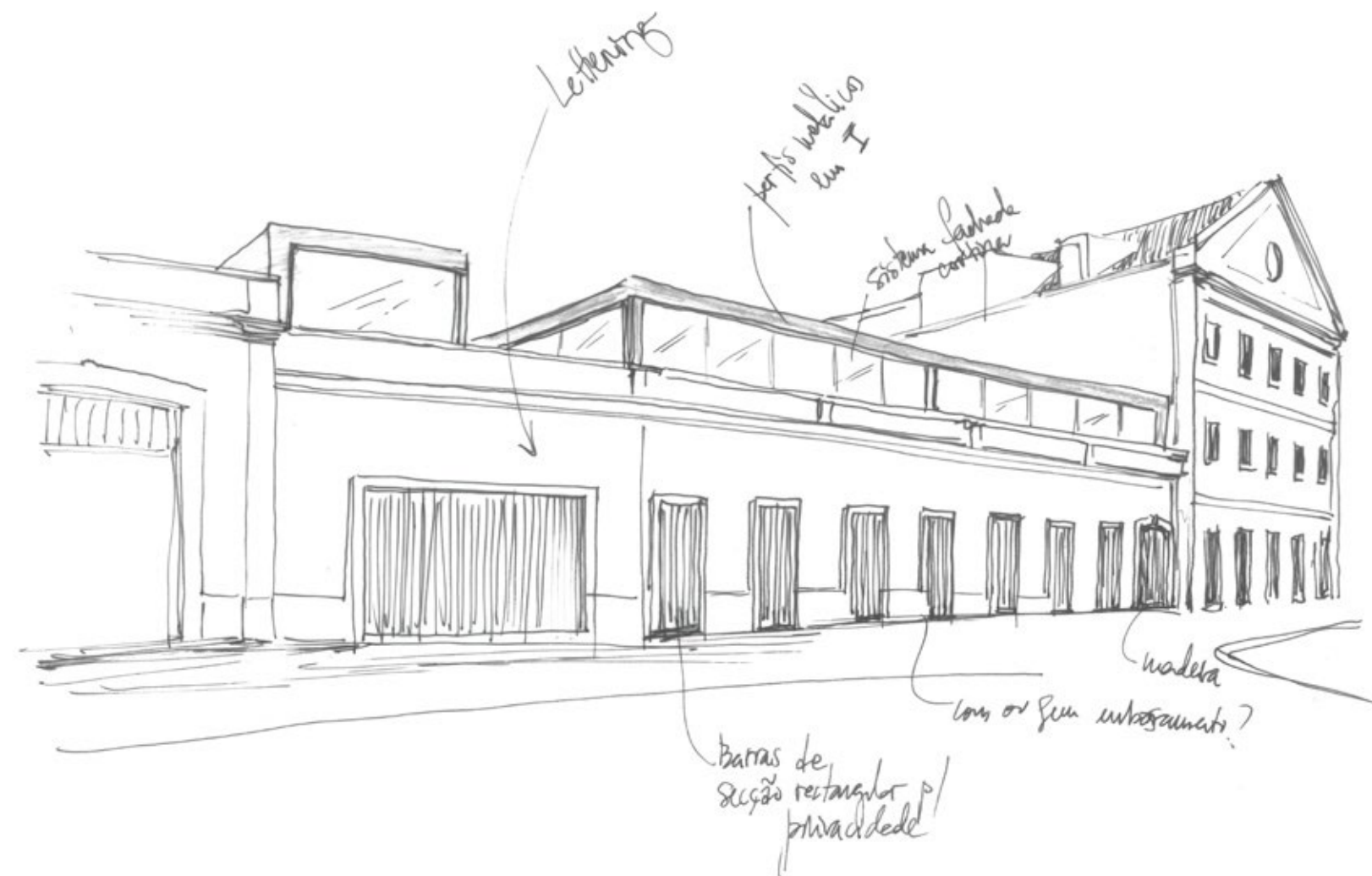


## ARCHITECTURE

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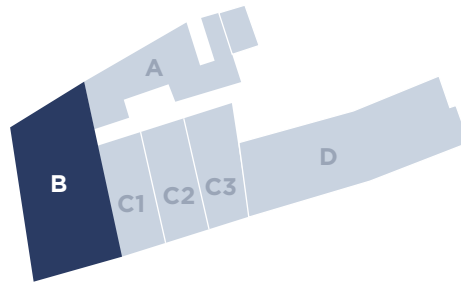


EDIFÍCIO DAS ARTES

BUILDING **B**

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FLOOR PLANS



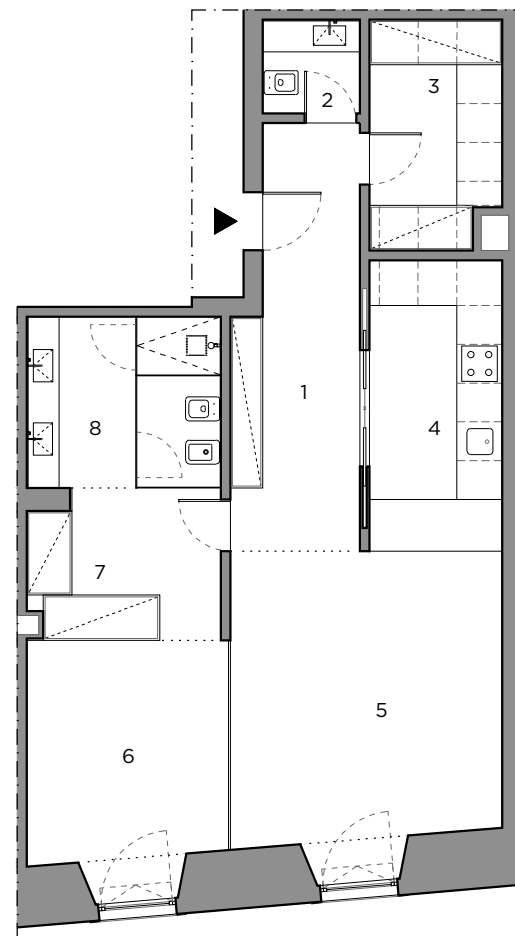
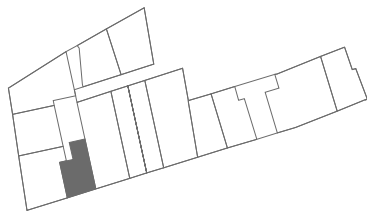
# B1.T1

BUILDING B . FLOOR 0

90.56 m<sup>2</sup>

## FLOOR 0

|   |                      |                      |
|---|----------------------|----------------------|
| 1 | Circulation          | 12.27 m <sup>2</sup> |
| 2 | W.C.                 | 3.73 m <sup>2</sup>  |
| 3 | Storage              | 8.13 m <sup>2</sup>  |
| 4 | Kitchenette          | 11.94 m <sup>2</sup> |
| 5 | Living room          | 24.53 m <sup>2</sup> |
| 6 | Suite                | 13.82 m <sup>2</sup> |
| 7 | Closet / Circulation | 6.84 m <sup>2</sup>  |
| 8 | W.C. Suite           | 9.30 m <sup>2</sup>  |



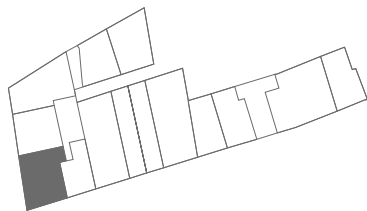
# B2.T2

BUILDING B . FLOOR 0

156.78 m<sup>2</sup>

## FLOOR 0

|    |             |                      |
|----|-------------|----------------------|
| 1  | Hall        | 7.00 m <sup>2</sup>  |
| 2  | Storage     | 2.51 m <sup>2</sup>  |
| 3  | Kitchenette | 16.99 m <sup>2</sup> |
| 4  | Living room | 55.66 m <sup>2</sup> |
| 5  | Suite       | 24.50 m <sup>2</sup> |
| 6  | W.C. Suite  | 6.09 m <sup>2</sup>  |
| 7  | Suite       | 24.51 m <sup>2</sup> |
| 8  | W.C. Suite  | 5.71 m <sup>2</sup>  |
| 9  | W.C.        | 3.23 m <sup>2</sup>  |
| 10 | Circulation | 10.58 m <sup>2</sup> |



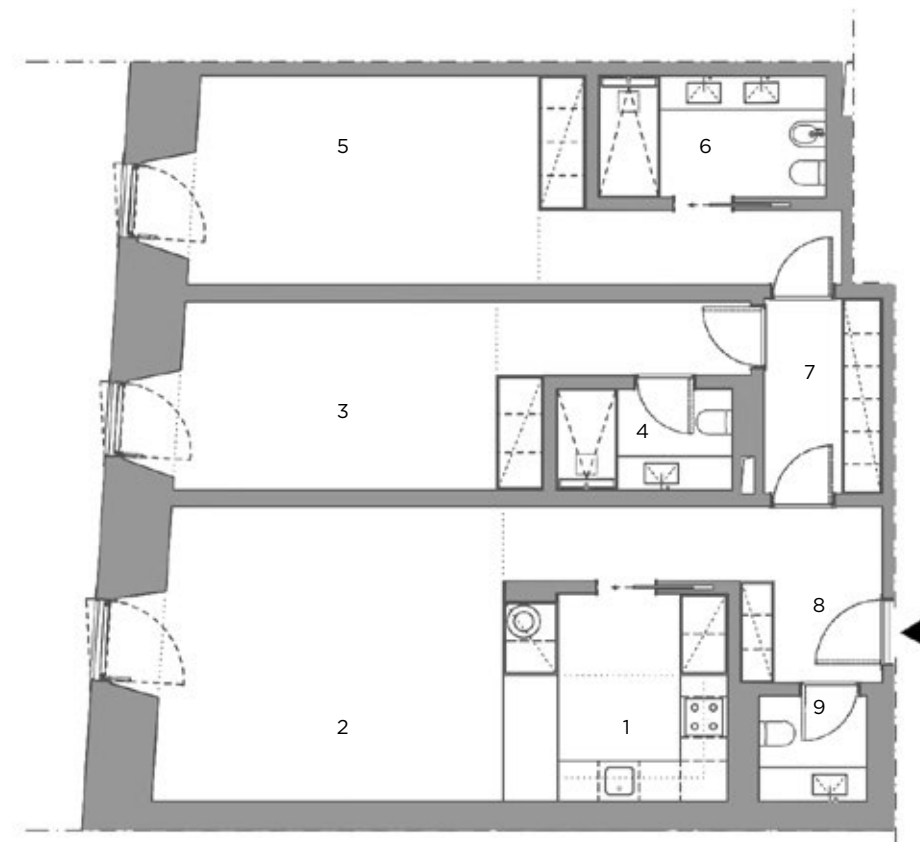
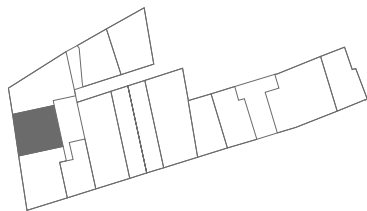
# B3.T2

BUILDING B . FLOOR 0

127.12 m<sup>2</sup>

## FLOOR 0

|   |                      |                      |
|---|----------------------|----------------------|
| 1 | Kitchenette          | 11.71 m <sup>2</sup> |
| 2 | Living room          | 32.63 m <sup>2</sup> |
| 3 | Suite                | 23.67 m <sup>2</sup> |
| 4 | W.C. Suite           | 5.02 m <sup>2</sup>  |
| 5 | Suite                | 28.84 m <sup>2</sup> |
| 6 | W.C. Suite           | 7.91 m <sup>2</sup>  |
| 7 | Closet / Circulation | 6.58 m <sup>2</sup>  |
| 8 | Hall                 | 6.58 m <sup>2</sup>  |
| 9 | W.C.                 | 4.18 m <sup>2</sup>  |



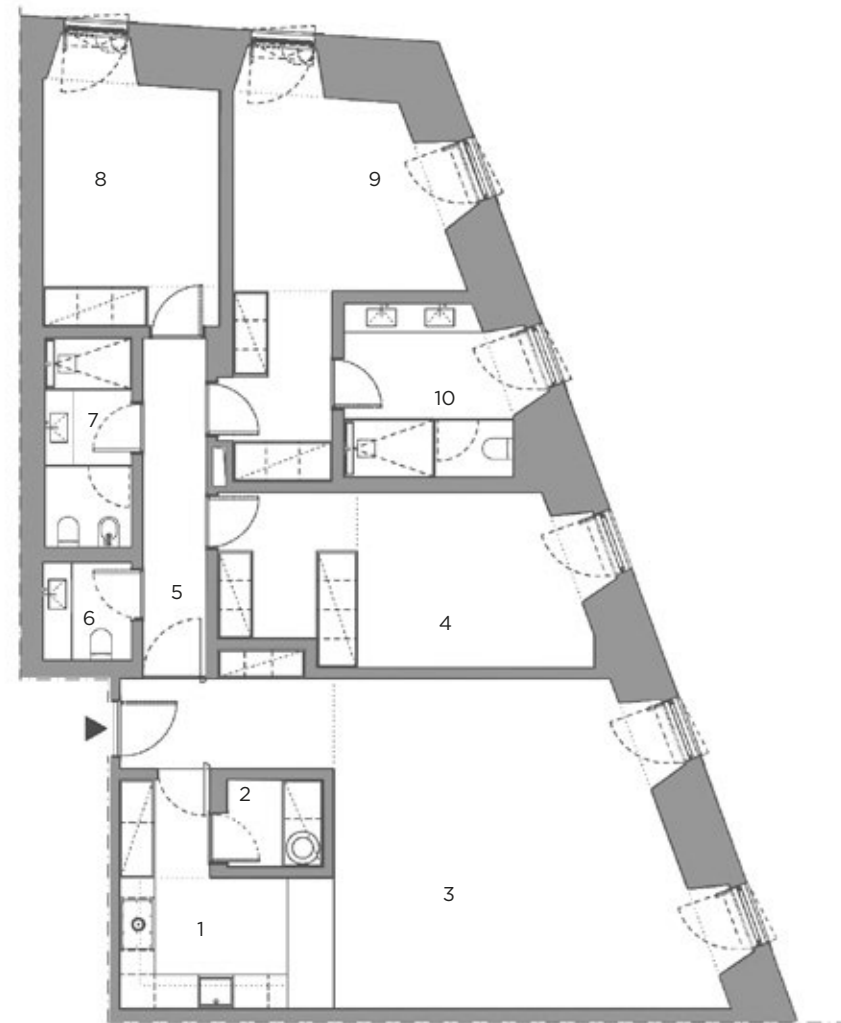
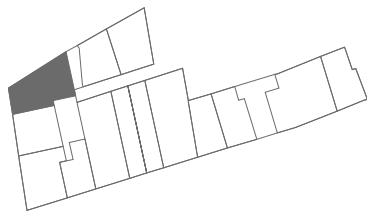
# B4.T3

BUILDING B . FLOOR 0

163.79 m<sup>2</sup>

## FLOOR 0

|    |             |                      |
|----|-------------|----------------------|
| 1  | Kitchenette | 13.33 m <sup>2</sup> |
| 2  | Storage     | 3.22 m <sup>2</sup>  |
| 3  | Living room | 49.30 m <sup>2</sup> |
| 4  | Room        | 22.50 m <sup>2</sup> |
| 5  | Circulation | 6.65 m <sup>2</sup>  |
| 6  | W.C. Social | 3.60 m <sup>2</sup>  |
| 7  | W.C. Suite  | 6.91 m <sup>2</sup>  |
| 8  | Suite       | 18.76 m <sup>2</sup> |
| 9  | Suite       | 26.79 m <sup>2</sup> |
| 10 | W.C. Suite  | 12.73 m <sup>2</sup> |



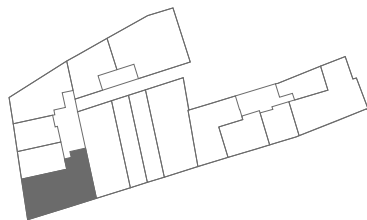
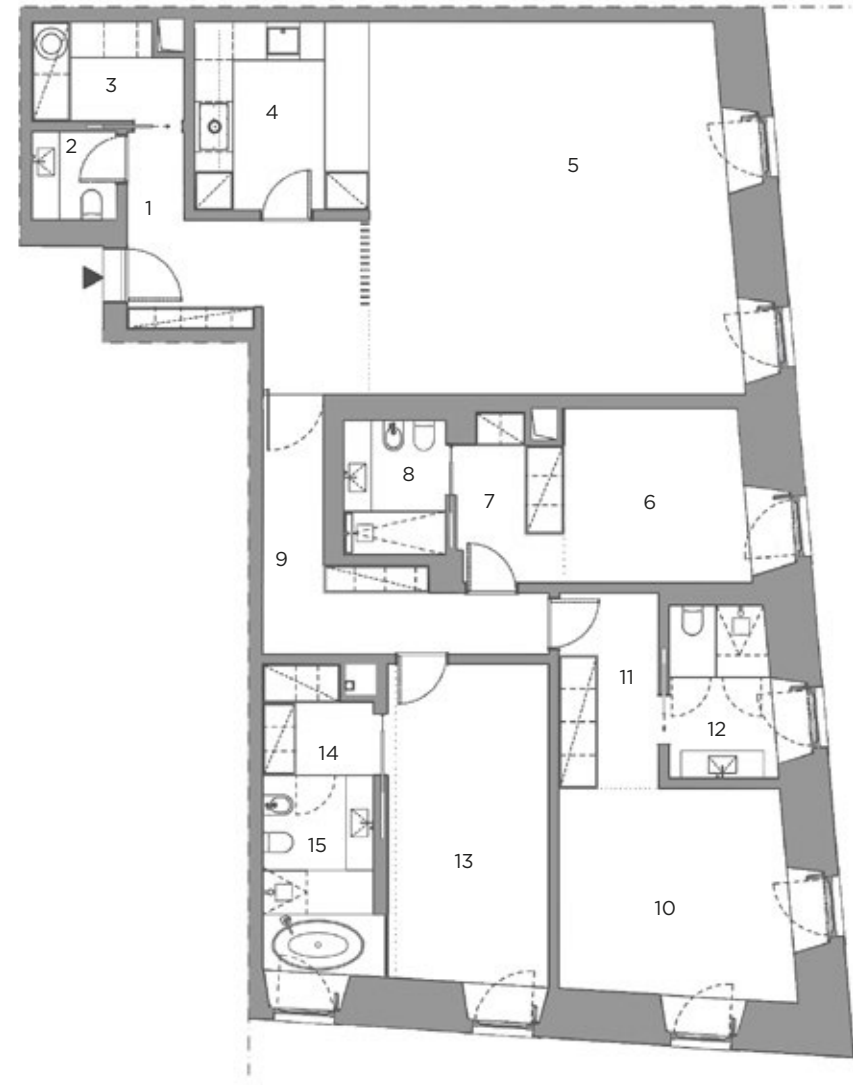
# B5.T3

BUILDING B . FLOOR 1

**209.46 m<sup>2</sup>**

## FLOOR 1

|                        |                      |
|------------------------|----------------------|
| 1 Hall                 | 14.56 m <sup>2</sup> |
| 2 W.C.                 | 3.83 m <sup>2</sup>  |
| 3 Storage              | 6.94 m <sup>2</sup>  |
| 4 Kitchenette          | 12.29 m <sup>2</sup> |
| 5 Living room          | 53.14 m <sup>2</sup> |
| 6 Suite                | 15.38 m <sup>2</sup> |
| 7 Closet               | 6.30 m <sup>2</sup>  |
| 8 W.C.                 | 6.04 m <sup>2</sup>  |
| 9 Circulation          | 13.27 m <sup>2</sup> |
| 10 Suite               | 24.30 m <sup>2</sup> |
| 11 Closet/ Circulation | 7.18 m <sup>2</sup>  |
| 12 W.C.                | 9.95 m <sup>2</sup>  |
| 13 Suite               | 20.99 m <sup>2</sup> |
| 14 Closet              | 4.79 m <sup>2</sup>  |
| 15 W.C. Suite          | 10.50 m <sup>2</sup> |



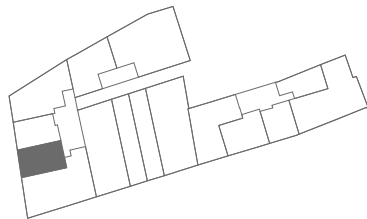
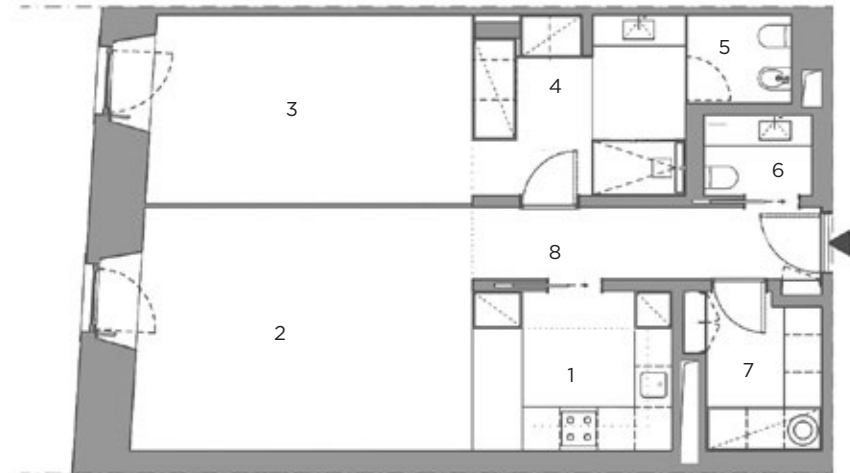
# B6.T1

BUILDING B . FLOOR 1

**88.09 m<sup>2</sup>**

## FLOOR 1

|   |                   |                      |
|---|-------------------|----------------------|
| 1 | Kitchenette       | 9.81 m <sup>2</sup>  |
| 2 | Living room       | 25.57 m <sup>2</sup> |
| 3 | Suite             | 19.90 m <sup>2</sup> |
| 4 | Closet            | 6.16 m <sup>2</sup>  |
| 5 | W.C. Suite        | 9.17 m <sup>2</sup>  |
| 6 | W.C.              | 3.23 m <sup>2</sup>  |
| 7 | Storage           | 6.54 m <sup>2</sup>  |
| 8 | Hall/ Circulation | 7.71 m <sup>2</sup>  |



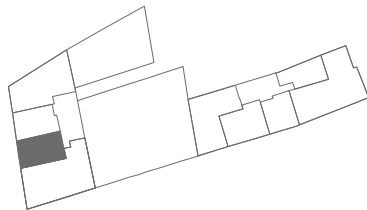
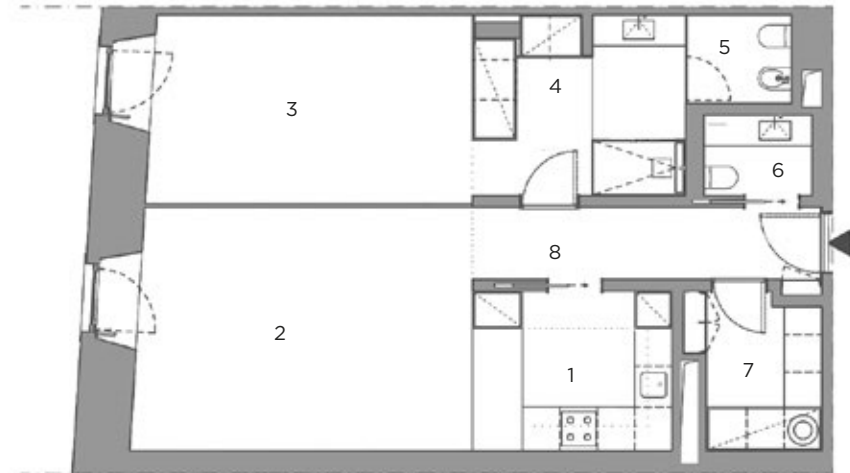
# B6.T1

BUILDING B . FLOOR 2

**88.09 m<sup>2</sup>**

## FLOOR 2

|   |                   |                      |
|---|-------------------|----------------------|
| 1 | Kitchenette       | 9.81 m <sup>2</sup>  |
| 2 | Living room       | 25.57 m <sup>2</sup> |
| 3 | Suite             | 19.90 m <sup>2</sup> |
| 4 | Closet            | 6.16 m <sup>2</sup>  |
| 5 | W.C. Suite        | 9.17 m <sup>2</sup>  |
| 6 | W.C.              | 3.23 m <sup>2</sup>  |
| 7 | Storage           | 6.54 m <sup>2</sup>  |
| 8 | Hall/ Circulation | 7.71 m <sup>2</sup>  |



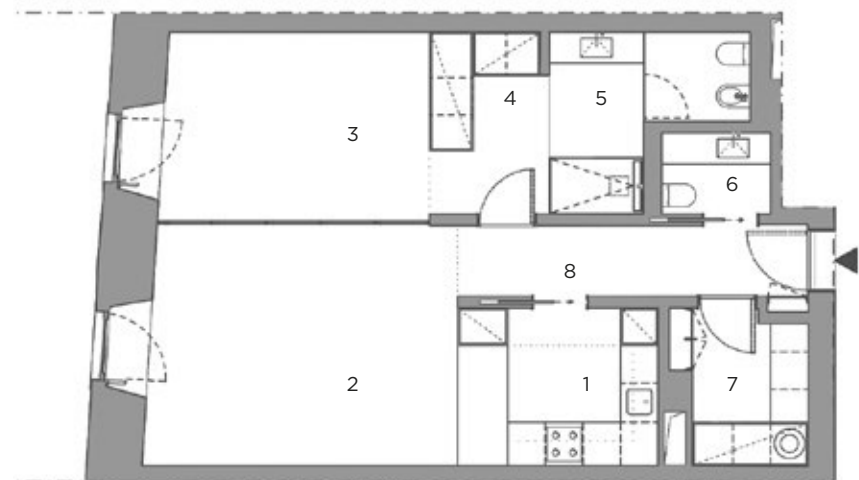
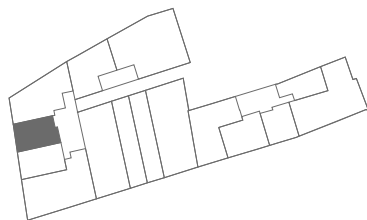
# B7.T1

BUILDING B . FLOOR 1

**82.66 m<sup>2</sup>**

## FLOOR 1

|   |                   |                      |
|---|-------------------|----------------------|
| 1 | Kitchenette       | 10.04 m <sup>2</sup> |
| 2 | Living room       | 23.57 m <sup>2</sup> |
| 3 | Suite             | 16.77 m <sup>2</sup> |
| 4 | Closet            | 6.10 m <sup>2</sup>  |
| 5 | W.C. Suite        | 8.93 m <sup>2</sup>  |
| 6 | W.C.              | 2.99 m <sup>2</sup>  |
| 7 | Storage           | 6.17 m <sup>2</sup>  |
| 8 | Hall/ Circulation | 8.09 m <sup>2</sup>  |



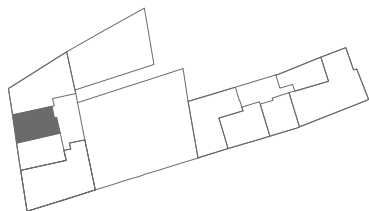
# B7.T1

BUILDING B . FLOOR 2

**82.66 m<sup>2</sup>**

## FLOOR 2

|   |                   |                      |
|---|-------------------|----------------------|
| 1 | Kitchenette       | 10.04 m <sup>2</sup> |
| 2 | Living room       | 23.57 m <sup>2</sup> |
| 3 | Suite             | 16.77 m <sup>2</sup> |
| 4 | Closet            | 6.10 m <sup>2</sup>  |
| 5 | W.C. Suite        | 8.93 m <sup>2</sup>  |
| 6 | W.C.              | 2.99 m <sup>2</sup>  |
| 7 | Storage           | 6.17 m <sup>2</sup>  |
| 8 | Hall/ Circulation | 8.09 m <sup>2</sup>  |



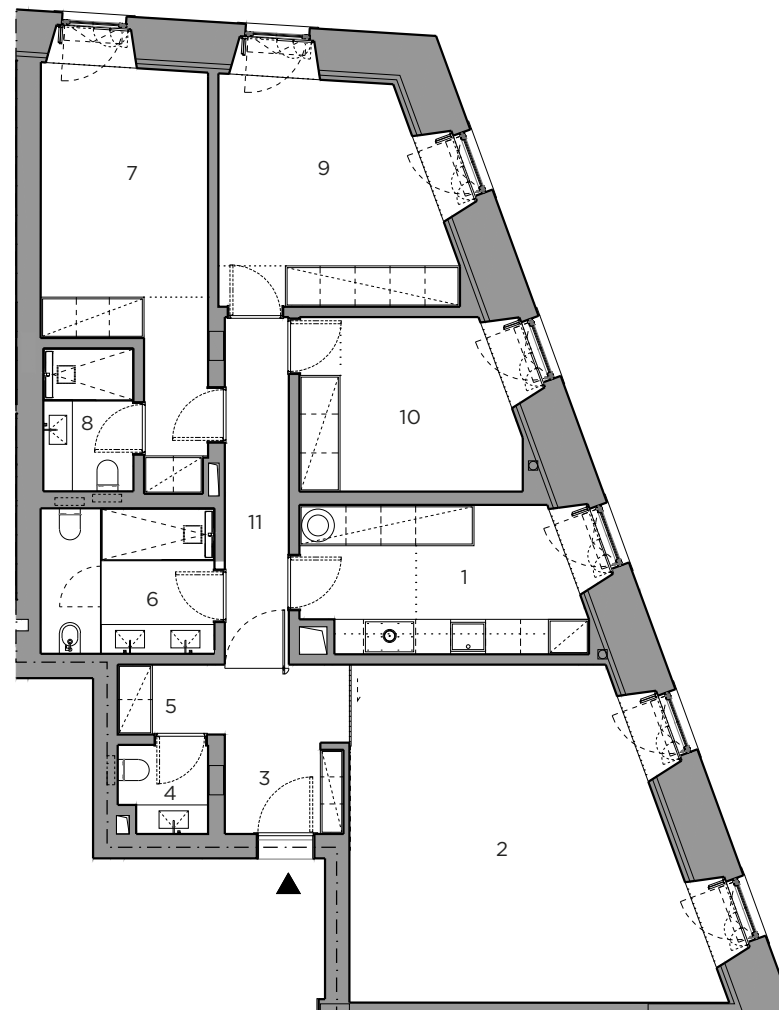
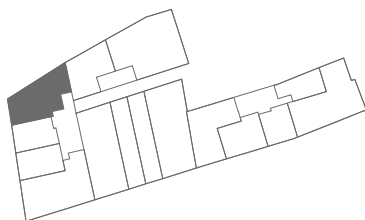
# B8.T3

BUILDING B . FLOOR 1

151.85 m<sup>2</sup>

## FLOOR 1

|    |             |                      |
|----|-------------|----------------------|
| 1  | Kitchen     | 16.01 m <sup>2</sup> |
| 2  | Living room | 41.02 m <sup>2</sup> |
| 3  | Hall        | 7.17 m <sup>2</sup>  |
| 4  | W.C.        | 3.39 m <sup>2</sup>  |
| 5  | Storage     | 2.77 m <sup>2</sup>  |
| 6  | W.C.        | 9.10 m <sup>2</sup>  |
| 7  | Suite       | 20.96 m <sup>2</sup> |
| 8  | W.C. Suite  | 5.28 m <sup>2</sup>  |
| 9  | Room        | 22.78 m <sup>2</sup> |
| 10 | Room        | 15.54 m <sup>2</sup> |
| 11 | Circulation | 7.83 m <sup>2</sup>  |



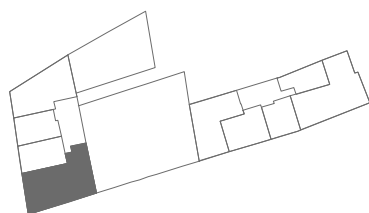
# B9.T4

BUILDING B . FLOOR 2

**211.52 m<sup>2</sup>**

## FLOOR 2

|    |             |                      |
|----|-------------|----------------------|
| 1  | Kitchenette | 12.53 m <sup>2</sup> |
| 2  | W.C.        | 3.83 m <sup>2</sup>  |
| 3  | Storage     | 7.47 m <sup>2</sup>  |
| 4  | Circulation | 14.36 m <sup>2</sup> |
| 5  | Living room | 54.85 m <sup>2</sup> |
| 6  | Suite       | 14.67 m <sup>2</sup> |
| 7  | Closet      | 6.81 m <sup>2</sup>  |
| 8  | W.C. Suite  | 5.86 m <sup>2</sup>  |
| 9  | Suite       | 23.75 m <sup>2</sup> |
| 10 | W.C. Suite  | 8.36 m <sup>2</sup>  |
| 11 | Room        | 18.99 m <sup>2</sup> |
| 12 | Room        | 19.14 m <sup>2</sup> |
| 13 | I.S.        | 5.20 m <sup>2</sup>  |
| 14 | Circulation | 15.70 m <sup>2</sup> |



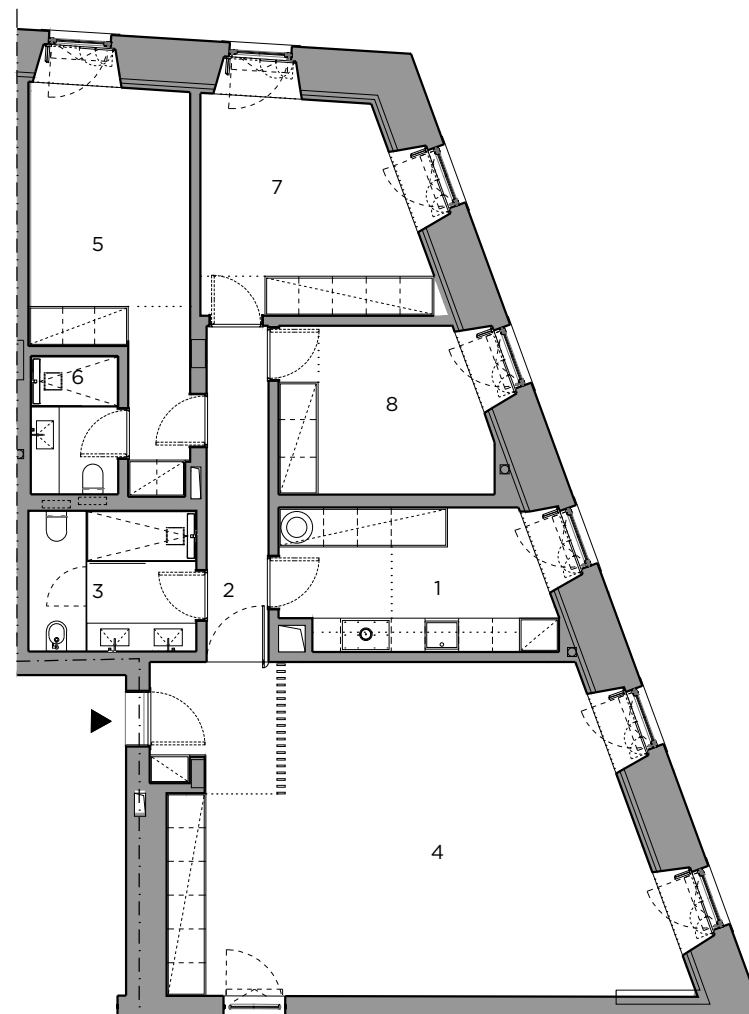
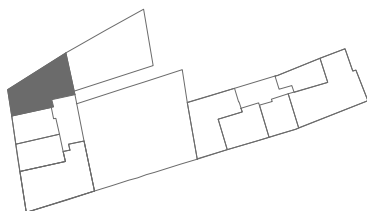
# B10.T3

BUILDING B . FLOOR 2

160.98 m<sup>2</sup>

## FLOOR 2

|   |             |                      |
|---|-------------|----------------------|
| 1 | Kitchen     | 16.60 m <sup>2</sup> |
| 2 | Circulation | 8.04 m <sup>2</sup>  |
| 3 | W.C.        | 9.33 m <sup>2</sup>  |
| 4 | Living room | 62.46 m <sup>2</sup> |
| 5 | Suite       | 21.11 m <sup>2</sup> |
| 6 | W.C. Suite  | 5.12 m <sup>2</sup>  |
| 7 | Room        | 22.78 m <sup>2</sup> |
| 8 | Room        | 15.54 m <sup>2</sup> |



# B11.T4

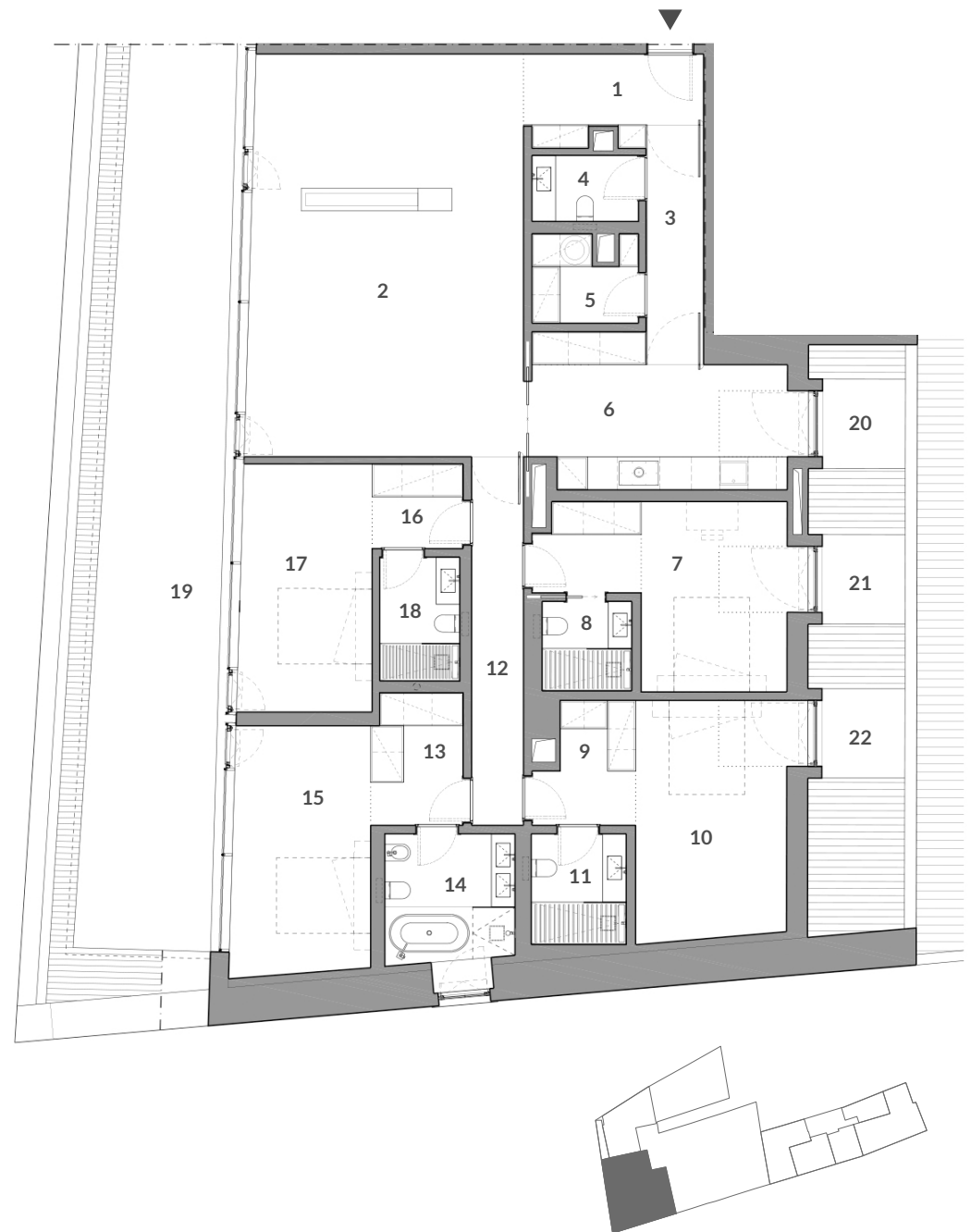
BUILDING B . FLOOR 3

**240.89 m<sup>2</sup>**

+ EXTERIOR **59.88 m<sup>2</sup>**

## FLOOR 3

|    |             |                     |
|----|-------------|---------------------|
| 1  | Hall        | 8.24m <sup>2</sup>  |
| 2  | Living room | 55.35m <sup>2</sup> |
| 3  | Circulation | 7.27m <sup>2</sup>  |
| 4  | W.C.        | 3.90m <sup>2</sup>  |
| 5  | Storage     | 5.15m <sup>2</sup>  |
| 6  | Kitchen     | 20.50m <sup>2</sup> |
| 7  | Suite       | 20.69m <sup>2</sup> |
| 8  | W.C.        | 4.82m <sup>2</sup>  |
| 9  | Closet      | 6.50m <sup>2</sup>  |
| 10 | Suite       | 22.99m <sup>2</sup> |
| 11 | W.C.        | 7.98m <sup>2</sup>  |
| 12 | Circulation | 10.71m <sup>2</sup> |
| 13 | Closet      | 6.13m <sup>2</sup>  |
| 14 | W.C.        | 11.47m <sup>2</sup> |
| 15 | Suite       | 21.87m <sup>2</sup> |
| 16 | Closet      | 3.97m <sup>2</sup>  |
| 17 | Suite       | 17.84m <sup>2</sup> |
| 18 | W.C.        | 5.51m <sup>2</sup>  |
| 19 | Terrace     | 49.86m <sup>2</sup> |
| 20 | Terrace     | 3.34m <sup>2</sup>  |
| 21 | Terrace     | 3.34m <sup>2</sup>  |
| 22 | Terrace     | 3.34m <sup>2</sup>  |



# B12.T3

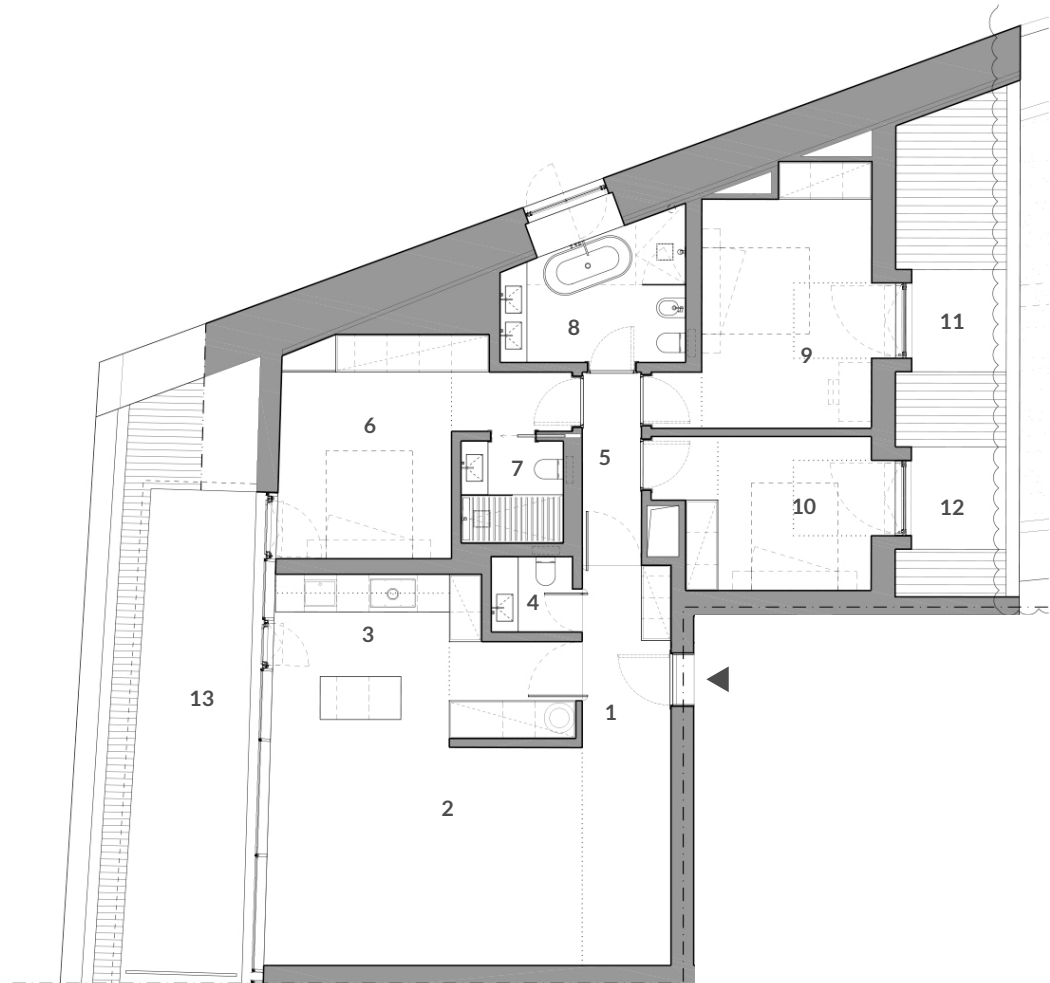
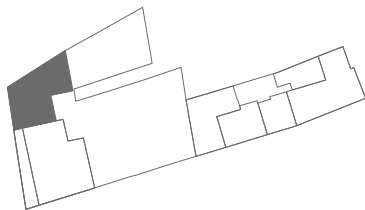
BUILDING B . FLOOR 3

**148.80 m<sup>2</sup>**

+ EXTERIOR **25.65 m<sup>2</sup>**

## FLOOR 3

|    |                  |                     |
|----|------------------|---------------------|
| 1  | Hall/Circulation | 6.39m <sup>2</sup>  |
| 2  | Living room      | 34.98m <sup>2</sup> |
| 3  | Kitchen          | 18.15m <sup>2</sup> |
| 4  | W.C.             | 2.73m <sup>2</sup>  |
| 5  | Circulation      | 5.49m <sup>2</sup>  |
| 6  | Suite            | 25.20m <sup>2</sup> |
| 7  | W.C.             | 4.76m <sup>2</sup>  |
| 8  | W.C.             | 12.78m <sup>2</sup> |
| 9  | Bedroom          | 24.27m <sup>2</sup> |
| 10 | Bedroom          | 14.06m <sup>2</sup> |
| 11 | Terrace          | 3.34m <sup>2</sup>  |
| 12 | Terrace          | 3.34m <sup>2</sup>  |
| 13 | Terrace          | 18.97m <sup>2</sup> |



F I N I S H E S

## **EXTERIORS**

### **ground floor, balconies and private gardens**

The exterior metallic door at the ground level will consist of flat steel rods with a dark grey matte finish like the window frames

The upper levels the frames will be in dark grey aluminium and the glass will also be double glazed.

The windowsills will be restored using the existing stone type.  
The existing stone frames in the façade will be cleaned and restored and in the new facades identical stonework will be created.

Paths between buildings are white concrete slabs.

## **EXTERIORS**

### **upper floors**

The terrace flooring will be decked looking exactly like the wood floor applied inside the apartment.

The walls of these spaces will have a white paint finishing.

The window frames will be in dark grey aluminium and the glass will also be double glazed.

## **INTERIOR ELEMENTS**

Interior wooden doors will have a matte white paint finish.

An electric blackout blind system with a white screen will be built into the ceiling over the windows.

## **INTERIOR OPENINGS**

The interior doors will be in wood with a white lacquered, matte finish.

Interior glass partitions between the common spaces - for example between kitchens and rooms - will be in colourless glass and with black steel frames.

## **FLOORING**

Flooring in the living spaces will be in a natural-looking wood with a brushed stainless steel flooring transition flap.

Flooring of the kitchens and kitchenettes will be in an ultra-compact material with a stone-like appearance in a matte dark grey (anthracite).

Bathrooms floors will be in grey lioz stone.

## **SKIRTING BOARDS**

Skirting boards will be white lacquered MDF.

The bathroom areas will not have skirting boards.

## **WALLS**

Walls in traditional or acoustic brick masonry (depending on the acoustic requirements of space) with a smooth matte finish in white paint.

Walls of the wet areas - kitchenettes and social sanitary facilities - will be a water-based acrylic enamel paint with anti-fungal protection and a smooth matte finish in white.

The coating of some of the bathroom walls (for example, in the showers) will be in the same porcelain or ultra-compact composite material as the floors.

## **CEILINGS**

Solid continuous false ceilings in normal or waterproof plasterboard in wet areas, with a white paint finish.

Cornice in continuous u-shaped perimeter profile with same finish as the ceiling.

Crown mouldings with integrated LED illumination in the bathrooms, on the side wall of the shower or, in the sanitary facilities, next to the mirror or the washbasin.

Next to the facade on the ground floor the ceiling finish will include a crown moulding that allows for a decorative curtain and hidden LED light. In the upper floor the cornice also includes a built-in electric blackout curtain, in white.

## **KITCHENS AND KITCHENETTES open kitchens**

Bottom and Top Modules: lacquered Cappucino matte finish or a wood veneer finish with vertical shaft

upper modules: glass doors and interiors in a matte Cappucino finish. Countertops will be an ultra-compact surface with light grey points Worktops are at 0.74cm height.

### **Kitchens are closed or with a glass partition**

## **BATHROOMS**

Taps are with a white finish.

Vanity unit worktops will be in a white ultracompact material with light grey spot shaft. And the units will have 2 drawers in a matte white finish.

Bathroom ceramics (toilet and bidet) will be suspended and in a white glazed ceramic. Shower trays are made to measure.

Baths will be in a white glazed ceramic.

The metal towel rail will have a vertical rectangular profile with a white finish.

Colourless mirrors on washbasins will have an anti-fogging system.

## **SWITCHES**

White Switches ( "JUNG" minimalist, model," LS990 "). In kitchens, worktop switches are of the same model.

## **Common areas in Buildings B and D**

### **LOBBY (FLOOR 0) AND FLOOR ATRIA**

Floor - Ceramic beige flooring in tiles with dimensions of 45x90cm.

Walls - white with matt finish.

Ceiling in the lobby of building D in apparent concrete with matte colourless varnish.

Remaining lobbies will be with a matte white smooth finish.

### **INTERIOR DOORS**

Metal doors flush to the façade with a white, matt finish.

### **ELEVATORS**

#### **two elevators per building**

The lifts with telescopic opening doors – dual entrance cabins and advanced finishes.

There will be ash tree laminate panels, and a brushed stainless steel control panel and a full height side centre mirror.

The floor will match the lobby area.

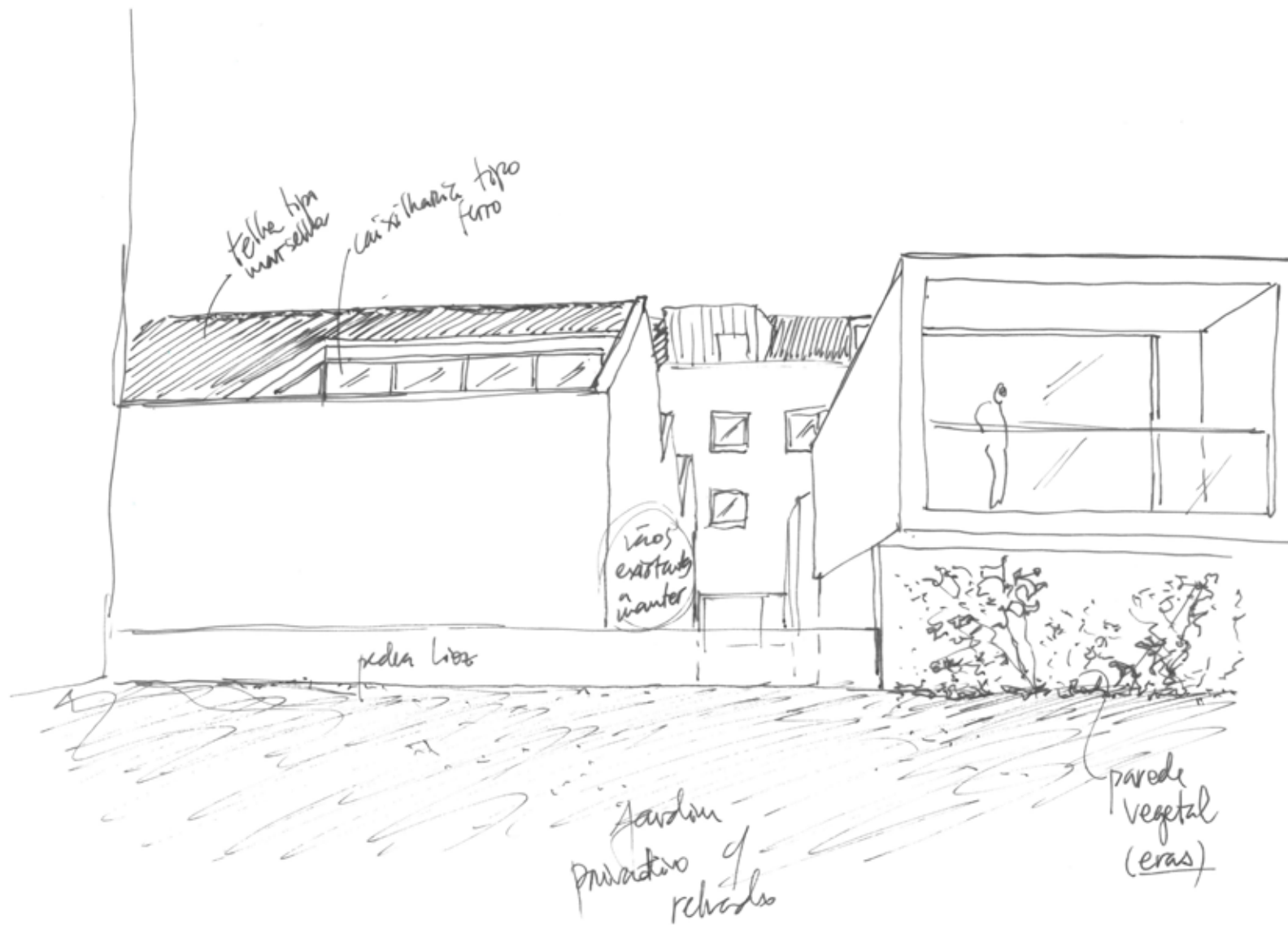
### **EMERGENCY INTERIOR STAIRS**

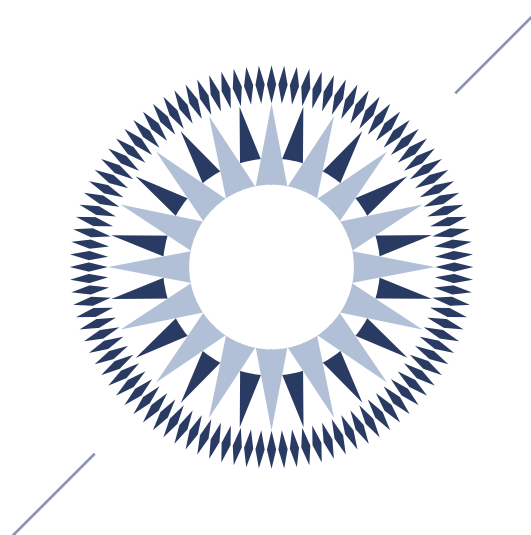
Floor - Ceramic mosaic beige same as the material applied in the atria and lobbies.

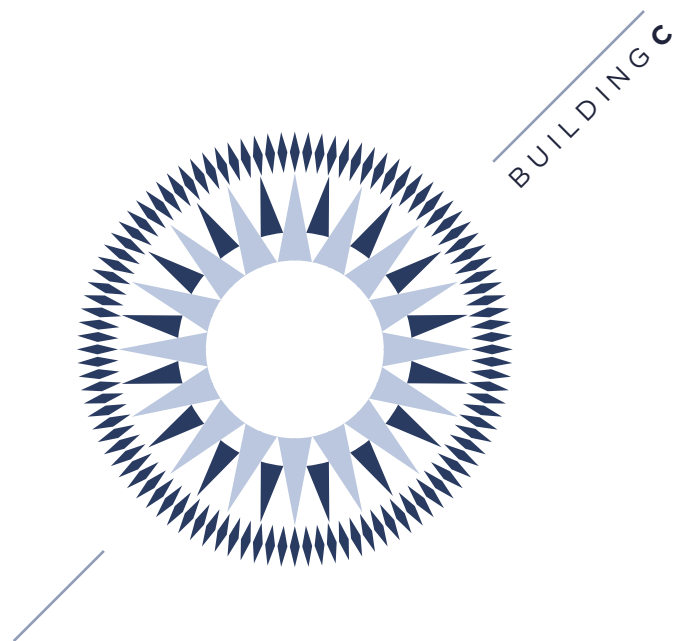
Walls - matt white finish.

Guard - Metal guardrails with a dark grey matte finish.

Ceiling - Fine sanded plaster with white paint.







E D I F Í C I O   D A S   A R T E S



# BUILDING C

## T Y P O L O G I E S

| UNITY  | FLOOR | TYPOLGY   | ABP (m2) | EXTERIOR (m2) | GARAGE |
|--------|-------|-----------|----------|---------------|--------|
| C1     | 0 + 1 | T5 DUPLEX | 403.75   | 10.20         | SIM    |
| C2 - 1 | 0 + 1 | T3 DUPLEX | 190.26   | 8.38          | SIM    |
| C2 - 2 | 0 + 1 | T3 DUPLEX | 192.60   | 8.38          | SIM    |
| C3     | 0 + 1 | T5 DUPLEX | 372.59   | 40.36         | SIM    |









## LOCATED IN BELÉM, VERY CLOSE TO RIVER TAGUS.

Bom Sucesso is a set of four distinct residential buildings. This complex is flanked to the south by Praia do Bom Sucesso street and to the east by the Convent of Our Lady of Bom Sucesso (founded in 1645). The convent lent its name to both the street and the neighboring beach which was a popular bathing destination at the end of the nineteenth century.

In addition to the proximity to the river, these four buildings are contiguous to the Centro Cultural de Belém. The impressive architecture of this cultural institution contributes to the exclusiveness and desirability of this sector.

Two types of housing are being offered: apartments and single-family housing. Various options of space and design are available, with two buildings dedicated to single-family housing and the two other buildings dedicated to apartments.

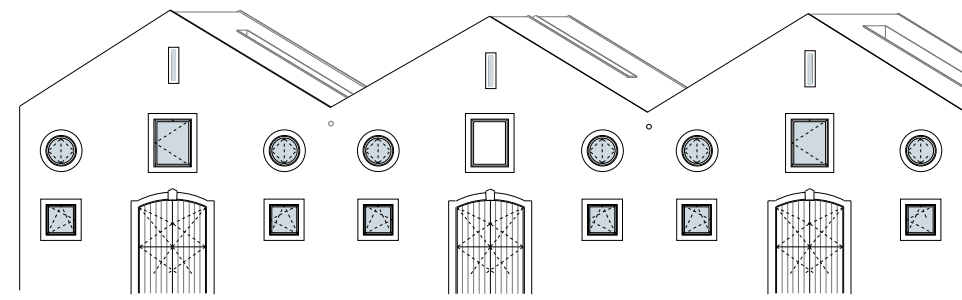
The design spectrum ranges from industrial-type environments to contemporary minimalist.



**These three buildings are conceived as loft style single-family apartments. The geometry of the facades and roofs have been preserved and communicate the industrial look and feel.**

**There is a deliberate use of materials like iron, stone, and concrete to be in harmony with the building exteriors.**

**The interior spaces have private patios that cross both floors and distribute natural light.**

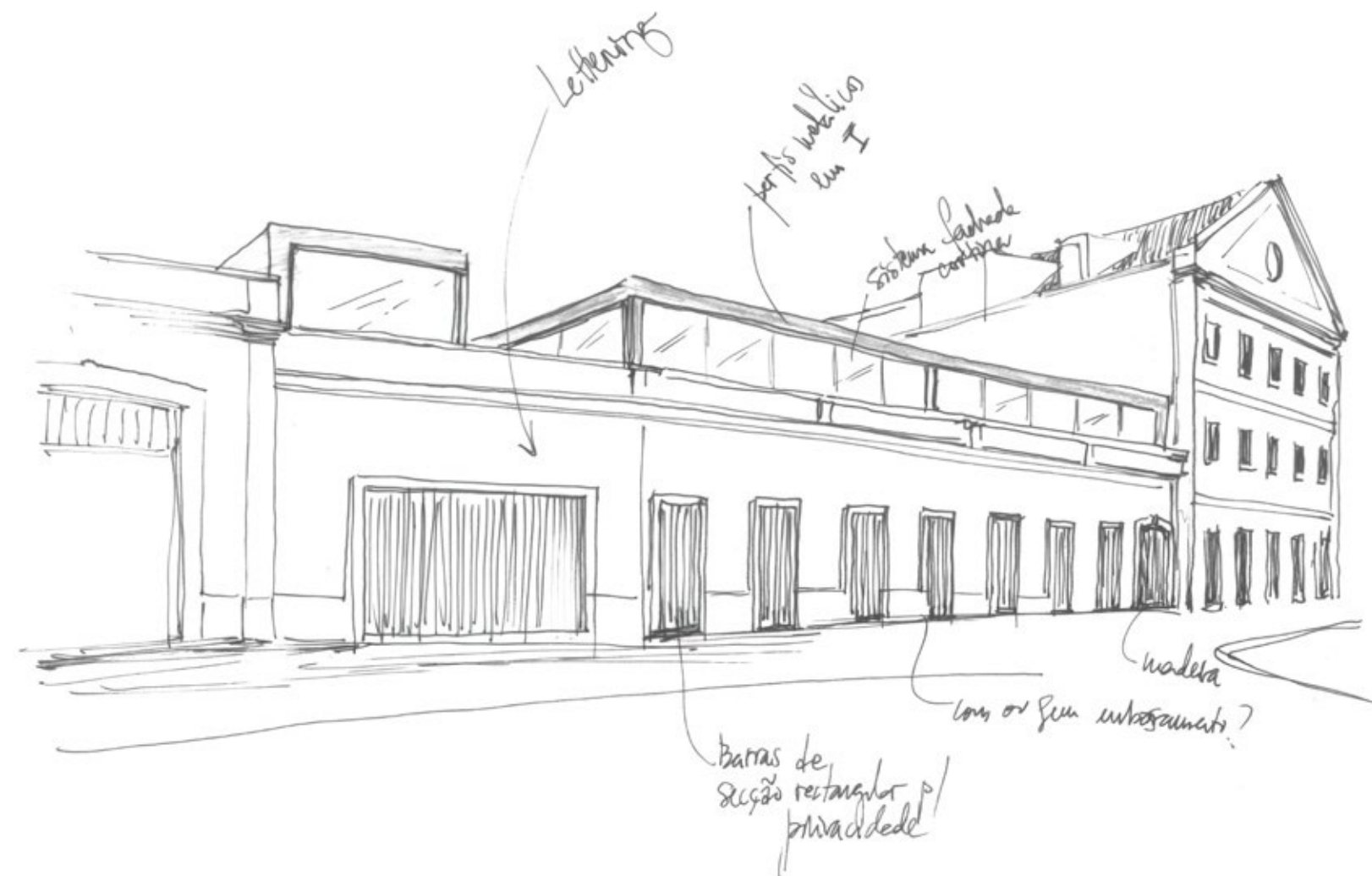


## ARCHITECTURE

SARAIVA + ASSOCIADOS

The founder of this architectural studio, the CEO Miguel Saraiva, participates actively in conceptualising phase of each project.

His passion for architectural drawing combined with a fearless vision promoted his small studio to one that now employs over 150 professionals and conducts projects across the globe.

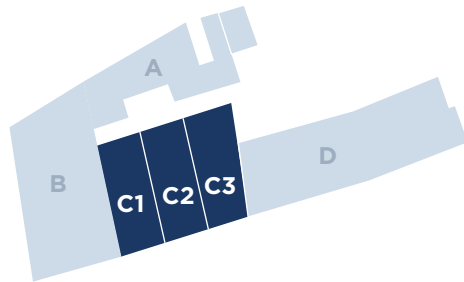


EDIFÍCIO DAS ARTES

BUILDING **C**

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FLOOR PLANS



# C1.T5 DUPLEX

BUILDING C1 . FLOOR 0 + FLOOR 1

**403.75 m<sup>2</sup>**

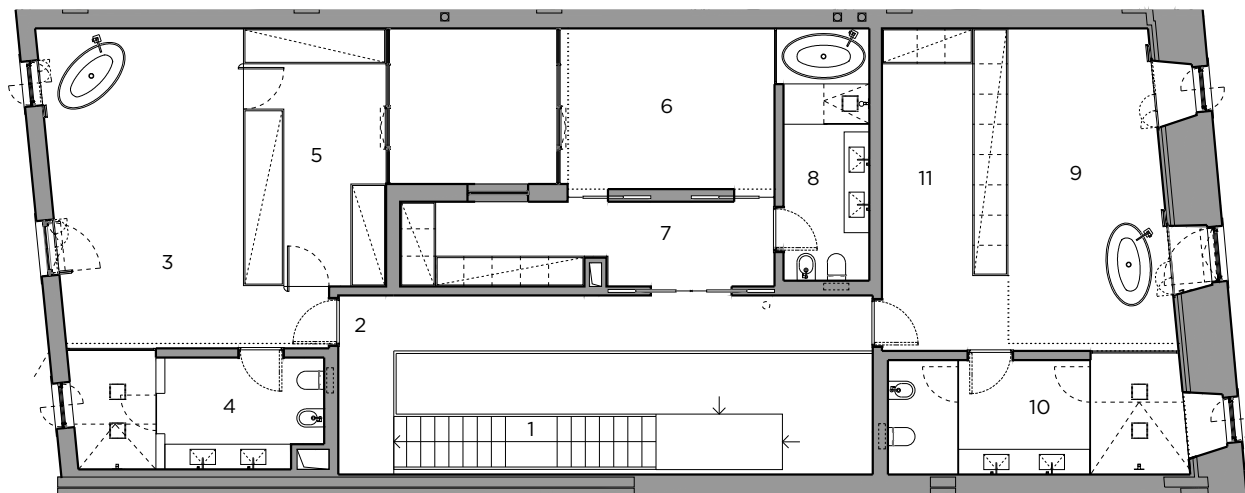
+ EXTERIOR **10.20 m<sup>2</sup>**

## FLOOR 1

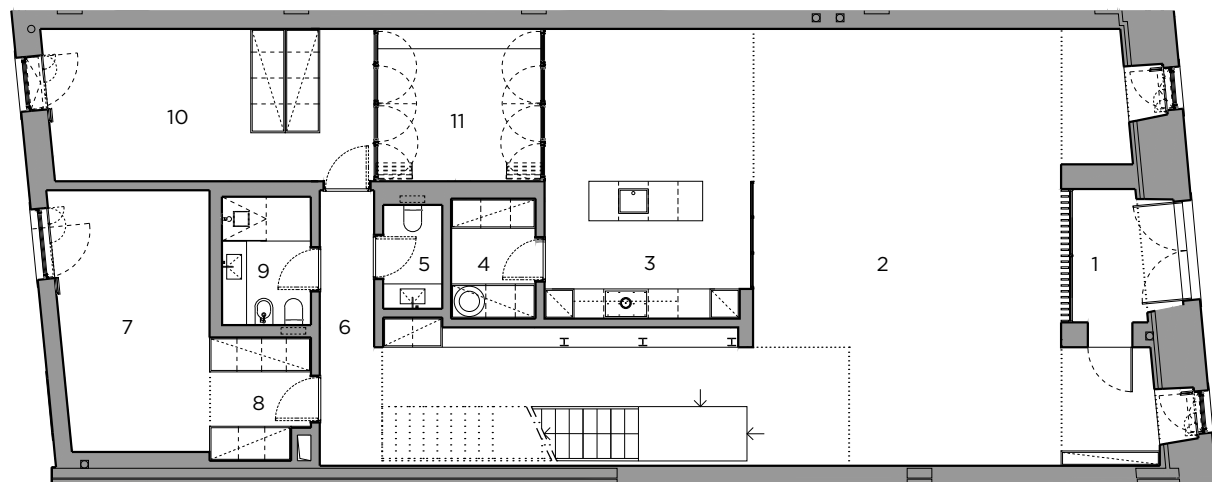
|    |             |                      |
|----|-------------|----------------------|
| 1  | Stairs      | 5.68 m <sup>2</sup>  |
| 2  | Circulation | 16.67 m <sup>2</sup> |
| 3  | Suite       | 30.49 m <sup>2</sup> |
| 4  | W.C. Suite  | 14.71 m <sup>2</sup> |
| 5  | Closet      | 15.91 m <sup>2</sup> |
| 6  | Suite       | 15.08 m <sup>2</sup> |
| 7  | Closet      | 15.30 m <sup>2</sup> |
| 8  | W.C. Suite  | 10.51 m <sup>2</sup> |
| 9  | Suite       | 31.76 m <sup>2</sup> |
| 10 | W.C. Suite  | 19.70 m <sup>2</sup> |
| 11 | Closet      | 13.52 m <sup>2</sup> |

## FLOOR 0

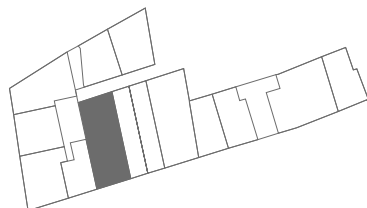
|    |             |                      |
|----|-------------|----------------------|
| 1  | Hall        | 8.74 m <sup>2</sup>  |
| 2  | Living room | 80.58 m <sup>2</sup> |
| 3  | Kitchenette | 26.85 m <sup>2</sup> |
| 4  | Storage     | 5.42 m <sup>2</sup>  |
| 5  | W.C.        | 3.59 m <sup>2</sup>  |
| 6  | Circulation | 31.41 m <sup>2</sup> |
| 7  | Room        | 20.37 m <sup>2</sup> |
| 8  | Closet      | 6.40 m <sup>2</sup>  |
| 9  | W.C.        | 5.94 m <sup>2</sup>  |
| 10 | Room        | 25.12 m <sup>2</sup> |
| 11 | Patio       | 10.20 m <sup>2</sup> |



FLOOR 1



FLOOR 0



# C2-1.T3<sup>DUPLEX</sup>

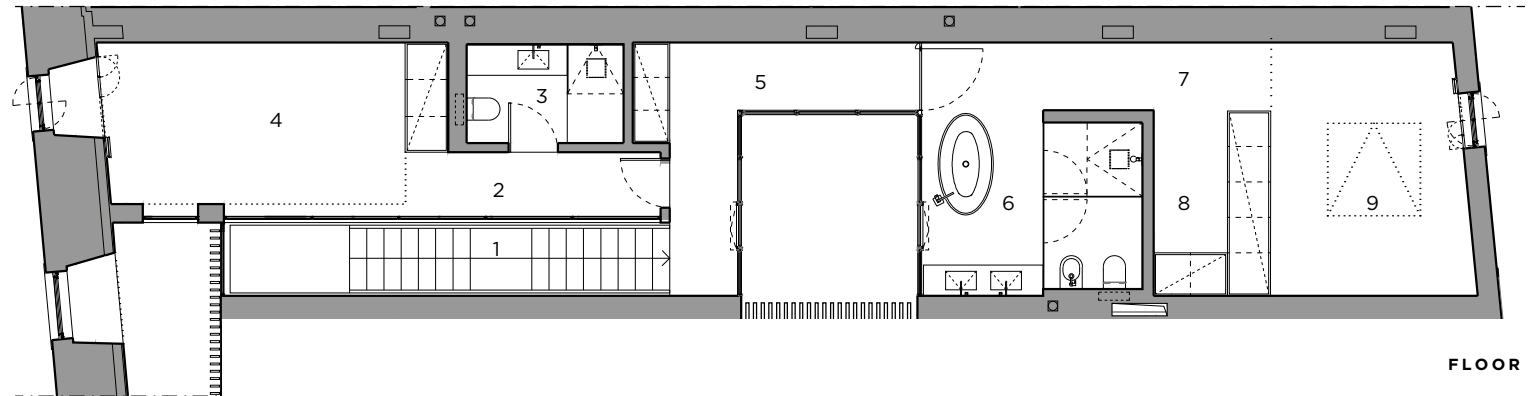
BUILDING C2 . FLOOR 0 + FLOOR 1

**190.26 m<sup>2</sup>**

+ EXTERIOR **8.38 m<sup>2</sup>**

## FLOOR 1

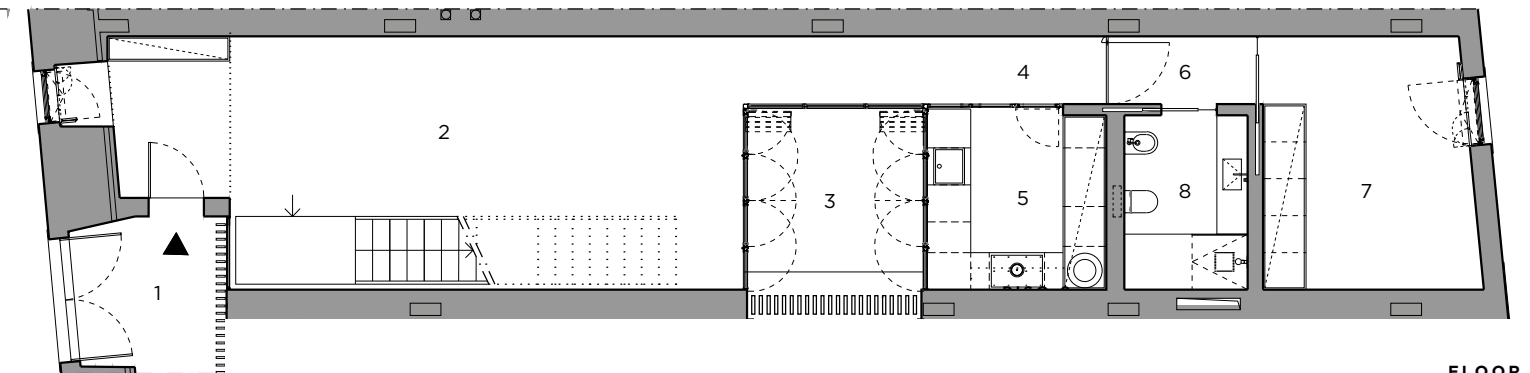
|   |             |                      |
|---|-------------|----------------------|
| 1 | Stairs      | 7.41 m <sup>2</sup>  |
| 2 | Circulation | 5.07 m <sup>2</sup>  |
| 3 | W.C. Suite  | 5.60 m <sup>2</sup>  |
| 4 | Suite       | 21.17 m <sup>2</sup> |
| 5 | Circulation | 11.03 m <sup>2</sup> |
| 6 | W.C. Suite  | 12.22 m <sup>2</sup> |
| 7 | Circulation | 7.92 m <sup>2</sup>  |
| 8 | Closet      | 6.55 m <sup>2</sup>  |
| 9 | Suite       | 16.36 m <sup>2</sup> |



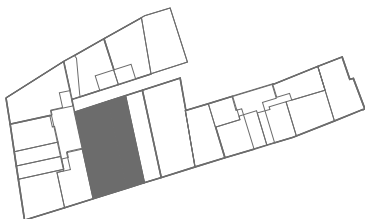
FLOOR 1

## FLOOR 0

|   |             |                      |
|---|-------------|----------------------|
| 1 | Hall        | 8.82 m <sup>2</sup>  |
| 2 | Living room | 49.66 m <sup>2</sup> |
| 3 | Patio       | 8.38 m <sup>2</sup>  |
| 4 | Circulation | 8.42 m <sup>2</sup>  |
| 5 | Kitchenette | 9.98 m <sup>2</sup>  |
| 6 | Circulation | 3.40 m <sup>2</sup>  |
| 7 | Suite       | 18.02 m <sup>2</sup> |
| 8 | W.C. Suite  | 7.45 m <sup>2</sup>  |



FLOOR 0



# C2-2.T3<sup>DUPLEX</sup>

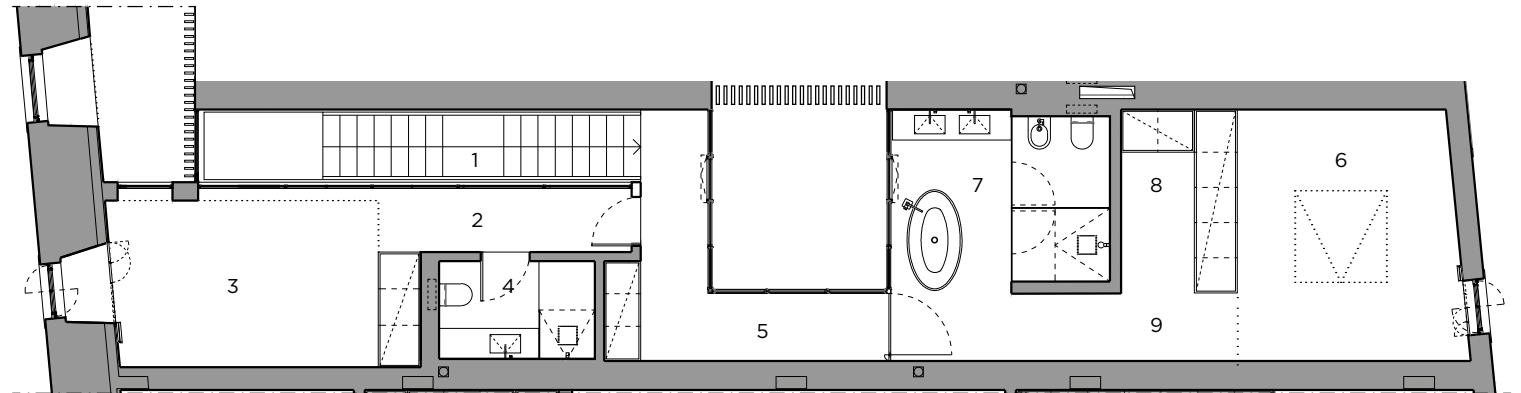
BUILDING C2 . FLOOR 0 + FLOOR 1

**192.60 m<sup>2</sup>**

+ EXTERIOR **8.38 m<sup>2</sup>**

## FLOOR 1

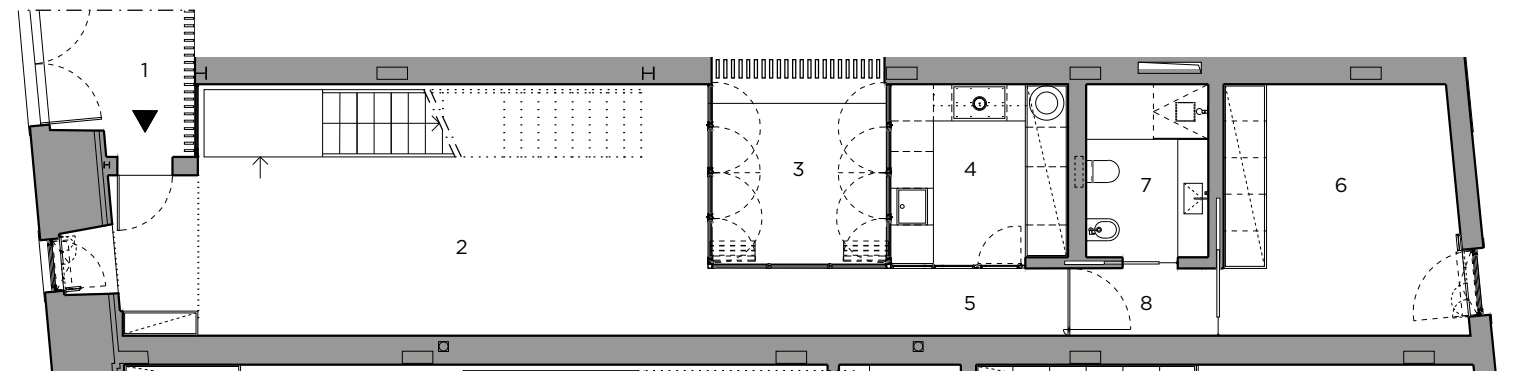
|   |             |                      |
|---|-------------|----------------------|
| 1 | Stairs      | 7.41 m <sup>2</sup>  |
| 2 | Circulation | 5.06 m <sup>2</sup>  |
| 3 | Suite       | 18.67 m <sup>2</sup> |
| 4 | W.C. Suite  | 5.71 m <sup>2</sup>  |
| 5 | Circulation | 11.31 m <sup>2</sup> |
| 6 | Suite       | 19.82 m <sup>2</sup> |
| 7 | W.C. Suite  | 12.23 m <sup>2</sup> |
| 8 | Closet      | 6.55 m <sup>2</sup>  |
| 9 | Circulation | 8.17 m <sup>2</sup>  |



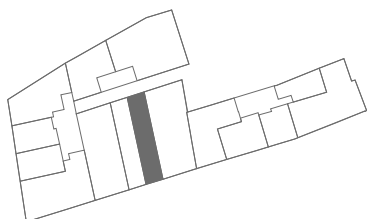
FLOOR 1

## FLOOR 0

|   |             |                      |
|---|-------------|----------------------|
| 1 | Hall        | 8.82 m <sup>2</sup>  |
| 2 | Living room | 48.22 m <sup>2</sup> |
| 3 | Patio       | 8.48 m <sup>2</sup>  |
| 4 | Kitchenette | 10.09 m <sup>2</sup> |
| 5 | Circulation | 8.47 m <sup>2</sup>  |
| 6 | Suite       | 20.07 m <sup>2</sup> |
| 7 | W.C. Suite  | 7.48 m <sup>2</sup>  |
| 8 | Circulation | 3.34 m <sup>2</sup>  |



FLOOR 0



# C3.T5 DUPLEX

BUILDING C3 . FLOOR 0 + FLOOR 1

**372.59 m<sup>2</sup>**

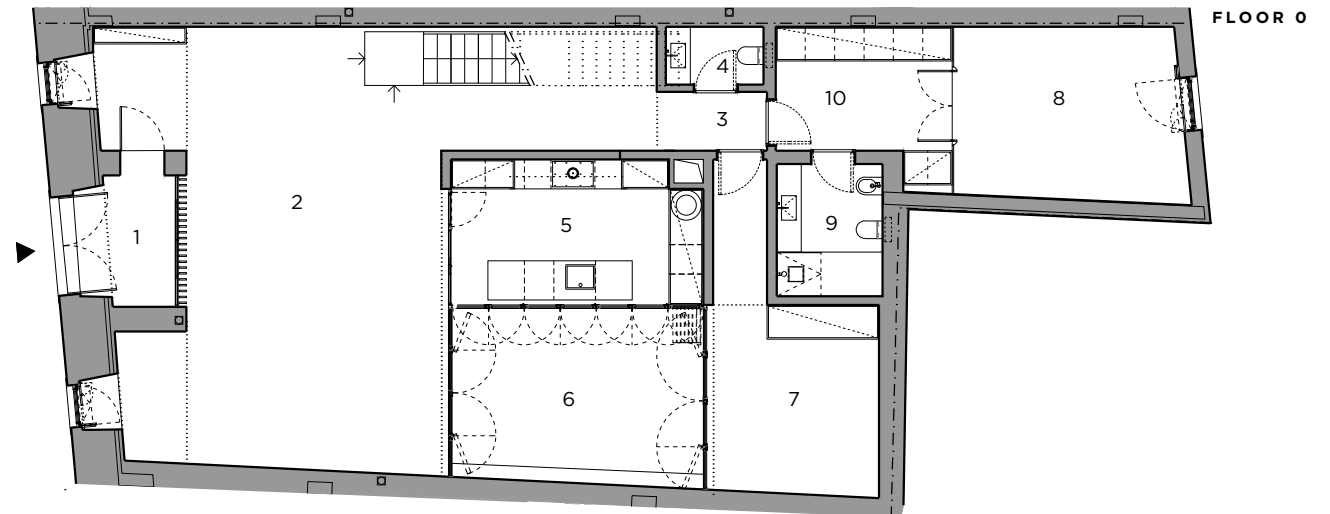
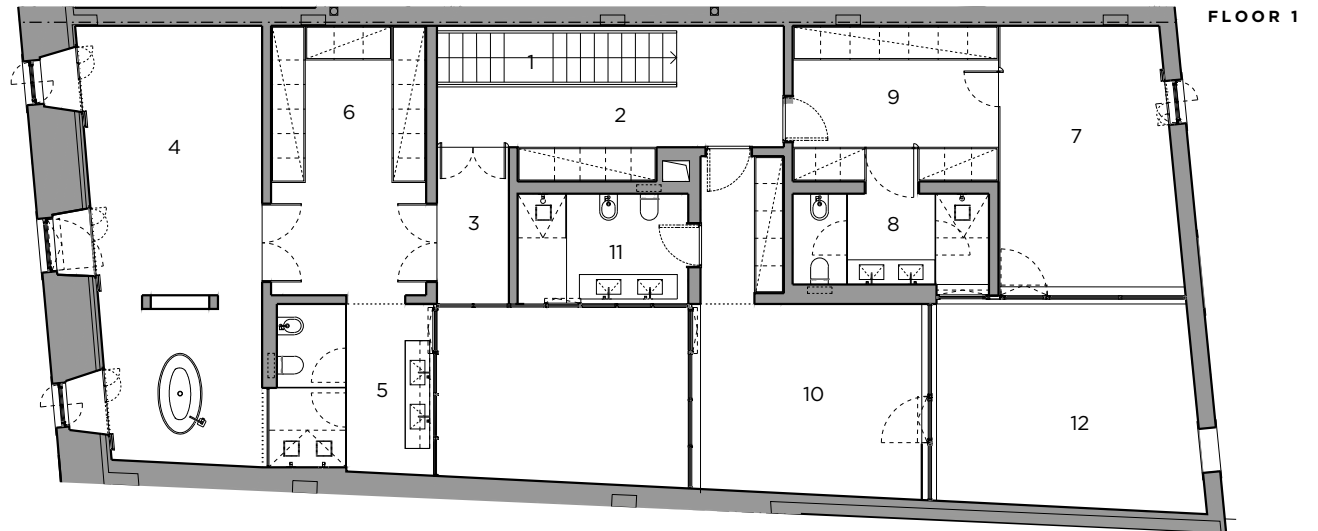
+ EXTERIOR **40.36 m<sup>2</sup>**

## FLOOR 1

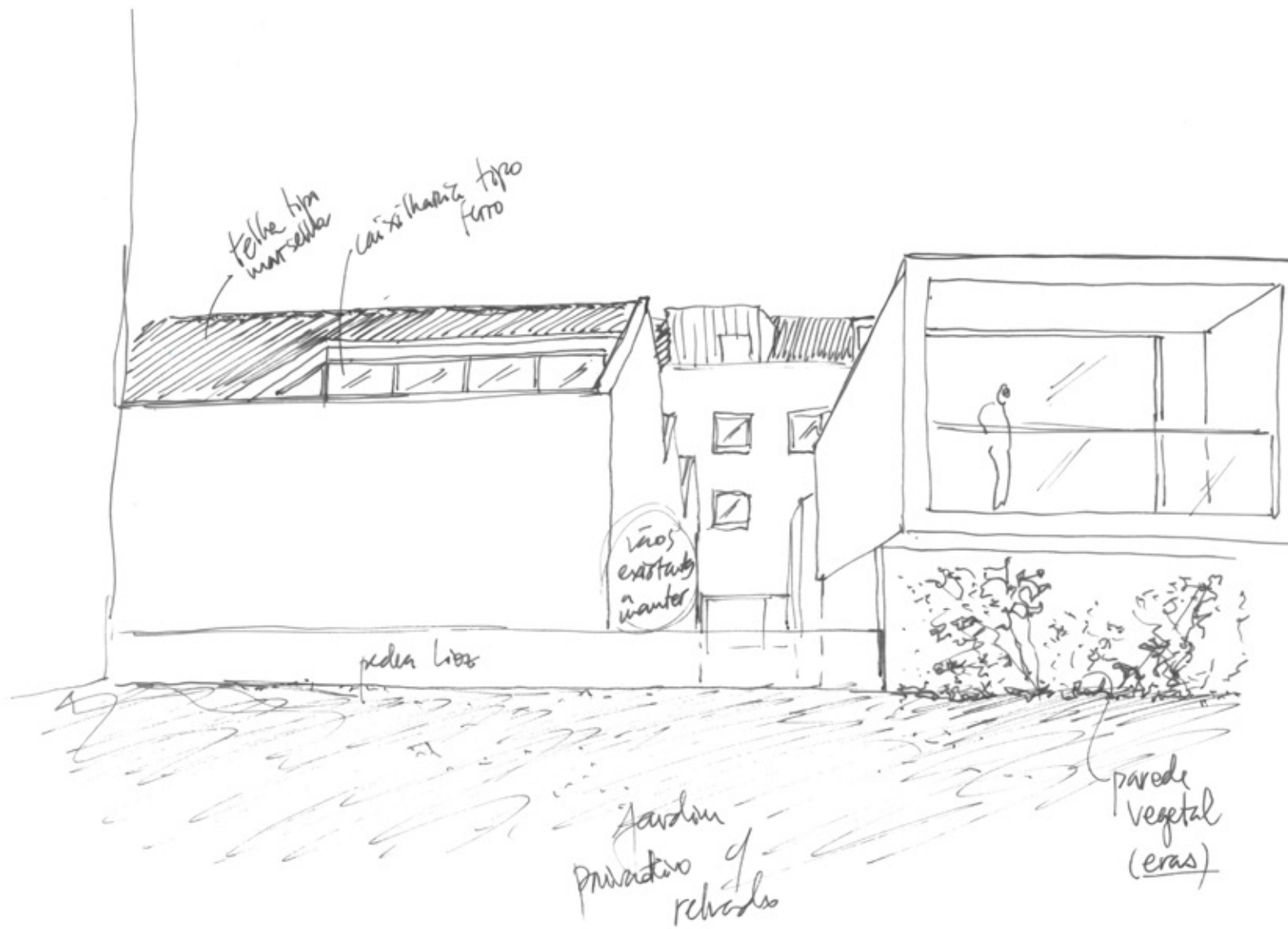
|                       |                      |
|-----------------------|----------------------|
| 1 Stairs              | 7.68 m <sup>2</sup>  |
| 2 Circulation         | 14.78 m <sup>2</sup> |
| 3 Circulation         | 5.69 m <sup>2</sup>  |
| 4 Suite               | 43.89 m <sup>2</sup> |
| 5 W.C. Suite          | 14.91 m <sup>2</sup> |
| 6 Closet              | 19.37 m <sup>2</sup> |
| 7 Suite               | 22.80 m <sup>2</sup> |
| 8 W.C. Suite          | 10.45 m <sup>2</sup> |
| 9 Closet/ Circulation | 15.82 m <sup>2</sup> |
| 10 Suite              | 28.63 m <sup>2</sup> |
| 11 W.C. Suite         | 9.66 m <sup>2</sup>  |
| 12 Terrace            | 22.05 m <sup>2</sup> |

## FLOOR 0

|                        |                      |
|------------------------|----------------------|
| 1 Hall                 | 8.25 m <sup>2</sup>  |
| 2 Living room          | 69.59 m <sup>2</sup> |
| 3 Circulation          | 15.05 m <sup>2</sup> |
| 4 W.C.                 | 3.07 m <sup>2</sup>  |
| 5 Kitchen              | 16.29 m <sup>2</sup> |
| 6 Patio                | 18.31 m <sup>2</sup> |
| 7 Office               | 22.36 m <sup>2</sup> |
| 8 Suite                | 22.45 m <sup>2</sup> |
| 9 W.C. Suite           | 9.92 m <sup>2</sup>  |
| 10 Closet/ Circulation | 11.93 m <sup>2</sup> |



# FINISHES



## **EXTERIORS**

### **patios, balconies and ground access**

Private patios paved with screed and finished with a colourless water repellent.

Terraces with deck that looks exactly like the wood floor applied inside the apartment.

Exterior walls of the patios are painted in white.

Window frames – In the courtyard sections the steel frames will be a matte dark grey finish and the windows will be double glazed.

Entrance doors on the main facade with two pine plywood covered panels and finished with matt colourless maritime veneer.

The windowsills will be recovered or newly made in lioz stone.

## **INTERIOR DOORS**

Interior wooden doors, including trimmings and fittings will be in a white lacquered and matte finish. There will be 4 panels and the upper panels will act independently allowing for different openings and privacy levels.

## **INTERIOR OPENINGS**

There will be skylights with an electric opening system. The interior finish is in white matte wood and includes an electric curtain in white.

## **INTERIOR STAIRWAY**

Independent metallic frame steps in a black matte or lacquered finish with a wood covering in line with the wood floors.

Metallic flat rod guardrails painted in black, matte finish.

## **FLOORING**

Flooring in the living spaces will be in a natural-looking wood with a brushed stainless steel flooring transition flap.

The access halls to the fractions will be floored in a screed finish with white pigment.

Flooring of kitchenettes, corridors and bathrooms (without shower) will be in a screed finish with white pigment.

Flooring of the bathrooms will be with an ultra-compact dark grey material, similar to natural stone.

The interior floors are heated with radiant floor technology.

## **SKIRTING**

Skirting boards will be white lacquered.

The bathroom areas will not have skirting boards.

## **WALLS**

Walls in traditional or acoustic brick masonry (depending on the acoustic requirements of space) with a smooth matte finish in white paint.

Walls of the wet areas - kitchenettes and social sanitary facilities – will be a water-based acrylic enamel paint with anti-fungal protection and a smooth matte finish in white.

## **CEILINGS**

Solid continuous false ceilings in normal or waterproof plasterboard in wet areas, with a white paint finish.

Cornice in continuous u-shaped perimeter profile with same finish as the ceiling.

Crown mouldings with integrated LED illumination in the bathrooms, on the side wall of the shower or, in the sanitary facilities, next to the mirror or the washbasin.

Next to the facade on the ground floor the ceiling finish will include a crown moulding that allows for a decorative curtain and hidden LED light. In the upper floor the cornice also allows for a built-in electric blackout curtain.

## **MISCELLANEOUS**

There will be Bio-ethanol interior fireplaces built in fire-retardant gypsum with interior metallic structure (Unit C3).

## **KITCHENS**

Upper and Lower Modules: grey brushed aluminium island countertop with laminated wood finish.

Surface: ultra-compact type stone like material in a dark grey colour (anthracite).

## **SWITCHES**

Electrical equipment with brushed aluminum controls of industrial appearance and "Antique bronze".

## **BATHROOMS**

Taps with a matt black finish.

The washbasin countertop is in an ultra-compact dark grey and the lower cabinet has two wood drawers.

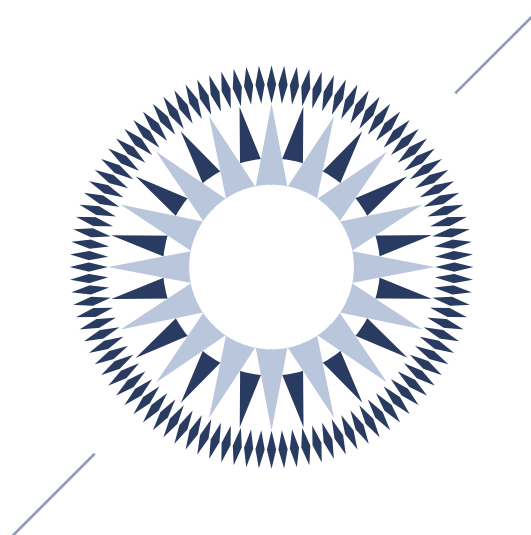
Bathroom ceramics (toilet and bidet) are suspended and in white glazed ceramic.

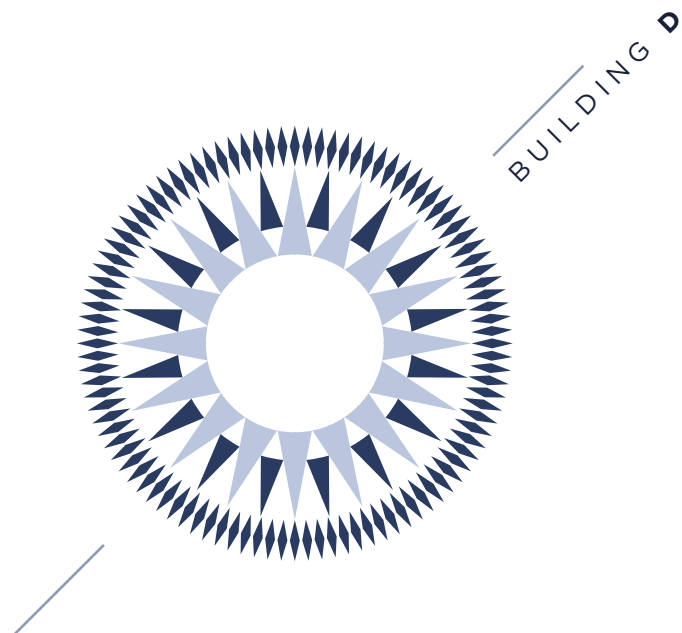
Shower trays are a continuation of the bathroom floors in a dark grey ultra-compact material.

Standalone baths (in larger bathrooms and some rooms) are in a matte white ceramic with a floor-standing bathtub tap with matt black finish.

Metal electric towel rails are with a black finish.

Colourless mirrors on washbasins will have an anti-fogging system.





BUILDING **D**

E D I F Í C I O   D A   M O A G E M



# BUILDING D

## TYPOLOGIES

| UNITY | FLOOR | TPOLOGY | ABP (m2) | EXTERIOR (m2) | GARAGE |
|-------|-------|---------|----------|---------------|--------|
| D1    | 0     | T2      | 117.14   | 96.57         | YES    |
| D2    | 0     | T3      | 235.90   | 392.30        | YES    |
| D3    | 0     | T2      | 115.16   | 129.23        | YES    |
| D4    | 0     | T2      | 107.69   | 92.53         | YES    |
| D5    | 1     | T1      | 70.53    | 6.24          | YES    |
| D5    | 2     | T1      | 70.53    | 6.24          | YES    |
| D5    | 3     | T1      | 70.53    | 6.24          | YES    |
| D5    | 4     | T1      | 70.53    | 6.24          | YES    |
| D6    | 1     | T4      | 213.66   | 3.12          | YES    |
| D6    | 2     | T4      | 213.66   | 3.12          | YES    |
| D6    | 3     | T4      | 213.66   | 3.12          | YES    |
| D6    | 4     | T4      | 213.66   | 3.12          | YES    |
| D7    | 1     | T1      | 74.81    | -             | YES    |

# BUILDING D

## TYPOLOGIES

| UNITY | FLOOR | TPOLOGY | ABP (m2) | EXTERIOR (m2) | GARAGE |
|-------|-------|---------|----------|---------------|--------|
| D7    | 2     | T1      | 74.81    | -             | YES    |
| D7    | 3     | T1      | 74.81    | -             | YES    |
| D7    | 4     | T1      | 74.81    | -             | YES    |
| D8    | 1     | T1      | 74.25    | -             | YES    |
| D8    | 2     | T1      | 74.25    | -             | YES    |
| D8    | 3     | T1      | 74.25    | -             | YES    |
| D8    | 4     | T1      | 74.25    | -             | YES    |
| D9    | 1     | T3      | 178.78   | 6.24          | YES    |
| D9    | 2     | T3      | 178.78   | 6.24          | YES    |
| D9    | 3     | T3      | 178.78   | 6.24          | YES    |
| D9    | 4     | T3      | 178.78   | 6.24          | YES    |
| D10   | 5     | T4      | 221.03   | 64.90         | YES    |
| D11   | 5     | T4      | 194.99   | 60.62         | YES    |

























## LOCATED IN BELÉM, VERY CLOSE TO RIVER TAGUS.

Bom Sucesso is a set of four distinct residential buildings. This complex is flanked to the south by Praia do Bom Sucesso street and to the east by the Convent of Our Lady of Bom Sucesso (founded in 1645). The convent lent its name to both the street and the neighboring beach which was a popular bathing destination at the end of the nineteenth century.

In addition to the proximity to the river, these four buildings are contiguous to the Centro Cultural de Belém. The impressive architecture of this cultural institution contributes to the exclusiveness and desirability of this sector.

Two types of housing are being offered: apartments and single-family housing. Various options of space and design are available, with two buildings dedicated to single-family housing and the two other buildings dedicated to apartments.

The design spectrum ranges from industrial-type environments to contemporary minimalist.



**The ground floor apartments in this block benefit from private gardens that extend to the back of the Convent of Our Lady of Bom Sucesso.**

**In the south-east corner of the development, near the Centro Cultural de Belem, the Building has 5 floors, including the recessed upper floor. With spaces similar to the Artes building, this building benefits from large outdoor space on the back and fantastic river views on the upper floors.**

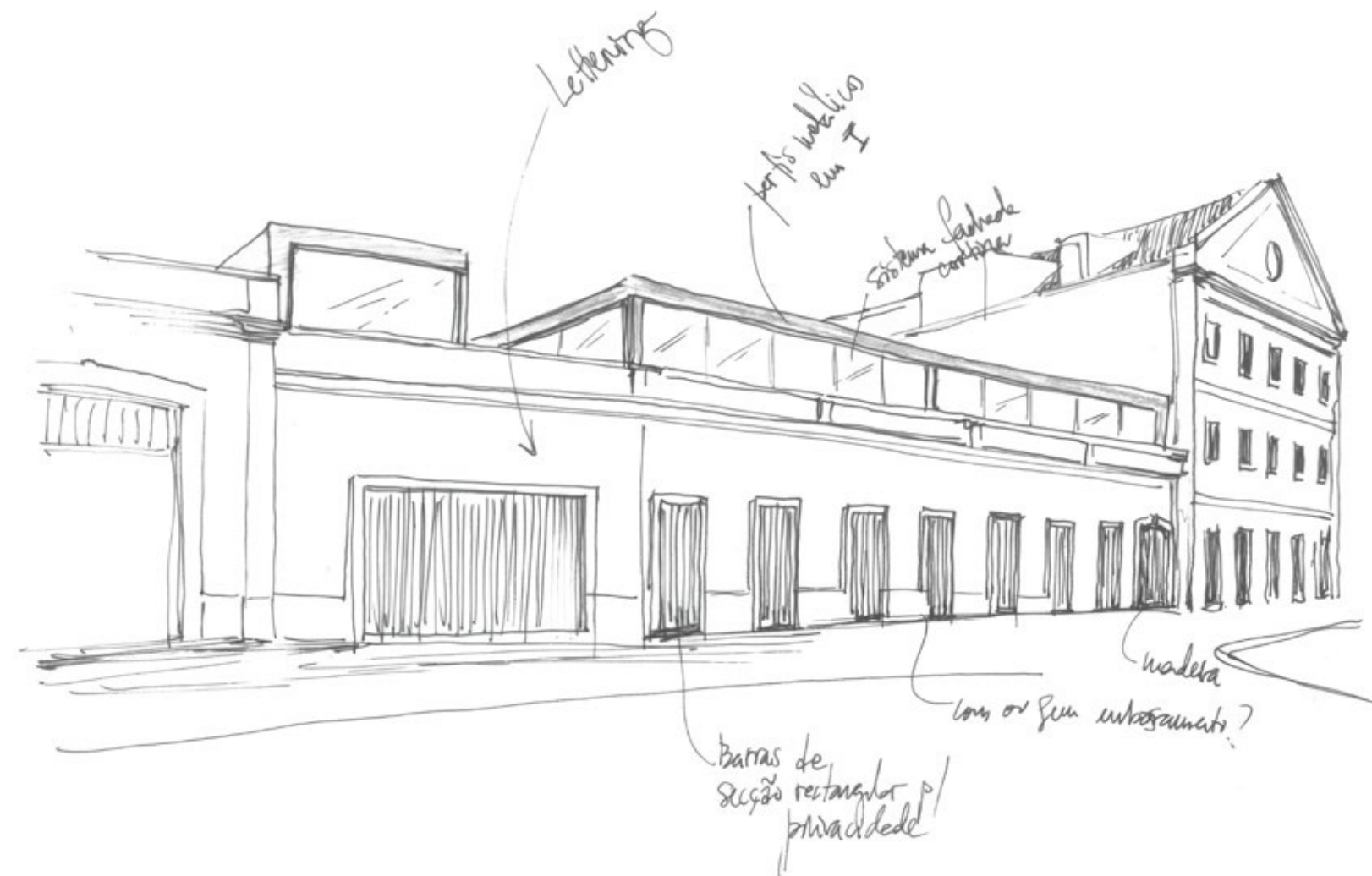


## ARCHITECTURE

SARAIVA + ASSOCIADOS

The founder of this architectural studio, the CEO Miguel Saraiva, participates actively in conceptualising phase of each project.

His passion for architectural drawing combined with a fearless vision promoted his small studio to one that now employs over 150 professionals and conducts projects across the globe.

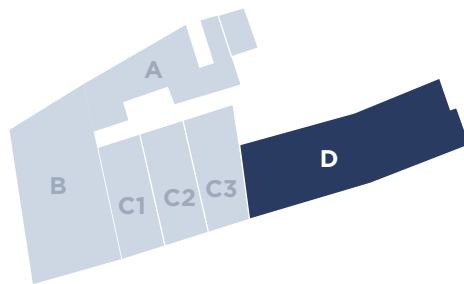


EDIFÍCIO DA MOAGEM

BUILDING **D**

---

FLOOR PLANS



# D1.T2

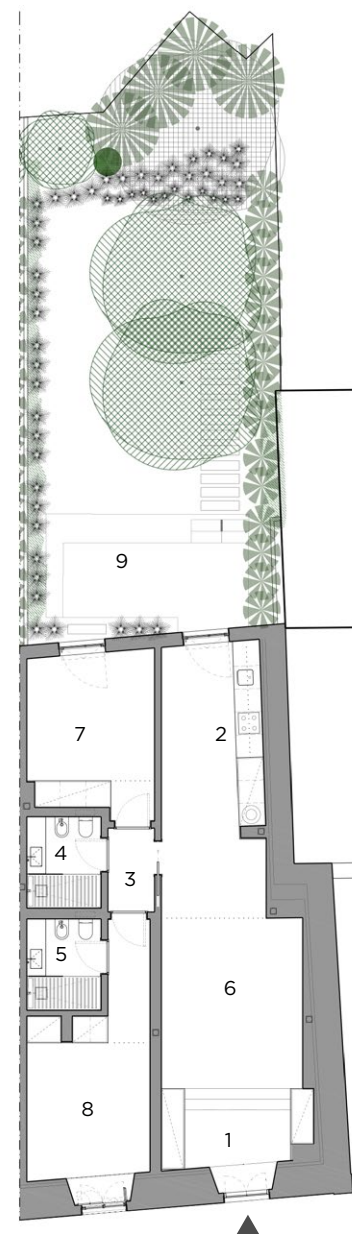
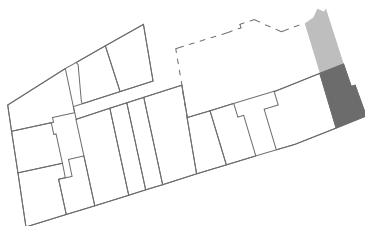
BUILDING D . FLOOR 0

**118.38 m<sup>2</sup>**

+ PRIVATE GARDEN **96.57 m<sup>2</sup>**

## FLOOR 0

|                  |                      |
|------------------|----------------------|
| 1 Hall           | 14.85 m <sup>2</sup> |
| 2 Kitchenette    | 18.95 m <sup>2</sup> |
| 3 Circulation    | 3.33 m <sup>2</sup>  |
| 4 W.C.           | 5.92 m <sup>2</sup>  |
| 5 W.C.           | 5.84 m <sup>2</sup>  |
| 6 Living room    | 30.53 m <sup>2</sup> |
| 7 Bedroom        | 16.81 m <sup>2</sup> |
| 8 Suite          | 22.15 m <sup>2</sup> |
| 9 Private Garden | 96.57 m <sup>2</sup> |



# D2.T3

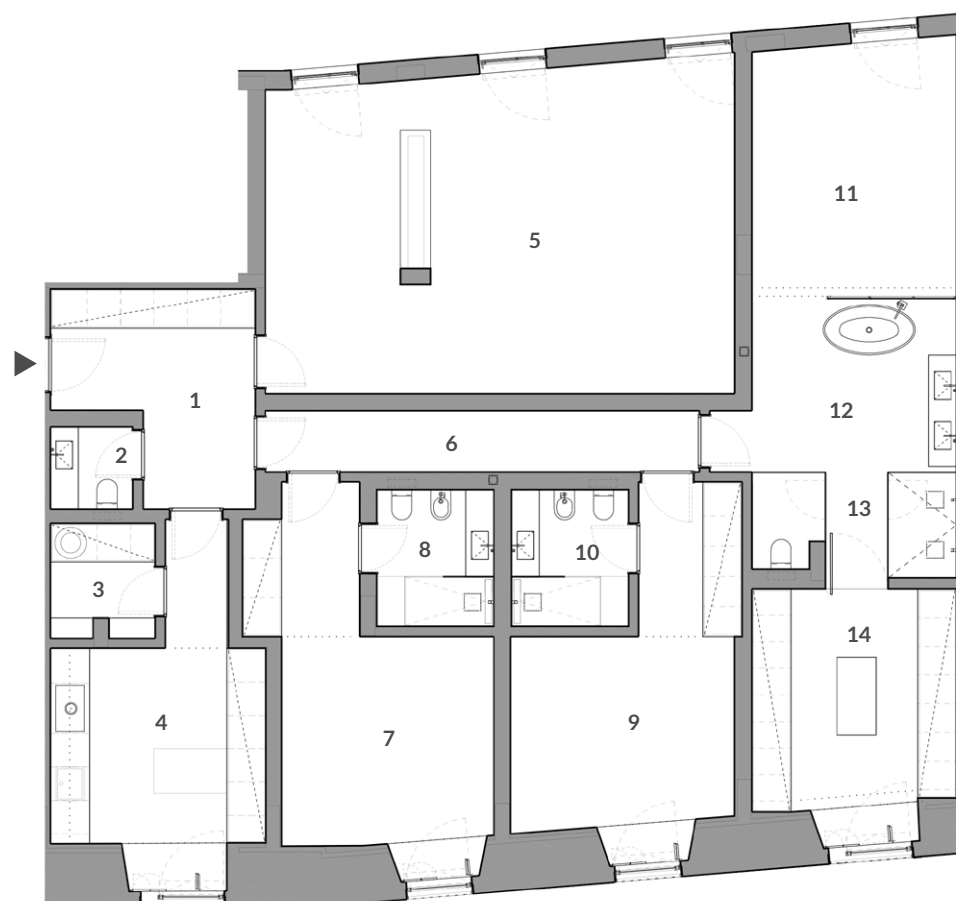
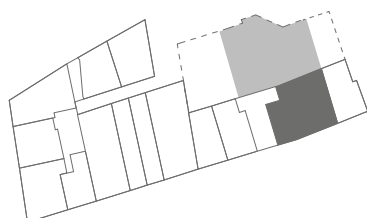
BUILDING D . FLOOR 0

**235.90 m<sup>2</sup>**

+ PRIVATE GARDEN **392.30 m<sup>2</sup>**

## FLOOR 0

|    |                |                       |
|----|----------------|-----------------------|
| 1  | Hall           | 13.55 m <sup>2</sup>  |
| 2  | W.C.           | 3.05 m <sup>2</sup>   |
| 3  | Storage        | 4.88 m <sup>2</sup>   |
| 4  | Kitchen        | 22.72 m <sup>2</sup>  |
| 5  | Living room    | 55.69 m <sup>2</sup>  |
| 6  | Circulation    | 11.07 m <sup>2</sup>  |
| 7  | Suite          | 26.17 m <sup>2</sup>  |
| 8  | W.C. Suite     | 6.58 m <sup>2</sup>   |
| 9  | Suite          | 25.14 m <sup>2</sup>  |
| 10 | W.C. Suite     | 6.41 m <sup>2</sup>   |
| 11 | Suite          | 23.92 m <sup>2</sup>  |
| 12 | Circulation    | 4.45 m <sup>2</sup>   |
| 13 | W.C. Suite     | 14.47 m <sup>2</sup>  |
| 14 | Closet         | 19.89 m <sup>2</sup>  |
| 15 | Private garden | 392.30 m <sup>2</sup> |



# D3.T2

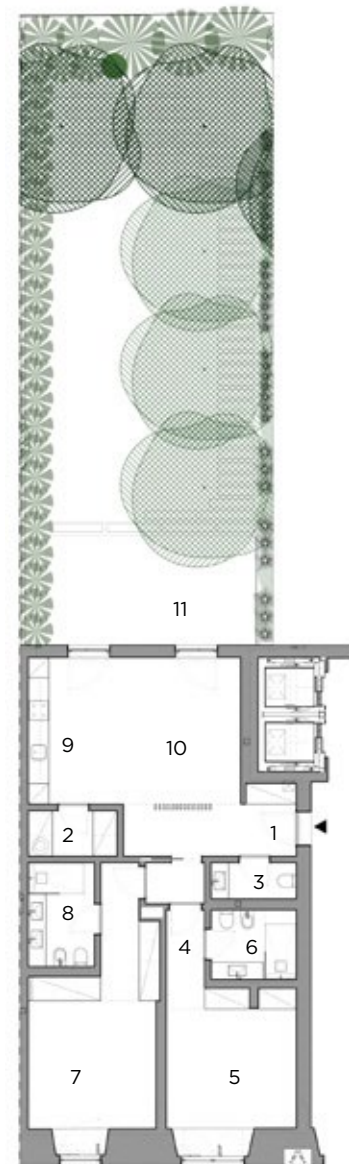
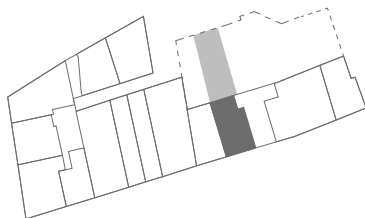
BUILDING D . FLOOR 0

**115.16 m<sup>2</sup>**

+ PRIVATE GARDEN **129.23 m<sup>2</sup>**

## FLOOR 0

|    |                |                       |
|----|----------------|-----------------------|
| 1  | Hall           | 3.91 m <sup>2</sup>   |
| 2  | Storage        | 4.16 m <sup>2</sup>   |
| 3  | W.C.           | 3.53 m <sup>2</sup>   |
| 4  | Circulation    | 2.65 m <sup>2</sup>   |
| 5  | Suite          | 23.88 m <sup>2</sup>  |
| 6  | W.C. Suite     | 6.18 m <sup>2</sup>   |
| 7  | Suite          | 28.17 m <sup>2</sup>  |
| 8  | W.C. Suite     | 7.04 m <sup>2</sup>   |
| 9  | Kitchenette    | 9.20 m <sup>2</sup>   |
| 10 | Living room    | 26.44 m <sup>2</sup>  |
| 11 | Private garden | 129.23 m <sup>2</sup> |



# D4.T2

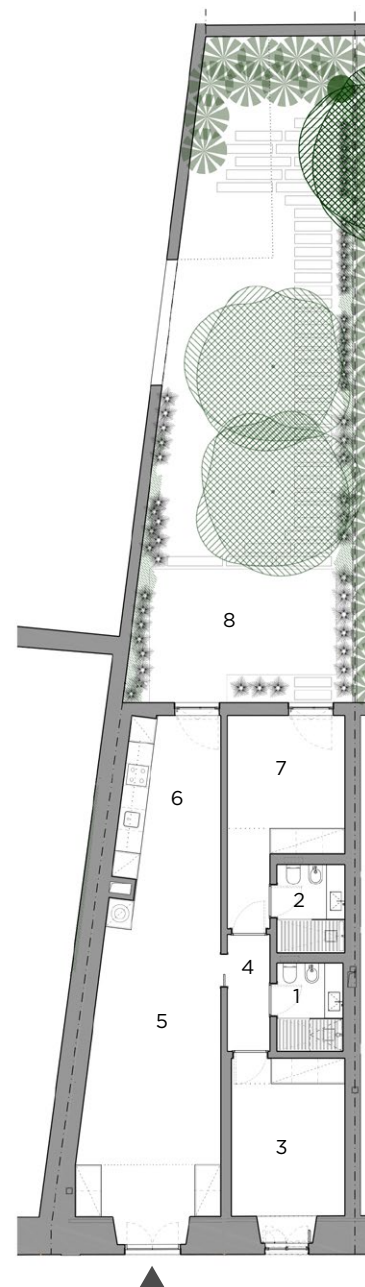
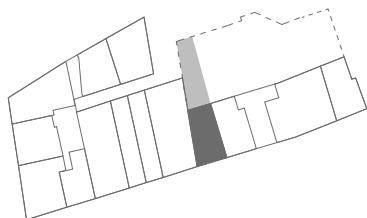
BUILDING D . FLOOR 0

**107.53 m<sup>2</sup>**

+ PRIVATE GARDEN **92.53 m<sup>2</sup>**

## FLOOR 0

|   |                |                      |
|---|----------------|----------------------|
| 1 | W.C.           | 5.76 m <sup>2</sup>  |
| 2 | W.C.           | 5.65 m <sup>2</sup>  |
| 3 | Room           | 18.63 m <sup>2</sup> |
| 4 | Circulation    | 4.47 m <sup>2</sup>  |
| 5 | Living room    | 40.99 m <sup>2</sup> |
| 6 | Kitchenette    | 14.59 m <sup>2</sup> |
| 7 | Suite          | 17.44 m <sup>2</sup> |
| 8 | Private garden | 92.53 m <sup>2</sup> |



# D5.T1

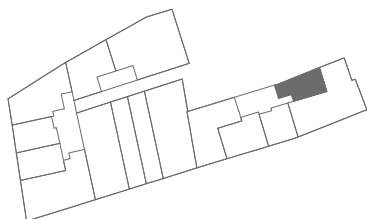
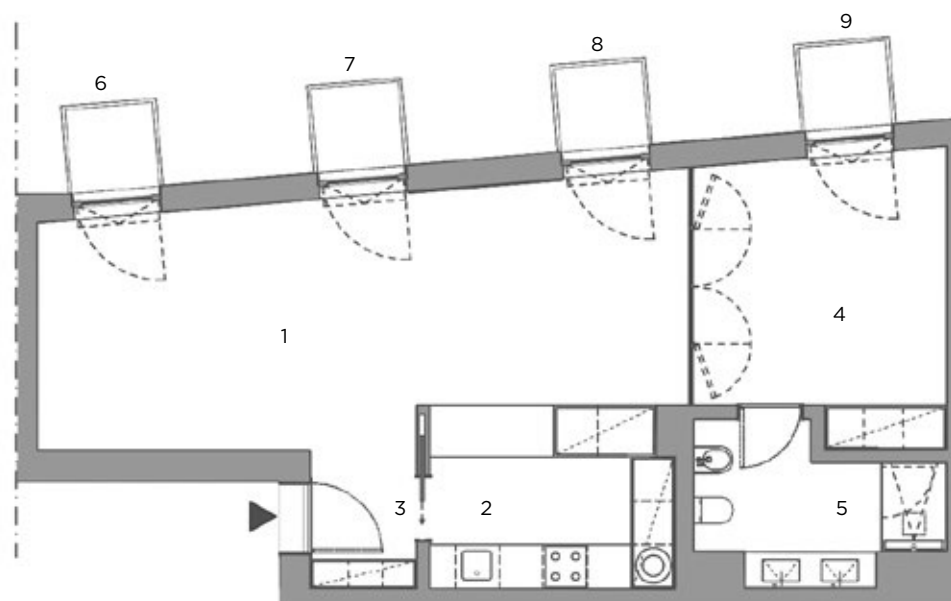
BUILDING D . FLOOR 1 to FLOOR 4

**70.53 m<sup>2</sup>**

+ EXTERIOR **6.24 m<sup>2</sup>**

## FLOOR 1 to FLOOR 4

|               |                      |
|---------------|----------------------|
| 1 Living room | 33.32 m <sup>2</sup> |
| 2 Kitchenette | 9.98 m <sup>2</sup>  |
| 3 Hall        | 3.42 m <sup>2</sup>  |
| 4 Suite       | 15.43 m <sup>2</sup> |
| 5 W.C. Suite  | 8.38 m <sup>2</sup>  |
| 6 Balcony     | 1.56 m <sup>2</sup>  |
| 7 Balcony     | 1.56 m <sup>2</sup>  |
| 8 Balcony     | 1.56 m <sup>2</sup>  |
| 9 Balcony     | 1.56 m <sup>2</sup>  |



# D6.T4

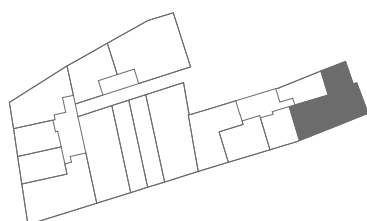
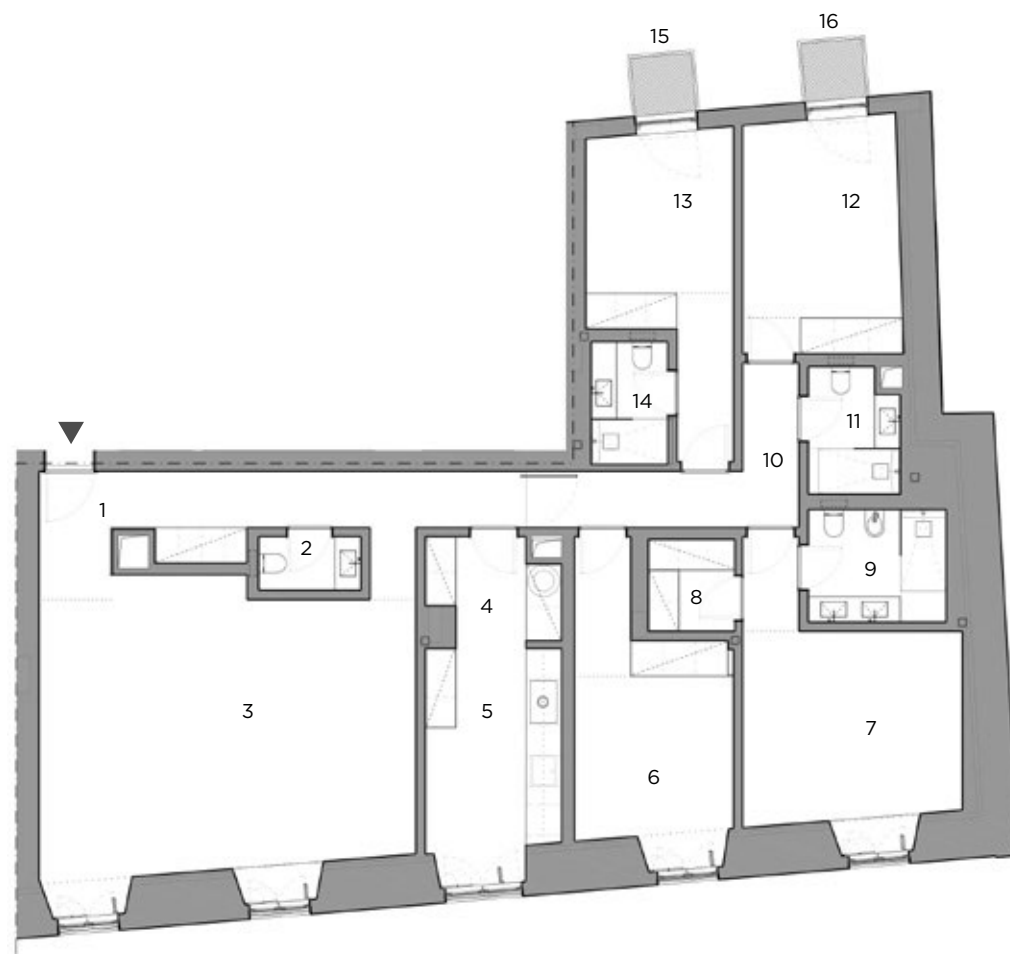
BUILDING D . FLOOR 1 to FLOOR 4

**213.66 m<sup>2</sup>**

+ EXTERIOR **3.12 m<sup>2</sup>**

## FLOOR 1 to FLOOR 4

|    |             |                      |
|----|-------------|----------------------|
| 1  | Hall        | 15.99 m <sup>2</sup> |
| 2  | W.C.        | 2.72 m <sup>2</sup>  |
| 3  | Living room | 51.05 m <sup>2</sup> |
| 4  | Storage     | 5.96 m <sup>2</sup>  |
| 5  | Kitchen     | 13.77 m <sup>2</sup> |
| 6  | Room        | 18.97 m <sup>2</sup> |
| 7  | Suite       | 27.12 m <sup>2</sup> |
| 8  | Closet      | 4.21 m <sup>2</sup>  |
| 9  | W.C. Suite  | 9.74 m <sup>2</sup>  |
| 10 | Circulation | 13.35 m <sup>2</sup> |
| 11 | W.C.        | 9.32 m <sup>2</sup>  |
| 12 | Room        | 19.52 m <sup>2</sup> |
| 13 | Suite       | 16.92 m <sup>2</sup> |
| 14 | W.C. Suite  | 5.02 m <sup>2</sup>  |
| 15 | Balcony     | 1.56 m <sup>2</sup>  |
| 16 | Balcony     | 1.56 m <sup>2</sup>  |



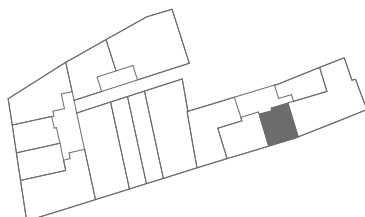
D7.T1

BUILDING D . FLOOR 1 to FLOOR 4

74.81 m<sup>2</sup>

**FLOOR 1 to FLOOR 4**

|   |             |                      |
|---|-------------|----------------------|
| 1 | Kitchenette | 10.38 m <sup>2</sup> |
| 2 | Living room | 35.50 m <sup>2</sup> |
| 3 | Suite       | 16.04 m <sup>2</sup> |
| 4 | Closet      | 6.66 m <sup>2</sup>  |
| 5 | W.C. Suite  | 6.23 m <sup>2</sup>  |



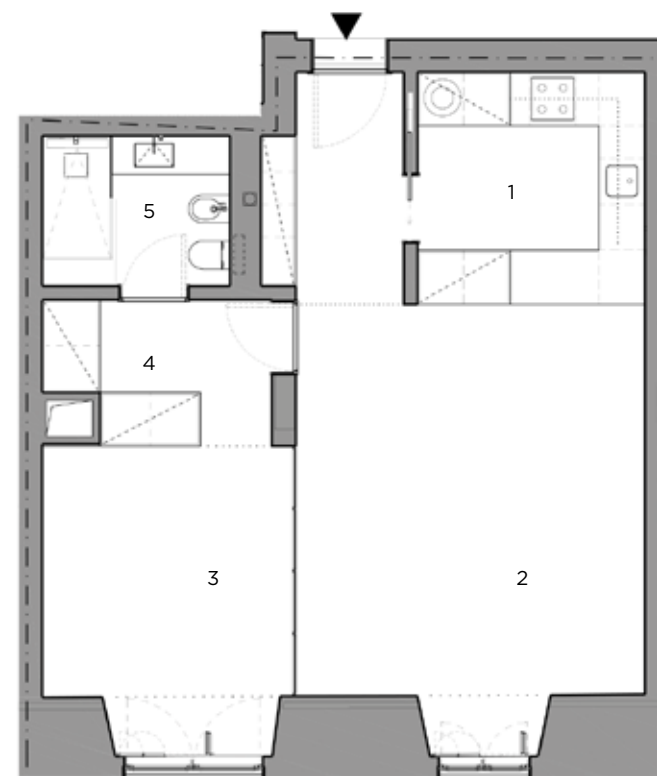
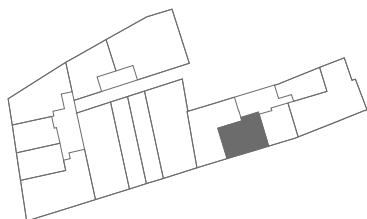
D8.T1

BUILDING D . FLOOR 1 to FLOOR 4

74.25 m<sup>2</sup>

**FLOOR 1 to FLOOR 4**

|   |             |                      |
|---|-------------|----------------------|
| 1 | Kitchenette | 10.01 m <sup>2</sup> |
| 2 | Living room | 36.28 m <sup>2</sup> |
| 3 | Suite       | 14.95 m <sup>2</sup> |
| 4 | Closet      | 6.61 m <sup>2</sup>  |
| 5 | W.C. Suite  | 6.40 m <sup>2</sup>  |



# D9.T3

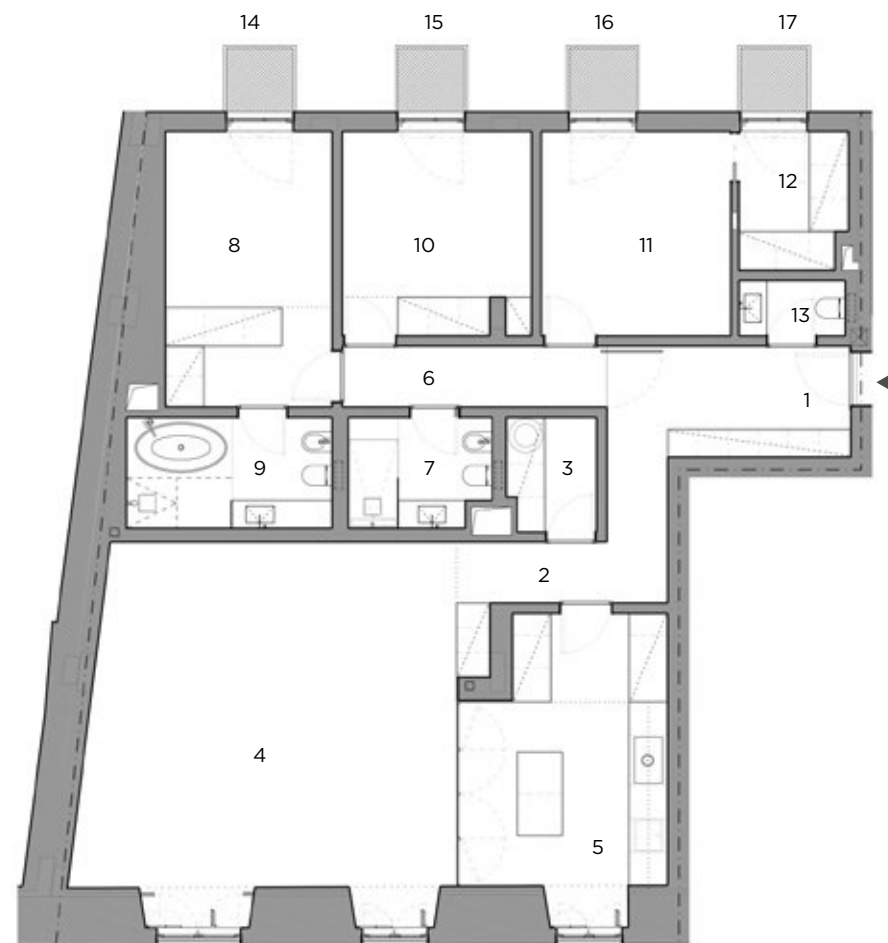
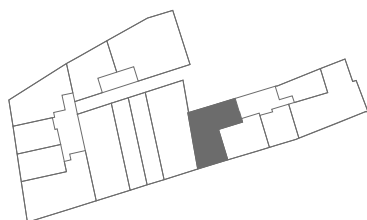
BUILDING D . FLOOR 1 to FLOOR 4

**178.78 m<sup>2</sup>**

+ EXTERIOR **6.24 m<sup>2</sup>**

## FLOOR 1 to FLOOR 4

|    |             |                      |
|----|-------------|----------------------|
| 1  | Hall        | 10.86 m <sup>2</sup> |
| 2  | Circulation | 6.84 m <sup>2</sup>  |
| 3  | Laundry     | 4.15 m <sup>2</sup>  |
| 4  | Living room | 52.83 m <sup>2</sup> |
| 5  | Kitchen     | 23.12 m <sup>2</sup> |
| 6  | Circulation | 6.09 m <sup>2</sup>  |
| 7  | W.C.        | 6.34 m <sup>2</sup>  |
| 8  | Suite       | 20.23 m <sup>2</sup> |
| 9  | W.C. Suite  | 9.45 m <sup>2</sup>  |
| 10 | Room        | 14.78 m <sup>2</sup> |
| 11 | Room        | 14.77 m <sup>2</sup> |
| 12 | Closet      | 6.65 m <sup>2</sup>  |
| 13 | W.C.        | 2.67 m <sup>2</sup>  |
| 14 | Balcony     | 1.56 m <sup>2</sup>  |
| 15 | Balcony     | 1.56 m <sup>2</sup>  |
| 16 | Balcony     | 1.56 m <sup>2</sup>  |
| 17 | Balcony     | 1.56 m <sup>2</sup>  |



# D10.T4

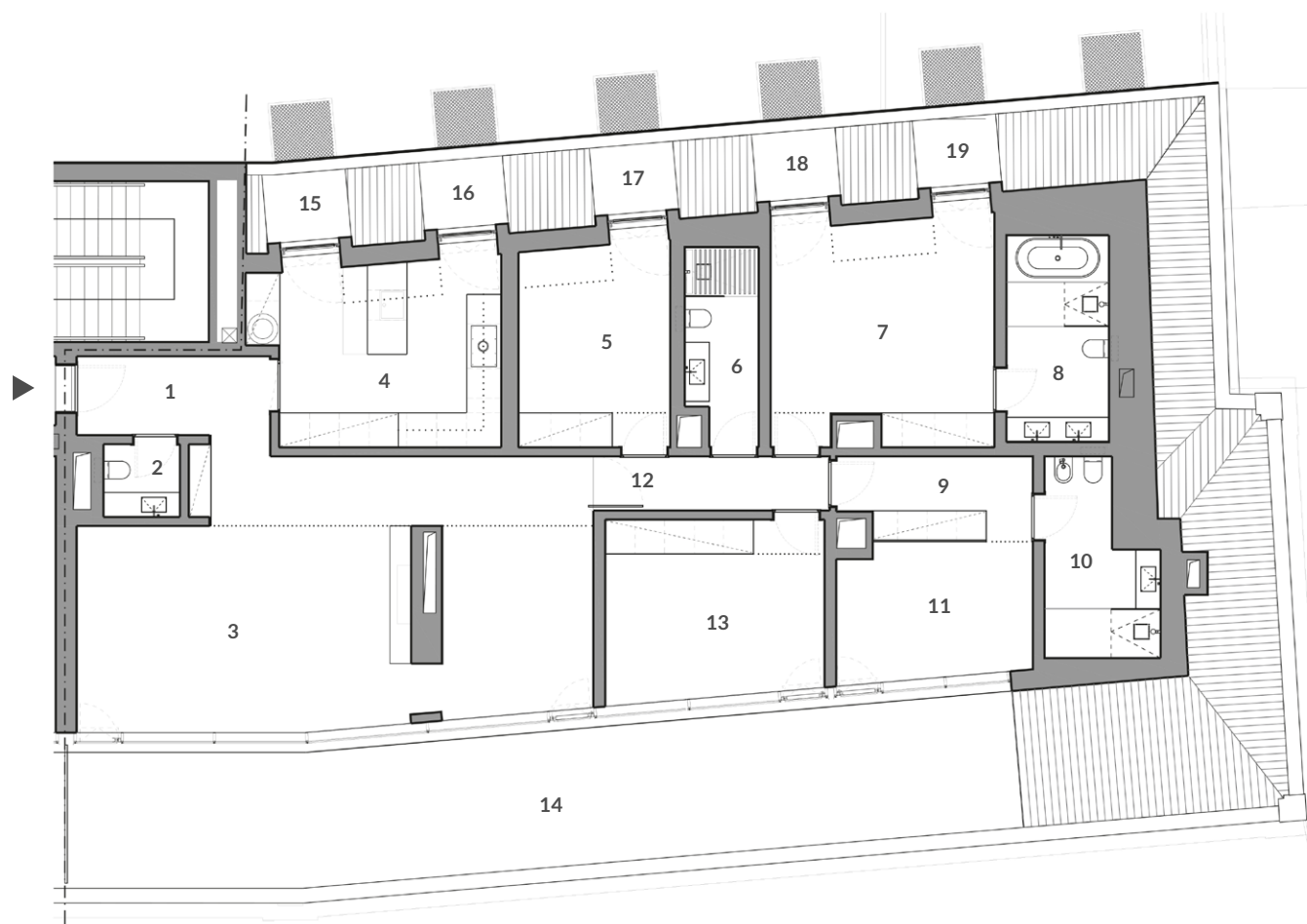
BUILDING D . FLOOR 5

**221.03 m<sup>2</sup>**

EXTERIOR **64.90 m<sup>2</sup>**

## FLOOR 5

|                |                     |
|----------------|---------------------|
| 1 Hall         | 8.04m <sup>2</sup>  |
| 2 W.C.         | 3.96m <sup>2</sup>  |
| 3 Living room  | 60.86m <sup>2</sup> |
| 4 Kitchen      | 22.73m <sup>2</sup> |
| 5 Suite        | 15.88m <sup>2</sup> |
| 6 W.C.         | 8.42m <sup>2</sup>  |
| 7 Suite        | 24.93m <sup>2</sup> |
| 8 W.C. Suite   | 16.44m <sup>2</sup> |
| 9 Closet       | 5.59m <sup>2</sup>  |
| 10 W.C. Suite  | 7.76m <sup>2</sup>  |
| 11 Suite       | 15.37m <sup>2</sup> |
| 12 Circulation | 6.21m <sup>2</sup>  |
| 13 Suite       | 19.14m <sup>2</sup> |
| 14 Terrace     | 53.20m <sup>2</sup> |
| 15 Terrace     | 2.34m <sup>2</sup>  |
| 16 Terrace     | 2.34m <sup>2</sup>  |
| 17 Terrace     | 2.34m <sup>2</sup>  |
| 18 Terrace     | 2.34m <sup>2</sup>  |



# D11.T4

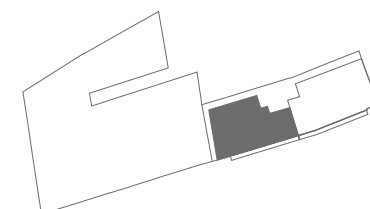
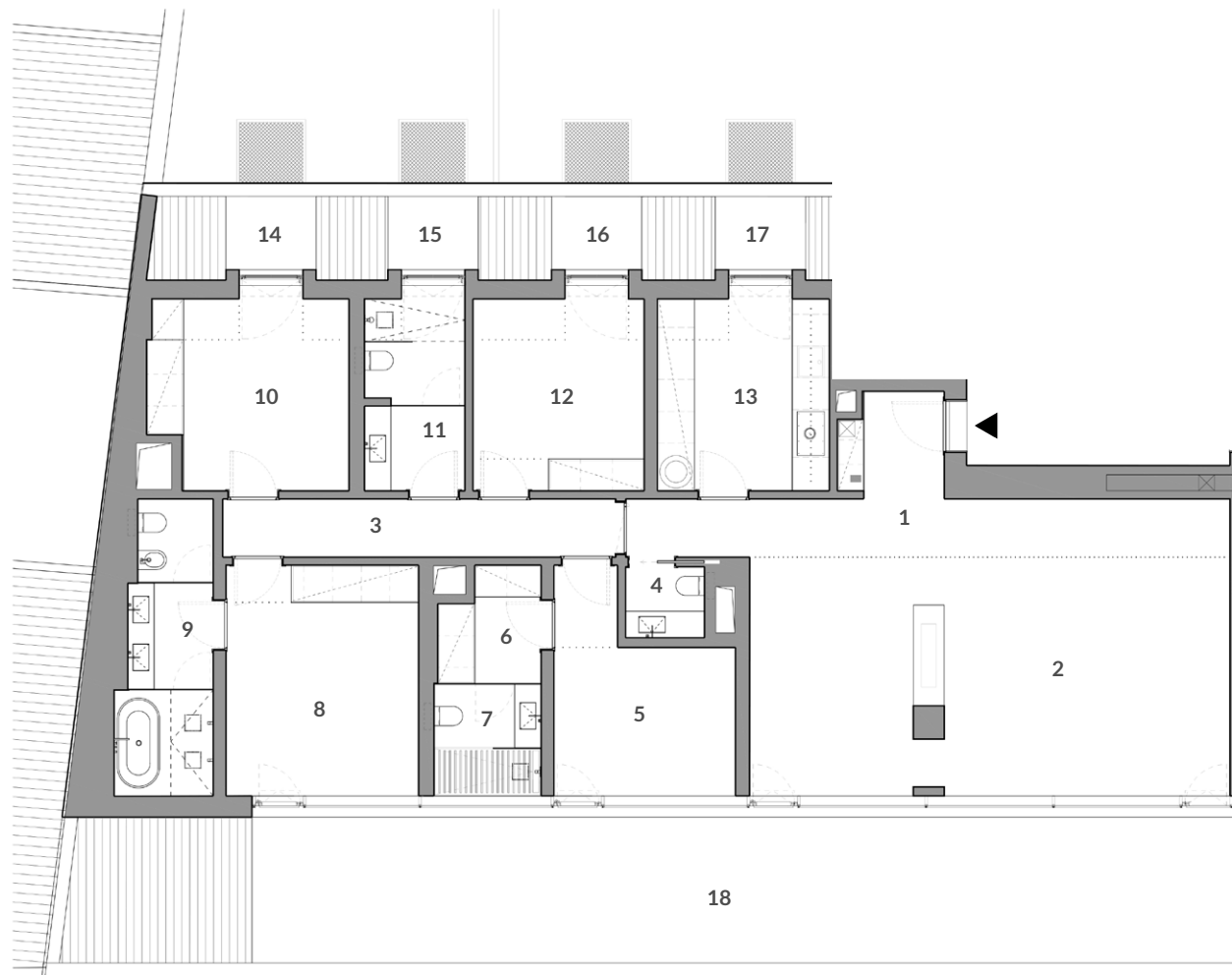
BUILDING D . FLOOR 5

**194.99 m<sup>2</sup>**

+ EXTERIOR **60.62 m<sup>2</sup>**

## FLOOR 5

|    |             |                     |
|----|-------------|---------------------|
| 1  | Hall        | 4.89m <sup>2</sup>  |
| 2  | Living room | 57.94m <sup>2</sup> |
| 3  | Circulation | 13.11m <sup>2</sup> |
| 4  | W.C.        | 3.50m <sup>2</sup>  |
| 5  | Suite       | 14.23m <sup>2</sup> |
| 6  | Closet      | 4.67m <sup>2</sup>  |
| 7  | W.C.        | 5.76m <sup>2</sup>  |
| 8  | Suite       | 18.76m <sup>2</sup> |
| 9  | W.C.        | 15.69m <sup>2</sup> |
| 10 | Room        | 18.64m <sup>2</sup> |
| 11 | W.C.        | 8.86m <sup>2</sup>  |
| 12 | Room        | 14.23m <sup>2</sup> |
| 13 | Kitchen     | 14.71m <sup>2</sup> |
| 14 | Terrace     | 2.35m <sup>2</sup>  |
| 15 | Terrace     | 2.35m <sup>2</sup>  |
| 16 | Terrace     | 2.35m <sup>2</sup>  |
| 17 | Terrace     | 2.35m <sup>2</sup>  |
| 18 | Terrace     | 51.22m <sup>2</sup> |



F I N I S H E S

## **EXTERIORS**

### **ground floor, balconies and private gardens**

The exterior metallic door at the ground level will consist of flat steel rods with a dark grey matte finish like the window frames.

The upper levels the frames will be in dark grey aluminium and the glass will also be double glazed and with a grey tint.

The windowsills will be recovered or newly made in stone.

The existing stone frames in the façade will be cleaned and restored and in the new facades identical stonework will be created.

On the back facade stone frames will surround the openings with a thickness of 3cm and will be slightly protruding.

Inside the back gardens, the private gardens are covered by lawns and several tree species are foreseen in the landscaping project.

In the private gardens the paths are white concrete slabs, and the terraced areas are decked with a Larix sibirica deck that looks exactly like the wood floor applied inside the apartment.

The metal balcony guards on the balconies of the existing facades are built with 8mm flat steel rods and with a lacquered matt dark grey colour finish.

Balconies, on the facade facing the gardens (building D), will be a in a white matte lacquered metal structure fixed to the façade.

## **EXTERIORS**

### **upper floors**

The terrace flooring will be decked with a Larix sibirica deck that looks exactly like the wood floor applied inside the apartment.

The walls of these spaces will have a white paint finishing.

The window frames will be in dark grey aluminium and the glass will also be double glazed and with a grey tint.

## **INTERIOR SHADING**

Interior wooden doors will have a matte white paint finish.

An electric blackout blind system will be built into the ceiling over the windows.

## **INTERIOR OPENINGS**

Interior doors will have a white lacquered, matte finish.

Interior glass partitions between the common spaces - for example between kitchens and rooms - will be in colourless glass and with black steel frames.

## **FLOORING**

Flooring in the living spaces will be in a natural-looking wood with a brushed stainless steel flooring transition flap.

Flooring of kitchens and kitchenettes will be in an ultra-compact material with a stone-like appearance in dark grey (anthracite).

Bathroom floors will be in grey lioz stone.

## **SKIRTING**

Skirting boards will be white lacquered.

The bathroom areas will not have skirting boards.

## **WALLS**

Walls in traditional or acoustic brick masonry (depending on the acoustic requirements of space) with a smooth matte finish in white paint.

Walls of the wet areas - kitchenettes and social sanitary facilities - will be a water-based acrylic enamel paint with anti-fungal protection and a smooth matte finish in white.

The coating of some of the bathroom walls (for example, in the showers) will be in the same porcelain or ultra-compact composite material as the floors.

## **CEILINGS**

Solid continuous false ceilings in normal or waterproof plasterboard in wet areas, with a white paint finish.

Cornice in continuous u-shaped perimeter profile with same finish as the ceiling.

Crown mouldings with integrated LED illumination in the bathrooms, on the side wall of the shower or, in the sanitary facilities, next to the mirror or the washbasin.

Next to the facade on the ground floor the ceiling finish will include a crown moulding that allows for a decorative curtain and hidden LED light. In the upper floor the cornice also allows for a built-in electric blackout curtain.

## **KITCHENS AND KITCHENETTES**

### **open kitchens**

Bottom and Top Modules: lacquered Cappuccino matte finish or a wood veneer finish with vertical shaft

Upper modules: glass doors and interiors in a matte Cappuccino finish.

Countertops will be an ultra-compact surface white with light grey points  
Worktops are at 0.74cm height.

### **Kitchens are closed or with a glass partition**

## **BATHROOMS**

Taps are with a white finish.

Vanity unit worktops will be in a white ultracompact material.  
And the units will have 2 drawers.

Bathroom ceramics (toilet and bidet) will be suspended and in a white glazed ceramic. Shower trays are made to measure.

Baths will be in a white glazed ceramic.

The metal towel rail will have a vertical rectangular profile with a white finish.

Colourless mirrors on washbasins will have an anti-fogging system.

## **SWITCHES**

White Switches ( "JUNG" minimalist, model" LS990 ").

In kitchens, worktop switches are of the same model.

## **Common areas in Buildings B and D**

Floor - Ceramic beige flooring in tiles with dimensions of 45x90cm.

Walls - white with matt finish.

Ceiling in the lobby of building D in apparent concrete with matte colourless varnish.

Remaining lobbies will be with a matte white smooth finish.

## **INTERIOR DOORS**

Metal doors flush to the façade with a white, matt finish.

## **ELEVATORS**

### **two elevators per building**

The lifts will have telescopic opening doors – dual entrance cabins and advanced finishes.

There will be ash tree laminate panels, brushed stainless steel control panel and a full height side centre mirror.

The floor will match the lobby area.

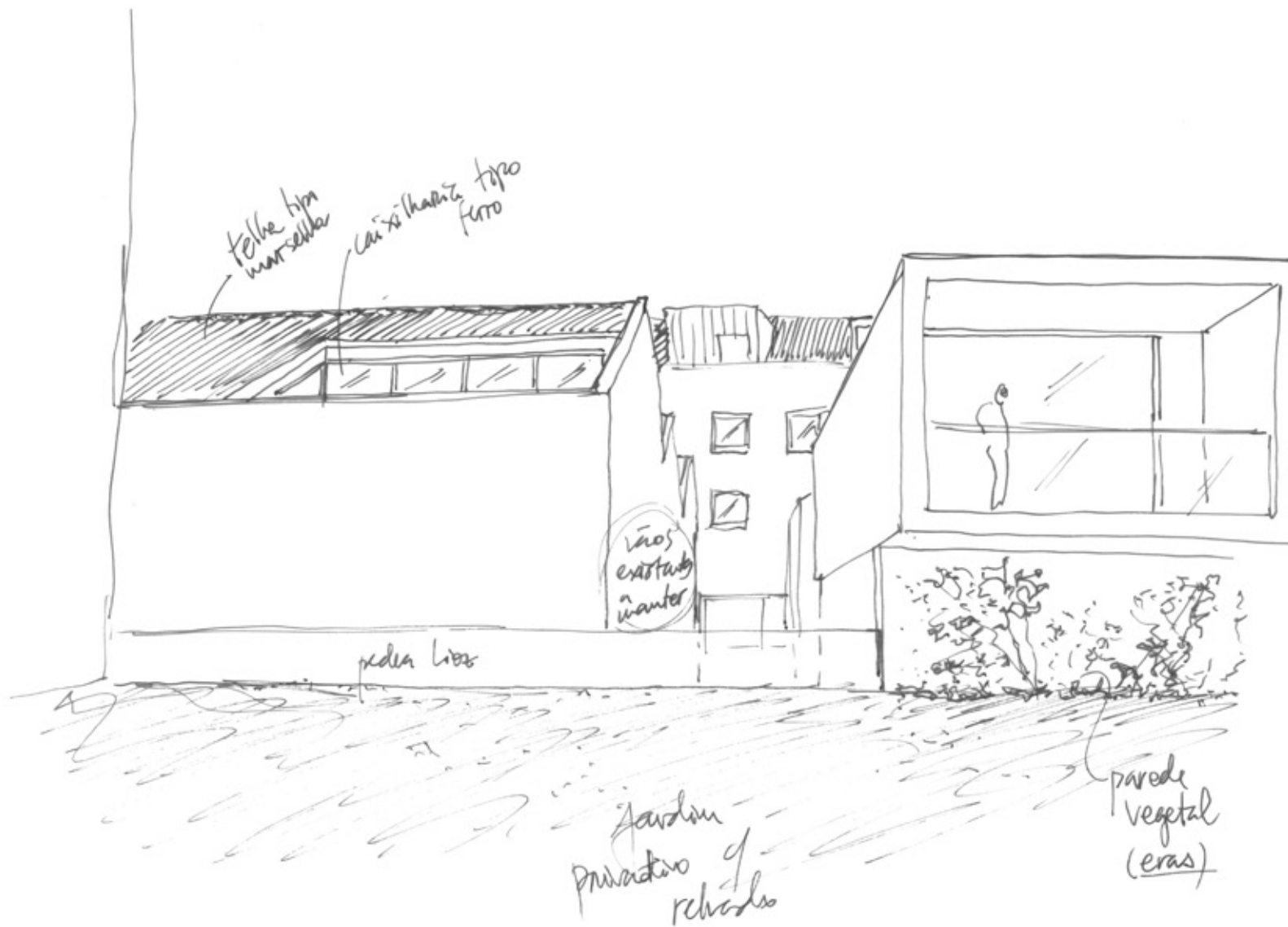
## **EMERGENCY INTERIOR STAIRS**

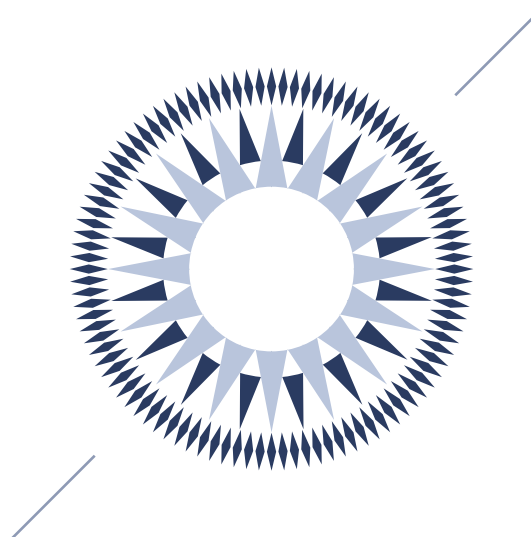
Floor - Ceramic mosaic beige same as the material applied in the atria and lobbies.

Walls - matt white finish.

Guard - Metal guardrails with a dark grey matte finish.

Ceiling - Fine sanded plaster with white paint.





Promotores



VOGUE  
HOMES

RAN  
CAPITAL