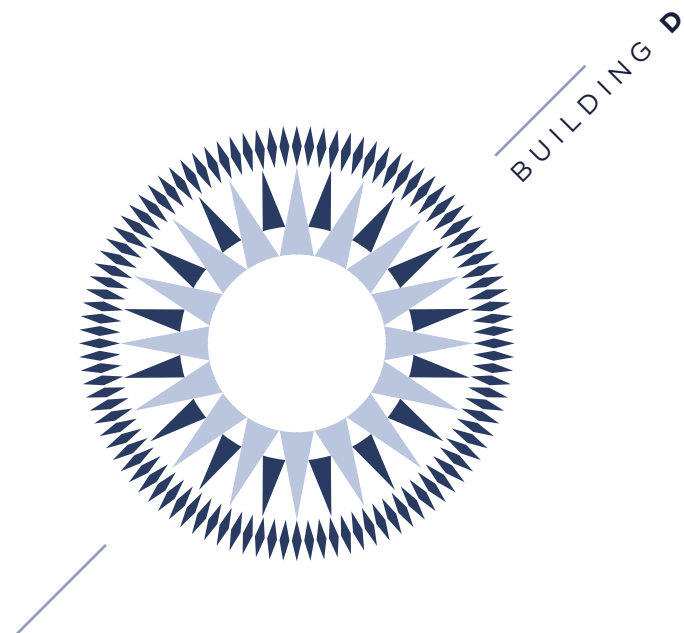


B O M S U C E S S O

L I S B O A



BUILDING **D**

E D I F Í C I O D A M O A G E M



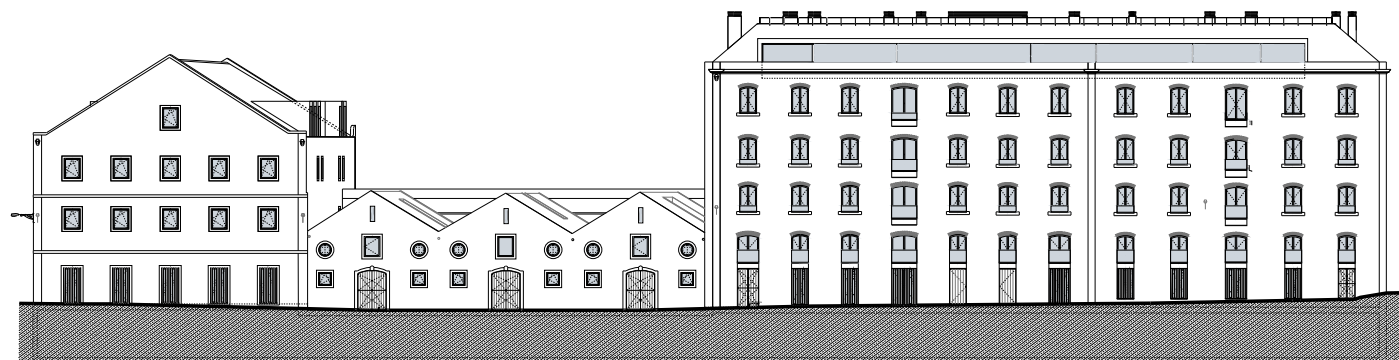
H I S T O R Y

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 D

TYPOLOGIES

UNITY	FLOOR	TPOLOGY	ABP (m2)	EXTERIOR (m2)	GARAGE
D1	0	T2	117.14	96.57	YES
D2	0	T3	235.90	392.30	YES
D3	0	T2	115.16	129.23	YES
D4	0	T2	107.69	92.53	YES
D5	1	T1	70.53	6.24	YES
D5	2	T1	70.53	6.24	YES
D5	3	T1	70.53	6.24	YES
D5	4	T1	70.53	6.24	YES
D6	1	T4	213.66	3.12	YES
D6	2	T4	213.66	3.12	YES
D6	3	T4	213.66	3.12	YES
D6	4	T4	213.66	3.12	YES
D7	1	T1	74.81	-	YES

BUILDING D

TYPOLOGIES

UNITY	FLOOR	TPOLOGY	ABP (m2)	EXTERIOR (m2)	GARAGE
D7	2	T1	74.81	-	YES
D7	3	T1	74.81	-	YES
D7	4	T1	74.81	-	YES
D8	1	T1	74.25	-	YES
D8	2	T1	74.25	-	YES
D8	3	T1	74.25	-	YES
D8	4	T1	74.25	-	YES
D9	1	T3	178.78	6.24	YES
D9	2	T3	178.78	6.24	YES
D9	3	T3	178.78	6.24	YES
D9	4	T3	178.78	6.24	YES
D10	5	T4	221.03	64.90	YES
D11	5	T4	194.99	60.62	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.

“

In the south-east corner of the development, near the Centro Cultural de Belem, the Building has 5 floors, including the recessed upper floor. With spaces similar to the Artes building, this building benefits from large outdoor space on the back and fantastic river views on the upper floors.

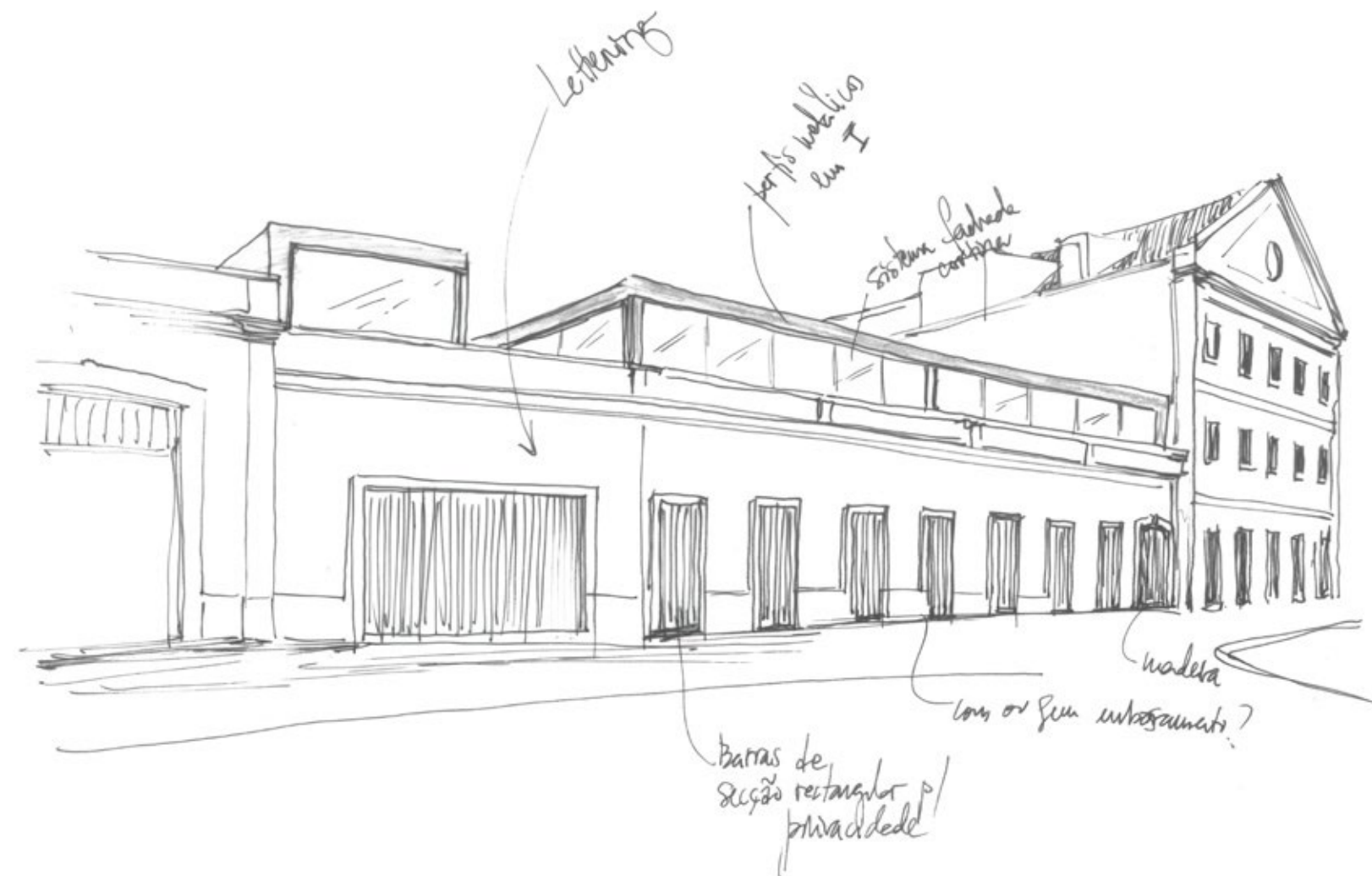


ARCHITECTURE

SARAIVA + ASSOCIADOS

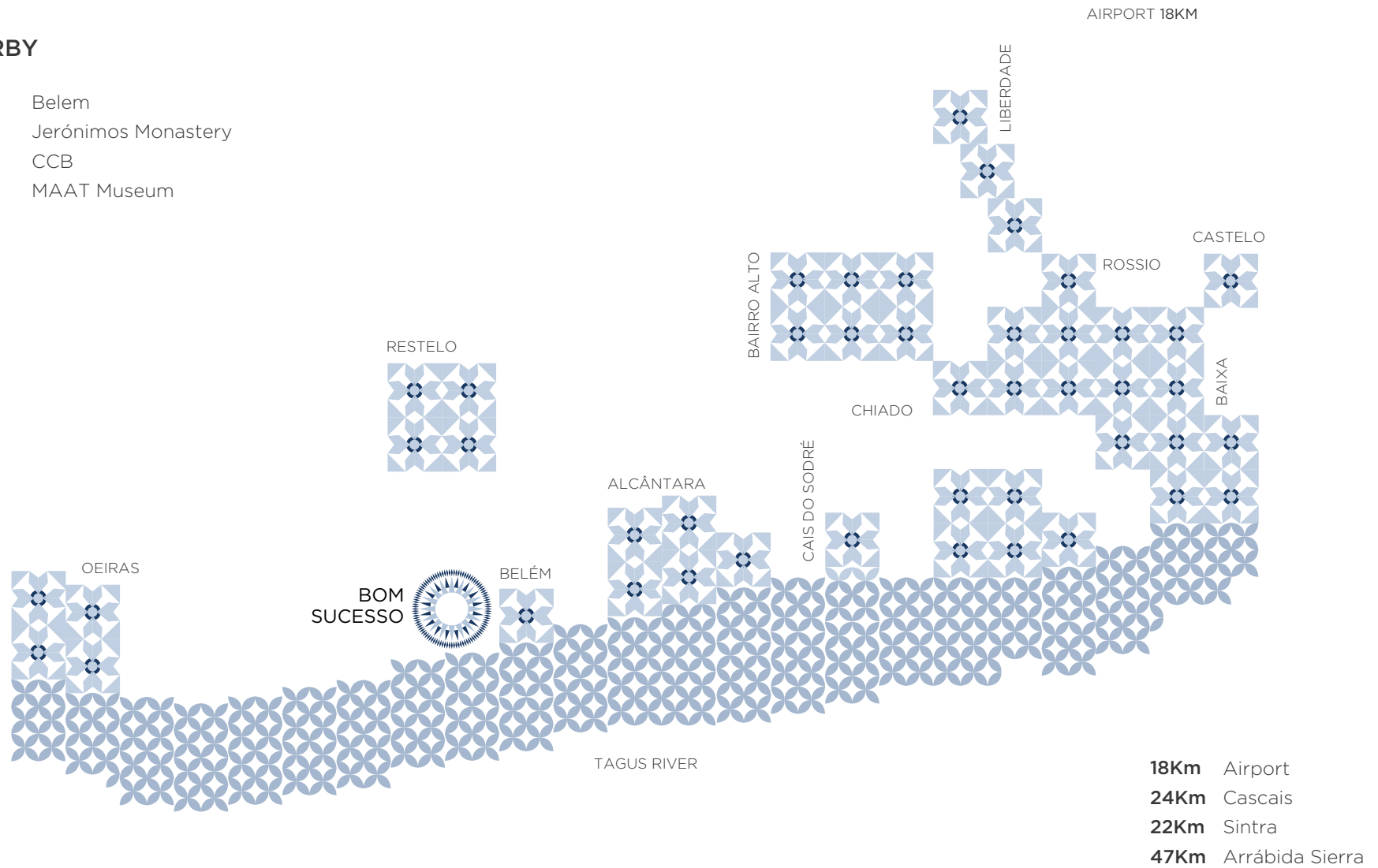
The founder of this architectural studio, the CEO Miguel Saraiva, participates actively in conceptualising phase of each project.

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

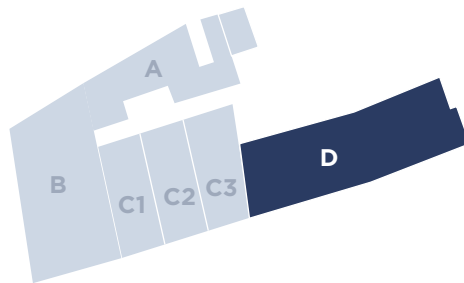
You will fall in love with the wide variety of scenery that the 900km coastline has to offer, as well as the outstanding seafood and the old-fashioned traditions of the Portuguese countryside.



EDIFÍCIO DA MOAGEM

BUILDING **D**

FLOOR PLANS



D1.T2

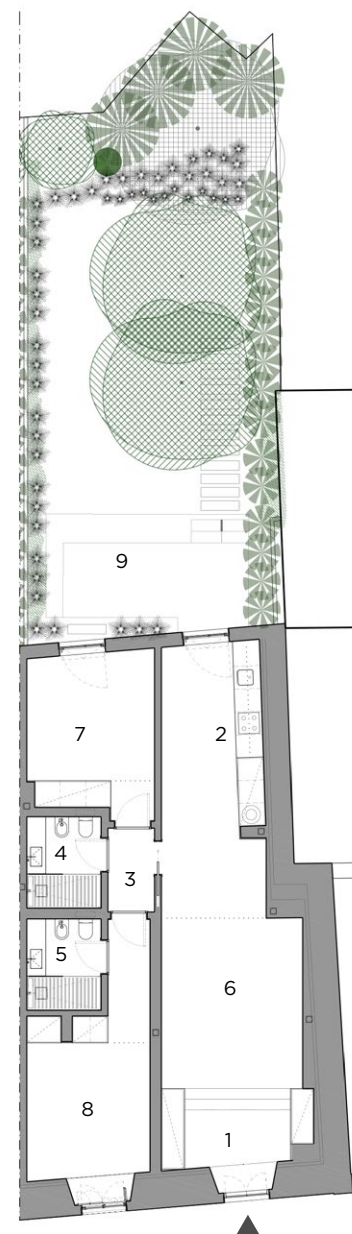
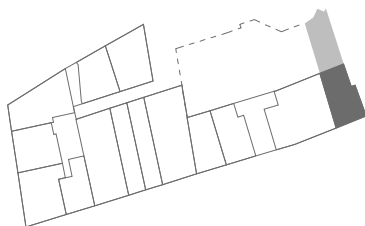
BUILDING D . FLOOR 0

118.38 m²

+ PRIVATE GARDEN **96.57 m²**

FLOOR 0

1	Hall	14.85 m ²
2	Kitchenette	18.95 m ²
3	Circulation	3.33 m ²
4	W.C.	5.92 m ²
5	W.C.	5.84 m ²
6	Living room	30.53 m ²
7	Bedroom	16.81 m ²
8	Suite	22.15 m ²
9	Private Garden	96.57 m ²



D2.T3

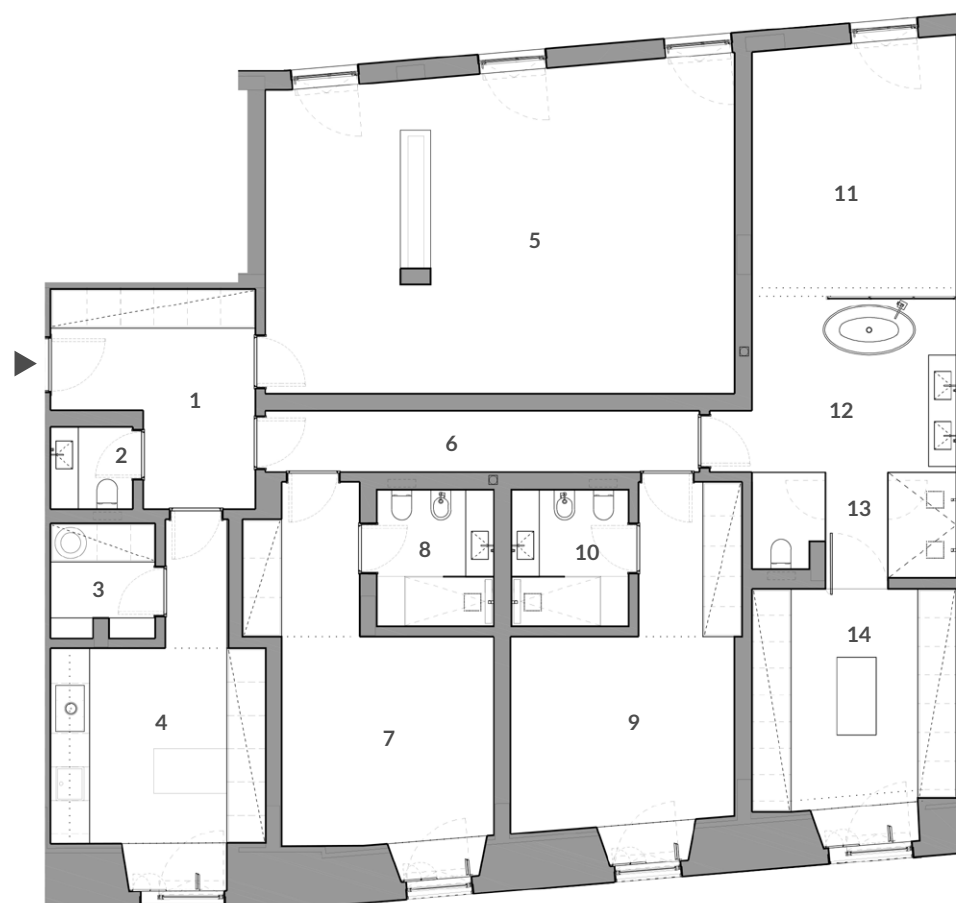
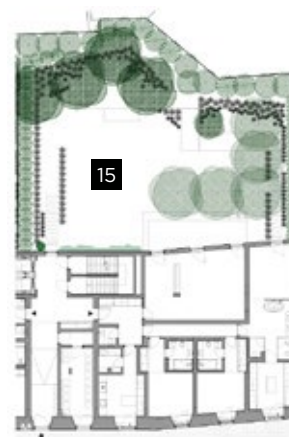
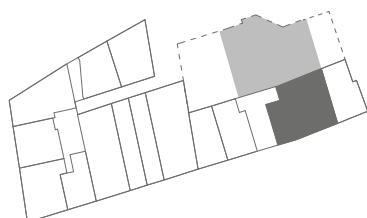
BUILDING D . FLOOR 0

235.90 m²

+ PRIVATE GARDEN **392.30 m²**

FLOOR 0

1	Hall	13.55 m ²
2	W.C.	3.05 m ²
3	Storage	4.88 m ²
4	Kitchen	22.72 m ²
5	Living room	55.69 m ²
6	Circulation	11.07 m ²
7	Suite	26.17 m ²
8	W.C. Suite	6.58 m ²
9	Suite	25.14 m ²
10	W.C. Suite	6.41 m ²
11	Suite	23.92 m ²
12	Circulation	4.45 m ²
13	W.C. Suite	14.47 m ²
14	Closet	19.89 m ²
15	Private garden	392.30 m ²



D3.T2

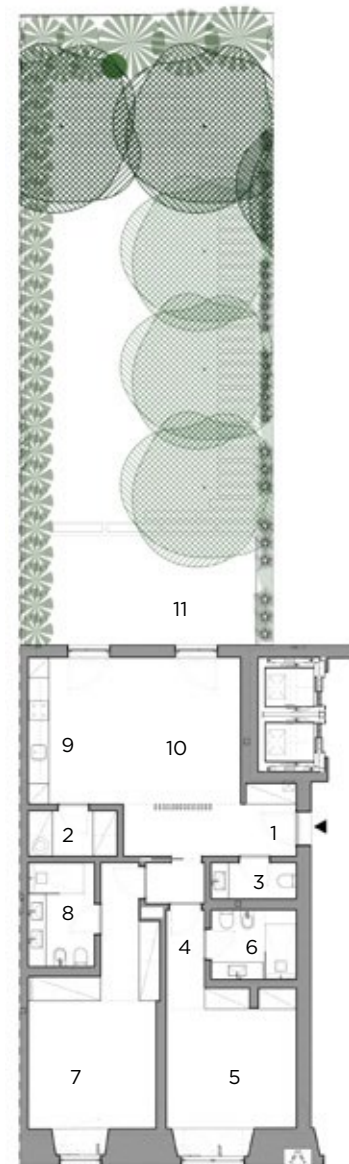
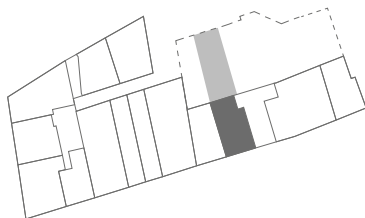
BUILDING D . FLOOR 0

115.16 m²

+ PRIVATE GARDEN **129.23 m²**

FLOOR 0

1	Hall	3.91 m ²
2	Storage	4.16 m ²
3	W.C.	3.53 m ²
4	Circulation	2.65 m ²
5	Suite	23.88 m ²
6	W.C. Suite	6.18 m ²
7	Suite	28.17 m ²
8	W.C. Suite	7.04 m ²
9	Kitchenette	9.20 m ²
10	Living room	26.44 m ²
11	Private garden	129.23 m ²



D4.T2

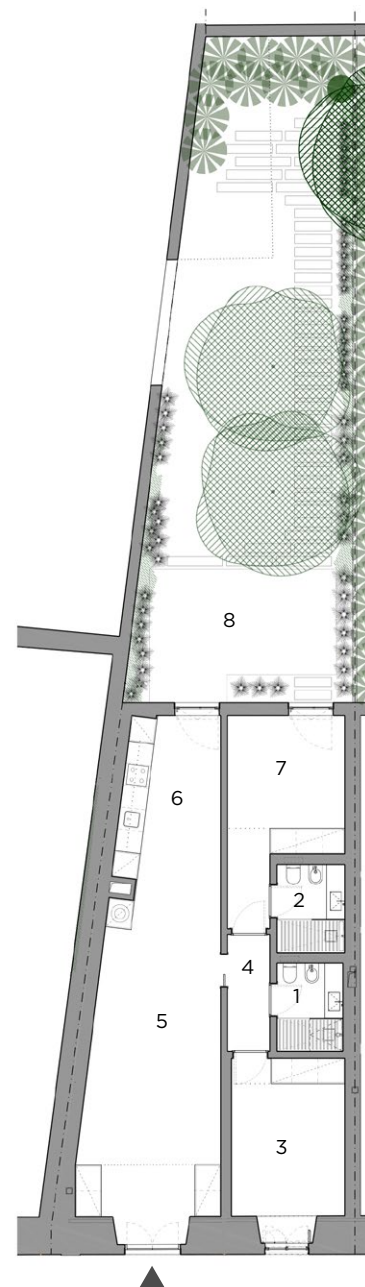
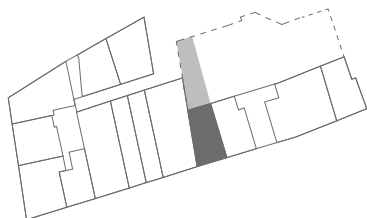
BUILDING D . FLOOR 0

107.53 m²

+ PRIVATE GARDEN **92.53 m²**

FLOOR 0

1	W.C.	5.76 m ²
2	W.C.	5.65 m ²
3	Room	18.63 m ²
4	Circulation	4.47 m ²
5	Living room	40.99 m ²
6	Kitchenette	14.59 m ²
7	Suite	17.44 m ²
8	Private garden	92.53 m ²



D5.T1

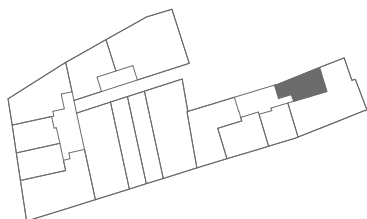
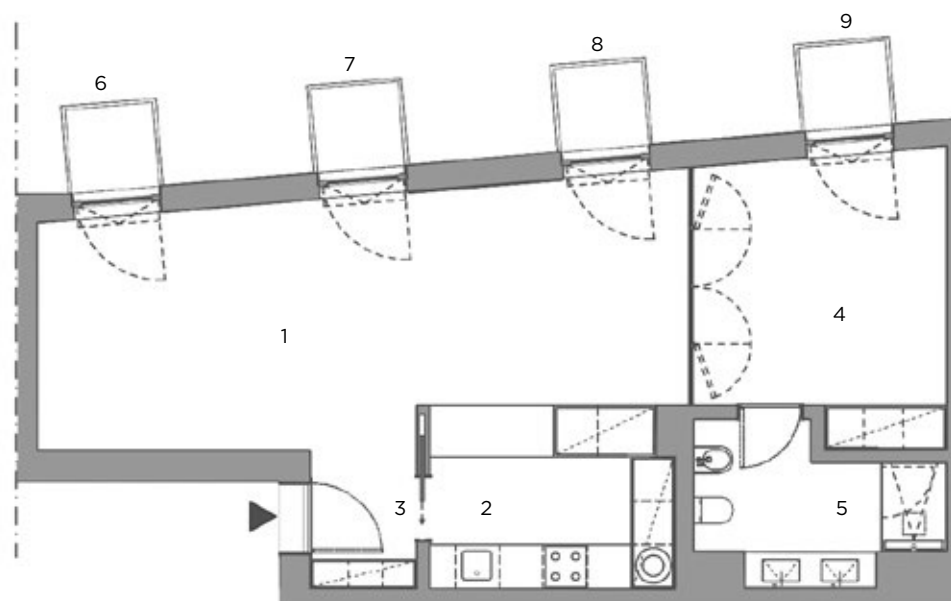
BUILDING D . FLOOR 1 to FLOOR 4

70.53 m²

+ EXTERIOR **6.24 m²**

FLOOR 1 to FLOOR 4

1 Living room	33.32 m ²
2 Kitchenette	9.98 m ²
3 Hall	3.42 m ²
4 Suite	15.43 m ²
5 W.C. Suite	8.38 m ²
6 Balcony	1.56 m ²
7 Balcony	1.56 m ²
8 Balcony	1.56 m ²
9 Balcony	1.56 m ²



D6.T4

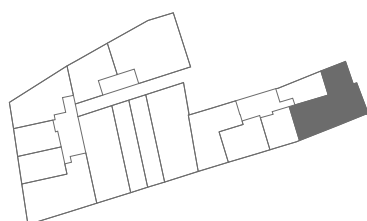
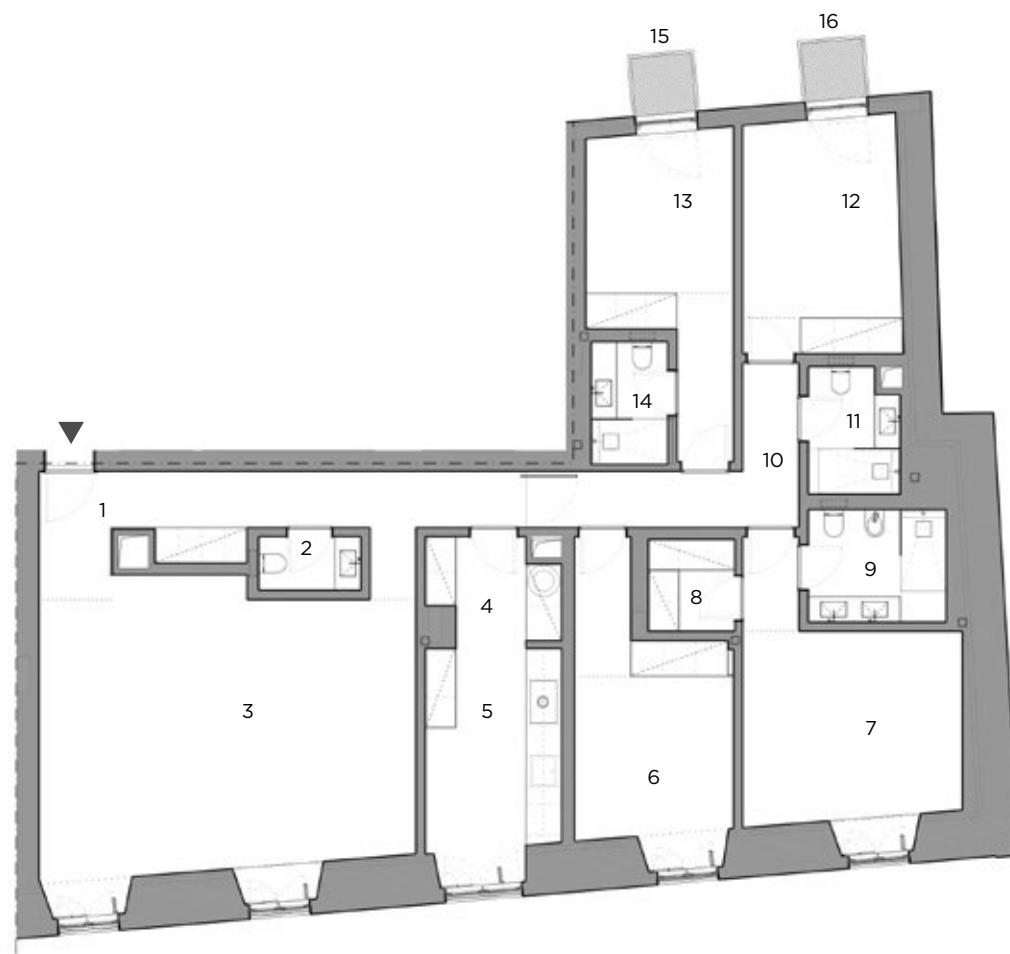
BUILDING D . FLOOR 1 to FLOOR 4

213.66 m²

+ EXTERIOR **3.12 m²**

FLOOR 1 to FLOOR 4

1	Hall	15.99 m ²
2	W.C.	2.72 m ²
3	Living room	51.05 m ²
4	Storage	5.96 m ²
5	Kitchen	13.77 m ²
6	Room	18.97 m ²
7	Suite	27.12 m ²
8	Closet	4.21 m ²
9	W.C. Suite	9.74 m ²
10	Circulation	13.35 m ²
11	W.C.	9.32 m ²
12	Room	19.52 m ²
13	Suite	16.92 m ²
14	W.C. Suite	5.02 m ²
15	Balcony	1.56 m ²
16	Balcony	1.56 m ²



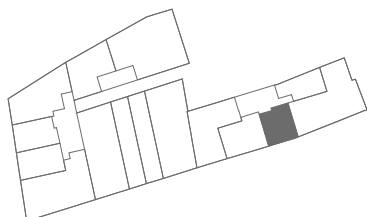
D7.T1

BUILDING D . FLOOR 1 to FLOOR 4

74.81 m²

FLOOR 1 to FLOOR 4

1	Kitchenette	10.38 m ²
2	Living room	35.50 m ²
3	Suite	16.04 m ²
4	Closet	6.66 m ²
5	W.C. Suite	6.23 m ²



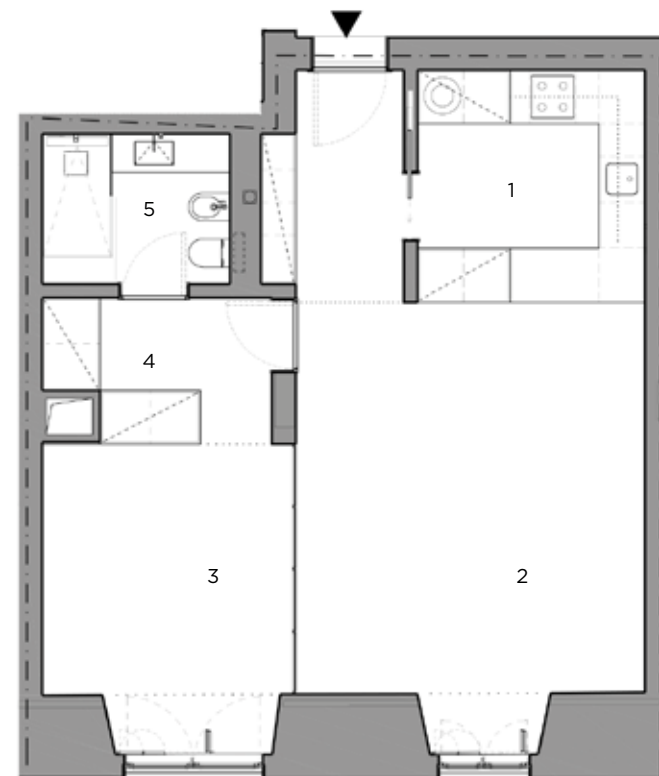
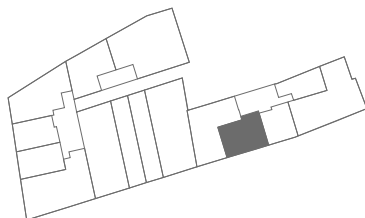
D8.T1

BUILDING D . FLOOR 1 to FLOOR 4

74.25 m²

FLOOR 1 to FLOOR 4

1	Kitchenette	10.01 m ²
2	Living room	36.28 m ²
3	Suite	14.95 m ²
4	Closet	6.61 m ²
5	W.C. Suite	6.40 m ²



D9.T3

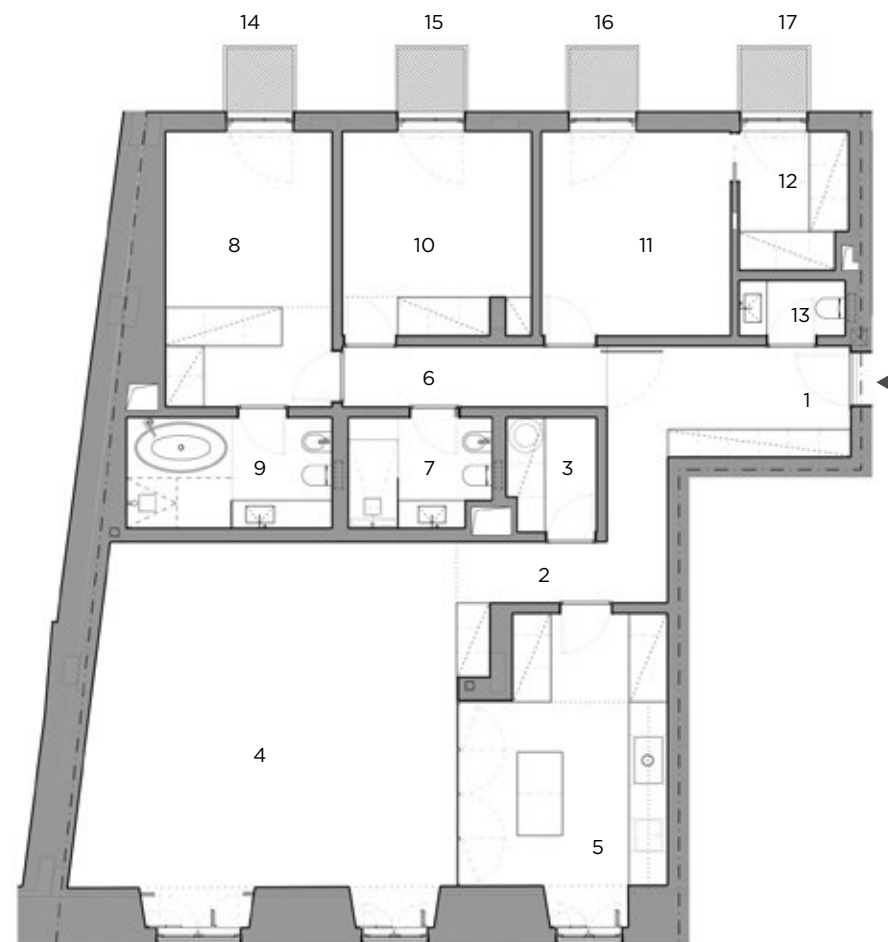
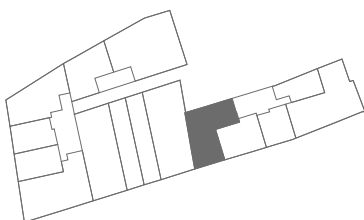
BUILDING D . FLOOR 1 to FLOOR 4

178.78 m²

+ EXTERIOR **6.24 m²**

FLOOR 1 to FLOOR 4

1	Hall	10.86 m ²
2	Circulation	6.84 m ²
3	Laundry	4.15 m ²
4	Living room	52.83 m ²
5	Kitchen	23.12 m ²
6	Circulation	6.09 m ²
7	W.C.	6.34 m ²
8	Suite	20.23 m ²
9	W.C. Suite	9.45 m ²
10	Room	14.78 m ²
11	Room	14.77 m ²
12	Closet	6.65 m ²
13	W.C.	2.67 m ²
14	Balcony	1.56 m ²
15	Balcony	1.56 m ²
16	Balcony	1.56 m ²
17	Balcony	1.56 m ²



D10.T4

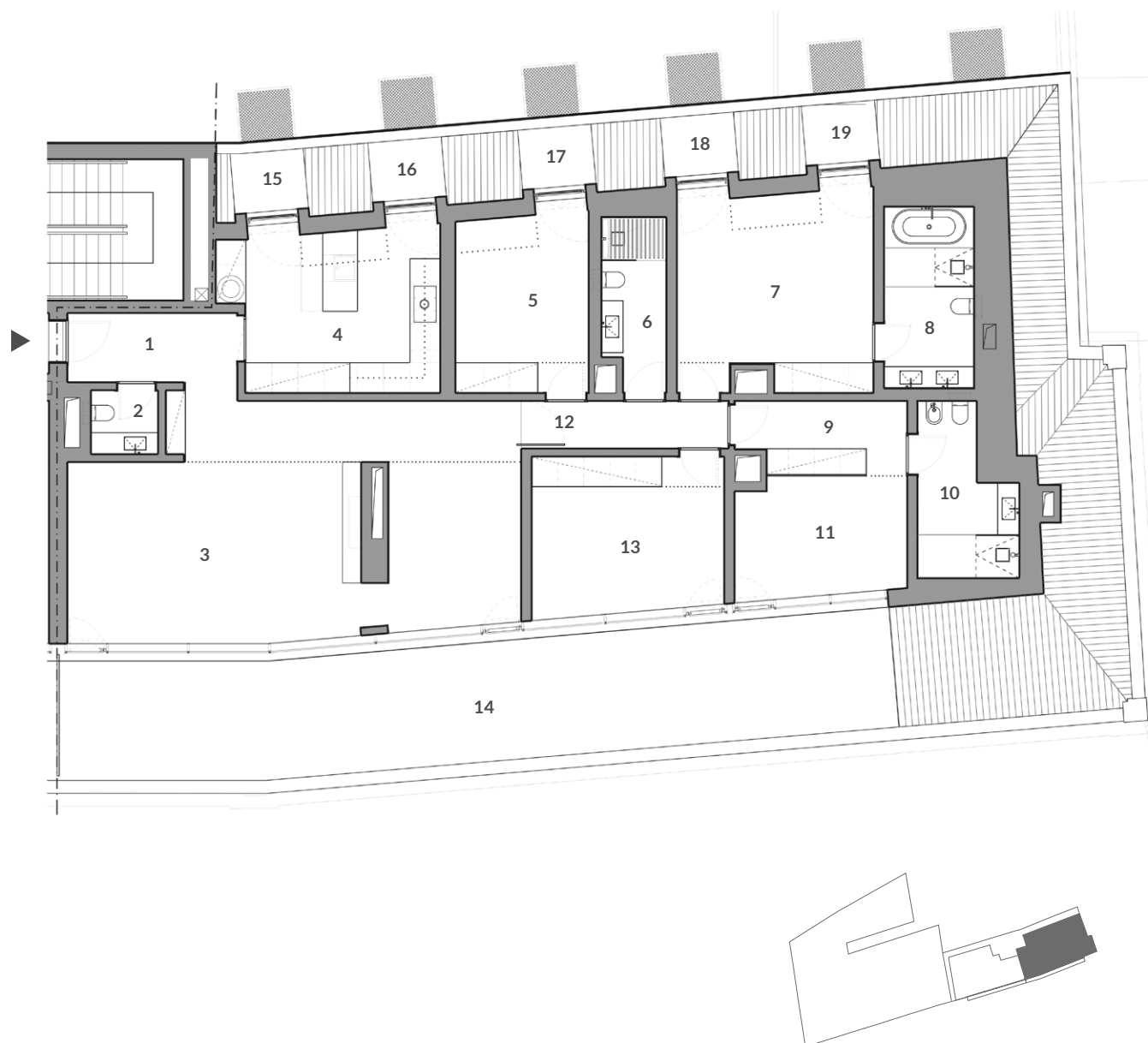
BUILDING D . FLOOR 5

221.03 m²

EXTERIOR **64.90 m²**

FLOOR 5

1 Hall	8.04m ²
2 W.C.	3.96m ²
3 Living room	60.86m ²
4 Kitchen	22.73m ²
5 Suite	15.88m ²
6 W.C.	8.42m ²
7 Suite	24.93m ²
8 W.C. Suite	16.44m ²
9 Closet	5.59m ²
10 W.C. Suite	7.76m ²
11 Suite	15.37m ²
12 Circulation	6.21m ²
13 Suite	19.14m ²
14 Terrace	53.20m ²
15 Terrace	2.34m ²
16 Terrace	2.34m ²
17 Terrace	2.34m ²
18 Terrace	2.34m ²



D11.T4

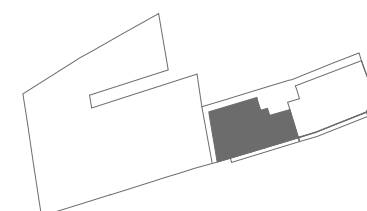
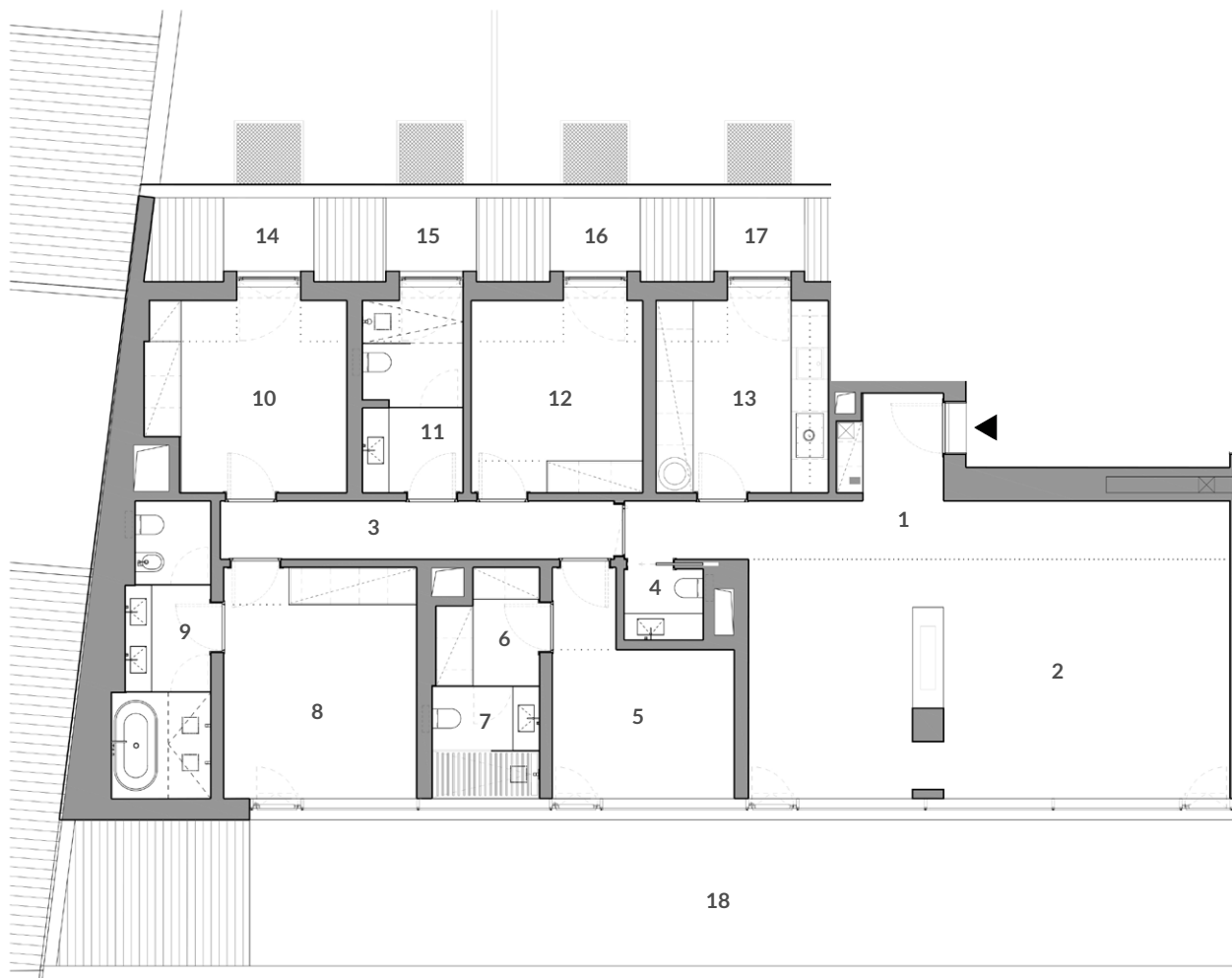
BUILDING D . FLOOR 5

194.99 m²

+ EXTERIOR **60.62 m²**

FLOOR 5

1	Hall	4.89m ²
2	Living room	57.94m ²
3	Circulation	13.11m ²
4	W.C.	3.50m ²
5	Suite	14.23m ²
6	Closet	4.67m ²
7	W.C.	5.76m ²
8	Suite	18.76m ²
9	W.C.	15.69m ²
10	Room	18.64m ²
11	W.C.	8.86m ²
12	Room	14.23m ²
13	Kitchen	14.71m ²
14	Terrace	2.35m ²
15	Terrace	2.35m ²
16	Terrace	2.35m ²
17	Terrace	2.35m ²
18	Terrace	51.22m ²



F I N I S H E S

EXTERIORS

ground floor, balconies and private gardens

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 upper levels the frames will be in dark grey aluminium and the glass will also be double glazed and with a grey tint.

The windowsills will be recovered or newly made in stone.

The existing stone frames in the façade will be cleaned and restored and in the new facades identical stonework will be created.

On the back facade stone frames will surround the openings with a thickness of 3cm and will be slightly protruding.

Inside the back gardens, the private gardens are covered by lawns and several tree species are foreseen in the landscaping project.

In the private gardens the paths are white concrete slabs, and the terraced areas are decked with a Larix sibirica deck that looks exactly like the wood floor applied inside the apartment.

The metal balcony guards on the balconies of the existing facades are built with 8mm flat steel rods and with a lacquered matt dark grey colour finish.

Balconies, on the facade facing the gardens (building D), will be a in a white matte lacquered metal structure fixed to the façade.

EXTERIORS

upper floors

The terrace flooring will be decked with a Larix sibirica deck that looks exactly like the wood floor applied inside the apartment.

The walls of these spaces will have a white paint finishing.

The window frames will be in dark grey aluminium and the glass will also be double glazed and with a grey tint.

INTERIOR SHADING

Interior wooden doors will have a matte white paint finish.

An electric blackout blind system will be built into the ceiling over the windows.

INTERIOR OPENINGS

Interior doors will have a white lacquered, matte finish.

Interior glass partitions between the common spaces - for example between kitchens and rooms - will be in colourless glass and with black steel frames.

FLOORING

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

Flooring of kitchens and kitchenettes will be in an ultra-compact material with a stone-like appearance in dark grey (anthracite).

Bathroom floors will be in grey lioz stone.

SKIRTING

Skirting boards will be white lacquered.

The bathroom areas will not have skirting boards.

WALLS

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.

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.

KITCHENS AND KITCHENETTES

open kitchens

Bottom and Top Modules: lacquered Cappuccino matte finish or a wood veneer finish with vertical shaft

Upper modules: glass doors and interiors in a matte Cappuccino finish.

Countertops will be an ultra-compact surface white with light grey points
Worktops are at 0.74cm height.

Kitchens are closed or with a glass partition

BATHROOMS

Taps are with a white finish.

Vanity unit worktops will be in a white ultracompact material.
And the units will have 2 drawers.

Bathroom ceramics (toilet and bidet) will be suspended and in a white glazed ceramic. Shower trays are made to measure.

Baths will be in a white glazed ceramic.

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

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

SWITCHES

White Switches ("JUNG" minimalist, model" LS990 ").

In kitchens, worktop switches are of the same model.

Common areas in Buildings B and D

Floor - Ceramic beige flooring in tiles with dimensions of 45x90cm.

Walls - white with matt finish.

Ceiling in the lobby of building D in apparent concrete with matte colourless varnish.

Remaining lobbies will be with a matte white smooth finish.

INTERIOR DOORS

Metal doors flush to the façade with a white, matt finish.

ELEVATORS

two elevators per building

The lifts will have telescopic opening doors – dual entrance cabins and advanced finishes.

There will be ash tree laminate panels, brushed stainless steel control panel and a full height side centre mirror.

The floor will match the lobby area.

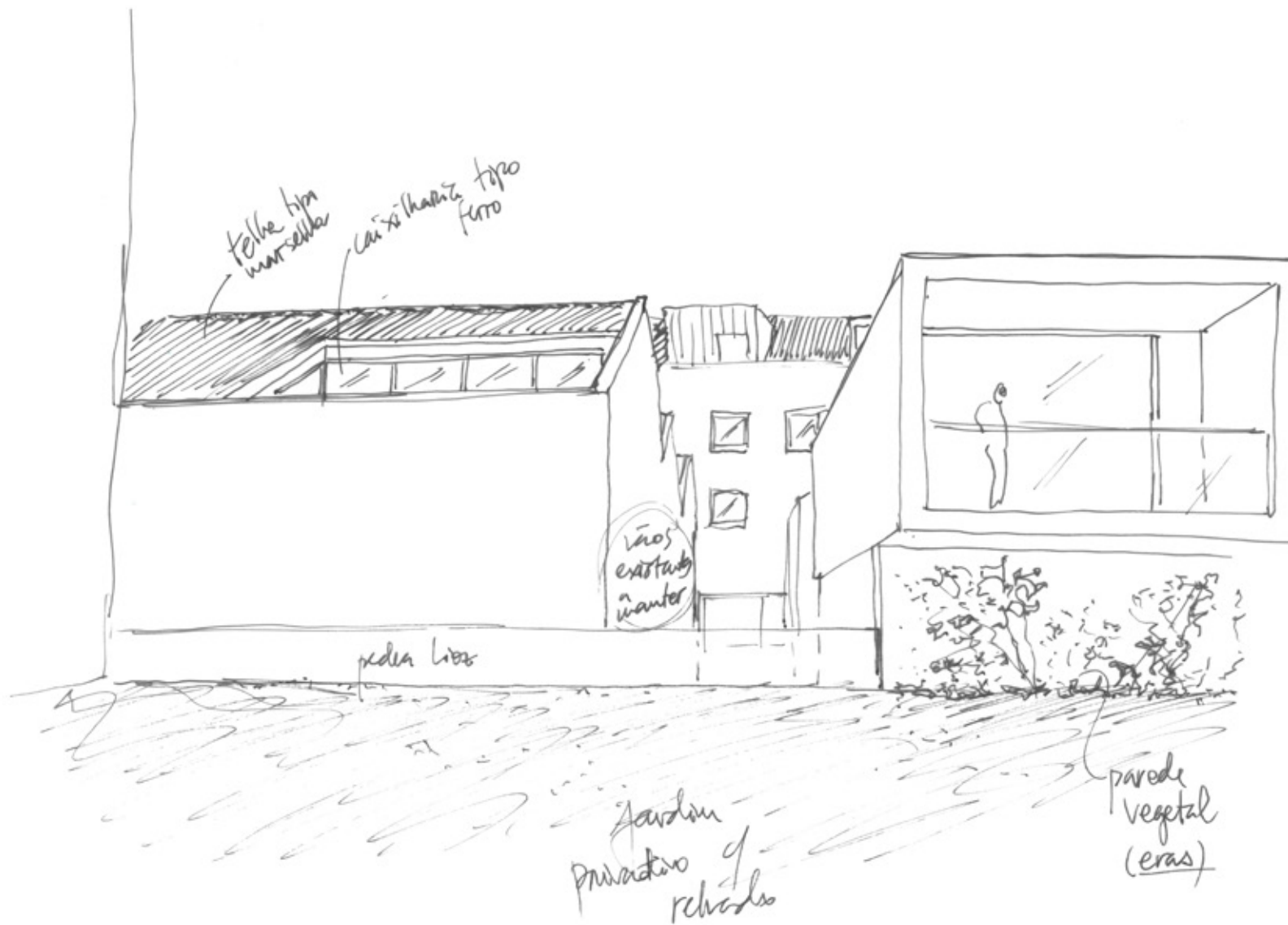
EMERGENCY INTERIOR STAIRS

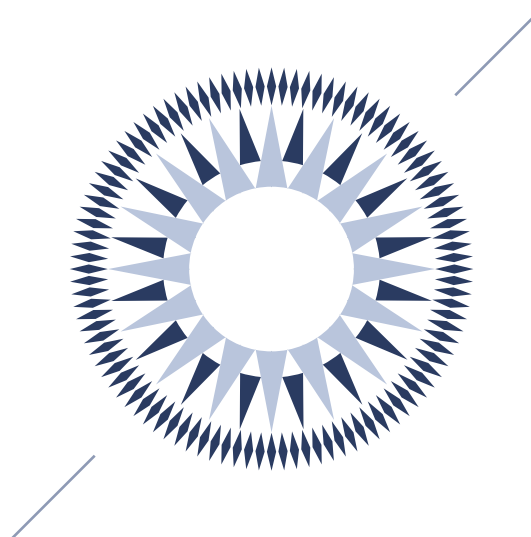
Floor - Ceramic mosaic beige same as the material applied in the atria and lobbies.

Walls - matt white finish.

Guard - Metal guardrails with a dark grey matte finish.

Ceiling - Fine sanded plaster with white paint.





Promotores



VOGUE
HOMES

RAN
CAPITAL