PÁTIOS DO MONTE

CALÇADA DO MONTE 1 A 3

solid ground
INVESTMENTS

JUST AROUND THE CORNER

O edifício PÁTIOS DO MONTE oferece uma proposta residencial que se molda à sofisticação das exigências da vida urbana, respondendo às necessidades de pessoas cosmopolitas, mas sensíveis. Integrado no coração de Lisboa, a zona da Calçada do Monte tem uma oferta de comércio local singular, que vai querer aproveitar com a sua família e amigos.

The PÁTIOS DO MONTE building offers a residential proposal tailored to the sophisticated demands of urban life, responding to the needs of cosmopolitan, but sensitive people. Nestled in the heart of the city, the Calçada do Monte area boasts a unique range of local commerce, which you'll be able to take advantage of with your family and friends.

A NEIGHBORHOOD FULL OF LIFE

PARKS | GARDENS

1 Cerca da Graça garden
2 Graça garden
3 Castelo de São Jorge garden
4 Miradouro de S. Luzia garden
5 Praça Martim Moniz garden

RESTAURANTS

6 Cantinho do Aziz
7 Mi Dai - Cantina Chinesa
8 Tentações de Goa
9 The Food Temple
10 Zé da Mouraria

CULTURE | LEISURE

11 São Jorge Castle
12 Miradouro da Graça
13 Miradouro das Portas do Sol
14 Centro de Inovação da Mouraria
15 Oriental market

COFFEE SHOPS

16 A Padaria Portuguesa
17 Nata Fina
18 Padaria do Bairro
19 Kossie's Café
20 Pastelaria Santo António

HEALTH | WEEL-BEING

21 São José hospital
22 Graça health center
23 Santa Justa homeopathic pharmacy
24 Mouraria pharmacy
25 Terra Heal, Massagens e Terapias

GROCERIES

26 Bomercado
27 Continente Bom Dia
28 Rizoma Coop grocery store
29 Mini Preço Graça
30 Mercearia de Bairro

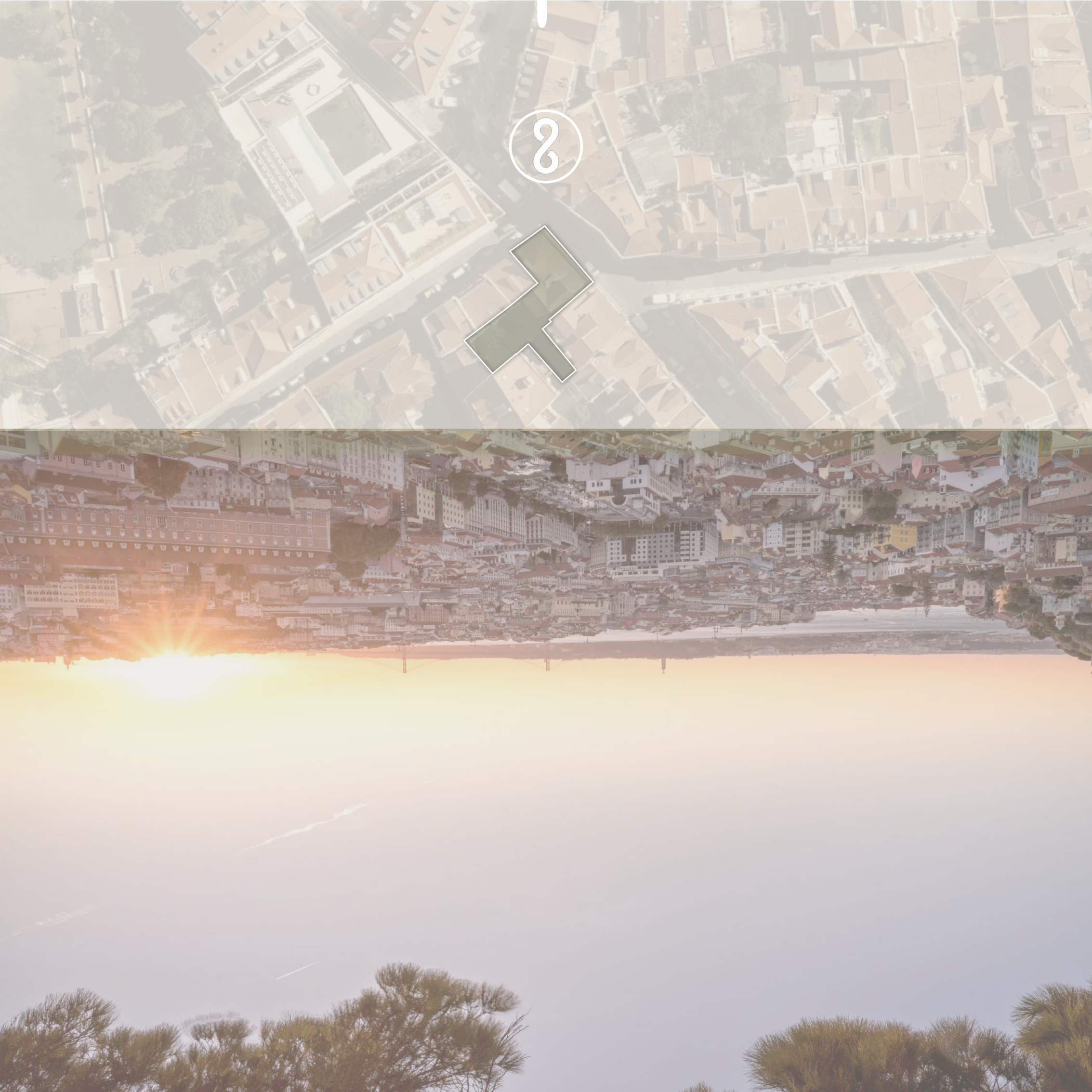
M Lisbon Metro - Martim Moniz

CARREIRA Nº 28
554
28

A REFUGE IN THE CITY CENTER

Descubra a serenidade necessária para uma vida tranquila, aliada a uma localização privilegiada, no coração da Graça, num dos bairros mais carismáticos da cidade. No edifício PÁTIOS DO MONTE, será transportado para o ambiente genuíno, vibrante e sofisticado dos bairros populares de Lisboa, mantendo-se longe da agitação urbana. Permita-se estar no epicentro de tudo, sentindo a pulsação vibrante da cidade.

Discover the peace and quiet essential for a serene life, perfectly balanced with a privileged location in the heart of Graça, one of the most charismatic neighborhoods in the city. Nestled within the PÁTIOS DO MONTE building, you'll be secluded from the city's constant humdrum, yet the moment you step outside, you will be transported to the genuine, vibrant and sophisticated environment of Lisbon's popular neighborhoods. Here you'll find yourself at the epicentre of it all, being immersed in the city's vibrant pulse.



PATIOS, GARDENS AND TERRACES

O edifício PÁTIOS DO MONTE, tem 9 apartamentos feitos a pensar em si. Encante-se com os pátios, jardins e terraços floridos e acolhedores, destes charmoso edifício. Desfrute da beleza da natureza em cada canto, num ambiente sereno e colorido para relaxar e aproveitar momentos únicos.

Thoughtfully designed with its residents in mind, the PÁTIOS DO MONTE building comprises 9 apartments. Be captivated by the inviting patios, welcoming gardens and terraces that grace this delightful building.

HOUSING

P0

APARTAMENTO T2
TWO BEDROOM APARTMENT

Este incrível T2, com entrada independente pela Rua das Olarias, tem uma sala de estar com kitchenette integrada e totalmente equipada (27,38m2), uma suite com casa de banho completa e roupeiro (16,63m2+5,56m2), que se abre para um pátio (18,4m2), compartilhado com o outro quarto, também com roupeiro (15,51m2) e ainda um pequeno hall (3,49 m2) e uma casa de banho com duche (3,24m2).

This amazing two-bedroom apartment, with independent entrance through Rua das Olarias, unveils a charming living space replete with an integrated and fully-equipped kitchenette (27,38m2), a suite with a complete bathroom and a wardrobe (16,63m2+5,56m2), which opens to a private terrace (18,4m2), shared with the other bedroom, also with a generous wardrobe (15,51m2). Additionally, there is a small hall (3,49m2) and a secondary bathroom with shower (3,24m2)

Fração . *Fraction* A
Área Bruta Privativa . *Private Gross Area* 92 m2
Pátio . Patio 18,4m2

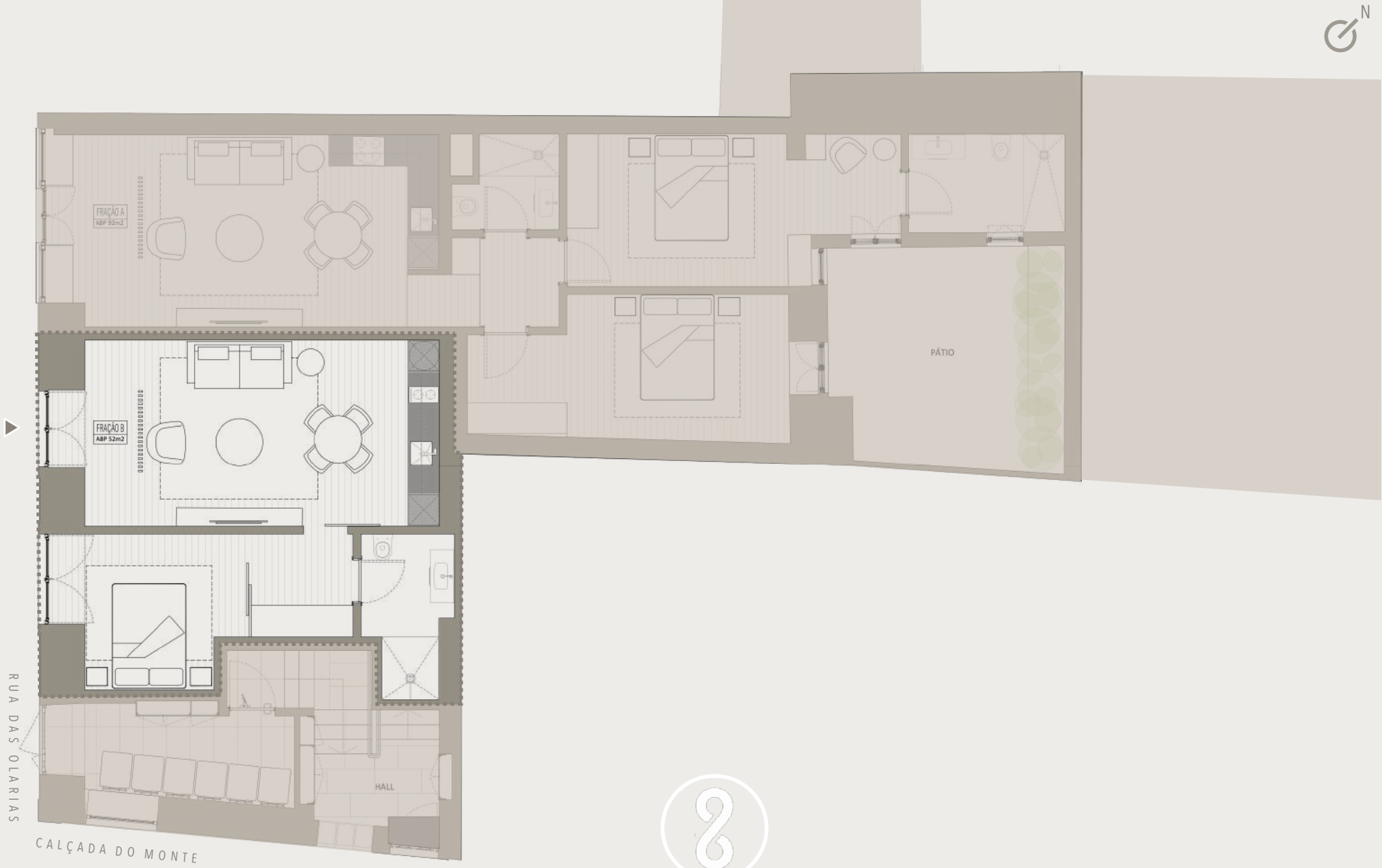
P0

APARTAMENTO T1
ONE BEDROOM APARTMENT

Este charmoso T1, com entrada independente pela Rua das Olarias, tem uma sala de estar com kitchenette integrada e totalmente equipada (24,1m2), um quarto com roupeiro (12,53m2) e uma casa de banho com duche (4,68m2).

This charming one-bedroom apartment, with independent entrance through Rua das Olarias, features a charming living room replete with an integrated and fully-equipped kitchenette (24,1m2), a bedroom outfitted with a wardrobe (12,53m2) and a comfortable bathroom (4,68m2)

Fração . *Fraction* B
Área Bruta Privativa . *Private Gross Area* 52 m2



P1

APARTAMENTO T0
STUDIO APARTMENT

Este luminoso T0, tem uma sala de estar com kitchenette integrada e totalmente equipada (27,7m2), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (4m2).

This luminous studio apartment unveils a charming living space replete with an integrative, fully-equipped kitchenette (27.7 m2), adaptable living and sleeping area as required, coupled with a full 4 m2 bathroom.

Fração . Fraction C
Área Bruta Privativa . *Private Gross Area* 40 m2

P1

APARTAMENTO T1
ONE BEDROOM APARTMENT

Este charmosos T1, tem uma sala de estar com kitchenette integrada e totalmente equipada (22m2) ; um quarto com roupeiro (10m2) e uma casa de banho completa (4m2).

This alluring one-bedroom residence features a living space blended with a fully- equipped kitchenette (22 m2), a delightful bedroom outfitted with wardrobe (10 m2), and a complete bathroom (4 m2).

Fração . *Fraction* D
Área Bruta Privativa . *Private Gross Area* 46 m2

BOSCH
CHIPPERFIELD

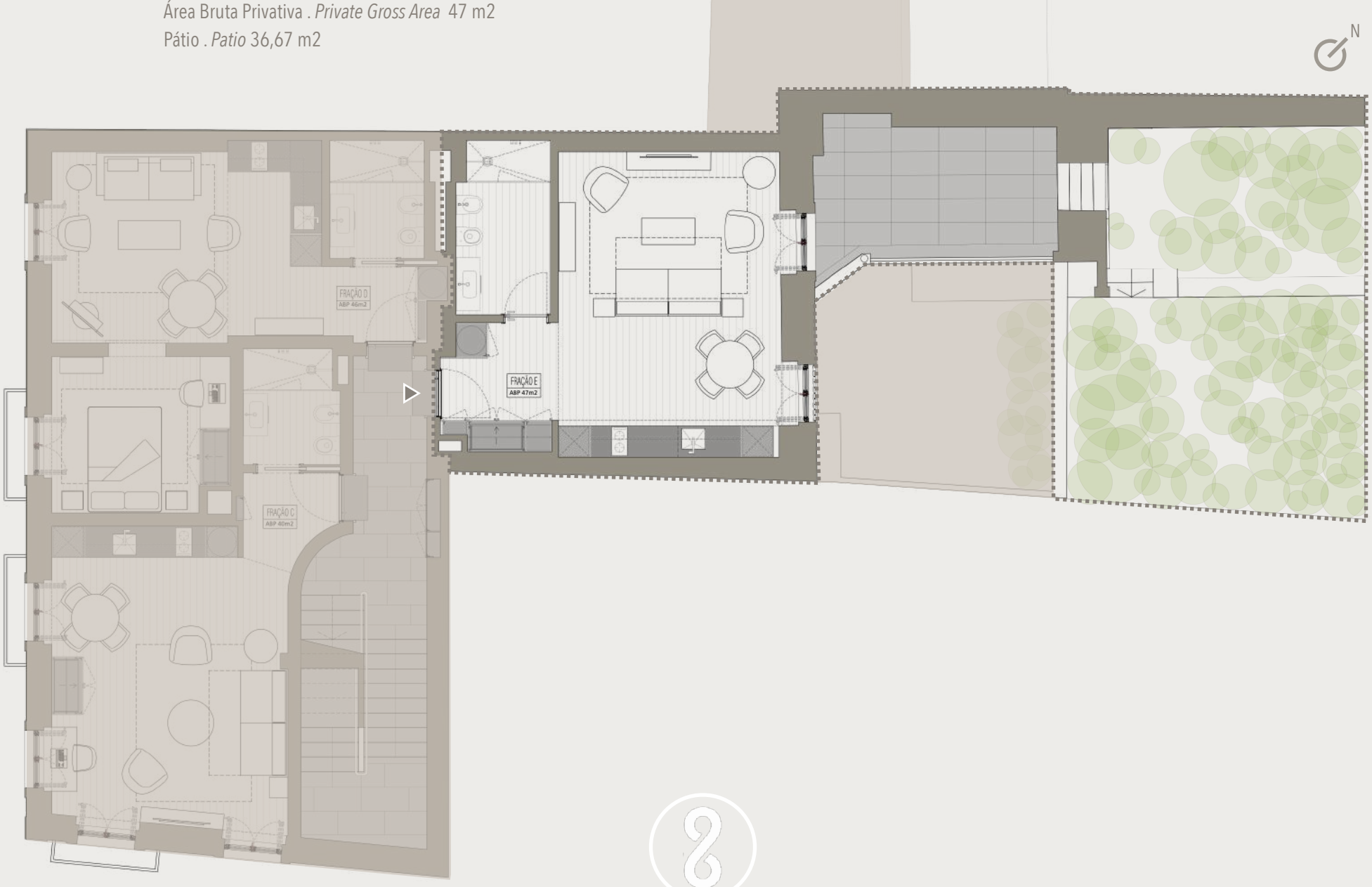
P1

APARTAMENTO T0
STUDIO APARTMENT

Este singular T0, tem uma ampla sala de estar com kitchenette integrada e totalmente equipada (29,8m2), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (5,8m2) e um magnifico pátio (36,67m2).

This unique studio apartment features a spacious living room, seamlessly integrated with a fully equipped kitchenette (29.8 m2) that can double as a living or sleeping area as required. Additionally, it offers a complete bathroom (5.8 m2) and a magnificent patio (36.67 m2).

Fração . *Fraction* E
Área Bruta Privativa . *Private Gross Area* 47 m2
Pátio . *Patio* 36,67 m2



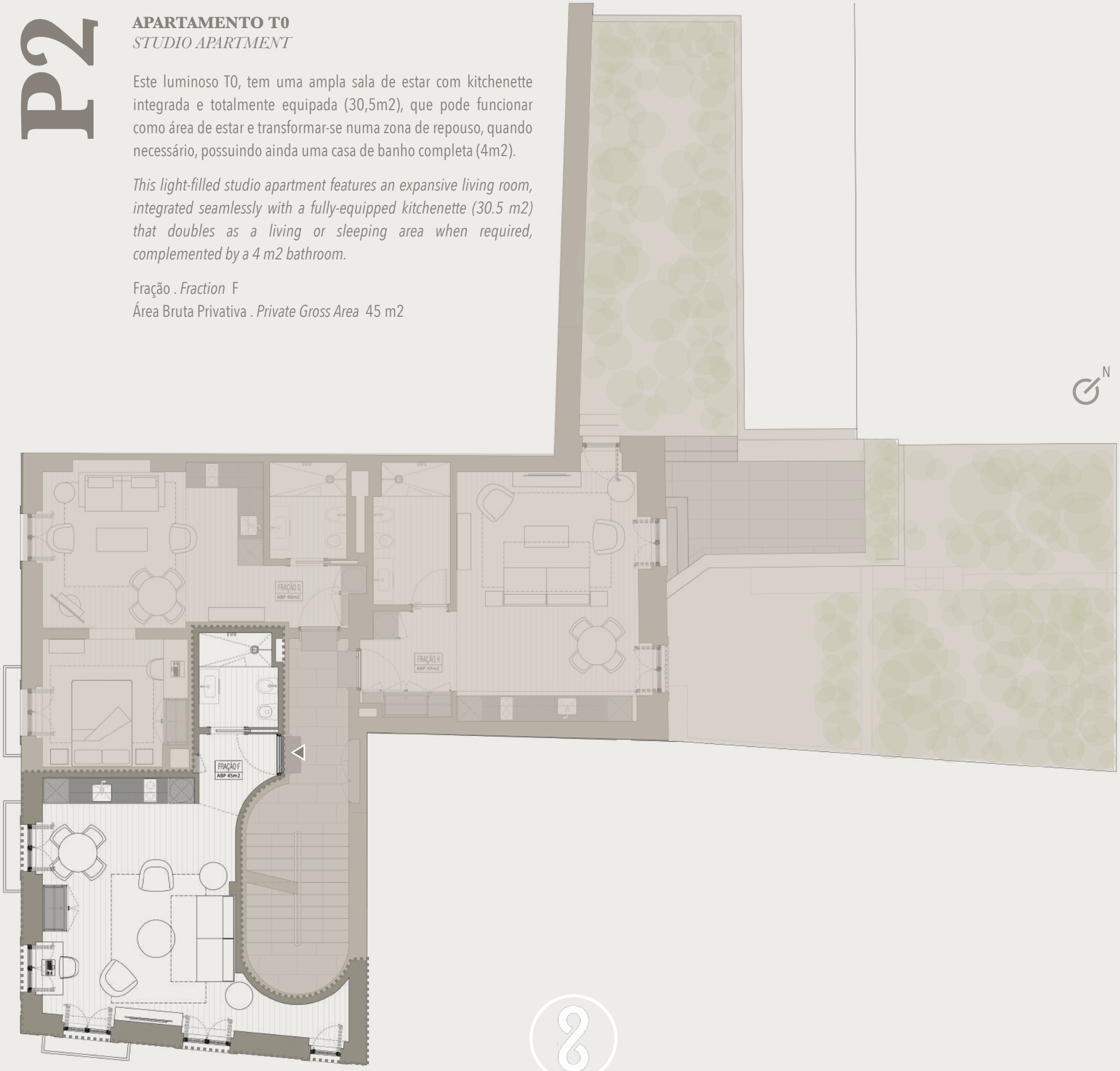
P2

APARTAMENTO T0
STUDIO APARTMENT

Este luminoso T0, tem uma ampla sala de estar com kitchenette integrada e totalmente equipada (30,5m2), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (4m2).

This light-filled studio apartment features an expansive living room, integrated seamlessly with a fully-equipped kitchenette (30.5 m2) that doubles as a living or sleeping area when required, complemented by a 4 m2 bathroom.

Fração . *Fraction* F
Área Bruta Privativa . *Private Gross Area* 45 m2



P2

APARTAMENTO T1
ONE BEDROOM APARTMENT

Este charmoso T1, tem uma sala de estar com kitchenette integrada e totalmente equipada (22,5m2) ; um quarto com roupeiro (10m2) e uma casa de banho completa (4m2).

This appealing one-bedroom apartment offers a living room beautifully integrated with a fully-equipped kitchenette (22 m2), a delightful bedroom complete with a wardrobe (10 m2), and a full bathroom (4 m2).

Fração . *Fraction* G
Área Bruta Privativa . *Private Gross Area* 46 m2

BOSCH

P2

APARTAMENTO T0
STUDIO APARTMENT

Este incrível T0, tem uma ampla sala de estar com kitchenette integrada e totalmente equipada (29,8m2), que pode funcionar como área de estar e transformar-se numa zona de repouso, quando necessário, possuindo ainda uma casa de banho completa (5,8m2), um magnifico jardim (33,74m2) e terraço (16m2).

This outstanding studio apartment features a spacious living room seamlessly integrated with a fully equipped kitchenette (29.8 m2), doubling as a living or sleeping area as needed. The property is further enhanced with a full bathroom (5.8 m2), a stunning garden (33.74 m2), and terrace (16 m2).

Fração . *Fraction* H
Área Bruta Privativa . *Private Gross Area* 47 m2
Terraço . *Terrace* 16 m2 + Jardim . *Garden* 33,74 m2

P3

APARTAMENTO T2
TWO BEDROOM APARTMENT

Este luminoso T2, nas águas furtadas, tem uma sala de estar (18,8m2), com terraço (12m2), compartilhado com um dos quartos (8,7m2); uma cozinha (9m2), totalmente equipada, com terraço privativo (2,9m2), uma suite com casa de banho completa (11,2m2+4,4m2), roupeiro e terraço privativo (2,9m2), e ainda uma casa de banho (2,2m2).

Occupying the attic, this luminous two-bedroom abode flaunts a radiant living room (18.8 m2) opening onto a terrace (12 m2) that it shares with one of the bedrooms (8.7 m2). The property also boasts a fully-equipped kitchen (9m2) with its own private terrace (2.9 m2), a suite with a complete bathroom (11.2 m2 + 4.4 m2), a wardrobe and its own private terrace (2.9m2), as well as a smaller, secondary bathroom (2.2 m2).

Fração . *Fraction* I
Área Bruta Privativa . *Private Gross Area* 73 m2
Terraços . *Terraces* 17,8 m2

INTERIORS WITH PERSONALITY

Com um traçado contemporâneo e uma luminosidade absolutamente incrível, os interiores do edifício PÁTIOS DO MONTE, foram cuidadosamente pensados para se enquadrar num estilo de vida moderno e urbano, capaz de satisfazer os moradores mais exigentes..

Boasting contemporary design bathed in breathtaking light, the interiors of the PÁTIOS DO MONTE building are meticulously designed to accommodate the modern urban lifestyle, satisfying even the most discerning of residents.

FINISHINGS

MATERIALIDADE
MATERIALS

PAVIMENTOS . *FLOORS*
MARGRES SLABSTONE WHITE ceramic or similar
TORLYS Vinyl floating floor in OAK CARVALHO or similar

RODAPÉS . *SKIRTING BOARD*
MARGRES SLABSTONE WHITE ceramic or similar
NORDSTAL white PVC (10 cm) or similar

PAREDES INTERIORES . *INTERIOR WALLS*
KERION SIENA CALCE ceramic or similar
VINYLMATT CIN water paint or similar
CINACRYL CIN acrylic water-based paint (humid areas) or similar

TETOS . *CEILINGS*
VINYLMATT CIN water paint or similar
CINACRYL CIN acrylic water-based paint (humid areas) or similar

PORTAS E PORTADAS INTERIORES . *INTERIOR DOORS AND SHUTTERS*
Prefabricated door and frame in water-repellent MDF, lacquered finish or similar
Shutters in melamine paneled in White Egger Perfect Sense Branco or similar

ROUPEIROS . *WARDROBES*
Structured cabinets with crates in Line Egger melamine agglomerate, with uprights, shelves and drawers or similar
Doors and sides in White Egger Sense melamine paneling or similar

ARMÁRIOS DE COZINHA/KITCHENETTE . *KITCHEN/KITCHENETTE CABINETS*
Structured cabinets with aluminum gray melamine agglomerate box or similar
Fronts in matt whitewash with PVC aluminum collar and footer profile or similar

EQUIPAMENTOS DE COZINHA . *KITCHEN EQUIPMENT*
BOSCH HBA 512 ESO oven or similar
BOSCH BEL 523 MSO microwave or similar
BOSCH DFT 63 AC 50 extractor hood or similar
FRASA ORTA 50 sink or similar
BOSCH KIV 86 NSE0 fridge freezers or similar
BOSCH SMI 4ECS 21 E dishwasher or similar

MATERIALIDADE
MATERIALS

EQUIPAMENTOS DE COZINHA . *KITCHEN EQUIPMENT*
BOSCH WAN 242 66ES washing machine or similar
BOSCH PIB 375 FB1E induction hob or similar
BRUMA LEAF 1070502CR tap or similar

EQUIPAMENTOS DE CASA DE BANHO . *BATHROOM EQUIPMENTS*
VALADARES TWO wall-hung toilet or similar
OLI 80 SIMFLEX cistern structure with chrome plate or similar
VALADARES TWO wall-hung bidet or similar
OLI bidet structure or similar
SANINDUSA STONIT MARINA shower base in white or similar
SANITANA Velvet washbasin or similar
COSMIC B-Best 80 mirror or similar
BRUMA Waterevolution taps in chrome or similar
Shower screen in laminated tempered glass, profiles Profiltek NORDIK - high gloss silver or similar

PORTA SEGURANÇA . *SECURITY DOOR*
DIERRE ASSO 5, wood finish or similar

CAIXILHARIA . *FRAMEWORK*
FINSTRAL Finwindow Stepline 77 PVC frames, white and brown colours or similar
SGG Securit HST Cool lite SKN 183 II + CX + AR Securit HST Planiclear double glass or similar

PAREDES EXTERIORES . *EXTERIOR WALLS*
Lining in softened LIOZ stone
WEBERPLAST SILCOLOR water paint, ivory beige color - RAL 1015 or similar

CANTARIAS . *STONEWORK*
Technical mortar with superior thermal insulation or similar

SERRALHARIAS . *LOCKS*
CINOFER LISO synthetic enamel paint for iron guards, brown colour or similar

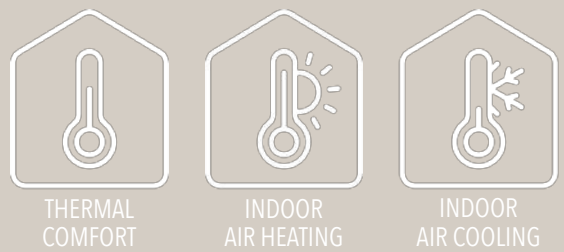
DESIGNED WITH FUTURE IN MIND

A sustentabilidade está no centro de tudo o que fazemos. Na reconstrução do edifício PÁTIOS DO MONTE, foram mantidas as características arquitetónicas do anterior edifício, mas todo o interior foi reconstruído a pensar em si e no conforto, garantindo desempenhos otimizados.

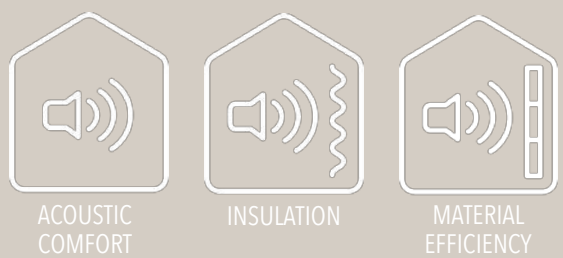
Sustainability lies at the heart of all our operations. In PÁTIOS DO MONTE building rehabilitation, we have preserved the architectural characteristics of the original building, while entirely redesigning the interior with a focus on your comfort. Hereby we present you the best of both worlds.

SUSTAINABLE

SUSTAINABILITY PRINCIPLES OF OUR CONSTRUCTION



Thermal insulation on exterior and interior walls
Thermal insulation on pitched roof
PVC frames and night occlusion device - shutters
Double glazing with solar control COOL-LITE® SKN
Solar gains - Sun exposure East – West
Indoor air heating and cooling - Air Conditioning
DHW sanitary hot water heating - Heat Pump



Acoustic insulation from exterior air conduction sounds
Acoustic insulation of indoor air conduction sounds
Acoustic insulation from percussion sounds
Acoustic conditioning with installation of false ceilings in all rooms

Access to views
Adequate availability of natural light
Even distribution of natural light
Balanced natural light and artificial light
Lighting suited to the function of each room

Conduit network for kitchen extraction
Mechanical ventilation system in sanitary facilities
Air intake system on the facade and frames
Ecological materials from recycled materials
Materials with A+ indoor air contamination index

solid ground INVESTMENTS

www.solidground.pt

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