



TAGUS NOVO

www.tagusnovo.com



ALCÂNTARA
VISTA

At Estrela

Splendid from every point of view

Esplêndido de todos os pontos de vista

VISTAS DESLUMBRANTES

Da sua nova casa, deslumbre-se com o jardim da Tapada das Necessidades, o azul do Rio Tejo e o verde exuberante do Parque de Monsanto.

STUNNING VIEWS

From your new home, you can admire the gardens of Tapada das Necessidades, the blue of the Tagus River or the lush green of Monsanto Park.



HISTÓRIA E LAZER

O Bairro da Estrela oferece uma extraordinária fusão entre história e lazer. O jardim da Tapada das Necessidades e os seus 10 hectares convidam, como noutros tempos, a belos passeios.

HISTORY AND LEISURE

For centuries, Estrela area offers a fusion of history and leisure. The Park of Necessidades and its 10 hectares provides a perfect place for a walk as much today, as it did for the kings of Portugal.





PERTO DE TUDO

Com fantásticas vistas panorâmicas e uma localização com excelentes acessos ao centro da cidade, o Alcântara Vista está "perto de tudo".

WITHIN EASY REACH

With fantastic panoramic views and a location with excellent access to the city center, Alcântara Vista is "within easy reach".



Estrela Basilica



Tagus River



Praça do Comércio



25th April Bridge



São Bento Palace

THE ADDRESS

The parish of Estrela is the second most exclusive locality in Lisbon, chosen by higher income households of upper-middle class for their residences. In the past, this area was chosen by the most distinguished and wealthy families, and even today there are still palaces which belonged to those families.

Being a residential area par excellence, there are various infrastructures that provide residents a very high quality of life, such as green zones that give people the possibility to enjoy tranquility and leisure time outdoors. Along the Tagus River there is also a marina that enables lovers of marine life to appreciate the river and its biodiversity.

The Estrela area is one of the most central places in Lisbon, being located in the heart of the city. The Parliament, the São Bento Palace and the official residence of the Prime Minister are located here.

The project on one side faces the iconic Tapada das Necessidades. This garden is full of rare trees from around the globe and has an area equivalent to 10 football stadiums. Once a privileged spot for kings & queens, it is today enjoyed by all.



Palácio das Necessidades



Bairro Alto



Marquis of Pombal Square



Chiado

The parish of Estrela, in which this project is situated, has some of the best colleges, schools and universities, including the Institute of Visual Arts, Design and Marketing and the Escola Superior da Educação João de Deus.

Safety, of course, is a priority. Considering the fact that Lisbon is a very safe capital where violent crime is almost non-existent, Estrela area benefits from the existence of several government buildings such as the Ministry of Foreign affairs, and several embassies.

An area with many historical buildings of great heritage value, the Estrela Basilica, the Convento das Bernardas, the Chafariz

da Esperança, the Palácio das Necessidades, the theatre - Casa da Comédia, the building of the Rua das Janelas Verdes, the São Francisco de Paula church, the Convento das Trinas, the Lapa Small Palace, the Viscondes de Sacavém Small Palace, the Conde de Agrolongo Small Palace, the Conde de Óbidos Palace, the São Bento Palace (official residence of the Prime Minister), the Marquês de Abrantes Palace (headquarters of the French Embassy), the National Museum of Ancient Art, created in 1884, which has forty thousand exhibits representing real national treasures. This museum's collections span more than millennial of art from Europe, Asia, Africa & the Americas, and includes paintings, sculptures, metal works, textiles, furniture, drawings and other art forms.



ALCÂNTARA VISTA

- 1. LxFactory
- 2. MAAT Museum
- 3. Belém Garden & Monuments
- 4. Tapada de Monsanto
- 5. Park of Necessidades
- 6. Estrela Basilica
- 7. Time Out Market
- 8. Oriente Museum
- 9. Santo Amaro Recreation dock
- 10. National Museum of Ancient Art
- 11. Cordoaria Nacional – Art Museum
- 12. Jerónimos Monastery
- 13. Hospital CUF Tejo
- 14. CUF Infante Santo Hospital
- 15. Pilar 7 Bridge Experience
- 16. 25th April Bridge





ESTILO & ELEGÂNCIA

Composto por 10 apartamentos com tipologias T2, T3 e T4, o Alcântara Vista é um empreendimento com elegância e charme.

Com duas fachadas distintas, este edifício residencial é uniforme na forma como os interiores e exteriores se ligam e beneficiam do fantástico sol de Lisboa, durante mais de 270 dias por ano.

STYLE & ELEGANCE

Comprising 10 two, three and four bedroom apartments, Alcântara Vista is a stylish and elegant residential development.

With its two distinct facades, this residential building is uniform in the way in which the interiors and exteriors are connected and benefit from the delightful Lisbon sun more than 300 days per year.





TRANQUILIDADE E BEM-ESTAR

O Alcântara Vista é o empreendimento que procura. Os seus apartamentos combinam conforto e funcionalidade, pensados para promover o seu bem-estar e uma forma de vida mais tranquila. Com as suas necessidades diárias em mente, mesmo os pequenos detalhes se refletem na escolha cuidadosa de materiais e equipamentos, tornando esta a sua casa perfeita.

CONVENIENCE & WELL-BEING

Alcântara Vista is the home you are looking for, combining comfort and functionality, while providing convenience and well-being for you and your family. With your daily needs in mind, even the smallest details reflect in the careful choice of materials and equipment, making this your perfect home.





















FINISHES

LOBBY/ LIVING ROOM / BEDROOMS / CORRIDORS:

- Flooring: Solid wood flooring in Tauari wood
- Walls: Plaster and matte painting finish

Kitchen:

- Flooring: Solid wood flooring in Tauari wood
- Walls: Plaster and matte painting finish, between the
- Kitchen cabinets : Glazed tiles with 7.5*30cm dimensions
- Cabinets: MDF lackered and kitchen counter in composite material or natural stone
- Appliances: Oven, refrigerator, cooker, fume cupboard, dishwasher from Zanussi (or equivalent) and cylinder with Solar panels

Bathrooms:

- Flooring: Natural stone or stone imitation tiles
- Walls: Plaster with matte painting finish and glazed tiles with 7.5*30cm dimensions
- Sanitary ware: Sanindusa or equivalent
- Cabinets: MDF lackered and tops in natural stone or composit stone

TERRACES

- Flooring: Natural stone or natural stone imitation tiles

MORE:

- Facade: Blue Terracota 10*10 cm and natural limestone , window and door frames in natural limestone
- Interior doors: MDF lacquered in white
- Entrance door: Security door
- Windows: PVC with double glazing
- Air conditioning: Multisplit system

COMMONS AREAS:

- Video intercomsystem
- Lift
- Private parking space
- Private storage space





ACABAMENTOS

ENTRADA/SALA/QUARTOS/ CIRCULAÇÃO:

- Pavimentos: Soalho em madeira Tauari
- Paredes: Pintura a tinta mate

COZINHA:

- Pavimento: Soalho em madeira Tauari
- Paredes: Pintura a tinta mate, entre móveis da cozinha: azulejo vidrado tipo terra cota de 7.5*30 cm, assentamento em espinha
- Mobiliário: MDF lacado com tampo em pedra natural ou compósito
- Electrodomésticos: Forno, Frigorífico (combinado), fogão eléctrico, exaustor e maquina de lavar loiça da marca zanussi (ou equivalente), termoacumulador com panéis solares.

INSTALAÇÃO SANITÁRIA:

- Pavimento: Pedra natural ou azulejo imitação pedra natural
- Paredes: Pintura a tinta mate e azulejo vidrado tipo terra cota de 7.5*30 cm, assentamento em espinha
- Loiças: Sanindua ou equivalente
- Mobiliário: MDF lacado e tampo em pedra natural ou composito.

TERRAÇOS:

- Pavimento: Pedra natural ou ceramico imitação pedra natural

OUTROS:

- Fachadas: Terracota azuis 10*10cm e pedra natural a cor creme clara, cantaria em pedra calcária cor creme clara, soleiras e peitoris em pedra natural
- Portas interiores: MDF de abrir em lacado branco
- Portas entrada: Portas de segurança
- Caixilharias: Em PVC com vidro duplo
- Climatização: Sistema Multisplit

PARTES COMMUNS:

- Vídeo porteiro
- Elevador
- Estacionamento privativo
- Arrecadação privativa





TAGUS NOVO

contact@tagusnovo.com

+351 935 262 177

+351 934 291 929

TAGUS NOVO

Av. da Liberdade 110 - 1º
1269-046 Lisboa - Portugal
AMI 13266

www.tagusnovo.com