



JUST AROUND THE CORNER

O edifício PÁTIOS DO MONTE oferece uma proposta residencial que se molda à sofisticação das exigências da vida urbana, respondendo às necessidades de pessoas cosmopolitas, mas sensíveis. Integrado no coração de Lisboa, a zona da Calçada do Monte tem uma oferta de comércio local singular, que vai querer aproveitar com a sua família e amigos.

The PÁTIOS DO MONTE building offers a residential proposal tailored to the sophisticated demands of urban life, responding to the needs of cosmopolitan, but sensitive people. Nestled in the heart of the city, the Calçada do Monte area boasts a unique range of local commerce, which you'll be able to take advantage of with your family and friends.



A NEIGHBORHOOD FULL OF LIFE

PÁTIOS DO MONTE CALÇADA DO MONTE 1 A 3

PARKS | GARDENS

- 1 Cerca da Graça garden
- 2 Graça garden
- 3 Castelo de São Jorge garden
- 4 Miradouro de S. Luzia garden
- 5 Praça Martim Moniz garden

RESTAURANTS

- 6 Cantinho do Aziz
- 7 Mi Dai - Cantina Chinesa
- 8 Tentações de Goa
- 9 The Food Temple
- 10 Zé da Mouraria

CULTURE | LEISURE

- 11 São Jorge Castle
- 12 Miradouro da Graça
- 13 Miradouro das Portas do Sol
- 14 Centro de Inovação da Mouraria
- 15 Oriental market

COFFEE SHOPS

- 16 A Padaria Portuguesa
- 17 Nata Fina
- 18 Padaria do Bairro
- 19 Kossie's Café
- 20 Pastelaria Santo António

HEALTH | WEEL-BEING

- 21 São José hospital
- 22 Graça health center
- 23 Santa Justa homeopathic pharmacy
- 24 Mouraria pharmacy
- 25 Terra Heal, Massagens e Terapias

GROCERIES

- 26 Bomercado
- 27 Continente Bom Dia
- 28 Rizoma Coop grocery store
- 29 Mini Preço Graça
- 30 Merceria de Bairro

M Lisbon Metro - Martim Moniz



A REFUGE IN THE CITY CENTER

Descubra a serenidade necessária para uma vida tranquila, aliada a uma localização privilegiada, no coração da Graça, num dos bairros mais carismáticos da cidade. No edifício PÁTIOS DO MONTE, será transportado para o ambiente genuíno, vibrante e sofisticado dos bairros populares de Lisboa, mantendo-se longe da agitação urbana. Permita-se estar no epicentro de tudo, sentindo a pulsação vibrante da cidade.

Discover the peace and quiet essential for a serene life, perfectly balanced with a privileged location in the heart of Graça, one of the most charismatic neighborhoods in the city. Nestled within the PÁTIOS DO MONTE building, you'll be secluded from the city's constant humdrum, yet the moment you step outside, you will be transported to the genuine, vibrant and sophisticated environment of Lisbon's popular neighborhoods. Here you'll find yourself at the epicentre of it all, being immersed in the city's vibrant pulse.









PATIOS, GARDENS AND TERRACES

O edifício PÁTIOS DO MONTE, tem 9 apartamentos feitos a pensar em si. Encante-se com os pátios, jardins e terraços floridos e acolhedores, destes charmoso edifício. Desfrute da beleza da natureza em cada canto, num ambiente sereno e colorido para relaxar e aproveitar momentos únicos.

Thoughtfully designed with its residents in mind, the PÁTIOS DO MONTE building comprises 9 apartments. Be captivated by the inviting patios, welcoming gardens and terraces that grace this delightful building.



HOUSING



2

P0

APARTAMENTO T2 TWO BEDROOM APARTMENT

Este incrível T2, com entrada independente pela Rua das Olarias, tem uma sala de estar com kitchenette integrada e totalmente equipada (27,38m2), uma suite com casa de banho completa e roupeiro (16,63m2+5,56m2), que se abre para um pátio (18,4m2), compartilhado com o outro quarto, também com roupeiro (15,51m2) e ainda um pequeno hall (3,49 m2) e uma casa de banho com duche (3,24m2).

This amazing two-bedroom apartment, with independent entrance through Rua das Olarias, unveils a charming living space replete with an integrated and fully-equipped kitchenette (27,38m2), a suite with a complete bathroom and a wardrobe (16,63m2+5,56m2), which opens to a private terrace (18,4m2), shared with the other bedroom, also with a generous wardrobe (15,51m2). Additionally, there is a small hall (3,49m2) and a secondary bathroom with shower (3,24m2)

Fração . Fraction A

Área Bruta Privativa . Private Gross Area 92 m2

Pátio . Patio 18,4m2









P0

APARTAMENTO T1
ONE BEDROOM APARTMENT

Este charmoso T1, com entrada independente pela Rua das Olarias, tem uma sala de estar com kitchenette integrada e totalmente equipada (24,1m²), um quarto com roupeiro (12,53m²) e uma casa de banho com duche (4,68m²).

This charming one-bedroom apartment, with independent entrance through Rua das Olarias, features a charming living room replete with an integrated and fully-equipped kitchenette (24,1m²), a bedroom outfitted with a wardrobe (12,53m²) and a comfortable bathroom (4,68m²)

Fração . *Fraction* B

Área Bruta Privativa . *Private Gross Area* 52 m²









P1

APARTAMENTO T0 STUDIO APARTMENT

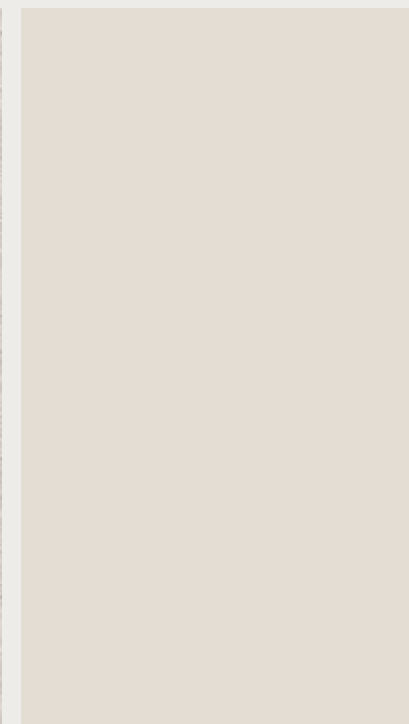
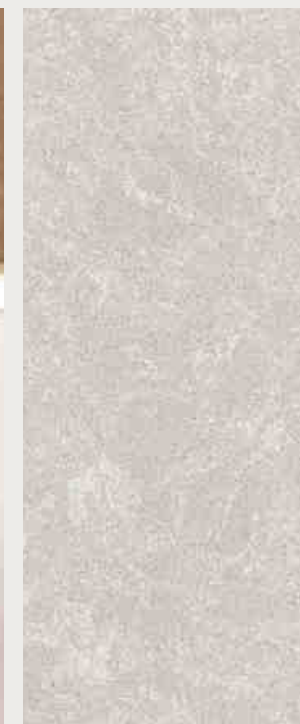
Este luminoso T0, tem uma sala de estar com kitchenette integrada e totalmente equipada (27,7m²), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (4m²).

This luminous studio apartment unveils a charming living space replete with an integrative, fully-equipped kitchenette (27.7 m²), adaptable living and sleeping area as required, coupled with a full 4 m² bathroom.

Fração . Fraction C

Área Bruta Privativa . Private Gross Area 40 m²





P1

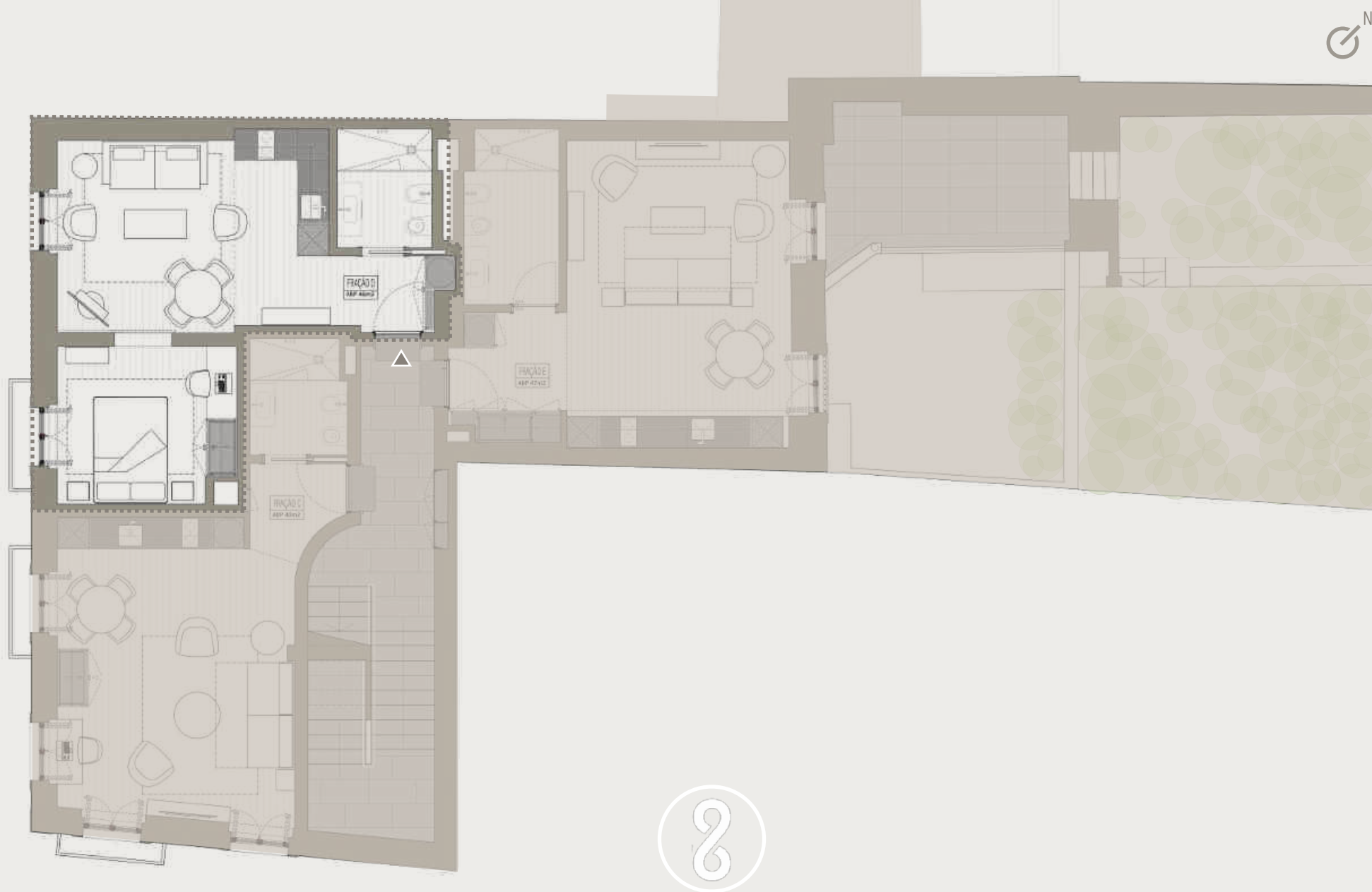
APARTAMENTO T1 *ONE BEDROOM APARTMENT*

Este charmosos T1, tem uma sala de estar com kitchenette integrada e totalmente equipada (22m2) ; um quarto com roupeiro (10m2) e uma casa de banho completa (4m2).

This alluring one-bedroom residence features a living space blended with a fully- equipped kitchenette (22 m2), a delightful bedroom outfitted with wardrobe (10 m2), and a complete bathroom (4 m2).

Fração . *Fraction* D

Área Bruta Privativa . *Private Gross Area* 46 m2





P1

APARTAMENTO T0 STUDIO APARTMENT

Este singular T0, tem uma ampla sala de estar com kitchenette integrada e totalmente equipada (29,8m²), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (5,8m²) e um magnifico pátio (36,67m²).

This unique studio apartment features a spacious living room, seamlessly integrated with a fully equipped kitchenette (29.8 m²) that can double as a living or sleeping area as required. Additionally, it offers a complete bathroom (5.8 m²) and a magnificent patio (36.67 m²).

Fração . Fraction E

Área Bruta Privativa . Private Gross Area 47 m²

Pátio . Patio 36,67 m²









P2

APARTAMENTO T0 STUDIO APARTMENT

Este luminoso T0, tem uma ampla sala de estar com kitchenette integrada e totalmente equipada (30,5m²), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (4m²).

This light-filled studio apartment features an expansive living room, integrated seamlessly with a fully-equipped kitchenette (30.5 m²) that doubles as a living or sleeping area when required, complemented by a 4 m² bathroom.

Fração . Fraction F

Área Bruta Privativa . Private Gross Area 45 m²





P2

APARTAMENTO T1 *ONE BEDROOM APARTMENT*

Este charmoso T1, tem uma sala de estar com kitchenette integrada e totalmente equipada (22,5m²) ; um quarto com roupeiro (10m²) e uma casa de banho completa (4m²).

This appealing one-bedroom apartment offers a living room beautifully integrated with a fully-equipped kitchenette (22 m²), a delightful bedroom complete with a wardrobe (10 m²), and a full bathroom (4 m²).

Fração . *Fraction* G

Área Bruta Privativa . *Private Gross Area* 46 m²





P2

APARTAMENTO T0 STUDIO APARTMENT

Este incrível T0, tem uma ampla sala de estar com kitchenette integrada e totalmente equipada (29,8m²), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (5,8m²), um magnifico jardim (33,74m²) e terraço (16m²).

This outstanding studio apartment features a spacious living room seamlessly integrated with a fully equipped kitchenette (29.8 m²), doubling as a living or sleeping area as needed. The property is further enhanced with a full bathroom (5.8 m²), a stunning garden (33.74 m²), and terrace (16 m²).

Fração . Fraction H

Área Bruta Privativa . Private Gross Area 47 m²

Terraço . Terrace 16 m² + Jardim . Garden 33,74 m²

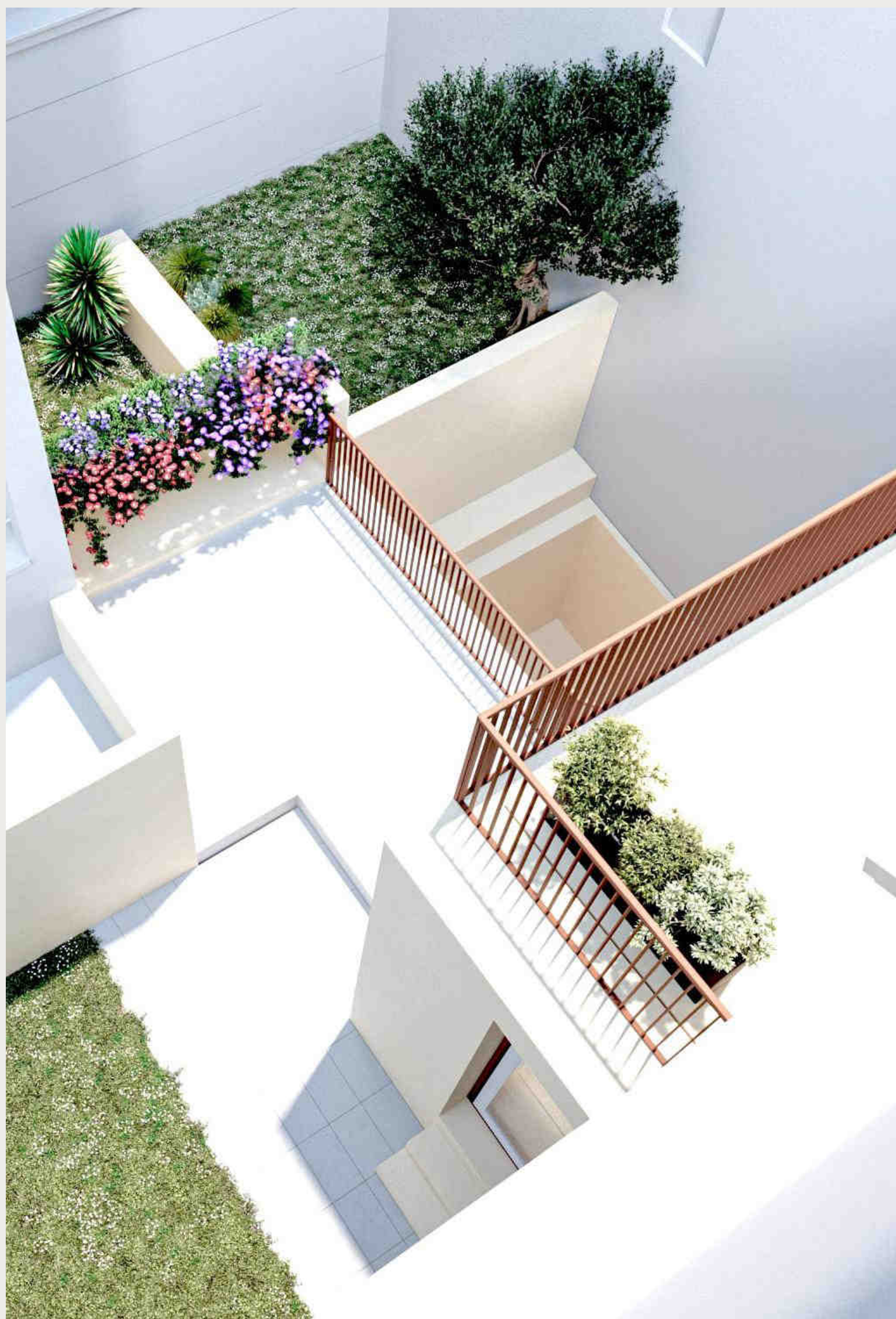












P3

APARTAMENTO T2 TWO BEDROOM APARTMENT

Este luminoso T2, nas águas furtadas, tem uma sala de estar (18,8m²), com terraço (12m²), compartilhado com um dos quartos (8,7m²); uma cozinha (9m²), totalmente equipada, com terraço privativo (2,9m²), uma suite com casa de banho completa (11,2m²+4,4m²), roupeiro e terraço privativo (2,9m²), e ainda uma casa de banho (2,2m²).

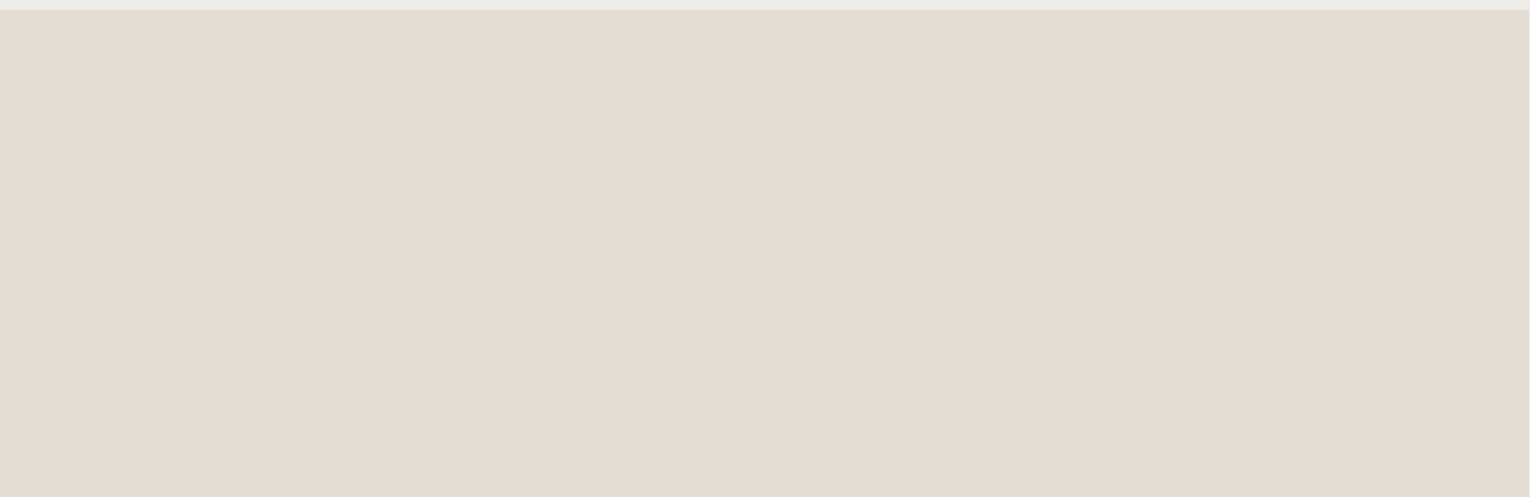
Occupying the attic, this luminous two-bedroom abode flaunts a radiant living room (18.8 m²) opening onto a terrace (12 m²) that it shares with one of the bedrooms (8.7 m²). The property also boasts a fully-equipped kitchen (9m²) with its own private terrace (2.9 m²), a suite with a complete bathroom (11.2 m² + 4.4 m²), a wardrobe and its own private terrace (2.9m²), as well as a smaller, secondary bathroom (2.2 m²).

Fração . Fraction 1

Área Bruta Privativa . Private Gross Area 73 m²

Terraços . Terraces 17,8 m²







INTERIORS WITH PERSONALITY

Com um traçado contemporâneo e uma luminosidade absolutamente incrível, os interiores do edifício PÁTIOS DO MONTE, foram cuidadosamente pensados para se enquadrar num estilo de vida moderno e urbano, capaz de satisfazer os moradores mais exigentes..

Boasting contemporary design bathed in breathtaking light, the interiors of the PÁTIOS DO MONTE building are meticulously designed to accommodate the modern urban lifestyle, satisfying even the most discerning of residents.



FINISHINGS

MATERIALIDADE

MATERIALS

PAVIMENTOS . FLOORS

MARGRES SLABSTONE WHITE ceramic or similar

TORLYS Vinyl floating floor in OAK CARVALHO or similar

RODAPÉS . SKIRTING BOARD

MARGRES SLABSTONE WHITE ceramic or similar

NORDSTAL white PVC (10 cm) or similar

PAREDES INTERIORES . INTERIOR WALLS

KERION SIENA CALCE ceramic or similar

VINYLMATT CIN water paint or similar

CINACRYL CIN acrylic water-based paint (humid areas) or similar

TETOS . CEILINGS

VINYLMATT CIN water paint or similar

CINACRYL CIN acrylic water-based paint (humid areas) or similar

PORTAS E PORTADAS INTERIORES . INTERIOR DOORS AND SHUTTERS

Prefabricated door and frame in water-repellent MDF, lacquered finish or similar

Shutters in melamine paneled in White Egger Perfect Sense Branco or similar

ROUPEIROS . WARDROBES

Structured cabinets with crates in Line Egger melamine agglomerate, with uprights, shelves and drawers or similar

Doors and sides in White Egger Sense melamine paneling or similar

ARMÁRIOS DE COZINHA/KITCHENETTE . KITCHEN/KITCHENETTE CABINETS

Structured cabinets with aluminum gray melamine agglomerate box or similar

Fronts in matt whitewash with PVC aluminum collar and footer profile or similar

EQUIPAMENTOS DE COZINHA . KITCHEN EQUIPMENT

BOSCH HBA 512 ESO oven or similar

BOSCH BEL 523 MSO microwave or similar

BOSCH DFT 63 AC 50 extractor hood or similar

FRASA ORTA 50 sink or similar

BOSCH KIV 86 NSE0 fridge freezers or similar

BOSCH SMI 4ECS 21 E dishwasher or similar



MATERIALIDADE

MATERIALS

EQUIPAMENTOS DE COZINHA . KITCHEN EQUIPMENT

BOSCH WAN 242 66ES washing machine or similar

BOSCH PIB 375 FB1E induction hob or similar

BRUMA LEAF 1070502CR tap or similar

EQUIPAMENTOS DE CASA DE BANHO . BATHROOM EQUIPMENTS

VALADARES TWO wall-hung toilet or similar

OLI 80 SIMFLEX cistern structure with chrome plate or similar

VALADARES TWO wall-hung bidet or similar

OLI bidet structure or similar

SANINDUSA STONIT MARINA shower base in white or similar

SANITANA Velvet washbasin or similar

COSMIC B-Best 80 mirror or similar

BRUMA Waterevolution taps in chrome or similar

Shower screen in laminated tempered glass, profiles Profiltek NORDIK - high gloss silver or similar

PORTA SEGURANÇA . SECURITY DOOR

DIERRE ASSO 5, wood finish or similar

CAIXILHARIA . FRAMEWORK

FINSTRAL Finwindow Stepline 77 PVC frames, white and brown colours or similar

SGG Securit HST Cool lite SKN 183 II + CX + AR Securit HST Planiclear double glass or similar

PAREDES EXTERIORES . EXTERIOR WALLS

Lining in softened LIOZ stone

WEBERPLAST SILCOLOR water paint, ivory beige color - RAL 1015 or similar

CANTARIAS . STONework

Technical mortar with superior thermal insulation or similar

SERRALHARIAS . LOCKS

CINOFER LISO synthetic enamel paint for iron guards, brown colour or similar





SUSTAINABLE

SUSTAINABILITY PRINCIPLES OF OUR CONSTRUCTION



THERMAL
COMFORT



INDOOR
AIR HEATING



INDOOR
AIR COOLING

Thermal insulation on exterior and interior walls

Thermal insulation on pitched roof

PVC frames and night occlusion device - shutters

Double glazing with solar control COOL-LITE® SKN

Solar gains - Sun exposure East - West

Indoor air heating and cooling - Air Conditioning

DHW sanitary hot water heating - Heat Pump



ACOUSTIC
COMFORT



INSULATION



MATERIAL
EFFICIENCY

Acoustic insulation from exterior air conduction sounds

Acoustic insulation of indoor air conduction sounds

Acoustic insulation from percussion sounds

Acoustic conditioning with installation of false ceilings in all rooms



VISUAL
COMFORT



OPENED
SIGHTS



NATURAL AND ARTIFICIAL
INDOOR LIGHTING

Access to views

Adequate availability of natural light

Even distribution of natural light

Balanced natural light and artificial light

Lighting suited to the function of each room



INDOOR AIR
QUALITY



VENTILATION AND
EXTRACTION



MATERIAL
EFFICIENCY

Conduit network for kitchen extraction

Mechanical ventilation system in sanitary facilities

Air intake system on the facade and frames

Ecological materials from recycled materials

Materials with A+ indoor air contamination index



CASTELHANA

A Dils company



Castelhana, Sociedade de Mediação Imobiliária, Unipessoal Lda - AMI 3497

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