

SANTA CATARINA
UNIQUE
67-69

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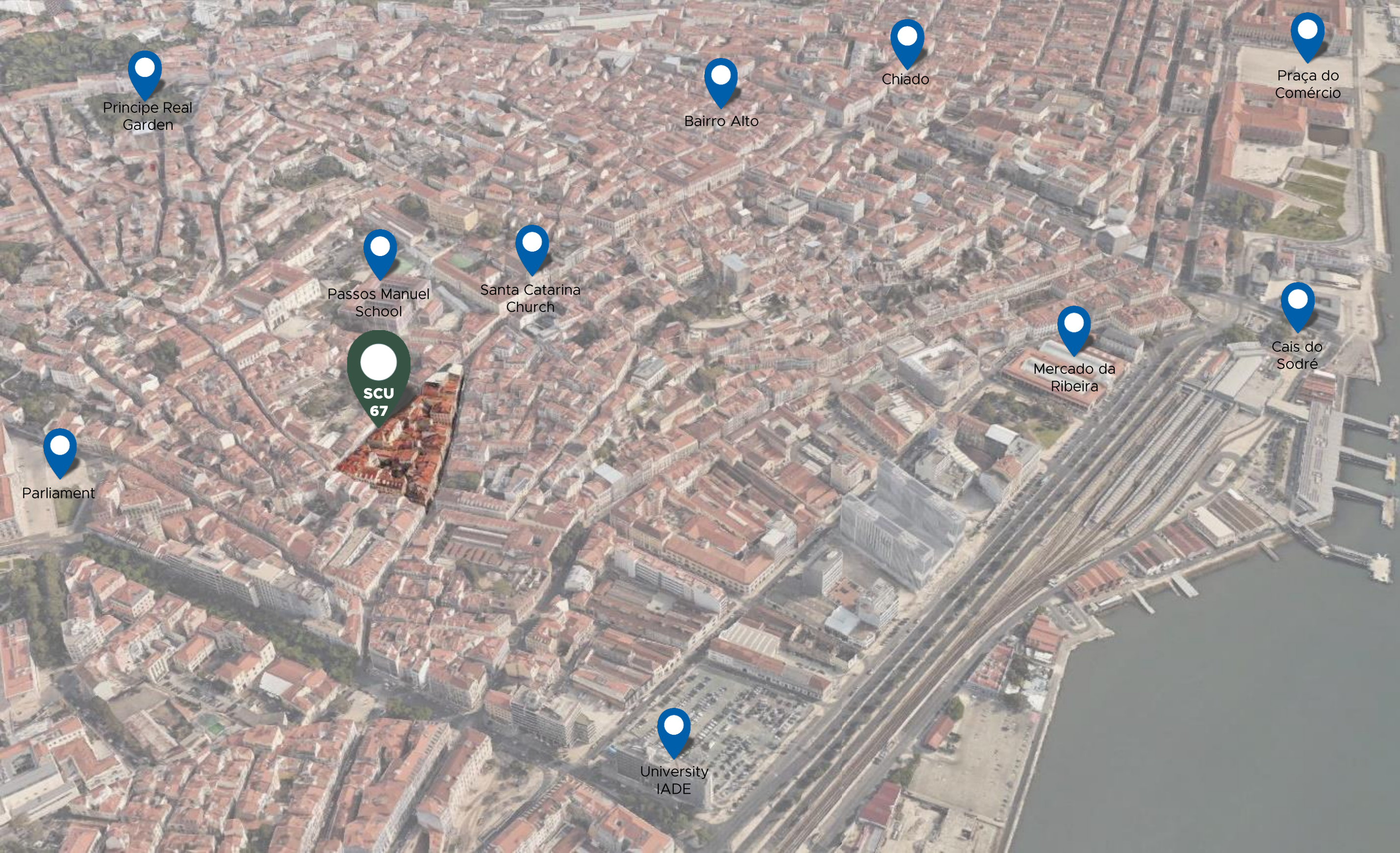


Lisbon is one of the most charismatic and vibrant cities of Europe. It's a city that effortlessly blends traditional heritage, with striking modernism. Our flagship project is in the city historical center, located in Santa Catarina.

It's a small and unique neighborhood. From bars and restaurants to shops and cultural centers, Rua Poiais de São Bento and its surroundings lately has taken on a new life. Halfway between Santos and Cais do Sodré, close to Chiado and Príncipe Real and two minutes from the Portuguese parliament.











These apartments have everything you need nearby, schools, street shops, restaurants, monuments, bars, churches, hospitals and other places of interest that make this area one of the most attractive in Lisbon.

In 2017, Lonely Planet wrote that Lisbon this is one of the coolest neighborhoods in the world. Served by the famous 'Tram 28' that runs through the historic part of the city, there's everything here: Portuguese design, theater, burlesque, specialty coffee and specialties from around the world.



LOCATION MAP

Rua Poais de São Bento,
N.º 67-69, 1200-337 Lisboa

-  CAIS DO SODRÉ
04 MIN
-  PRÍNCIPE REAL
05 MIN
-  JARDIM DA ESTRELA
06 MIN
-  BAIRRO ALTO
07 MIN
-  CHIADO
07 MIN
-  PRAÇA DO COMÉRCIO
08 MIN
-  AV. DA LIBERDADE
09 MIN
-  ALFAMA
10 MIN
-  MARQUÊS DE POMBAL
12 MIN
-  BELÉM
16 MIN

Príncipe Real
Garden

Bairro Alto

Chiado

Praça do
Comércio

Passos Manuel
School

Santa Catarina
Church

Mercado da
Ribeira

Cais do
Sodré

**SCU
67**

Parliament

University
IADE



Tridimensional Simulation - Facade
This is a creative visualization and not an actual product offering.

SANTA CATARINA
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UNIQUE 67-69 is a 9 apartment luxury residential building with a modern and traditional style mix and with an amazing view of the Tejo river, which you can enjoy on the large south balconies. From Studio Apartments (T0) to 2 Bedroom Apartments (T2), our project is located in the historical center.

Designed by the portuguese architectural firm Fragmentos, the challenge was refurbishing the original building and recycling the materials available, always trying to retain as much of the original structure as possible. The intervention aimed for the refurbishment of a historical building, turning it into a nine apartment housing.

The original materials and finishes which characterized this building and its construction were maintained and renovated, such as parts of the original flooring, the internal wooden doors and shutters and the ceramic tiles.



Tridimensional Simulation - Back Facade
This is a creative visualization and not an actual product offering.

GARDEN FLOOR | 2 Bedroom Apartment with exterior gardens



GARDEN FLOOR PLAN

• **2 BEDROOM APARTMENT (A)**

TOTAL PRIVATE AREA*
121,10 SQM

- 1. LIVING ROOM & KITCHEN 28,57 SQM
- 2. DOUBLE BEDROOM W/INSUITE 8,06 SQM
- 3. MASTER BEDROOM W/INSUITE AND CLOSET 34,56 SQM
- 4. EXTERIOR GARDENS 89,25 SQM

* Total private area measured by the perimeter of the external walls of the building and the limit between stairs and public circulation. Interior walls included but not including exterior areas.

GROUND FLOOR | Studio Apartment & 1 Bedroom Apartment with terrace



GROUND FLOOR PLAN

• **STUDIO APARTMENT (B)**

TOTAL PRIVATE AREA*
39,70 SQM

- 1. LIVING ROOM & KITCHEN 22,20 SQM
- 2. BATHROOM 2,64 SQM
- PLUS A 2,70 SQM INTERIOR TERRACE

• **1 BEDROOM APARTMENT (C)**

TOTAL PRIVATE AREA*
57,65 SQM

- 1. LIVING ROOM & KITCHEN 23,59 SQM
- 2. DOUBLE BEDROOM 9,53 SQM
- 3. BATHROOM 4,96 SQM
- PLUS A 16,22 SQM TERRACE

* Total private area measured by the perimeter of the external walls of the building and the limit between stairs and public circulation. Interior walls included but not including exterior areas.

1ST FLOOR | 1 Bedroom Apartment & 1 Bedroom Apartment with terrace



1ST FLOOR PLAN

• 1 BEDROOM APARTMENT (D)

TOTAL PRIVATE ÁREA*
47,10 SQM

- 1. LIVING ROOM & KITCHEN 25,80 SQM
- 2. BATHROOM 2,70 SQM
- 3. DOUBLE BEDROOM 7,35 SQM

PLUS 2,00 SQM OF BALCONIES

• 1 BEDROOM APARTMENT (E)

TOTAL PRIVATE ÁREA*
66,75 SQM

- 1. LIVING ROOM & KITCHEN 28,43 SQM
- 2. DOUBLE BEDROOM 10,06 SQM
- 3. BATHROOM 3,42 SQM

PLUS A 16,22 SQM TERRACE

* Total private área measured by the perimeter of the external walls of the building and the limit between stairs and public circulation. Interior walls included but not including exterior areas.

2ND FLOOR | 1 Bedroom Apartment & 1 Bedroom Apartment with terrace



2ND FLOOR PLAN

• 1 BEDROOM APARTMENT (F)

TOTAL PRIVATE ÁREA*
47,10 SQM

- 1. LIVING ROOM & KITCHEN 25,80 SQM
- 2. BATHROOM 2,69 SQM
- 3. DOUBLE BEDROOM 7,35 SQM

PLUS A 3,89 SQM BALCONY

• 1 BEDROOM APARTMENT (G)

TOTAL PRIVATE ÁREA*
66,75 SQM

- 1. LIVING ROOM & KITCHEN 29,19 SQM
- 2. DOUBLE BEDROOM 10,20 SQM
- 3. BATHROOM 3,42 SQM

PLUS A 16,22 SQM TERRACE

* Total private área measured by the perimeter of the external walls of the building and the limit between stairs and public circulation. Interior walls included but not including exterior areas.

3RD FLOOR | 2 Bedroom Apartment with a balcony and a terrace



3RD FLOOR PLAN

• 2 BEDROOM APARTMENT (H)

TOTAL PRIVATE AREA*
108,80 SQM

- | | |
|--|-----------|
| 1. LIVING ROOM & KITCHEN | 45,06 SQM |
| 2. BATHROOM | 3,86 SQM |
| 3. MASTER BEDROOM W/INSUITE AND CLOSET | 21,20 SQM |
| 4. DOUBLE BEDROOM | 13,64 SQM |

PLUS A 16,22 SQM TERRACE AND
A 3,52 SQM BALCONY

* Total private área measured by the perimeter of the external walls of the building and the limit between stairs and public circulation. Interior walls included but not including exterior areas.

4TH FLOOR | 2 Bedroom Apartment with balconies and a terrace



4TH FLOOR PLAN

• 2 BEDROOM APARTMENT (I)

TOTAL PRIVATE AREA*
84,90 SQM

- | | |
|--|-----------|
| 1. LIVING ROOM & KITCHEN | 33,31 SQM |
| 2. BATHROOM | 4,04 SQM |
| 3. MASTER BEDROOM W/INSUITE AND CLOSET | 26,44 SQM |
| 4. DOUBLE BEDROOM | 8,74 SQM |

PLUS A 16,22 SQM TERRACE AND
1,20 SQM OF BALCONIES

* Total private área measured by the perimeter of the external walls of the building and the limit between stairs and public circulation. Interior walls included but not including exterior areas.



Tridimensional Simulation – Garden Floor Living Room & Kitchen, Ap. A
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – Bedrooms Ap. C, Ap. E and Ap. G
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – Ground Floor Living Room & Kitchen, Ap. B
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – Bathroom Ap. E, Ap. G and Ap. I
This is a creative visualization and not an actual product offering.



Tridimensional Simulation. – 2nd Floor Living Room & Kitchen Ap. D and Ap. F
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – 3rd Floor Terrace, Ap. H
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – 3rd Floor Living Room & Kitchen, Ap. H
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – 4th Floor Terrace, Ap. I
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – 4th Floor Living Room & Kitchen, Ap. I
This is a creative visualization and not an actual product offering.

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SIMPLIFIED COMMERCIAL DESCRIPTION

- ✓ Independent air-conditioning system for each apartment
- ✓ Excellent acoustic insulation
- ✓ Windows with thermal break and double glazing
- ✓ Interior traditional wood shutters
- ✓ Special security entrance doors
- ✓ Elevator (with private access to the upper apartments)

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OF EQUIPMENTS AND FINISHINGS

- ✓ Integrated intercom system
- ✓ Fully equipped kitchens with built-in appliances
- ✓ Built-in wardrobes in the bedrooms
- ✓ Marble Stone finishing in all the bathrooms
- ✓ Stone showers with a glass panel
- ✓ Terraces and balconies with tiles flooring

FRA G MENT OS

Fragmentos is a collective of four architects Duarte Pinto Coelho, Marcus Cerdeira, Miguel Santos and Pedro Silva Lopes.

“For over two decades we have been designing the most ambitious and challenging architectural works. Every project, from a residential building to a masterplan, reflects our determination and commitment within which we dedicate ourselves to the challenges set before us.”

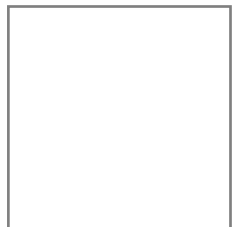
Headquartered in Lisbon, our studio has spread to Chile and Angola in an effort to connect cities and to promote diverse thinking. In 2019, believing that architecture and engineering are best achieved in close collaboration, we have expanded our services to drive the whole design process.”

Disclaimer: All pictures, images, drawings, plans, amenities, dimensions, elevations, illustrations, facilities, features, specifications and other informations mentioned in this brochure are only indicative and the promoters/developers reserve the right to change any or all of these in the interest of the development of the Project. This brochure does not constitute any offer and/or contract of any type between the promoters/developers and the recipient. The recipient/prospective purchaser is required to verify all the details, including areas, amenities, services, terms of sales, payments and other relevant terms prior to concluding any decision. This project is aproved by the Lisbon city hall.



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