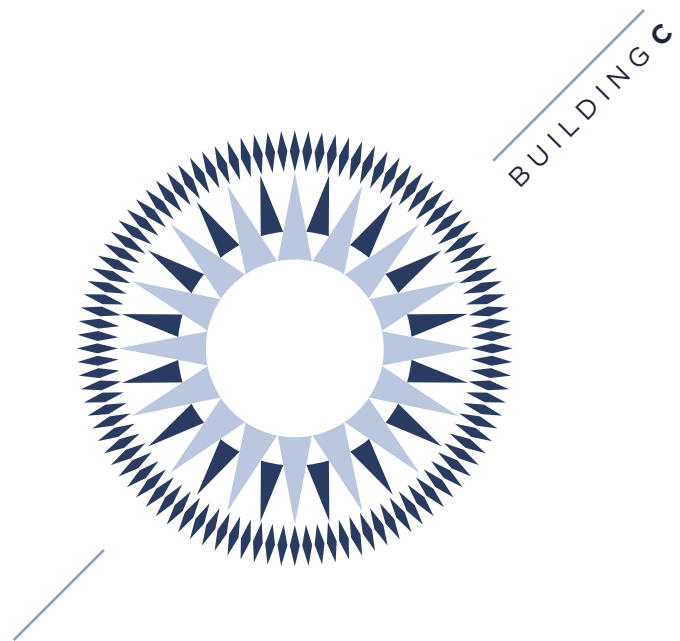


B O M S U C E S S O

L I S B O A



EDIFÍCIO DAS ARTES



mansard  
contínua

CCB

árvores p/ proteção  
das vistas / privacidade

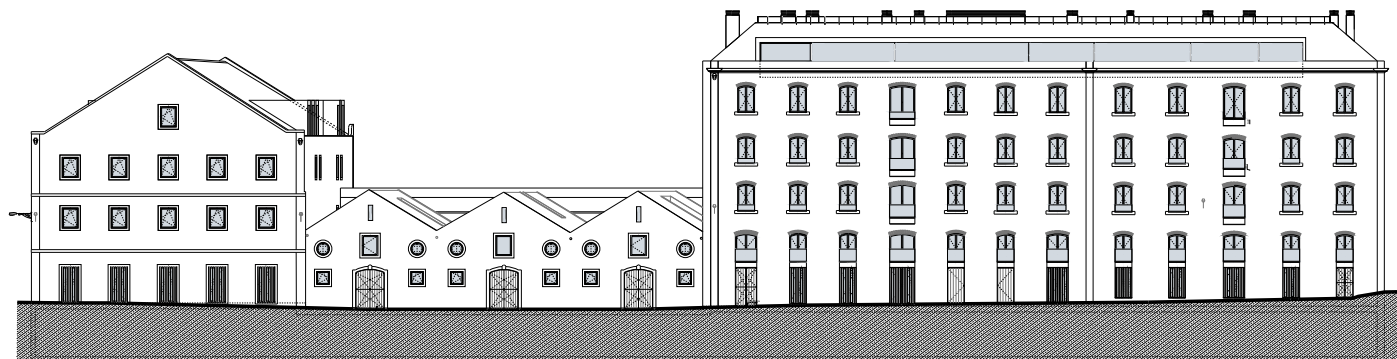
# H I S T O R Y

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 C  
TYPOLOGIES

UNITY	FLOOR	TPOLOGY	ABP (m2)	EXTERIOR (m2)	GARAGE
C1	0 + 1	T5 DUPLEX	403.75	10.20	SIM
C2 - 1	0 + 1	T3 DUPLEX	190.26	8.38	SIM
C2 - 2	0 + 1	T3 DUPLEX	192.60	8.38	SIM
C3	0 + 1	T5 DUPLEX	372.59	40.36	SIM



**BUILDING D**  
EDIFÍCIO DA MOAGEM

**BUILDING B**  
EDIFÍCIO DA ARTES

**BUILDING C**  
EDIFÍCIO DAS 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.

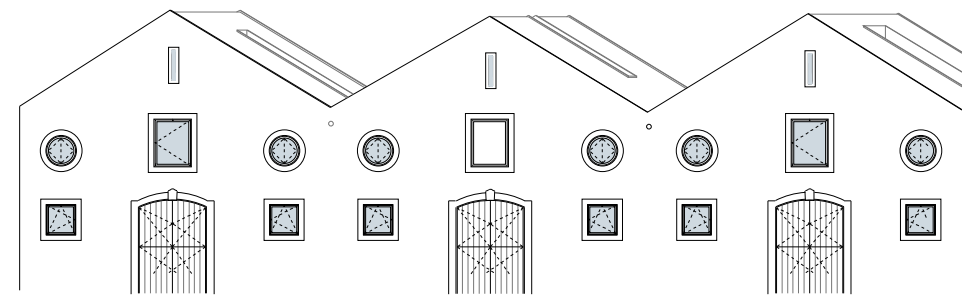
Besides the proximity to the river, these four buildings are adjacent to Centro Cultural de Belem, which is the district’s primary cultural destination.

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.



**In building C’s construction, the single-family loft apartments, are taking advantage of its industrial flair by preserving the geometry of the ceilings and the façade.**

**The building materials like iron, stone, and concrete have been deliberately maintained to preserve the original features of the project. The interior spaces have private patios that cross both floors and add loads of natural light.**

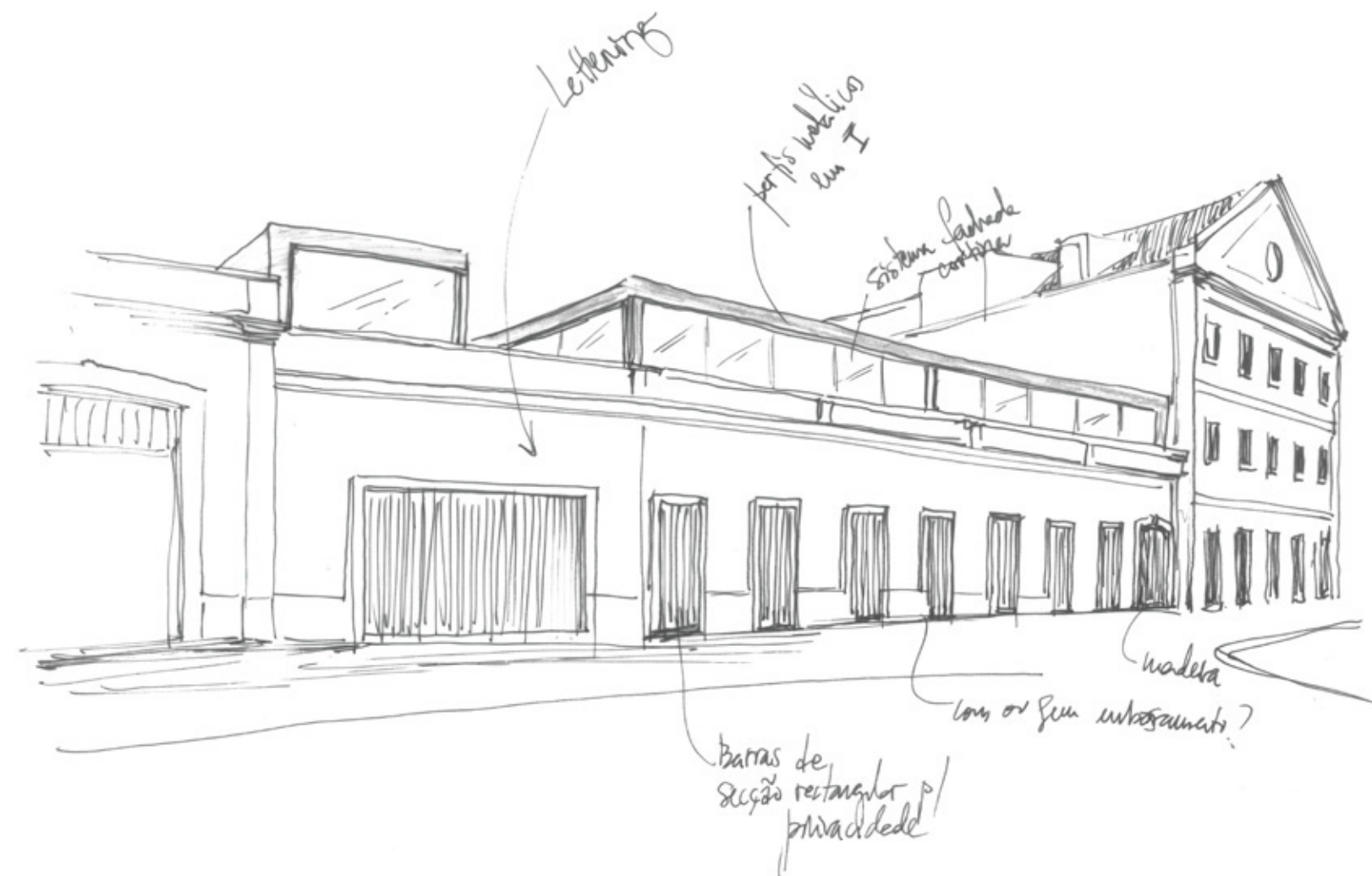


## ARCHITECTURE

SARAIVA + ASSOCIADOS

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

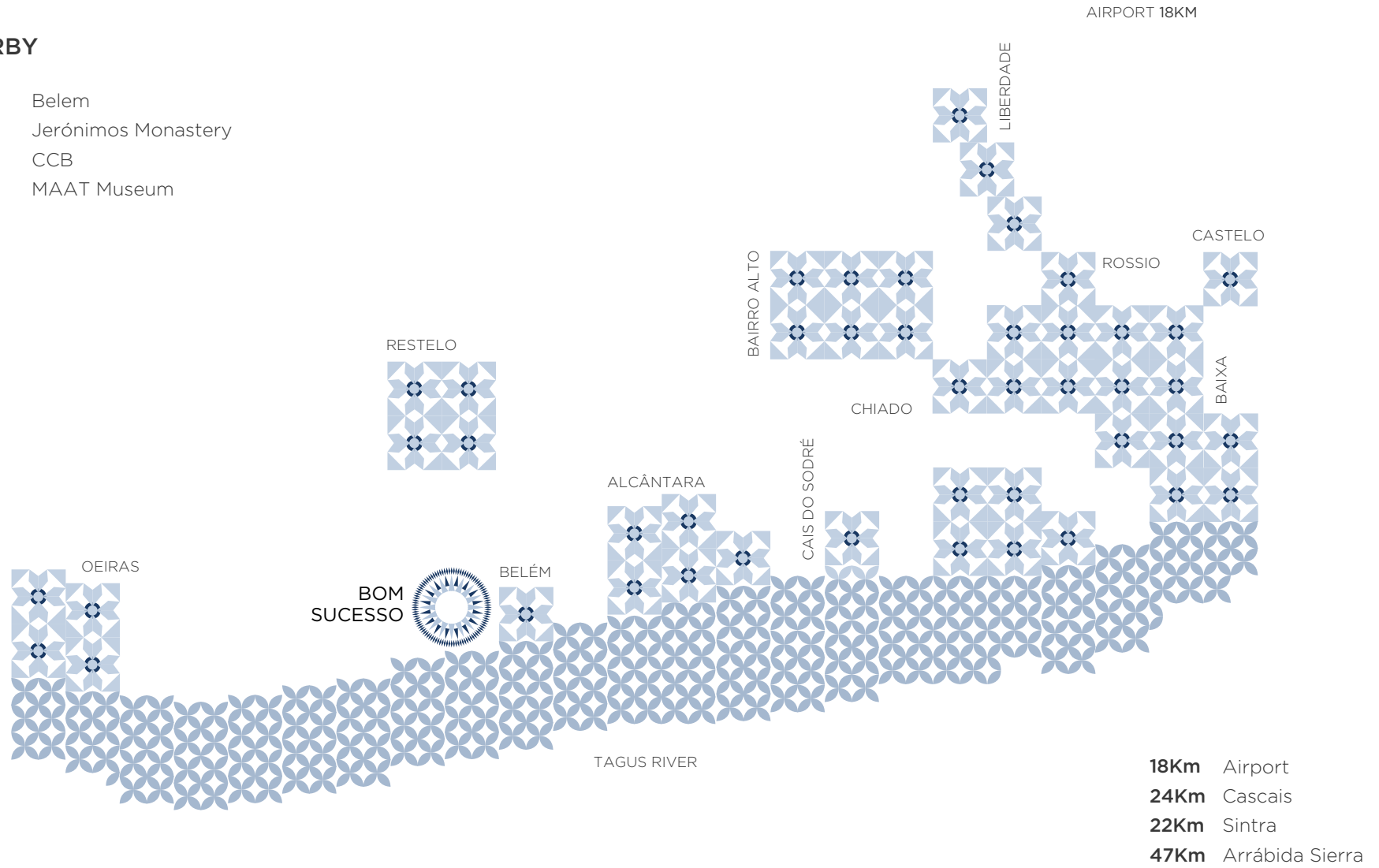
His passion for architectural drawing combined with a fearless vision promoted his small studio to one that now employs over 150 professionals and conducts projects across the globe.





## 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.

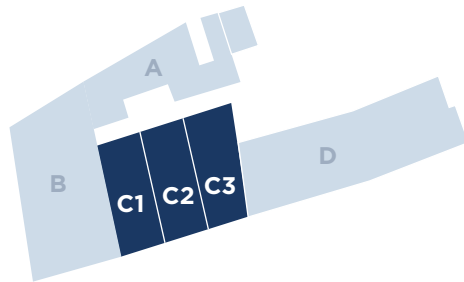


EDIFÍCIO DAS ARTES

BUILDING **C**

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FLOOR PLANS



# C1.T5 DUPLEX

BUILDING C1 . FLOOR 0 + FLOOR 1

**403.75 m<sup>2</sup>**

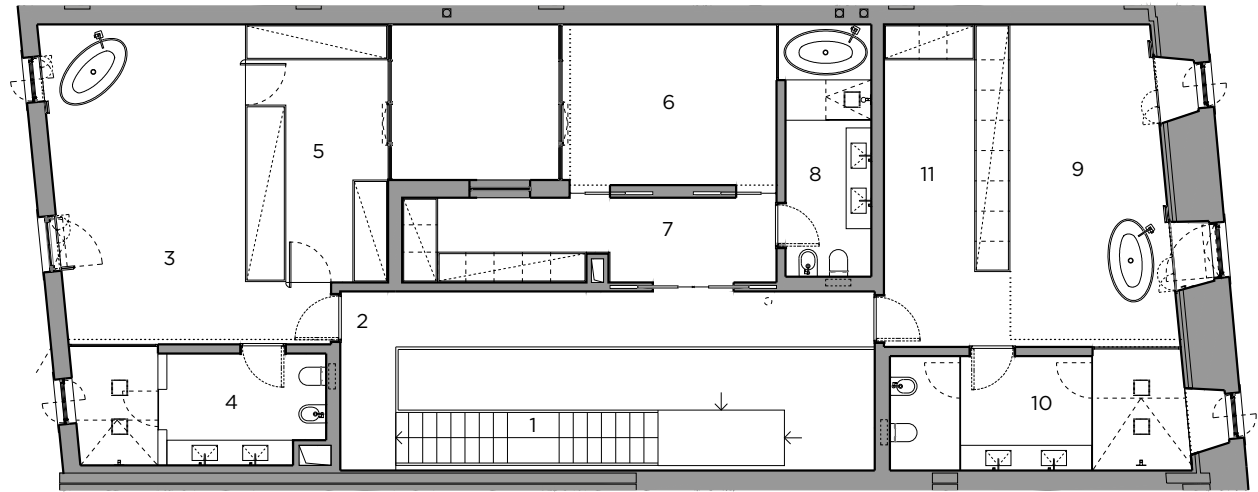
+ EXTERIOR **10.20 m<sup>2</sup>**

## FLOOR 1

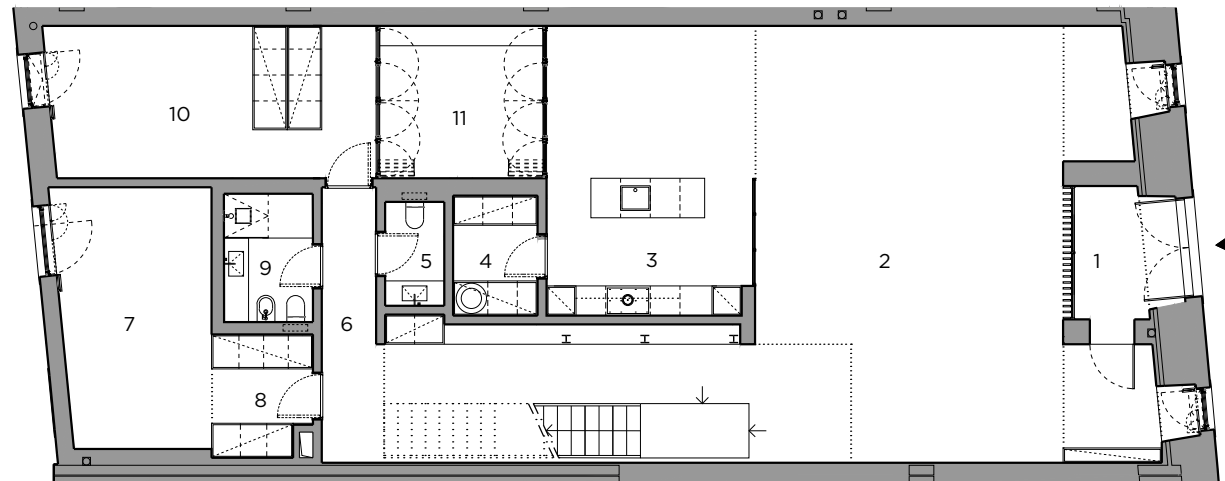
1	Stairs	5.68 m <sup>2</sup>
2	Circulation	16.67 m <sup>2</sup>
3	Suite	30.49 m <sup>2</sup>
4	W.C. Suite	14.71 m <sup>2</sup>
5	Closet	15.91 m <sup>2</sup>
6	Suite	15.08 m <sup>2</sup>
7	Closet	15.30 m <sup>2</sup>
8	W.C. Suite	10.51 m <sup>2</sup>
9	Suite	31.76 m <sup>2</sup>
10	W.C. Suite	19.70 m <sup>2</sup>
11	Closet	13.52 m <sup>2</sup>

## FLOOR 0

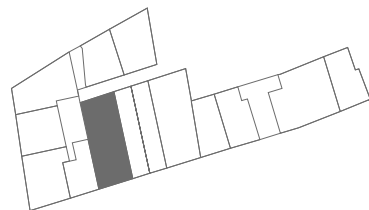
1	Hall	8.74 m <sup>2</sup>
2	Living room	80.58 m <sup>2</sup>
3	Kitchenette	26.85 m <sup>2</sup>
4	Storage	5.42 m <sup>2</sup>
5	W.C.	3.59 m <sup>2</sup>
6	Circulation	31.41 m <sup>2</sup>
7	Room	20.37 m <sup>2</sup>
8	Closet	6.40 m <sup>2</sup>
9	W.C.	5.94 m <sup>2</sup>
10	Room	25.12 m <sup>2</sup>
11	Patio	10.20 m <sup>2</sup>



FLOOR 1



FLOOR 0





# C2-1.T3 DUPLEX

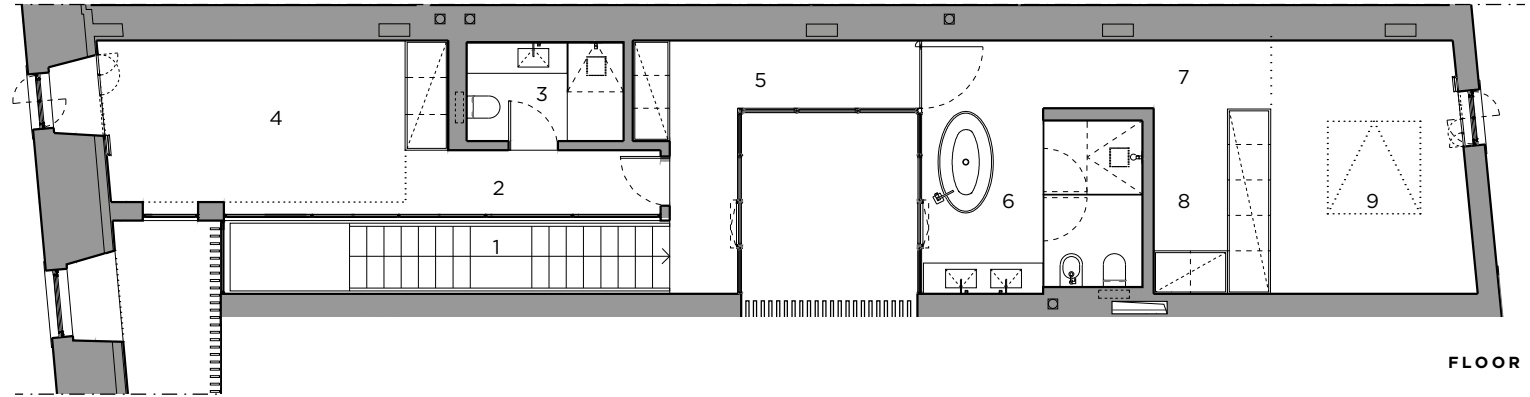
BUILDING C2 . FLOOR 0 + FLOOR 1

**190.26 m<sup>2</sup>**

+ EXTERIOR **8.38 m<sup>2</sup>**

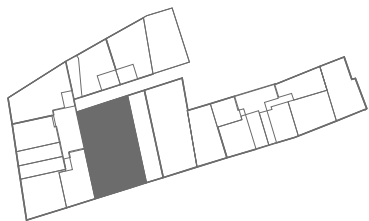
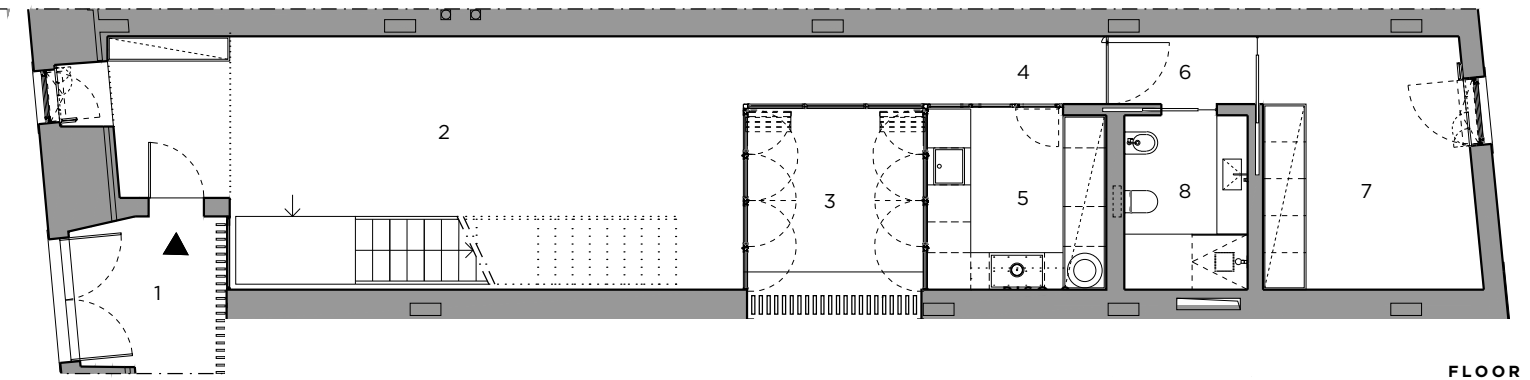
## FLOOR 1

1	Stairs	7.41 m <sup>2</sup>
2	Circulation	5.07 m <sup>2</sup>
3	W.C. Suite	5.60 m <sup>2</sup>
4	Suite	21.17 m <sup>2</sup>
5	Circulation	11.03 m <sup>2</sup>
6	W.C. Suite	12.22 m <sup>2</sup>
7	Circulation	7.92 m <sup>2</sup>
8	Closet	6.55 m <sup>2</sup>
9	Suite	16.36 m <sup>2</sup>



## FLOOR 0

1	Hall	8.82 m <sup>2</sup>
2	Living room	49.66 m <sup>2</sup>
3	Patio	8.38 m <sup>2</sup>
4	Circulation	8.42 m <sup>2</sup>
5	Kitchenette	9.98 m <sup>2</sup>
6	Circulation	3.40 m <sup>2</sup>
7	Suite	18.02 m <sup>2</sup>
8	W.C. Suite	7.45 m <sup>2</sup>



# C2-2.T3 DUPLEX

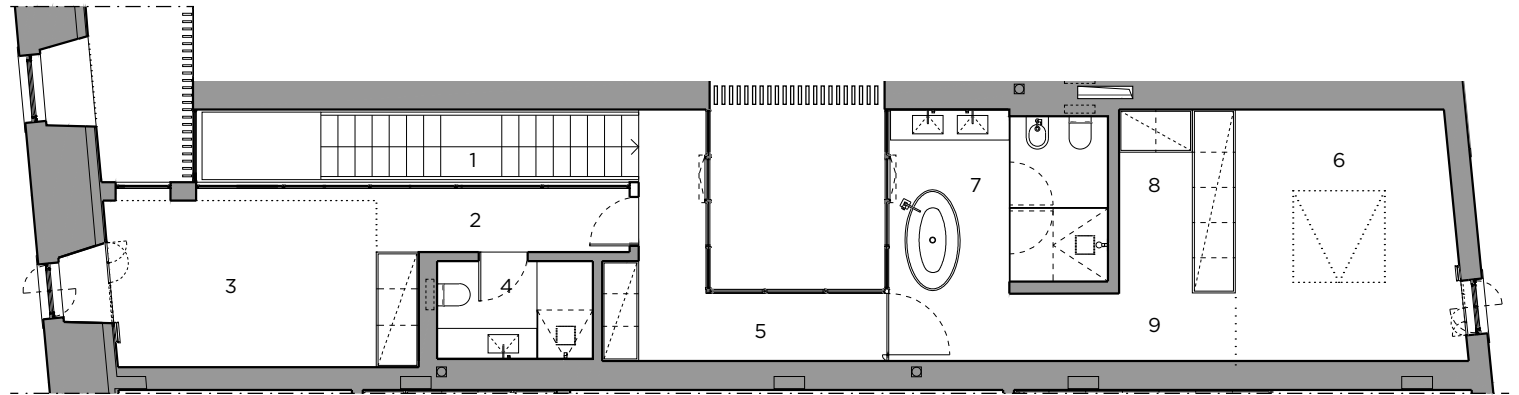
BUILDING C2 . FLOOR 0 + FLOOR 1

**192.60 m<sup>2</sup>**

+ EXTERIOR **8.38 m<sup>2</sup>**

## FLOOR 1

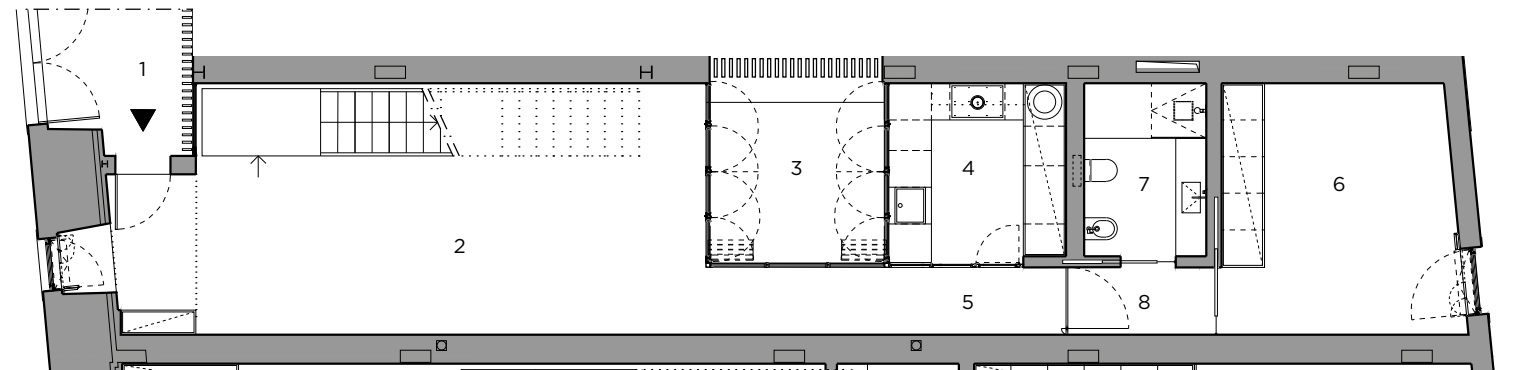
1	Stairs	7.41 m <sup>2</sup>
2	Circulation	5.06 m <sup>2</sup>
3	Suite	18.67 m <sup>2</sup>
4	W.C. Suite	5.71 m <sup>2</sup>
5	Circulation	11.31 m <sup>2</sup>
6	Suite	19.82 m <sup>2</sup>
7	W.C. Suite	12.23 m <sup>2</sup>
8	Closet	6.55 m <sup>2</sup>
9	Circulation	8.17 m <sup>2</sup>



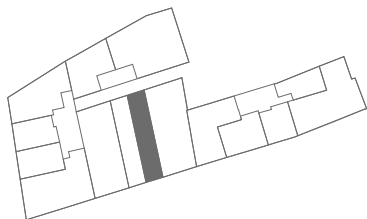
FLOOR 1

## FLOOR 0

1	Hall	8.82 m <sup>2</sup>
2	Living room	48.22 m <sup>2</sup>
3	Patio	8.48 m <sup>2</sup>
4	Kitchenette	10.09 m <sup>2</sup>
5	Circulation	8.47 m <sup>2</sup>
6	Suite	20.07 m <sup>2</sup>
7	W.C. Suite	7.48 m <sup>2</sup>
8	Circulation	3.34 m <sup>2</sup>



FLOOR 0



# C3.T5 DUPLEX

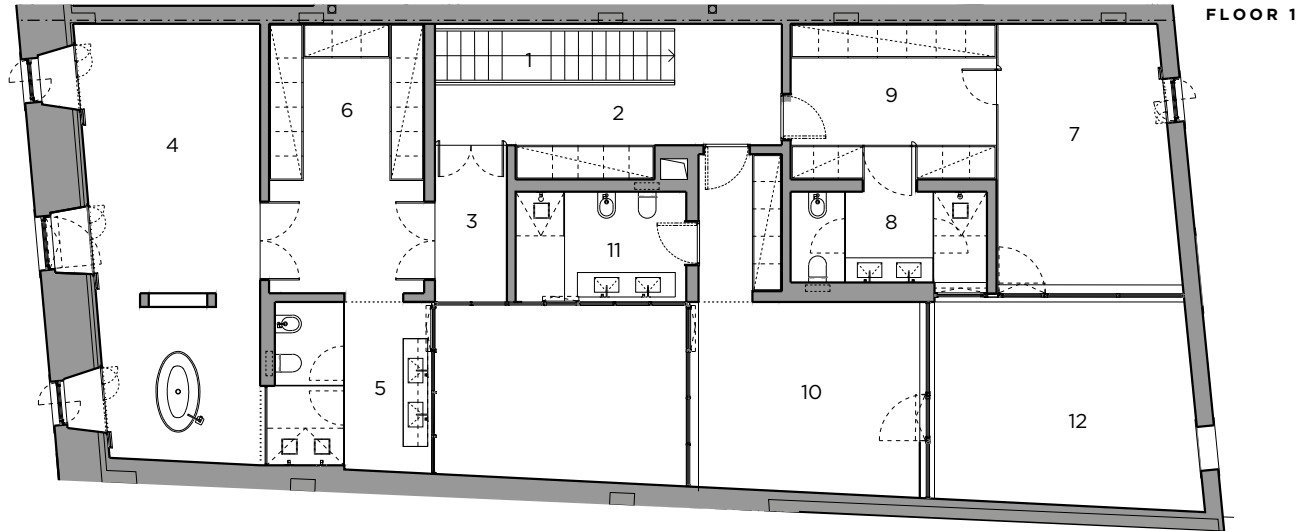
BUILDING C3 . FLOOR 0 + FLOOR 1

**372.59 m<sup>2</sup>**

+ EXTERIOR **40.36 m<sup>2</sup>**

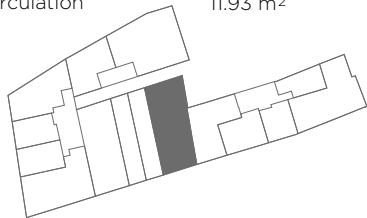
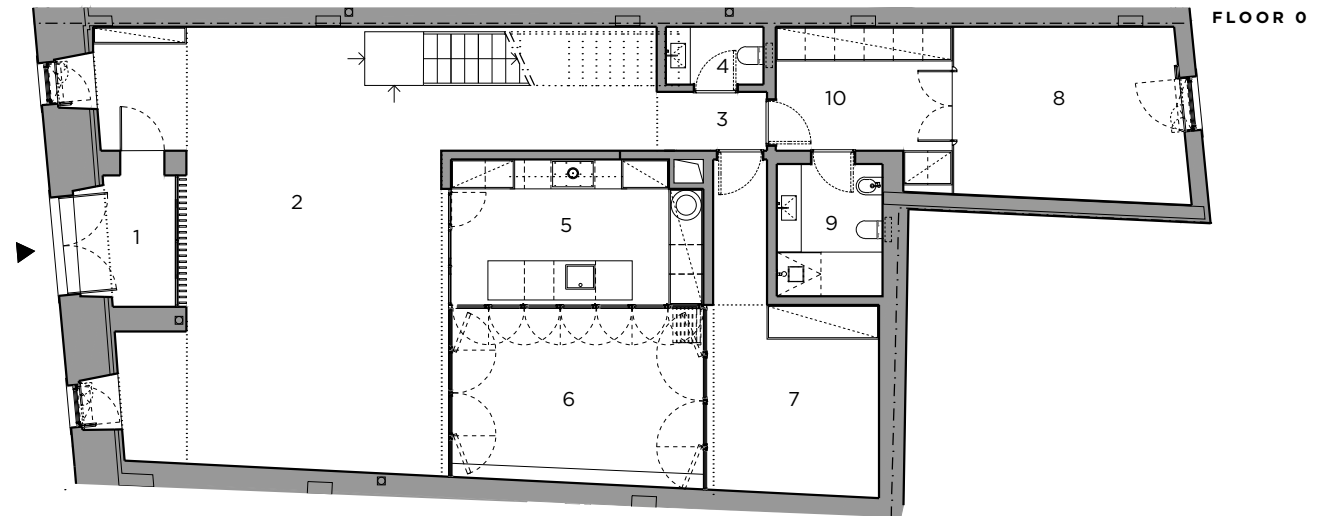
## FLOOR 1

1 Stairs	7.68 m <sup>2</sup>
2 Circulation	14.78 m <sup>2</sup>
3 Circulation	5.69 m <sup>2</sup>
4 Suite	43.89 m <sup>2</sup>
5 W.C. Suite	14.91 m <sup>2</sup>
6 Closet	19.37 m <sup>2</sup>
7 Suite	22.80 m <sup>2</sup>
8 W.C. Suite	10.45 m <sup>2</sup>
9 Closet/ Circulation	15.82 m <sup>2</sup>
10 Suite	28.63 m <sup>2</sup>
11 W.C. Suite	9.66 m <sup>2</sup>
12 Terrace	22.05 m <sup>2</sup>

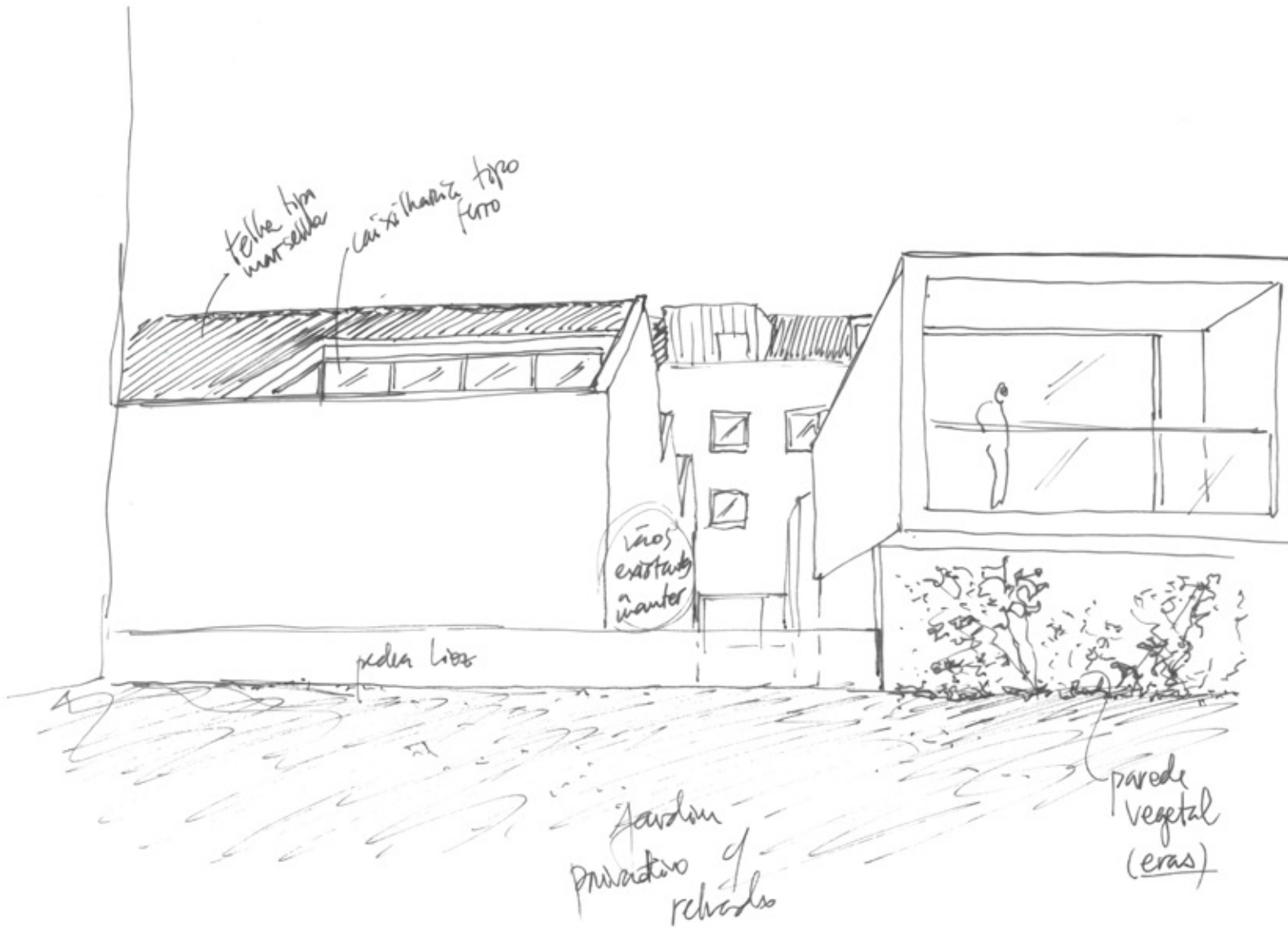


## FLOOR 0

1 Hall	8.25 m <sup>2</sup>
2 Living room	69.59 m <sup>2</sup>
3 Circulation	15.05 m <sup>2</sup>
4 W.C.	3.07 m <sup>2</sup>
5 Kitchen	16.29 m <sup>2</sup>
6 Patio	18.31 m <sup>2</sup>
7 Office	22.36 m <sup>2</sup>
8 Suite	22.45 m <sup>2</sup>
9 W.C. Suite	9.92 m <sup>2</sup>
10 Closet/ Circulation	11.93 m <sup>2</sup>



# FINISHES





## **EXTERIORS**

### **patios, balconies and ground access**

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

Terraces with deck that looks exactly like the wood floor applied inside the apartment.

Exterior walls of the patios are painted in white.

Window frames - In the courtyard sections the steel frames will be a matte dark grey finish and the windows will be double glazed.

Entrance doors on the main facade with two pine plywood covered panels and finished with matt colourless maritime veneer.

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

## **I N T E R I O R D O O R S**

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.

## **I N T E R I O R O P E N I N G S**

There will skylights with an electric opening system. The interior finish is in white matte wood and includes an electric curtain in white.

## **I N T E R I O R S T A I R W A Y**

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.

## **F L O O R I N G**

Flooring in the living spaces will be in a natural-looking wood with a brushed stainless steel flooring transition flap.

The access halls to the fractions will be floored in a screed finish with white pigment.

Flooring of kitchenettes, corridors and bathrooms (without shower) will be in a screed finish with white pigment.

Flooring of the bathrooms will be with an ultra-compact dark grey material, similar to natural stone.

The interior floors are heated with radiant floor technology.

## **S K I R T I N G**

Skirting boards will be white lacquered.

The bathroom areas will not have 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.

## **CEILINGS**

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.

## **MISCELLANEOUS**

There will be Bio-ethanol interior fireplaces built in fire-retardant gypsum with interior metallic structure (Unit C3).

## **KITCHENS**

Upper and Lower Modules: grey brushed aluminium island countertop with laminated wood finish.

Surface: ultra-compact type stone like material in a dark grey colour (anthracite).

## **SWITCHES**

Electrical equipment with brushed aluminum controls of industrial appearance and "Antique bronze".

## **BATHROOMS**

Taps with a matt black finish.

The washbasin countertop is in an ultra-compact dark grey and the lower cabinet has two wood drawers.

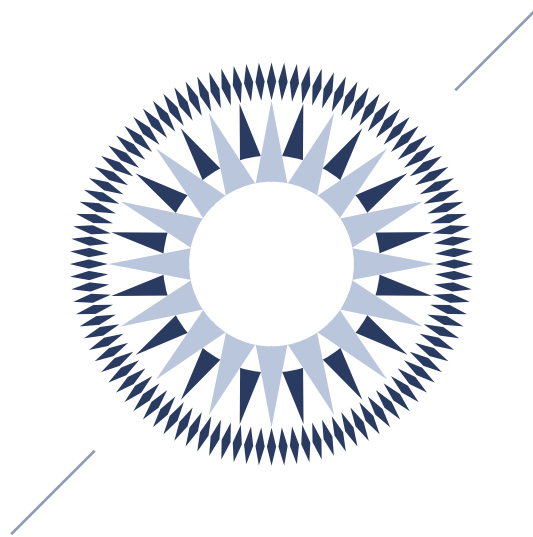
Bathroom ceramics (toilet and bidet) are suspended and in white glazed ceramic.

Shower trays are a continuation of the bathroom floors in a dark grey ultra-compact material.

Standalone baths (in larger bathrooms and some rooms) are in a matte white ceramic with a floor-standing bathtub tap with matt black finish.

Metal electric towel rails are with a black finish.

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



Promotors



VOGUE  
HOMES

RAN  
CAPITAL