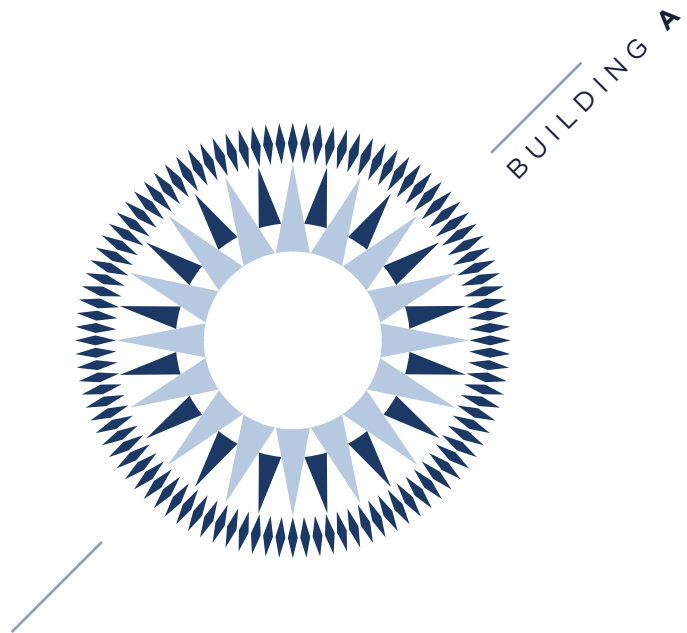


B O M S U C E S S O

L I S B O A



BUILDING A

EDIFÍCIO DAS ARTES



mansard contínua

CCB

árvores p/ proteção das vistas / privacidade

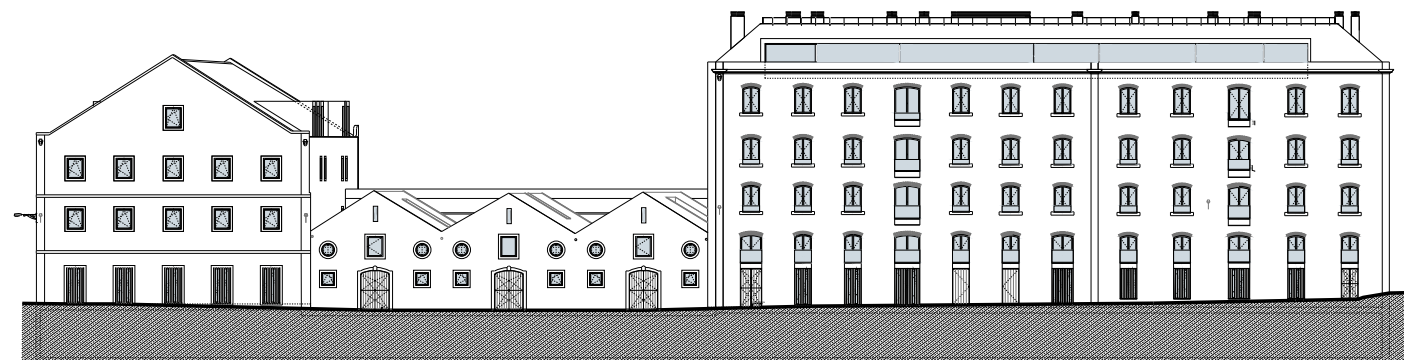
H I S T O R Y

The area's history starts in 1639 when the Atalia countess, D. Iria de Brito, donated land between Belem and Pedrouços to the Irish Dominicans who fled the protestant persecution. They would later build their own monastery on the very same land.

This is how the Bom Sucesso convent was born; it took the entire 17th century to construct it, with some extensions taking place in the 18th century. This was at that time still a sparsely populated suburban area on the outskirts of Lisbon. In 1807 on a part of these lands, to the west of the convent and next to the beach of the same name, a group of buildings started to emerge; these buildings today constitute "Bom Sucesso".

Through a land leasing process several warehouses were built forming a small industrial complex. The site benefited not only from the several arteries parallel to the Tagus river, connecting the site to the centre of the capital, but also from the routes of the river itself facilitating the supply of raw materials.

The “Bom Sucesso” project strives to keep the memory of this site alive, conserving the industrial flair of the classic buildings. The architectural elements like gable roofs and the symmetrical windows are intended to blend with the nearby convent of Bom Sucesso, bringing to this part of the city a pleasant harmony.



BUILDING A
TYPOLOGIES

UNITY	FLOOR	TPOLOGY	ABP (m2)	EXTERIOR (m2)	GARAGE
A1 + A2	0 + 1	T3 DUPLEX	301.75	72.39	YES
A3	0	T1	80.09	28.88	YES
A4	1	T2	113.72	8.28	YES

BUILDING D
EDIFÍCIO DA MOAGEM

BUILDING B
EDIFÍCIO DA ARTES

BUILDING C
EDIFÍCIO DA ARTES

BUILDING A
EDIFÍCIO DAS ARTES

















Located in Belem, right beside Tagus, “Bom Sucesso” is a group of four buildings. This complex takes its name not only from the street, Praia do Bom Sucesso, but also from the Nossa Senhora do Bom Sucesso convent (founded in 1645). The Bom Sucesso beach was also a popular bathing destination in the late XIX century.

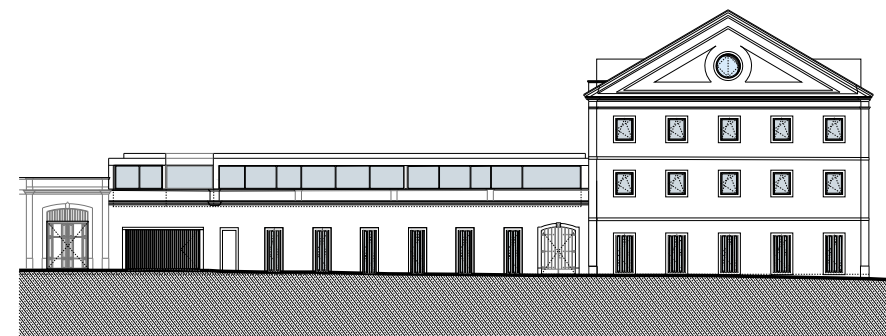
Besides the proximity to the river, these four buildings are adjacent to Centro Cultural de Belem, which is the district’s primary cultural destination.

Two types of living spaces are being proposed here: apartments and lofts, which include a diverse offer of floor plans and environments. The interior designs generate atmospheres ranging from traditional industrial to contemporary minimalist.



The existing façade will be maintained and transformed, in the upper level, with transparent glass and metal maintaining the industrial look and feel.

The finer details of building A include a duplex living room with high ceilings, patios and private terraces that illuminate the interiors with natural light.

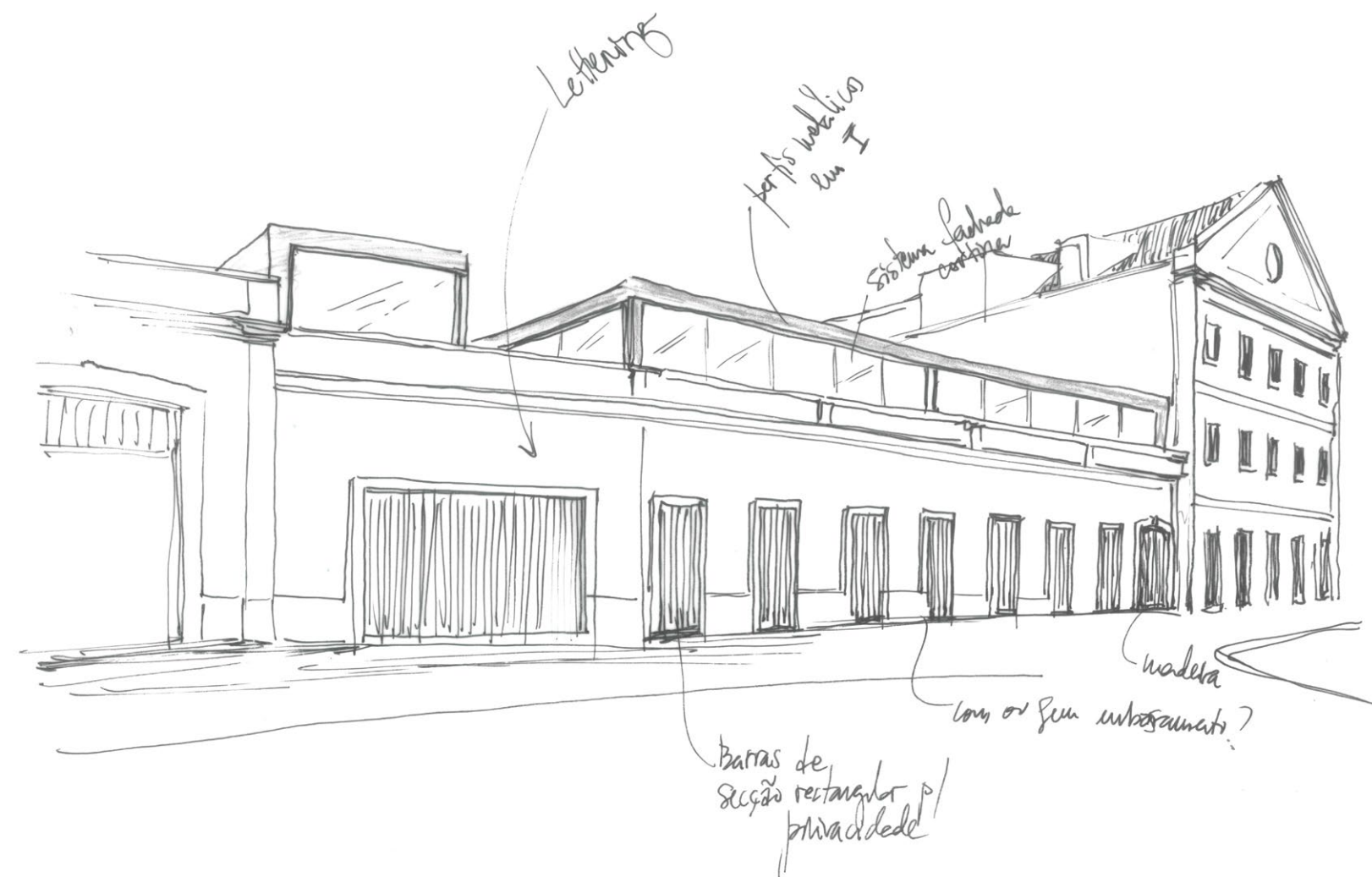


ARCHITECTURE

SARAIVA + ASSOCIADOS

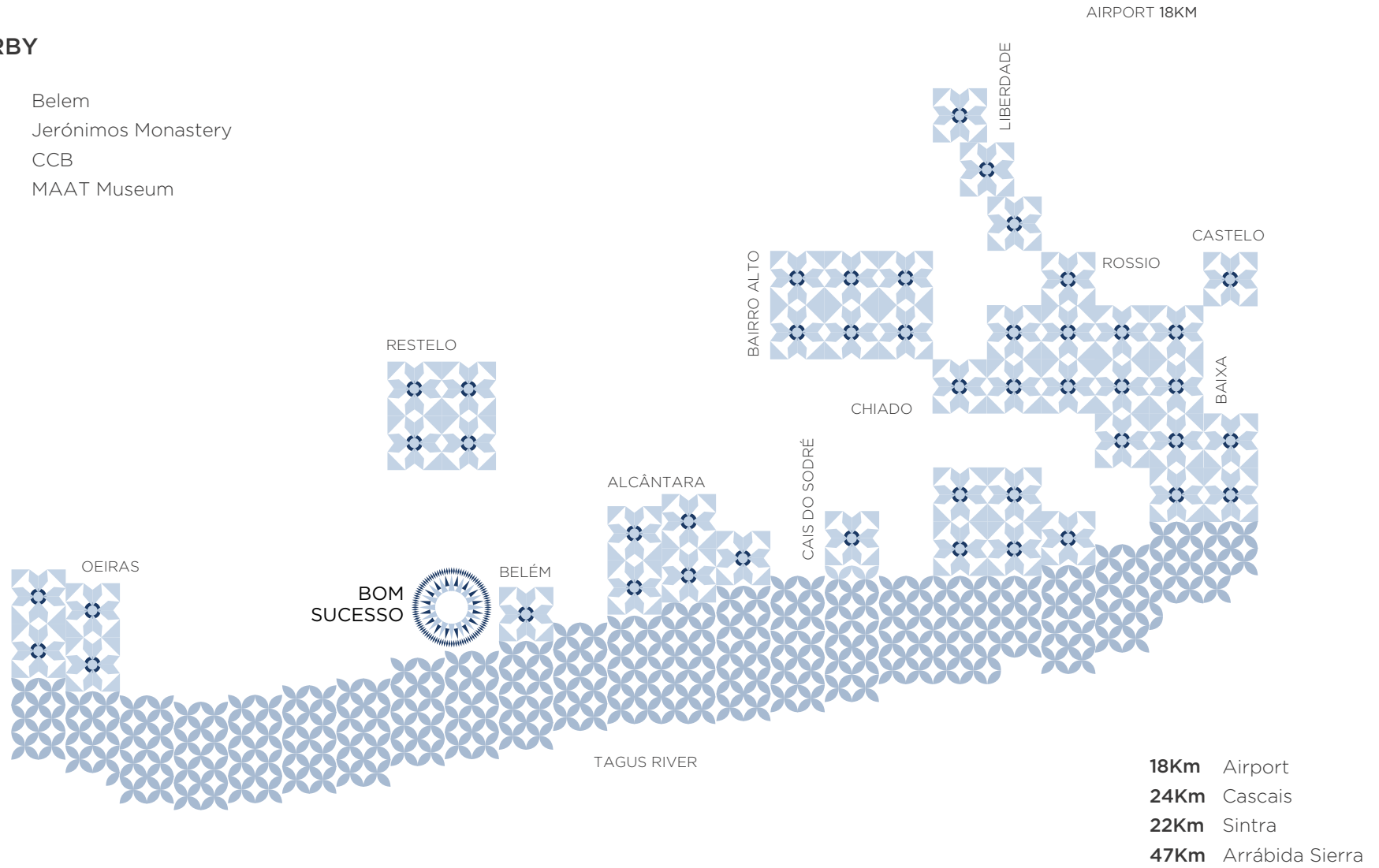
The founder of this architectural studio, the CEO Miguel Saraiva, participates actively in conceptualising phase of each project.

His passion for architectural drawing combined with a fearless vision promoted his small studio to one that now employs over 150 professionals and conducts projects across the globe.



NEARBY

Belem
Jerónimos Monastery
CCB
MAAT Museum



L I S B O N

Lisbon is one of the world's oldest cities and influences of many different cultures can be felt in its various neighbourhoods. Famed for its extraordinary light, the proximity of gorgeous beaches and the imposing Tagus river mouth, the city of Lisbon provides a beautiful living environment.



Portugal, an Atlantic country with a Mediterranean lifestyle

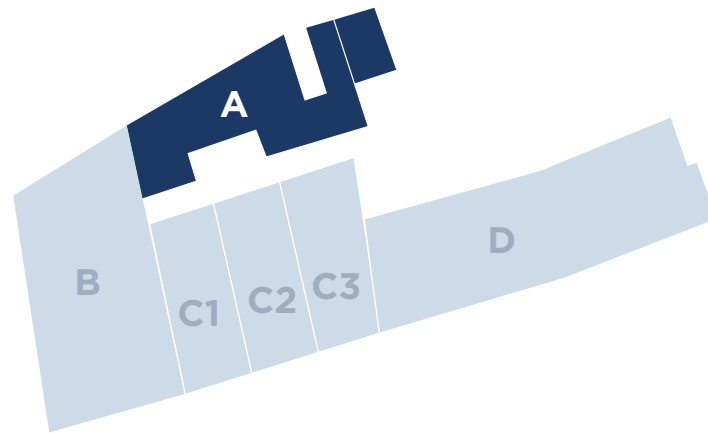
You will fall in love with the wide variety of scenery that the 900km coastline has to offer, as well as the outstanding seafood and the old-fashioned traditions of the Portuguese countryside.



EDIFÍCIO DAS ARTES

BUILDING **A**

FLOOR PLANS



A1+A2.T3 DUPLEX

BUILDING A . FLOOR 0 + FLOOR 1

301.75 m²

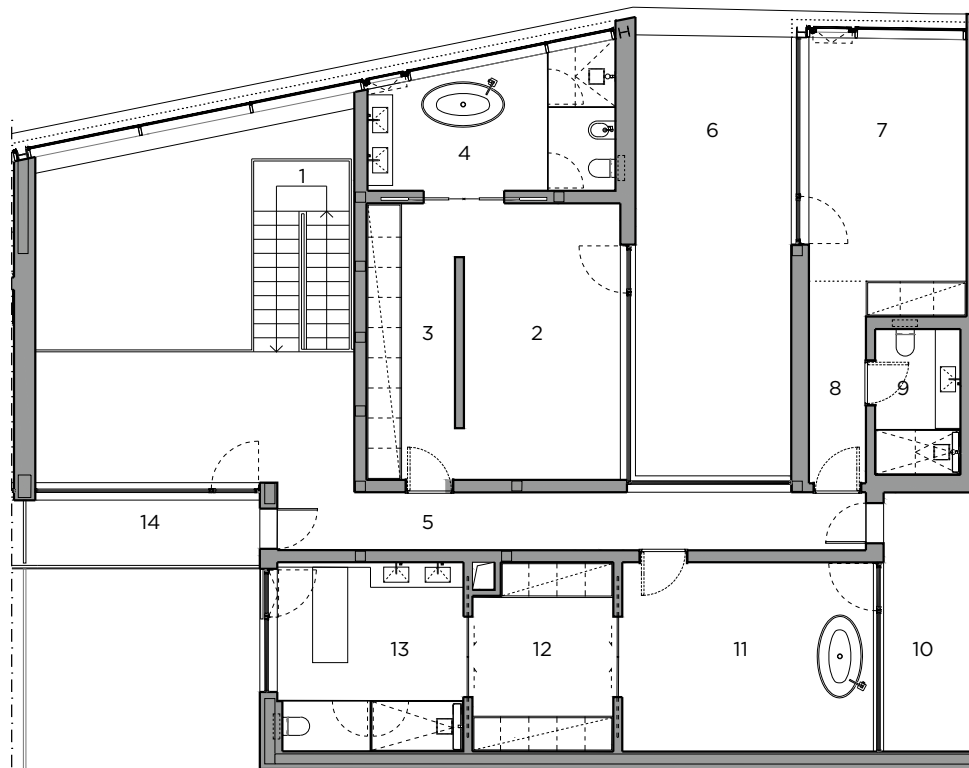
+ EXTERIOR **72.39 m²**

FLOOR 1

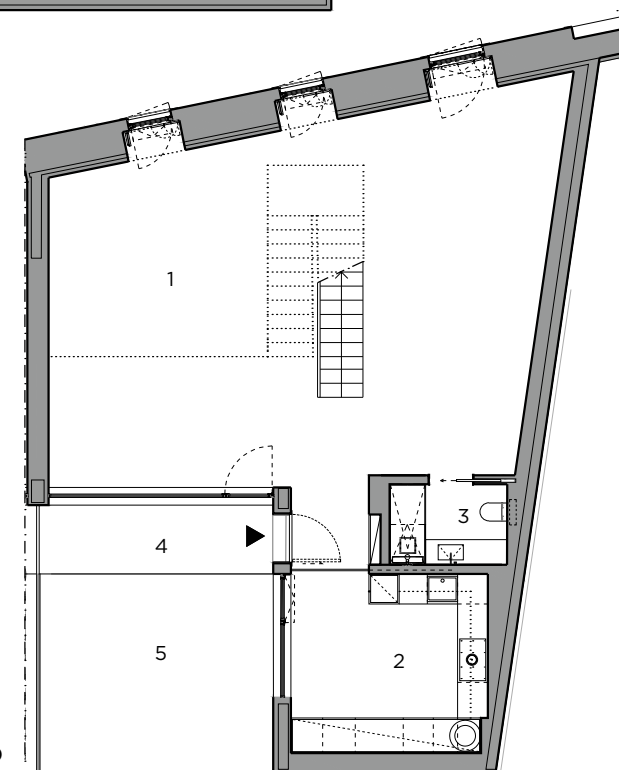
1	Stairs	11.08 m ²
2	Suite	20.02 m ²
3	Closet	11.42 m ²
4	W.C. Suite	17.80 m ²
5	Circulation	36.74 m ²
6	Patio	28.80 m ²
7	Room	23.19 m ²
8	Circulation	5.39 m ²
9	W.C.	7.90 m ²
10	Balcony	11.29 m ²
11	Suite	22.08 m ²
12	Closet	12.42 m ²
13	W.C. Suite	17.48 m ²
14	Balcony	7.21 m ²

FLOOR 0

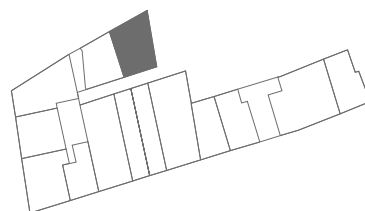
1	Living room	91.70 m ²
2	Kitchen	19.10 m ²
3	W.C.	5.43 m ²
4	Terrace	6.58 m ²
5	Patio	18.51 m ²



FLOOR 1



FLOOR 0



A3.T1

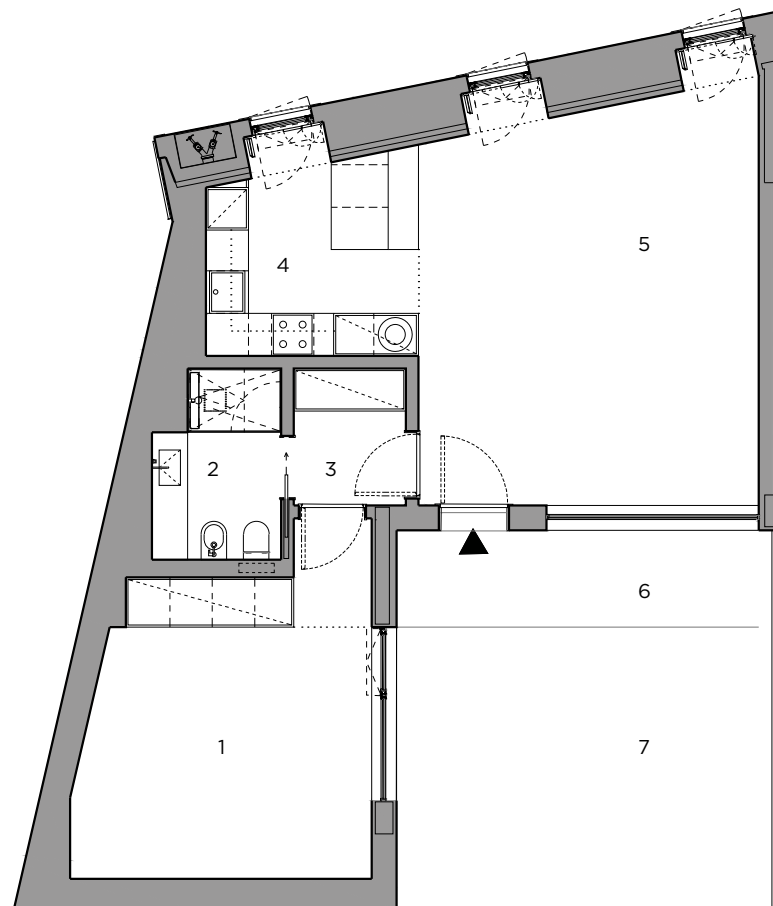
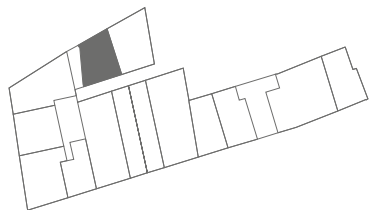
BUILDING A . FLOOR 0

80.09 m²

+ EXTERIOR **28.88 m²**

FLOOR 0

1 Suite	23.44 m ²
2 W.C. Suite	6.55 m ²
3 Circulation	3.61 m ²
4 Kitchenette	12.18 m ²
5 Living room	34.31 m ²
6 Terrace	7.58 m ²
7 Patio	21.30 m ²



A4.T2

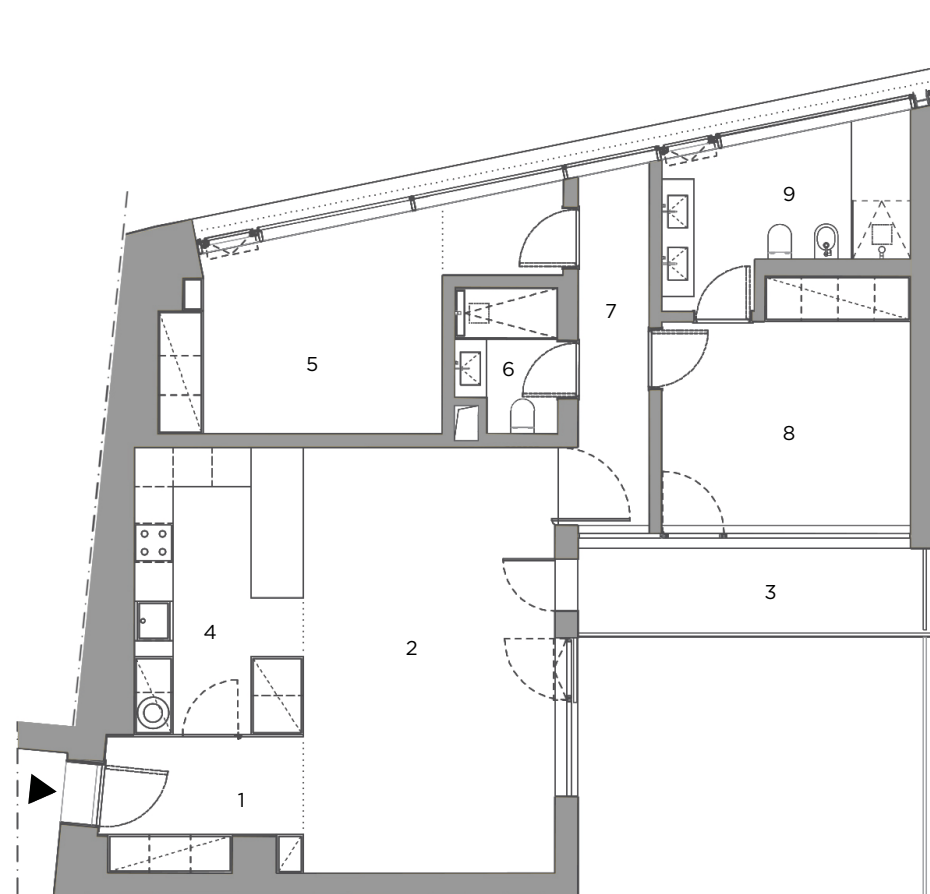
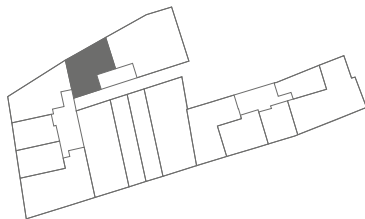
BUILDING A . FLOOR 1

113.72 m²

+ EXTERIOR **8.28 m²**

FLOOR 1

1 Hall	8.24 m ²
2 Living room	29.35 m ²
3 Balcony	8.28 m ²
4 Kitchenette	13.76 m ²
5 Room	21.65 m ²
6 W.C.	4.53 m ²
7 Circulation	8.05 m ²
8 Suite	16.00 m ²
9 W.C. Suite	12.14 m ²



F I N I S H E S

EXTERIORS

patios, balconies and ground access

Private patios paved with screed and finished with a colourless water repellent.

A Lawn with a programmable irrigation system on the private terrace of the duplex (floor 1).

Walking areas with light grey granite gravel and paths with white open joint concrete slabs allowing access to the dwelling (interior of the street). The landscaping project aims to provide decorative shrubs and bushes.

Window frames - In the courtyard sections the steel frames will be a matte dark grey finish and the windows will be double glazed and with a grey tint. On the upper levels the frames will be in dark grey aluminium and the glass will also be double glazed and with a grey tint.

The exterior metallic door at the ground level will consist of flat steel rods with a dark grey matte finish like the window frames. The balcony guardrails on floor 1 will be flat bars of steel in a dark grey matte finish like the window frames.

The windowsills will be recovered or newly made in lioz stone.

INTERIOR DOORS

Interior wooden doors, including trimmings and fittings will be in a white lacquered and matte finish. There will be 4 panels and the upper panels will act independently allowing for different openings and privacy levels.

INTERIOR STAIRWAY

Independent metallic frame steps in a black matte or lacquered finish with a wood covering in line with the wood floors. Metallic flat rod guardrails painted in black, matte finish.

FLOORING

Corridors, bedrooms, bathrooms and kitchenette in wood with a slightly grey hue.

Porcelain tile flooring in a grey colour, with light grey grouting, similar in appearance to natural stone, matte in texture and with rectified edges.

In larger sanitary facilities, when the toilet and bidet exist in a space separated by glass, the floor is coated with ultra-compact composite material identical to natural white stone with a light grey, matte appearance.

SKIRTING BOARDS

White lacquered.

Humid zones will be without skirting boards.

W A L L S

Walls in traditional or acoustic brick masonry (depending on the acoustic requirements of space) with a smooth matte finish in white paint.

Walls of the wet areas - kitchenettes and social sanitary facilities - will be a water-based acrylic enamel paint with anti-fungal protection and a smooth matte finish in white.

The coating of some of the bathroom walls (for example, in the showers) will be in the same porcelain or ultra-compact composite material as the floors.

C E I L I N G S

Solid continuous false ceilings in normal or waterproof plasterboard in wet areas, with a white paint finish.

Cornice in continuous u-shaped perimeter profile with same finish as the ceiling.

Crown mouldings with integrated LED illumination in the bathrooms, on the side wall of the shower or, in the sanitary facilities, next to the mirror or the washbasin.

Next to the facade on the ground floor the ceiling finish will include a crown moulding that allows for a decorative curtain and hidden LED light. In the upper floor the cornice also allows for a built-in electric blackout curtain.

KITCHEN AND KITCHENETTES

Open Kitchens

Lower and Upper Modules: Black Matte

Upper modules with have a wood veneer finish with vertical shaft.

Worktops are at 0.74cm height with same finish as the upper modules. The worktops will be in ultra-compact material identical to stone in a smooth matte black finish.

Closed Kitchen - duplex

Bottom and Top Modules: Black Matte

Modules superior: White Matte

The worktops will be in ultra-compact material identical to stone in a smooth matte black finish.

B A T H R O O M S

Taps with a chrome finish.

Vanity unit worktops will be in a white ultracompact material, with light grey spot shaft. And the units will have 2 drawers in a matte white finish.

Bathroom ceramics (toilet and bidet) will be suspended and in a white glazed ceramic.

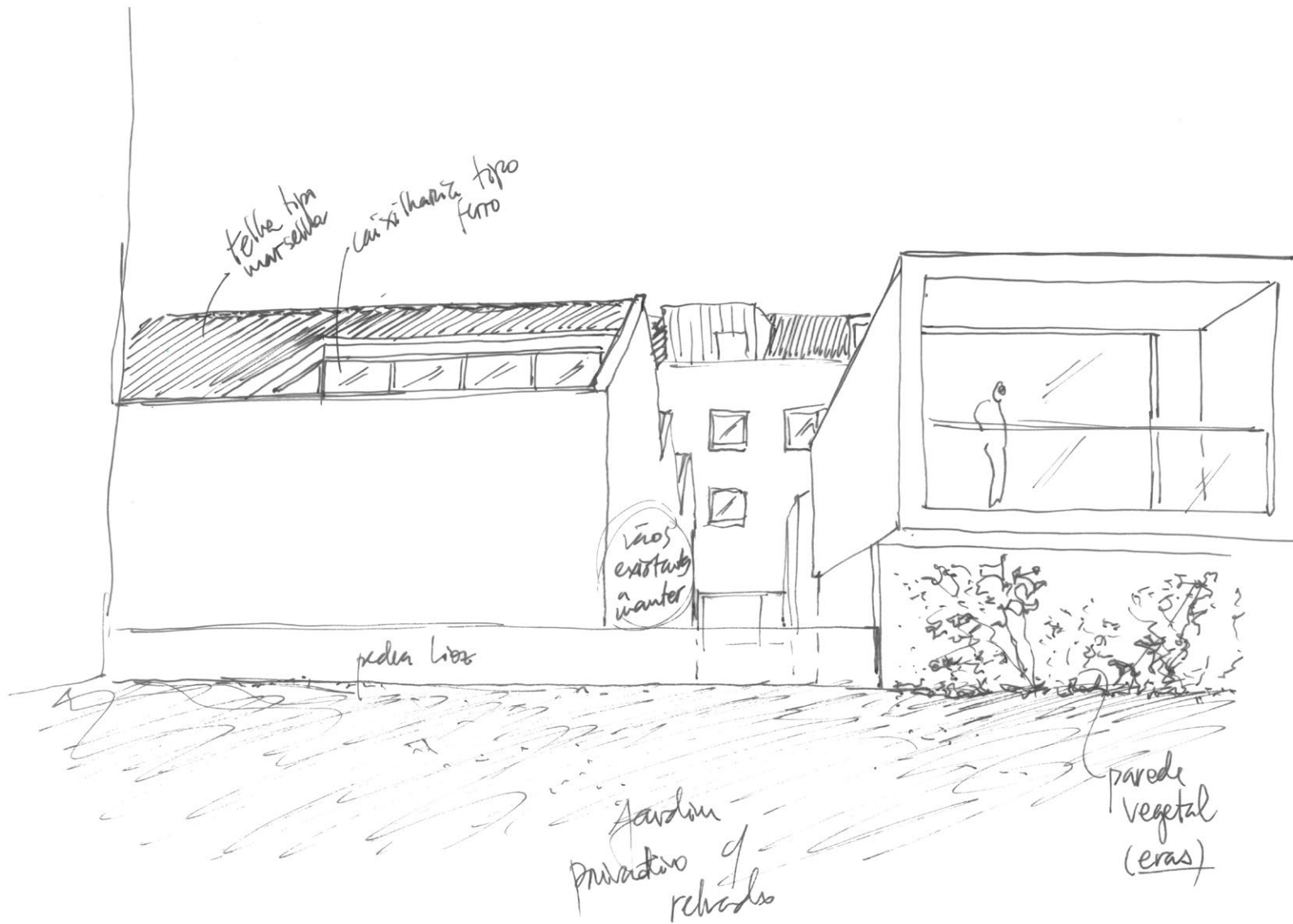
Standalone baths with be in a white glazed ceramic with a chrome-plated floor-standing bath-tub faucet.

The metal towel rail will have a vertical rectangular profile with a chrome finish.

Colourless mirrors on washbasins will have an anti-fogging system.

S W I T C H E S

White Electrical System in kitchens, worktops in black.



telha tipo marselha

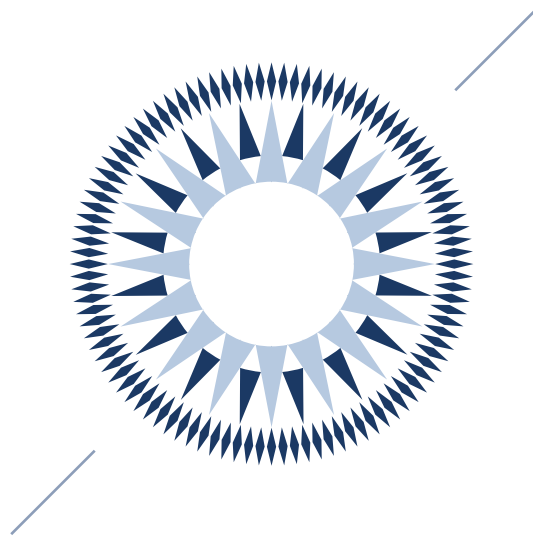
cui xi madeira tipo ferro

Vãos existentes manter

pedra lisa

jardim primitivo e recluso

parede vegetal (eras)



Promoters



VOGUE
HOMES

RAN
CAPITAL