



P A U L O  
D U Q U E  
O E I R A S



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## LIFE IN GREEN!

Paulo Duque apresenta-se como uma opção segura e responsável para quem escolhe morar perto do centro de Lisboa e ao mesmo tempo quer estar junto da natureza.

A dois passos dos jardins do Cedro e de uma linha de praia entre Oeiras e Cascais, este empreendimento habitacional é composto por 6 unidades de tipologias T3 Duplex e T2 com características distintas como áreas amplas luminosas, acabamentos de elevada qualidade com espaços exteriores integrados.

Destacamos a cor verde, não só por ser a cor dominante no projeto mas por toda a carga positiva que emana e pela qual nos enamoramos.





After several studies, a new façade system was developed that provides a greater connection to the Cedro Gardens.



This makes for a more dynamic façade, allowing more light into the rooms.



The perfect choice of a three-dimensional hexagonal glazed ceramic, whose bottle-green hue will create a play of light and reflection, changing with the sun's exposure throughout the day.



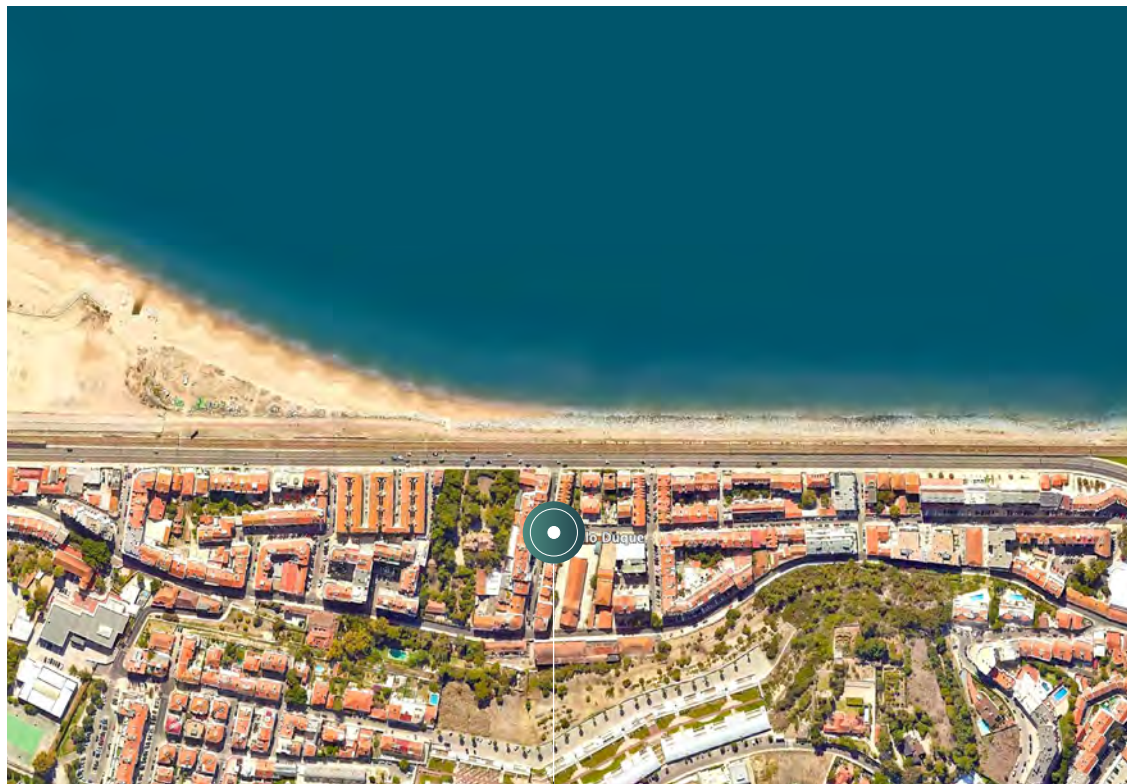


# BLUE, GREEN, SEA, BEACH, SAND, FREEDOM, NATURE, CITY AND POETRY.



The reason we took the liberty of living in Dafundo is certainly the opportunity to be close to what is important and to be free to enjoy the accessibility and the surrounding nature area. Oeiras is located just a few kilometers from Lisbon and Estoril, with ideal weather and sea conditions for using the beaches and riverside areas, as well as an inviting environment for outdoor sports and leisure activities. Also noteworthy is Poets' Park, which is an invitation to culture, leisure, and contemplation. It is a space where the seed of culture was planted and where poetry is harvested.

## LOCATION



07

LISBOA

2 KM

CASCAIS

17 KM



PAULO DUQUE  
OEIRAS

googlemaps





## TIPOLOGIE

FRACTION	TYPE	AREA (BPA) m2
<b>A</b>	T3 DUPLEX	201.89 + 106.11 ( garden )
<b>B</b>	T3 DUPLEX	194.02 + 103.98 ( garden )
<b>C</b>	T2	114.08
<b>D</b>	T2	106.06
<b>E</b>	T3 DUPLEX	222.00
<b>F</b>	T3 DUPLEX	213.00

















**SUSTAINABILITY,  
CONVENIENCE,  
FUNCTIONALITY.**













## ARCHITECTURE

# CONTEMPORARY AND COMFORTABLE.

PAULODUQUE takes on a contemporary character through the materials and techniques used. The interior finishes reflect the high end of the market in which this project is located, with the choice of noble, top-quality materials, particularly in the flooring and American walnut wood paneling. Great care was also taken to study the stereotomy of the materials chosen, ensuring a continuous language of the project's alignments. These elements complement each other, creating a contemporary image that has been thought out and integrated down to the details present in the carpentry and fittings.



# Floor Plans

The floor plans of Paulo Duque's 3-bedroom duplex and 2-bedroom units show a functional and balanced distribution of interior and exterior spaces, allowing the identity of those who live in them to be projected, in a logic of modern habitability and well-being.



## A

## T3 DUPLEX

### FLOOR 0 + 1

GPA

179.99 sq.m

DEPENDENT GPA

124.63 sq.m

#### FLOOR 0

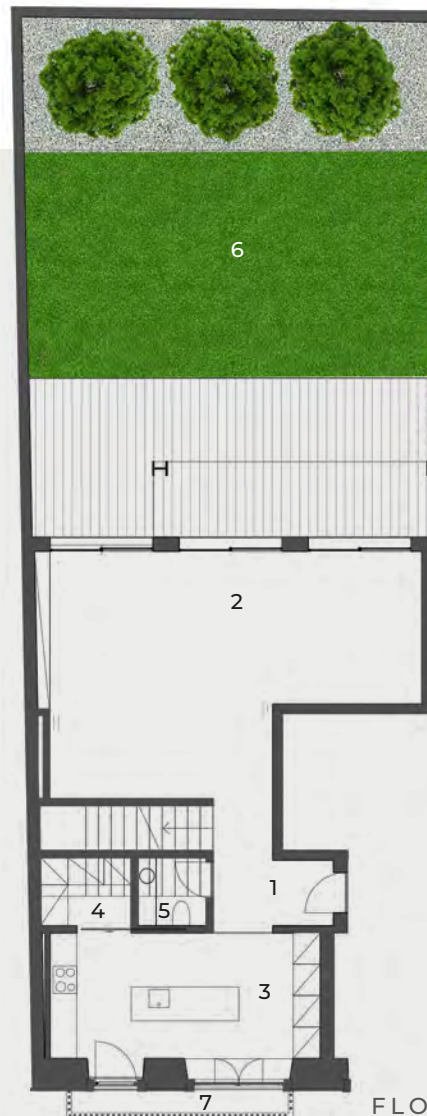
	sq.m
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1	HALL	2.95
2	LIVING ROOM	51.10
3	KITCHEN	21.01
4	LAUNDRY	5.68
5	I.S. SOCIAL	2.50
6	GARDEN	106.11
7	PATIO	2.96

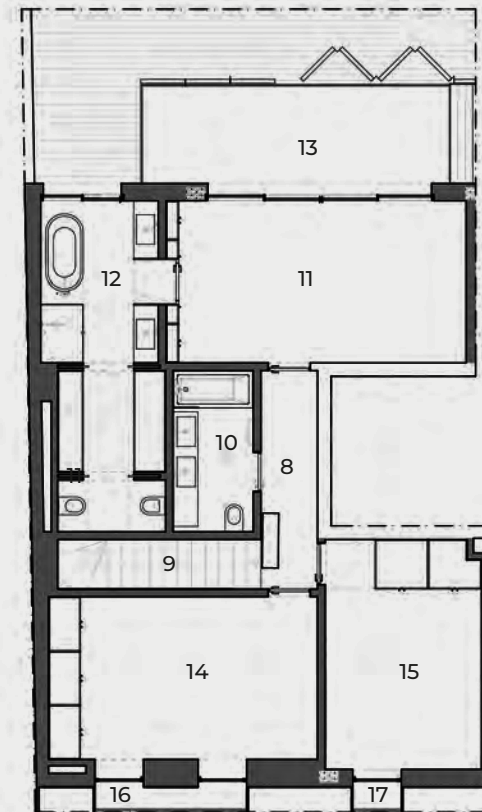
#### FLOOR 1

8	CIRCULATION	6.03
9	STAIRCASE	5.32
10	I.S.	5.99
11	MASTER SUITE	23.03
12	I.S. / CLOSET	16.51
13	BALCONY	13.48
14	ROOM	22.48
15	ROOM	17.39
16	BALCONY	1.56
17	BALCONY	0.52

STORAGE ROOM	7.40
PARKING GARAGE	2 lugares



FLOOR 0



FLOOR 1



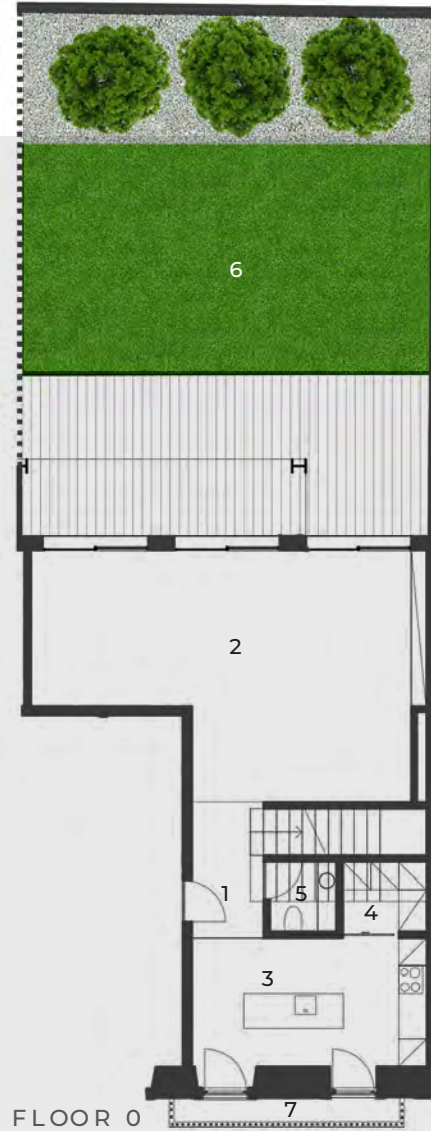
# B

## T3 DUPLEX FLOOR 0 + 1

GPA  
175.34 sq.m

DEPENDENT GPA  
122.62 sq.m

FLOOR 0		sq.m
1	HALL	2.92
2	LIVING ROOM	49.58
3	KITCHEN	19.63
4	LAUNDRY	4.57
5	I.S. SOCIAL	2.50
6	GARDEN	103.98
7	PATIO	3.08
FLOOR 1		sq.m
8	CIRCULATION	6.38
9	STAIRCASE	5.55
10	I.S.	5.65
11	MASTER SUITE	25.10
12	CLOSET	6.87
13	I.S. SUITE	8.41
14	BALCONY	13.48
15	ROOM	20.79
16	ROOM	17.39
17	BALCONY	1.56
18	BALCONY	0.52
STORAGE ROOM		6.31
PARKING GARAGE		2



# C

## T2 FLOOR 2

GPA  
99.09 sq.m

DEPENDENT GPA  
15.56 sq.m

FLOOR 2	sq.m
1 HALL	14.65
2 LIVING ROOM	17.06
3 KITCHEN	18.78
4 BALCONY	13.48
5 I.S. SOCIAL	5.08
6 BEDROOM	15.96
7 SUITE	19.82
8 I.S. SUITE	7.74
9 BALCONY	1.56
10 BALCONY	0.52
STORAGE ROOM	6.30
PARKING GARAGE	1





# D

## T2 FLOOR 2

GPA  
91.03 sq.m

DEPENDENT GPA  
15.56 sq.m

FLOOR 2	sq.m
1 HALL	6.86
2 LIVING ROOM	18.13
3 KITCHEN	17.85
4 BALCONY	13.48
5 I.S. SOCIAL ROOM	4.77
6 ROOM	16.31
7 SUITE	19.51
8 I.S. SUITE	7.60
9 BALCONY	1.56
10 BALCONY	0.52
STORAGE ROOM	6.16
PARKING GARAGE	1



# E

## T3 DUPLEX

### FLOOR 3 + 4

GPA

169.79 sq.m

DEPENDENT GPA

52.22 sq.m

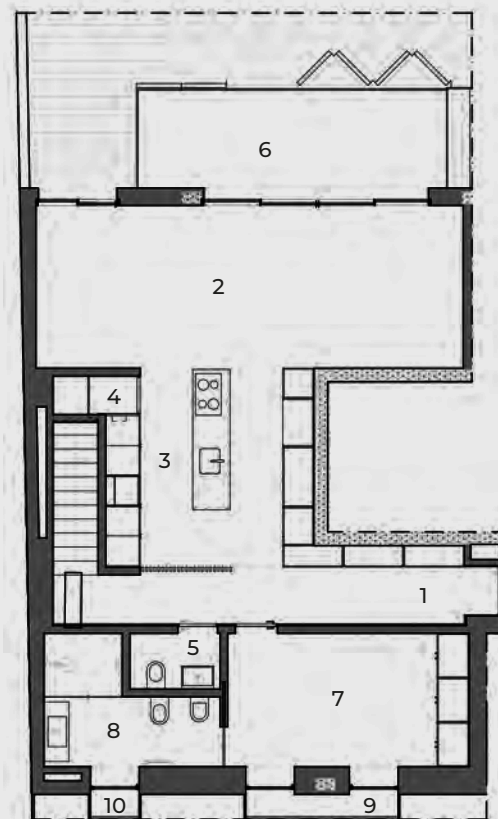
#### FLOOR 3 sq.m

1	HALL	13.26
2	LIVING ROOM	33.13
3	KITCHEN	16.50
4	MLSR	6.74
5	I.S. SOCIAL	2.49
6	BALCONY	13.49
7	SUITE	16.76
8	I.S. SUITE	10.32
9	BALCONY	1.56
10	BALCONY	0.52

#### FLOOR 4

11	STAIRCASE	6.89
12	HALL	7.17
13	MASTER SUITE	25.82
14	I.S. MASTER SUITE	7.50
15	BALCONY	13.48
16	SUITE	17.20
17	I.S. SUITE	6.01
18	BALCONY	23.17

STORAGE ROOM	8.01
PARKING GARAGE	2



FLOOR 3



FLOOR 4



# F

## T3 DUPLEX

### FLOOR 3 + 4

GPA

161.02 sq.m

DEPENDENT GPA

51.96 sq.m

#### FLOOR 3 sq.m

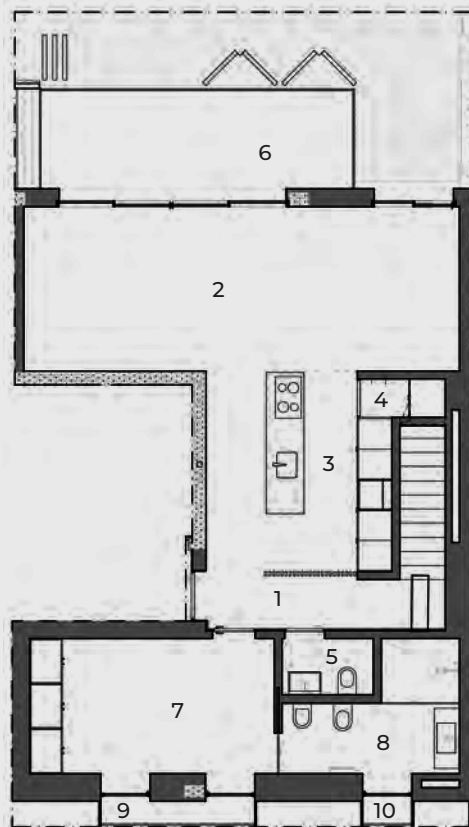
1	HALL	6.58
2	LIVING ROOM	33.25
3	KITCHEN	14.85
4	MLSR	6.58
5	I.S. SOCIAL	2.49
6	BALCONY	13.49
7	SUITE	17.13
8	I.S. SUITE	10.13
9	BALCONY	1.56
10	BALCONY	0.52

#### FLOOR 4

11	STAIRCASE	6.75
12	HALL	6.66
13	MASTER SUITE	25.84
14	I.S. SUITE	7.55
15	BALCONY	13.48
16	SUITE	17.20
17	I.S. SUITE	6.01
18	BALCONY	22.91

STORAGE ROOM 6.99

PARKING GARAGE 2



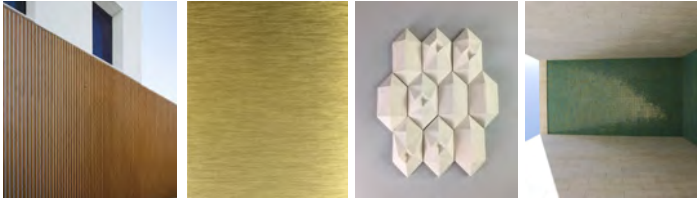
FLOOR 3



FLOOR 4

Quality in housing is made up of a set of attributes such as location, areas, circulation, and luminosity, but also of details in terms of equipment that are present in the lives of those who inhabit and live in the space on a daily basis. Paulo Duque's finishing criteria prioritize comfort, good taste, and the durability of materials, duly aligned with the **Vogue Homes** quality standard.

## Finishes





## GENERAL FINISHES

### PAVEMENTS

Living rooms  
Bedrooms  
Kitchenette  
Social Toilets

FRENCH OAK

### WALLS

Living rooms Bedrooms  
Circulation Kitchenette

PAINTING OVER PLASTER/  
PLASTERBOARD

### CEILINGS

Living Rooms  
Bedrooms  
Circulation  
Kitchens  
I.S. + Social Toilets  
Common Areas

WHITE RAL 9070

### CUPBOARDS AND CLOSETS

Bedrooms  
Circulation

FRENCH OAK

## KITCHENS (FLOOR 0, 1, 3 & 4)

### FLOOR AND WALLS CERAMIC

CERAMIC PAMESE

### DOOR AND DRAWER FRONTS

WOOD-EFFECT LAMINATE

### COUNTERTOPS COUNTERTOP DISHWASHER

STONE COMPOSITE

### EQUIPMENTS

SWITCHES JUNG  
KITCHEN KUC  
ELETRODOMESTICS SMEG  
EXHAUSTION PLATE BORA

**SANITARY  
INSTALLATIONS**

**FLOOR AND  
WALLS CERAMIC**

TILES AND STUCCO WORKTOP

**COUNTERTOP SINK**

STONE COMPOSITE

**GUEST TOILET**

**PAVEMENT**

FRENCH OAK

**CABINETS**

WALNUT HANGING CABINET  
WITH ONE DRAWER

**FRONTS SANITARY WARE**

SUSPENDED TOILETS AND BIDETS

**WASHBASINS**

CERAMIC TILES  
SWITCHES JUNG  
TAP PADIMAT

**IN COMMON AREAS**

**PAVEMENT**

CERAMIC TILE

**FLOORING WALLS**

STUCCO PANELLING WITH  
FRENCH OAK WOOD PANELLING

**CABINETS**

TECHNICAL CABINETS FRONTED  
IN LACQUERED IN WHITE





Efficiency and sustainability are fundamental principles  
in our company during all phases of the project.

P A U L O  
D U Q U E



VOGUE  
HOMES

F I N E L I V I N G