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TRAVESSA

*Experience Lisbon Experience*





Lisbon is one of the most charismatic and vibrant cities of Europe. It's a city that effortlessly blends traditional heritage, with striking modernism and also progressive thinking.

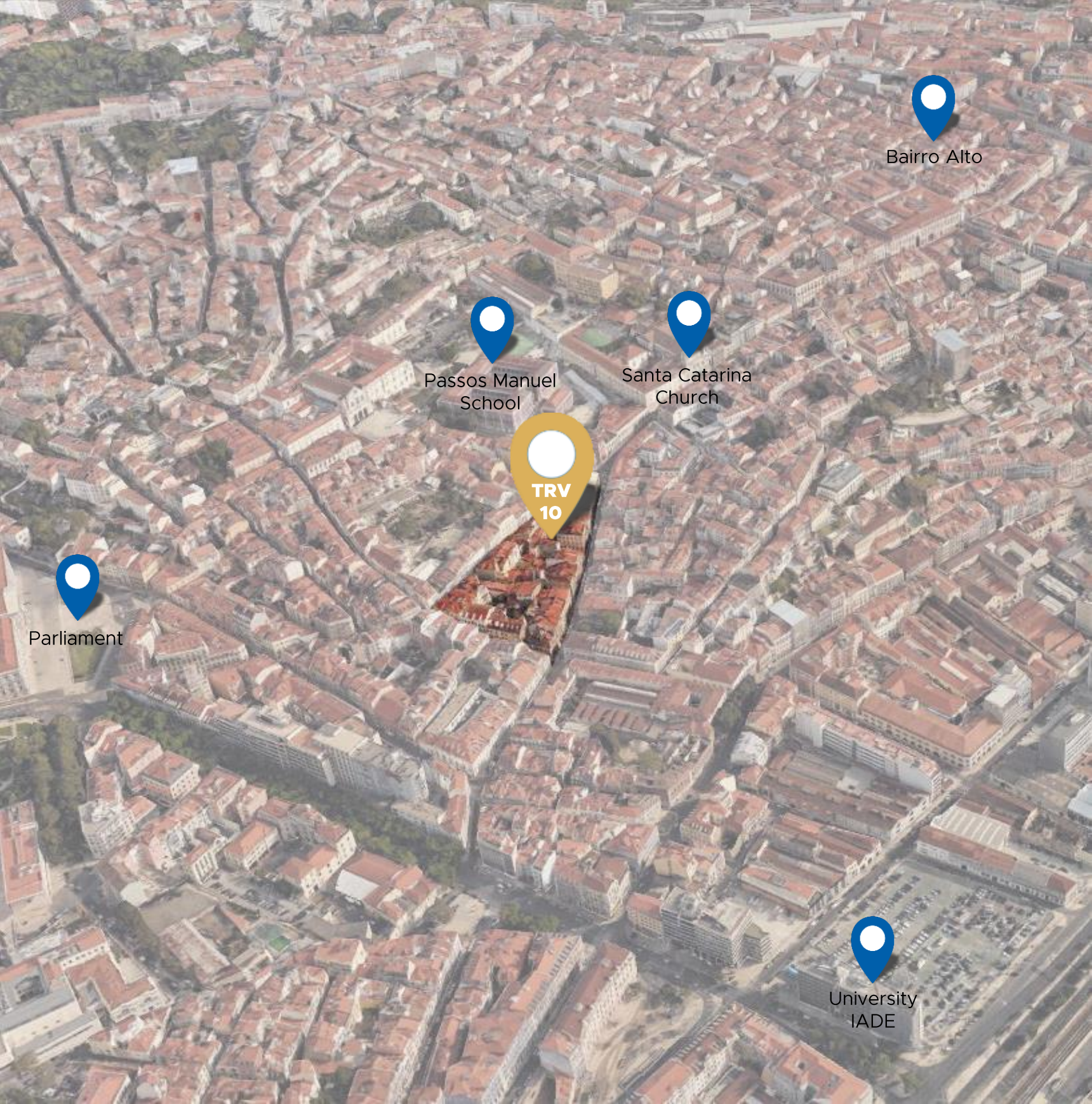
Our project is in the city historical center, located in Santa Catarina.

It is a small and unique neighborhood. From bars and restaurants to shops and cultural centers, Rua do Poço dos Negros 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.

In 2017, Lonely Planet wrote that Lisbon had one of the coolest neighborhoods in the world, and called it "The Triangle" of Poço dos Negros, São Bento and Gaivotas.

There's everything here: Portuguese design, theater, burlesque, specialty coffee and specialties from around the world.

Take tram 28 and use this route to explore one of the coolest areas in the city.



Bairro Alto

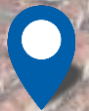
Passos Manuel School

Santa Catarina Church

TRV 10

Parliament

University IADE



Chiado



Praça do  
Comércio



Mercado da  
Ribeira



Cais do  
Sodré

## LOCATION MAP

Travessa do Poço dos Negros, 10  
1200 - 343 Lisboa

CAIS DO SODRÉ  
04 MIN

PRÍNCIPE REAL  
05 MIN

JARDIM DA ESTRELA  
06 MIN

BAIRRO ALTO  
07 MIN

PRAÇA DO COMÉRCIO  
08 MIN

CHIADO  
09 MIN

AVENIDA DA LIBERDADE  
09 MIN

ALFAMA  
10 MIN

MARQUÊS DE POMBAL  
12 MIN

BELEM  
16 MIN

# 10

## TRAVESSA

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**TRAVESSA 10** is an entirely new residential building with 4 modern stylish apartments. It was designed by the architectural office HM.arch, a dynamic office that takes advantage of its experience and uses creativity to shape new ways of living.

It has two T2 (2 bedroom) apartments and two T1 Duplex (1 bedroom) apartments. It's located in the city historical center, and bordering Lisbon's 'Golden Area' (Avenida da Liberdade-Baixa-Chiado- Príncipe Real). It's inserted in a typical portuguese neighborhood, where you can share the day with local residents.

Served by the famous 'Tram 28' that runs through the historic part of the city, these apartments have everything you need nearby, schools, street shops, restaurants, bars, monuments, churches, hospitals and other places of interest that make this area one of the most attractive in Lisbon.

Tridimensional Simulation - Facade

This is a creative vizualization and not an actual product offering.



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

# GROUND FLOOR | 2 Bedroom Apartment with exterior garden



## GROUND FLOOR PLAN 2 BEDROOM APARTMENT

TOTAL PRIVATE ÁREA \*  
76,56 SQM

1. LIVING ROOM & KITCHENETTE	21,00 SQM
2. HALL	3,75 SQM
3. SOCIAL BATHROOM	3,25 SQM
4. DOUBLE BEDROOM	10,20 SQM
5. MASTER BEDROOM & INSUITE	17,25 SQM
6. EXTERIOR GARDEN	15,84 SQM

\* 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.



# 1ST FLOOR | 2 Bedroom Apartment with exterior balconies



## 1ST FLOOR PLAN 2 BEDROOM APARTMENT

TOTAL PRIVATE ÁREA \*  
76,56 SQM

1. LIVING ROOM & KITCHENETTE	21,72 SQM
2. HALL	3,75 SQM
3. SOCIAL BATHROOM	3,25 SQM
4. DOUBLE BEDROOM	10,15 SQM
5. MASTER BEDROOM & INSUITE	19,12 SQM

PLUS BALCONIES WITH 1,05 SQM

\* 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 Apartments

## Duplex with terraces



### 2ND FLOOR PLAN

#### 1 BEDROOM APARTMENT DUPLEX

TOTAL PRIVATE ÁREA \*

Ap. C: 69,59 SQM | Ap. D: 57,80 SQM

#### APARTMENT C:

1. LIVING ROOM & KITCHENETTE	29,70 SQM
2. BATHROOM	6,50 SQM

PLUS BALCONIES WITH 1,28 SQM

#### APARTMENT D:

1. LIVING ROOM & KITCHENETTE	20,25 SQM
2. BATHROOM	4,40 SQM

\* 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 | 1 Bedroom Apartments

## Duplex with terraces



### 3RD FLOOR PLAN

#### 1 BEDROOM APARTMENT DUPLEX

TOTAL PRIVATE ÁREA \*

Ap. C: 69,59 SQM | Ap. D: 57,80 SQM

APARTMENT. C :

3. BEDROOM	12,70 SQM
4. TERRACE	3,55 SQM

APARTMENT D :

3. BEDROOM	15,90 SQM
4. TERRACE	5,01 SQM

\* 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 áreas.



Tridimensional Simulation – Ground Floor & 1st Floor Living Room  
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – Ground Floor & 1st Floor Bedroom  
This is a creative visualization and not an actual product offering.



Tridimensional Simulation. – Duplex 2nd Floor Bathroom  
This is a creative visualization and not an actual product offering.



Tridimensional Simulation – Duplex 3rd Floor Bedroom  
This is a creative vizualization and not an actual product offering.

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## TRAVESSA

### SIMPLIFIED COMMERCIAL DESCRIPTION

- ✓ Independent air-conditioning system for each apartment (one exterior machine and two or three interior machines)
- ✓ Excellent thermic and acoustic insulation
- ✓ Windows with thermal break and double glazing
- ✓ Interior electrical blackout blinds on every window
- ✓ Special security entrance doors



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## TRAVESSA

### OF EQUIPMENTS AND FINISHINGS

- ✓ Integrated intercom system
- ✓ Fully equipped kitchens with built-in appliances
- ✓ Built-in wardrobes in each room
- ✓ Portuguese style tiles in all the bathrooms
- ✓ Free standing bathtub or italian showers with a glass panel
- ✓ Terraces and balconies with tiles flooring

**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.



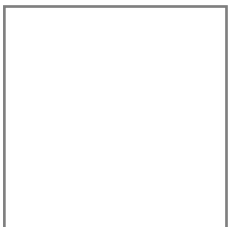


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TRAVESSA

BY MARGIN CATEGORY

**CASTEL - KRAMASH GROUP**



architecture by  
[www.helenamorais.com](http://www.helenamorais.com)



**HM**.arch