

BOUTIQUE

32

LISBON

A yellow and white tram, identified as 'Tram 28' by its destination sign, is traveling along a cobblestone street in Lisbon. The tram is moving towards the right side of the frame. In the background, there are historic buildings, including a large church with a prominent dome and spires. A street lamp is visible on the left side of the street. The overall scene captures the historic and vibrant atmosphere of Lisbon.

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

In 2017, Lonely Planet wrote that this is one of the coolest neighborhoods in the world.

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



Príncipe Real

Bairro Alto

Passos Manuel
School

Santa Catarina
Church

BTQ
32

Parliament

University
IADE



Chiado



Praça do
Comércio



Mercado da
Ribeira



Cais do Sodré

LOCATION MAP

Rua do Poço dos Negros,
N.º 32, 1200-343 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



Tridimensional Simulation – Facade

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

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BOUTIQUE 32 is an 8 apartment residential building, with a complete renovation and with a modern and traditional style mix, located in the historical center of the city.

From Studio Apartments (T0) to 1 Bedroom Apartments (T1), the renovation project was designed by the portuguese architectural firm MAS – Arquitectos. It also has a commercial space in the ground floor for a typical store.

The challenge was to renovate the original building, respecting the architectural features that characterize this part of the city, while giving more natural light to the apartments trough the opening of new patios.

It's truly a modern living environment in the very center of Lisbon.

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SIMPLIFIED COMMERCIAL DESCRIPTION OF EQUIPMENTS AND FINISHINGS

- ✓ Excellent acoustic insulation
- ✓ Windows with thermal break and double glazing
- ✓ Interior wood shutters and blackouts
- ✓ Special security entrance doors
- ✓ Integrated intercom system
- ✓ Fully equipped kitchens with built-in appliances
- ✓ Built-in wardrobes in the bedrooms
- ✓ Ceramic tiles finishing in all the bathrooms
- ✓ Modern wall hunged bathroom equipments

GROUND FLOOR | 1 Bedroom Apartment | Unit A
with exterior gardens



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• 1 BEDROOM APARTMENT (A)

TOTAL PRIVATE ÁREA*
74,90 m²

1. LIVING ROOM	15,95 m ²
2. KITCHEN	10,75 m ²
3. BEDROOM	11,40 m ²
4. CLOSET	4,70 m ²
5. ENSUITE BATHROOM	3,95 m ²
6. BATHROOM 1	2,55 m ²
7. YARDS	31,66 m ²
8. HALL	8,15 m ²

* 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 | 1 Bedroom Apartment | Unit B
with exterior garden



BOUTIQUE
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LISBON

• 1 BEDROOM APARTMENT (B)

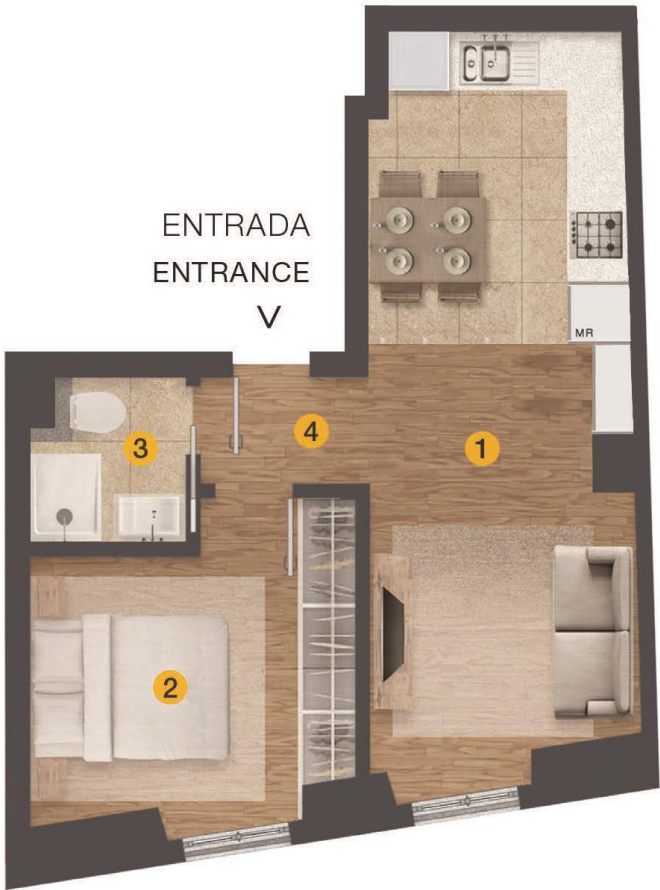
TOTAL PRIVATE ÁREA*
65,05 m²

1. LIVING ROOM	15,95 m ²
2. KITCHEN	10,05 m ²
3. BEDROOM	10,65 m ²
4. CLOSET	5,25 m ²
5. ENSUITE BATHROOM	3,85 m ²
6. HALL	3,98 m ²
7. YARD	16,05 m ²

* 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 | 1 Bedroom Apartment | Unit C

BOUTIQUE
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• 1 BEDROOM APARTMENT (C)

TOTAL PRIVATE ÁREA*
42,80 m²

1. LIVING ROOM + KITCHEN	20,10 m ²
2. BEDROOM	10,00 m ²
3. BATHROOM	2,48 m ²
4. HALL	1,90 m ²



* 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 | Studio Apartment | Unit D
with terrace



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• STUDIO BEDROOM APARTMENT (D)

TOTAL PRIVATE ÁREA*
41,70 m²

1. LIVING ROOM + KITCHEN	21,43 m ²
2. BEDROOM	8,30 m ²
3. BATHROOM	3,95 m ²
4. TERRACE	21,34 m ²

* 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 | Unit E

BOUTIQUE

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LISBON



• 1 BEDROOM APARTMENT (E)

TOTAL PRIVATE ÁREA*
39,45 m²

1. LIVING ROOM + KITCHEN	16,90 m ²
2. BEDROOM	10,00 m ²
3. BATHROOM	2,45 m ²
4. HALL	1,90 m ²

** 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 Apartment | Unit F with terrace

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• 1 BEDROOM APARTMENT (F)

TOTAL PRIVATE ÁREA*
25,50 m²

1. LIVING ROOM + KITCHEN	16,25 m ²
2. BATHROOM	2,75 m ²
3. TERRACE	12,30 m ²

** 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 | Studio Apartment | Unit G
with balcony and terrace

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LISBON



• STUDIO APARTMENT (G)

TOTAL PRIVATE ÁREA*
25,30 m²

1. LIVING ROOM + KITCHEN	15,15 m ²
2. BATHROOM	3,85 m ²
3. TERRACE	11,00 m ²
4. BALCONY	3,05 m ²

* 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 | Studio Apartment | Unit H with storage

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• STUDIO APARTMENT (H)

TOTAL PRIVATE ÁREA*
41,45 m²

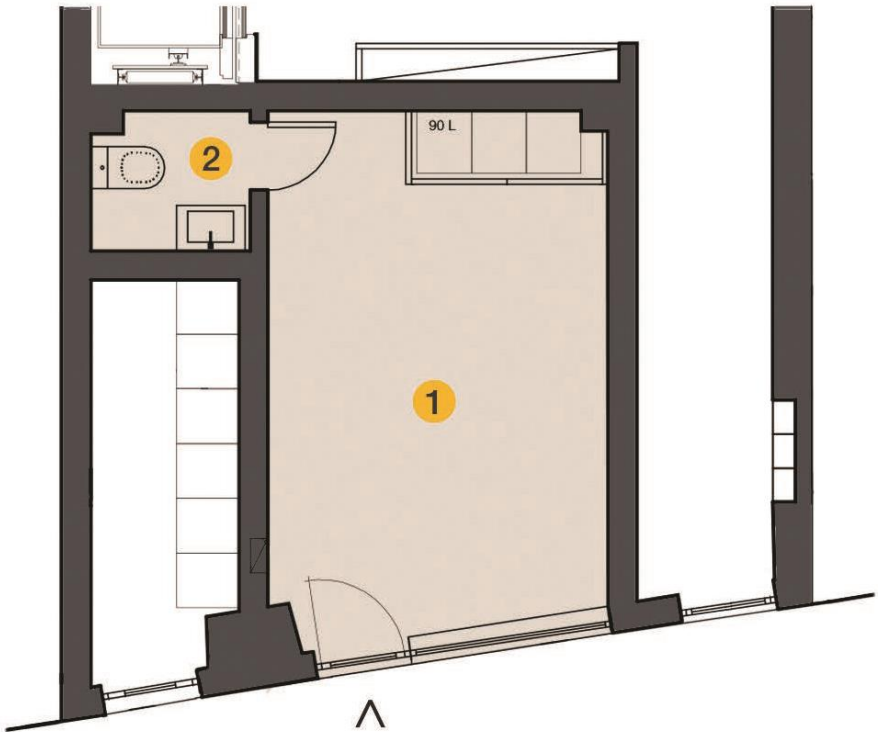
1. LIVING ROOM + KITCHEN	17,62 m ²
2. BATHROOM	4,85 m ²
3. STORAGE	15,50 m ²

** 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.*



GROUND FLOOR | Shop | Unit I

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ENTRADA
ENTRANCE



• LOJA / SHOP (I)

TOTAL PRIVATE ÁREA*
18,60 m²

1. SHOP	13,55 m ²
2. BATHROOM	1,70 m ²

* 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 – Bathrooms

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



Tridimensional Simulation – Living Room | Unit A

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



Tridimensional Simulation – Kitchen | Unit B
This is a creative vizualization and not an actual product offering.



Tridimensional Simulation – Living Room + Kitchen | Unit C

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



Tridimensional Simulation – Living Room + Kitchen | Unit D
This is a creative vizualization and not an actual product offering.



Tridimensional Simulation – Kitchen | Unit E

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



Tridimensional Simulation – Living Room | Unit F
This is a creative vizualization and not an actual product offering.



Tridimensional Simulation – Kitchen | Unit G

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



Tridimensional Simulation – Kitchen | Unit H
This is a creative vizualization and not an actual product offering.



MAS - Miguel Ângelo Silva Projectos de Arquitectura, is a Lisbon based design office that offers services and consultancy in the following areas: architecture; interior design; urban planning; due diligences; real estate reports and technical support to construction works.

In addition to its own technical team, specialised external consultants provide support in areas such as engineering, geography, sociology, economy, history and art.

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