

The background of the image is a light beige or cream color with a subtle, textured pattern. Overlaid on this is a large, faint, and detailed architectural ornament, possibly a ceiling medallion or a large-scale decorative scrollwork. The ornament features symmetrical, fan-like or acanthus-leaf-like structures radiating from a central point, with intricate carvings and scrollwork. The overall aesthetic is classic and elegant.

# GRAND LOFT

A V E N I D A

L I B E R D A D E





A NEW CHAPTER BEGINS IN LISBON. YOURS.





# A CITY READY TO WELCOME YOU

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Today, Lisbon has qualities that you will hardly find anywhere else in the world. That's why in recent years the city has been repeatedly considered one of the best, not just for visiting, but for living, walking, working and investing.

Publications such as Monocle, Live and Invest Overseas or the CIA Landlord considered Lisbon one of the 10 cities with the best quality of life worldwide, reflecting its ability to reposition and modernize itself. The city was distinguished as European Green Capital in 2020 and continues to position itself at the forefront of European capitals with its unique charm, which is increasingly recognized around the world.



# THE PERFECT BALANCE IN A CITY WHERE EVERYTHING HAPPENS

Living in Rua da Glória means getting the best of both worlds in Lisbon: on the one hand, you will live in one of the quietest streets in the capital, safeguarded from the hustle and bustle whenever you need it; at the same time, you will be just 1 minute away from Avenida da Liberdade, the city's most vibrant and cosmopolitan artery, or 5 minutes away from Príncipe Real, an emerging neighborhood that brings together much of the best shopping, dining and cultural activities that Lisbon has to offer.

Enjoy a traditional neighborhood life right in the center of everything, just a few steps from what matters most. Let yourself be carried away by the energy of one of the most luxurious shopping boulevards in the world. Av. da Liberdade combines the charm of historic buildings with the urban spirit of a capital, which makes this area of Lisbon a mirror of the well-known Champs Elysées, but with a climate and energy typical of a city facing the Tagus River and breathed by the air of the Atlantic Ocean.









# FRONT ROW TO HISTORY

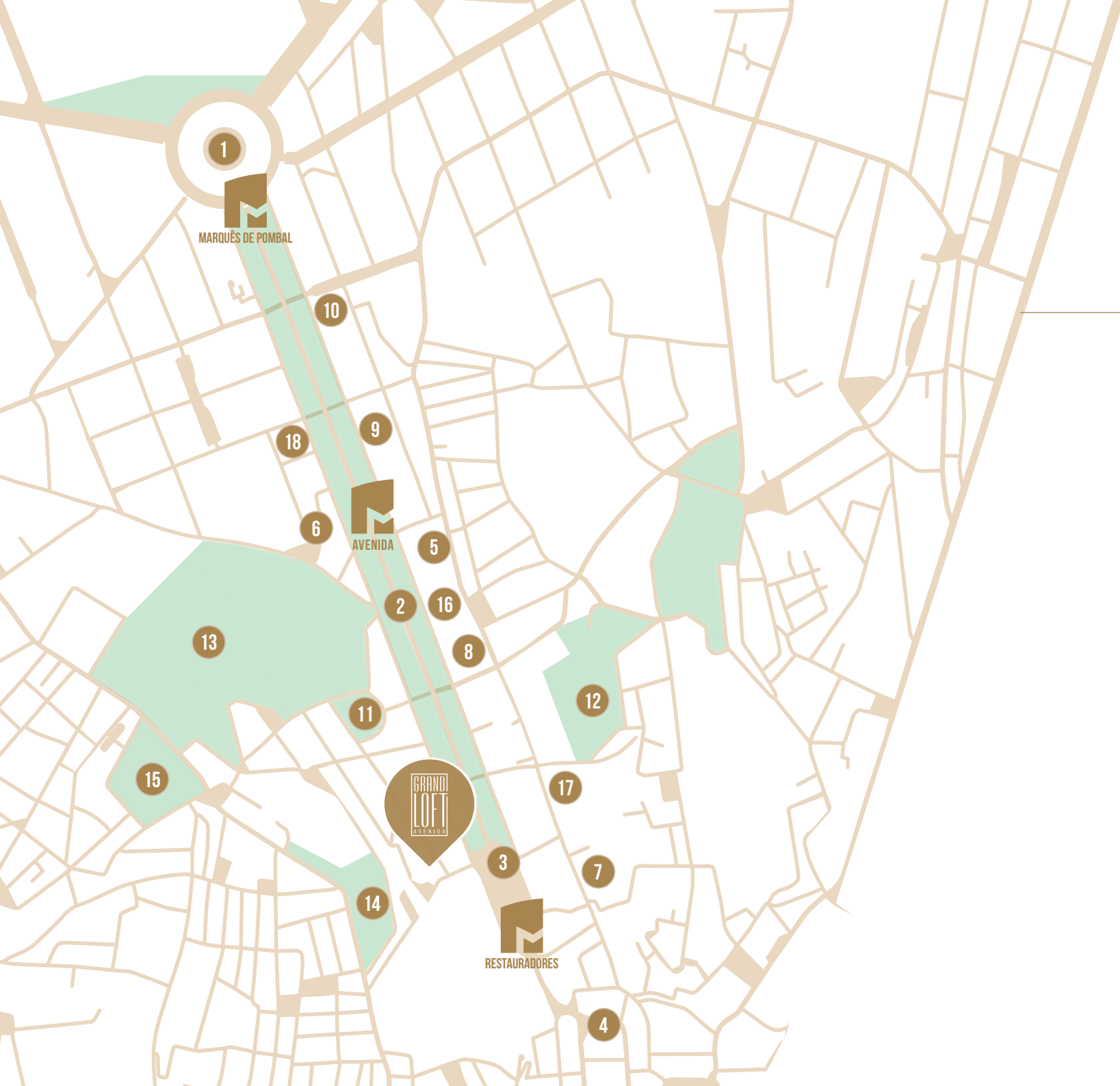
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Some of Lisbon's main postcards surround this prime location.

A few meters from your address, you will find Praça dos Restauradores, imposingly located at the junction between Av. da Liberdade and Baixa Pombalina, the historic heart of the city. Recognized for its obelisk - inaugurated in 1886 - this square is a historical icon and an aesthetic reference of a welcoming but simultaneously grand city, with narrow streets and expansive views over the world. Wherever you look, you will find Lisbon's history. A few meters away from your residence, the Elevador da Glória - the second oldest in the city, inaugurated on October 24, 1885 - connects Praça dos Restauradores and the São Pedro de Alcântara viewpoint. It is a unique link between two of the most vibrant areas of Lisbon. Once you arrive at the viewpoint, the central point of Bairro Alto is one of the main meeting points of Lisbon life and a mandatory stopover for anyone who wants to enjoy one of the most spectacular views of the city at any time of the day or night.







# POINTS OF INTEREST

- 01 - Marquês de Pombal
- 02 - Av. Liberdade
- 03 - Praça dos Restauradores
- 04 - Praça do Rossio

## Culture

- 05 - Teatro Tivoli
- 06 - Cinema São Jorge
- 07 - Coliseu dos Recreios

## Shopping

- 08 - Michael Kors
- 09 - Prada
- 10 - Cartier

## Green Areas

- 11 - Praça da Alegria
- 12 - Jardim do Torel
- 13 - Jardim Botânico
- 14 - Miradouro São Pedro de Alcântara
- 15 - Praça Príncipe Real

## Restaurants

- 16 - JNcQUOI Avenida
- 17 - Solar dos Presuntos
- 18 - Seen Lisboa

Metro Restauradores  
250m / 3 minutes



Airport  
20 minutes







# THE GRAND LOFT AVENIDA

Welcome to Grand Loft Avenida.

These 20 unique apartments combine the beautiful heritage of a building erected in the early 20th century with a contemporary interior with first-rate finishes.

The apartments follow the duplex loft typology with generous areas ranging from 105m<sup>2</sup> to 207m<sup>2</sup> and are distributed over five floors.

Live and enjoy Lisbon like never before.

As áreas e imagens aqui apresentadas são aproximadas, indicativas e sem carácter contractual.  
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Entrance Hall



5 FLOORS



20 APARTMENTS



DUPLEX LOFTS



PRIVATE GARDEN



CUSTOMIZABLE  
FINISHINGS



LIFT



FROM 105M<sup>2</sup> TO 207M<sup>2</sup>



DOUBLE-HEIGHT  
LIVING ROOMS

## CHARMINGLY MODERN

The common areas preserve the magnificence of a historical past and make this building a real treasure. Whether it be the monumentality of the entrance hall, the wooden stairs with rehabilitated metal guards or the generous ceilings, Grand Loft Avenida is an authentic tribute to Lisbon's architectural heritage, adapted to the present day.

A celebration of history with a bright future.





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Living Room | Loft C





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Living Room | Loft P





# LARGE SPACES, AN INVITATION TO THE ART OF WELCOMING

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The kitchen, a space to meet and enjoy, was designed to provide a functional and elegant atmosphere, equipped with high-quality appliances. A room designed to shine and communicate with the rest of the house: it's a place to discover and revel.

Kitchen | Loft P





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Living Room | Loft T



# COMFORT AND PRIVACY



**Bathroom** | The bathrooms feature marble-lined floors and walls and are designed with the highest quality equipment and customizable finishes - gold, black matte and white matte.



**Mezzanine | Loft P** | To create a sophisticated and welcoming environment, everything was thought out in detail. The elegance of the finishing materials reinforces the touch of excellence anywhere you look.

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View from the mezzanine into the living room | Loft G



# A WINDOW TO THE CITY



Enjoy the city as a natural extension of your new home. Discover unique spaces with balconies overlooking Lisbon, a genuine invitation to live in this city at the right speed, at the right time.



Room with a view | Loft T | Apartments with private gardens and penthouses with magnificent views of the city

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# TIME TO WRITE A NEW CHAPTER

Lisbon is ready to write the next chapter of its history.

The Grand Loft Avenida awaits you.

Rear Façade

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Illustrative photomontage of the rear façade



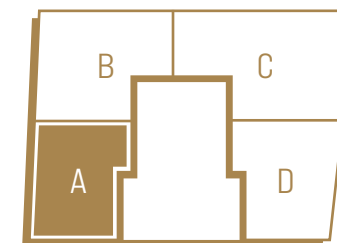
ÁREA PRIVATIVA TOTAL: **108,95m<sup>2</sup>**  
TOTAL AREA



MEZANINO  
MEZZANINE

LOFT  
A

RÉS DO CHÃO  
PISO  
FLOOR



RUA DA GLÓRIA



ÁREA BRUTA PRIVATIVA INTERIOR: **124,5m<sup>2</sup>**

GROSS INTERNAL AREA

ÁREA EXTERIOR: **73,25m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **197,75m<sup>2</sup>**

TOTAL AREA



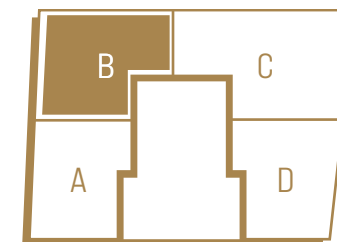
MEZANINO  
MEZZANINE

LOFT  
B

RÉS DO CHÃO

PISO

FLOOR



RUA DA GLÓRIA



ÁREA BRUTA PRIVATIVA INTERIOR: **154,45m<sup>2</sup>**

GROSS INTERNAL AREA

ÁREA EXTERIOR: **45,70m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **200,15m<sup>2</sup>**

TOTAL AREA



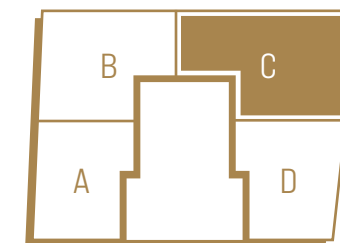
MEZANINO  
MEZZANINE

LOFT  
C

RÉS DO CHÃO

PISO

FLOOR



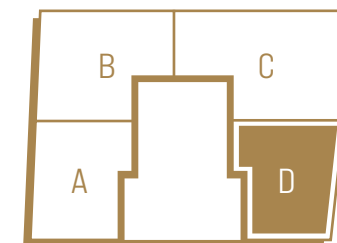
RUA DA GLÓRIA



ÁREA PRIVATIVA TOTAL: **102,70m<sup>2</sup>**  
TOTAL AREA



RÉS DO CHÃO  
PISO  
FLOOR



RUA DA GLÓRIA



MEZANINO  
MEZZANINE

LOFT  
D



MEZANINO  
MEZZANINE

LOFT  
E



ÁREA BRUTA PRIVATIVA INTERIOR: **143,45m<sup>2</sup>**

GROSS INTERNAL AREA

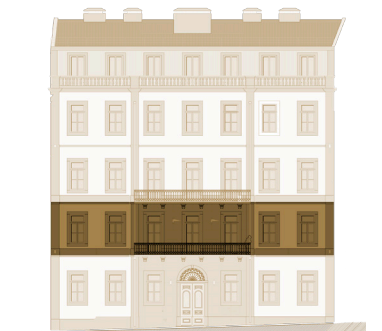
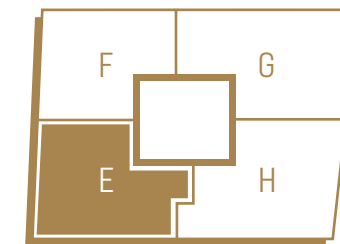
ÁREA EXTERIOR: **2,00m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **145,45m<sup>2</sup>**

TOTAL AREA

**1**  
PISO  
FLOOR



RUA DA GLÓRIA



MEZANINO  
MEZZANINE

LOFT  
H



ÁREA BRUTA PRIVATIVA INTERIOR: **154,20m<sup>2</sup>**

GROSS INTERNAL AREA

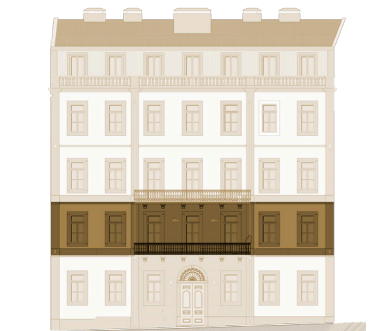
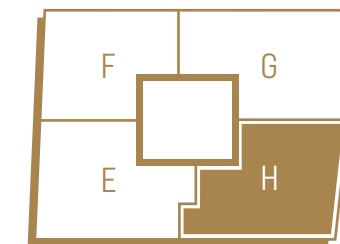
ÁREA EXTERIOR: **5,00m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **159,20m<sup>2</sup>**

TOTAL AREA

**1**  
PISO  
FLOOR



RUA DA GLÓRIA

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MEZANINO  
MEZZANINE

LOFT  
I



GRAND  
LOFT  
AVENIDA

ÁREA BRUTA PRIVATIVA INTERIOR: **143,45m<sup>2</sup>**

GROSS INTERNAL AREA

ÁREA EXTERIOR: **2,00m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **145,45m<sup>2</sup>**

TOTAL AREA

2  
PISO  
FLOOR



RUA DA GLÓRIA

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ÁREA BRUTA PRIVATIVA INTERIOR: **124,50m<sup>2</sup>**

GROSS INTERNAL AREA

ÁREA EXTERIOR: **7,50m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **132,00m<sup>2</sup>**

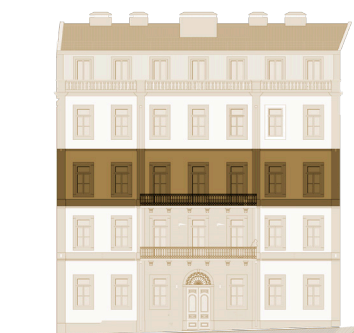
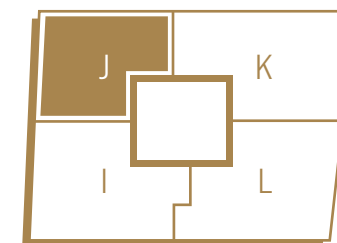
TOTAL AREA

MEZANINO  
MEZZANINE

LOFT  
J



2  
PISO  
FLOOR



RUA DA GLÓRIA



MEZANINO  
MEZZANINE

LOFT  
L



ÁREA BRUTA PRIVATIVA INTERIOR: **154,20m<sup>2</sup>**

GROSS INTERNAL AREA

ÁREA EXTERIOR: **5,00m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **159,20m<sup>2</sup>**

TOTAL AREA

**2**  
PISO  
FLOOR



RUA DA GLÓRIA

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MEZANINO  
MEZZANINE

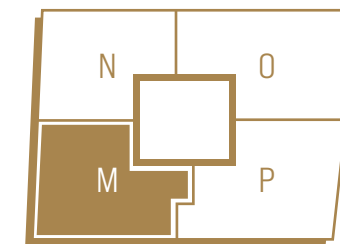
LOFT  
M



GRAND  
LOFT  
AVENIDA

ÁREA PRIVATIVA TOTAL: **143,45m<sup>2</sup>**  
TOTAL AREA

3  
PISO  
FLOOR



RUA DA GLÓRIA

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MEZANINO  
MEZZANINE

LOFT  
N



ÁREA BRUTA PRIVATIVA INTERIOR: **124,50m<sup>2</sup>**

GROSS INTERNAL AREA

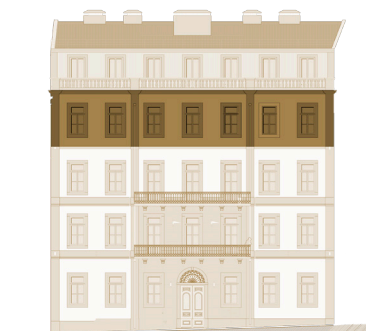
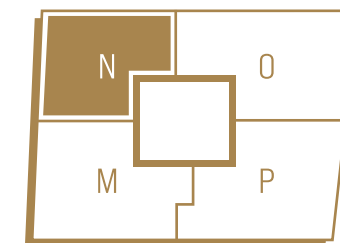
ÁREA EXTERIOR: **7,50m<sup>2</sup>**

GROSS EXTERNAL AREA

ÁREA PRIVATIVA TOTAL: **132,00m<sup>2</sup>**

TOTAL AREA

3  
PISO  
FLOOR



RUA DA GLÓRIA

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MEZANINO  
MEZZANINE

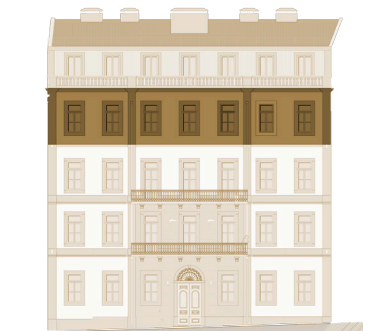
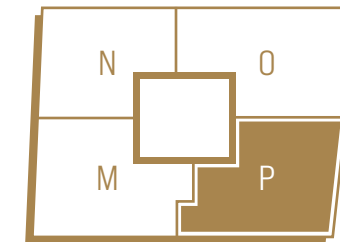
LOFT  
P



GRAND  
LOFT  
AVENIDA

ÁREA PRIVATIVA TOTAL: **154,20m<sup>2</sup>**  
TOTAL AREA

3  
PISO  
FLOOR



RUA DA GLÓRIA

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MEZANINO  
MEZZANINE

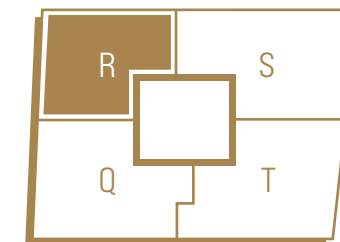
LOFT  
R



GRAND  
LOFT  
AVENIDA

ÁREA PRIVATIVA TOTAL: **96,30m<sup>2</sup>**  
TOTAL AREA

4  
PISO  
FLOOR



RUA DA GLÓRIA

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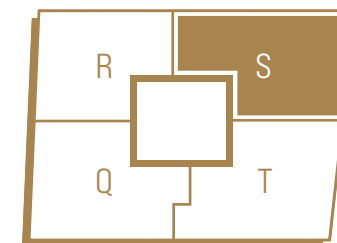
MEZANINO  
MEZZANINE

LOFT  
S



ÁREA PRIVATIVA TOTAL: **118,20m<sup>2</sup>**  
TOTAL AREA

4  
PISO  
FLOOR



RUA DA GLÓRIA

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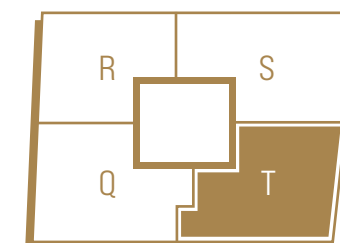
MEZANINO  
MEZZANINE

LOFT  
T



ÁREA PRIVATIVA TOTAL: **117,20m<sup>2</sup>**  
TOTAL AREA

4  
PISO  
FLOOR



RUA DA GLÓRIA

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# GRAND LOFT AVENIDA

LIBERDADE

## NOTES

1. Plants and images are merely illustrative decoration suggestions. Furniture and equipment are not included in the contract.
2. Dimensions are measured from wall to wall, and may undergo changes during the works due to the character of rehabilitation.
3. The coatings to be used in the construction are specified in the descriptive memorandum.
4. The constructions might have to undergo changes arising from technical and structural requirements and upon request from competent entities.
5. The information contained in this presentation is merely indicative and does not have a contractual nature.



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ADVISING / DEVELOPMENT

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REALIZAÇÃO



FUNDO GOLDEN BRIDGE FCR E GAMMA CAPITAL