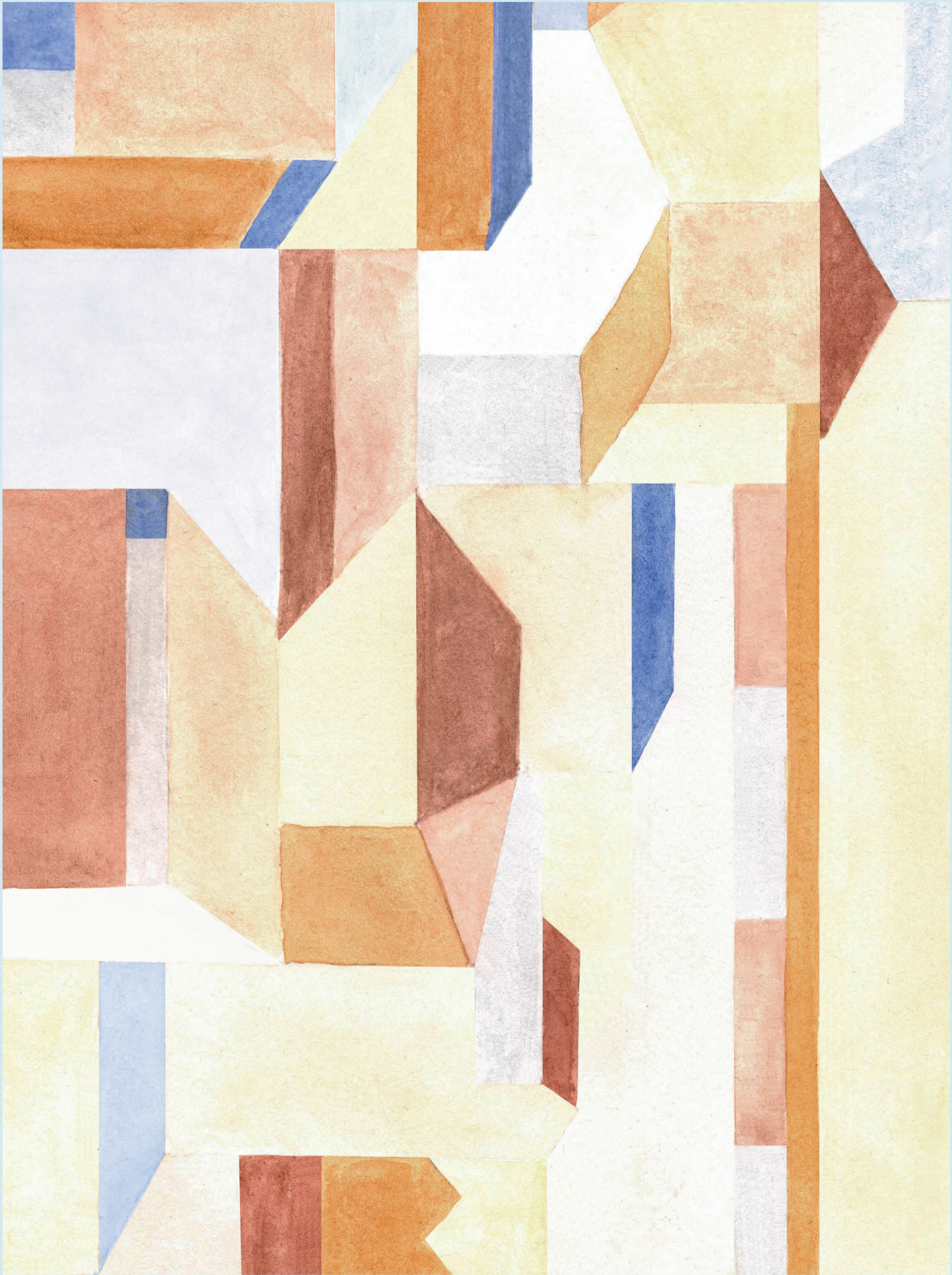
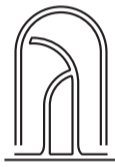


ANDO

Living

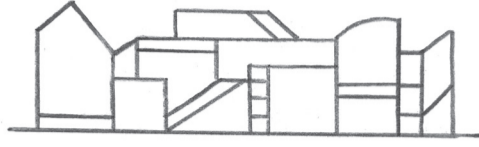


ALFAMA CLUBHOUSE



01

This is not just an apartment to stay or live in,
but a lifestyle-serviced residence built around
business and leisure, connecting a community
of travelers and locals alike.



02

LISBON

THE VIBRANT CAPITAL

LISBON IS A CITY OF BEAUTIFUL CONTRASTS. A STROLL DOWN THE STREETS WILL TRANSPORT YOU FROM AVANT-GARDE ARCHITECTURE TO PICTURESQUE HISTORIC NEIGHBOURHOODS, WHERE TRADITIONAL AZULEJOS TILES MEET STREET ART PAINTINGS ON WHITE-WASHED WALLS. ONE DAY YOU ARE SOAKED IN THE ACTION OF VIBRANT CULTURAL SCENES, AND THE NEXT DAY IN THE SLOWNESS OF THE LOCAL HUMDRUM. WHILE THE GLAMOUR OF LUXURY RETAILERS DELIGHTS THE EYES, THE FRIENDLY LOCAL SHOPS CAPTURE THE SOUL. GASTRONOMY PLAYS A BIG PART IN THE LISBON EXPERIENCE. CLASSIC PORTUGUESE DELICACIES PAIRED WITH INNOVATIVE CUISINES PROMISE AN ADVENTURE OF GASTRONOMIC FEASTS.

AS ONE OF THE OLDEST CITIES IN WESTERN EUROPE, LISBON OFFERS A MYRIAD OF OPPORTUNITIES TO DISCOVER A LARGE RANGE OF NATURAL, CULTURAL AND HISTORICAL RICHES. A MULTITUDE OF SCENIC VIEWPOINTS AND STROLLS FROM RIVER TO BEACHES STRETCH FROM THE NORTHERN COAST OF CASCAIS TO THE SOUTHERN SANDS OF COSTA DA CAPARICA. MOSTLY WARM AND SUNNY, LISBON IS THE IDEAL DESTINATION FOR TRAVELLING AND LIVING ALL YEAR ROUND.

FURTHERMORE, FOR THOSE LOOKING FOR A GETAWAY NOW AND THEN, A SHORT FLIGHT WILL TAKE YOU TO MOST OF THE EUROPEAN CAPITALS.



ALFAMA

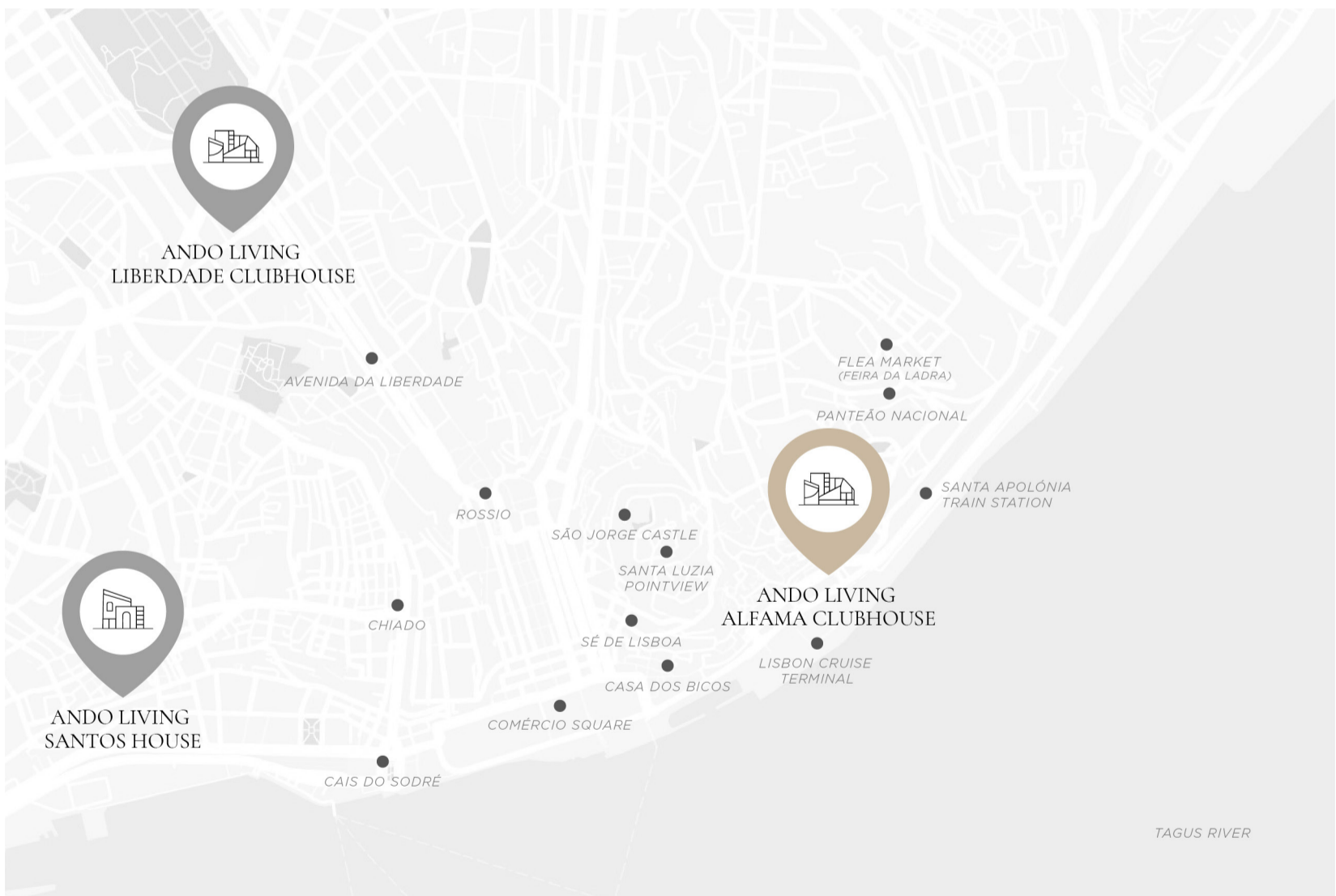
A SLICE OF OLD-TOWN AUTHENTICITY

NESTLED BETWEEN SKY-HIGH GRAÇA AND THE TAGUS RIVER LIES ALFAMA, LISBON'S MOST CHARACTERFUL NEIGHBOURHOODS ADORNED WITH PASTEL-COLORED BUILDINGS AND TERRACOTTA ROOFTOPS. IN THIS DESIRABLE WATERFRONT SETTING, THE ANDO LIVING ALFAMA CLUBHOUSE OCCUPIES THREE HISTORIC BUILDINGS. IN ONE DIRECTION, WITH STUNNING VIEWS OVER THE TAGUS RIVER AND IN THE OTHER VIBRANT SCENERY OF ALFAMA. IN THIS PART OF THE CITY, LIFE

HAPPENS OUTDOORS. TRADITIONAL RESTAURANTS AND FADO BARS MINGLE WITH COOL SUNSET SPOTS AND PICTURESQUE VIEWPOINTS. LOCALS AND VISITORS ALIKE STROLL ALONG THE WATERFRONT, PAUSING TO TAKE IN THE MAGNIFICENT VIEWS. IN A CITY THAT IS IN A NEVER-ENDING RENEWAL AND MODERNIZATION, ALFAMA SPARKLES WITH HISTORIC AUTHENTICITY AND A LIVELY LOCAL SPIRIT, MAKING IT ONE OF LISBON'S MOST CHARISMATIC DESTINATIONS.

ABOVE
VIEW OF ALFAMA

RIGHT PAGE, MAP
ALFAMA DISTRICT



ANDO LIVING

ALFAMA CLUBHOUSE OVERVIEW



05

HISTORICAL BUILDING

THE THREE BUILDINGS OCCUPIED BY THE ANDO LIVING ALFAMA CLUBHOUSE DATE BACK TO THE RECONSTRUCTION OF DOWNTOWN LISBON FOLLOWING THE 1755 EARTHQUAKE.

TWO OF THE BUILDINGS TAKE THE SHAPE OF TYPICAL LISBON TOWNHOUSES; TALL AND ELEGANT. THE THIRD IS A VAST WAREHOUSE THOUGHT TO HAVE BEEN BUILT AS AN EXTENSION OF THE OLD FLOUR FACTORY ON RUA JARDIM DO TABACO. WATER HAS INSPIRED THESE BUILDINGS BOTH PAST AND PRESENT. IN THEIR HEYDAY THEY WOULD HAVE BEEN AT THE CROSSROADS OF COMMERCE, AS THE RIVER PLAYED AN IMPORTANT ROLE IN TRADE AND CITY LIFE. ALONG THIS STRETCH OF THE RIVERBANK, BUILDINGS ARE SEPARATED BY DEEP OPENINGS THAT ONCE ALLOWED SMALL SHIPS TO UNLOAD MATERIALS DIRECTLY INTO THE BUILDINGS BY TAKING ADVANTAGE OF THE RISE AND FALL OF THE TIDES.

AS THE PORT OF LISBON EXPANDED THROUGHOUT THE TWENTIETH CENTURY WITH ADDITIONAL WHARVES AND FACILITIES TO ACCOMMODATE AN INCREASING NUMBER OF SHIPS, IT IS THOUGHT THAT THE WAREHOUSE WAS OWNED BY THE CUSTOMS BEFORE LYING VACANT FOR MANY YEARS.

REHABILITATION PROJECT

THE HISTORICAL AND ARCHITECTURAL LEGACY OF THE EXISTING BUILDINGS IS CURRENTLY UNDERGOING A DELICATE RENOVATION IN ORDER TO PRESERVE THEIR ORIGINAL CHARM AND POMBALINE FACADES. NAMED AFTER THE FIRST MARQUÊS DE POMBAL, SEBASTIÃO JOSÉ DE CARVALHO E MELO, THE POMBALINE STYLE IS NOTICEABLE FOR ITS ARCHITECTURAL RATIONALITY AND STRUCTURE. THE VISION FOR ALFAMA'S CLUBHOUSE INTERIOR DESIGN IS INSPIRED BY TALES AND POEMS OF THE SEA AND FROM THE FAMOUS MILD WEST WIND THAT SWEEPS THROUGH THE REGION.

DESIGNED BY AWARD-WINNING FIRM AVROKO, IT PAIRS WITH EXISTING ARCHITECTURE AND LOCAL CONTRASTING MATERIALS, WITH AN EMPHASIS ON SIMPLIFIED ELEGANCE AND INDOOR/OUTDOOR LIVING.

AN ARTFUL CHOICE OF OBJECTS FROM THE SOUTH ADDS COLOR AND TEXTURE, FINISHING AN OVERALL SCHEME OF UNSTRUCTURED AND EFFORTLESS ELEGANCE. INTERIOR SPACES ARE REIMAGINED TO MEET THE NEEDS OF CONTEMPORARY LIVING, OFFERING BOTH PRIVACY AND COMMUNITY.

FLOORS 1 TO 5 WILL BE COMPOSED OF 56 TASTEFULLY DESIGNED SERVICED APARTMENTS RANGING FROM STUDIOS TO THREE BEDROOMS. COMMUNAL SPACES INCLUDE A COURTYARD AND AN OUTDOOR POOL SET ON A BEAUTIFUL TERRACE OVERSEEING THE TAGUS RIVER.

TOURISTIC APARTMENTS
2 628 SQM, 56 UNITS

RETAIL
959 SQM, 4 UNITS

TOTAL CONSTRUCTION AREA
6 210 SQM

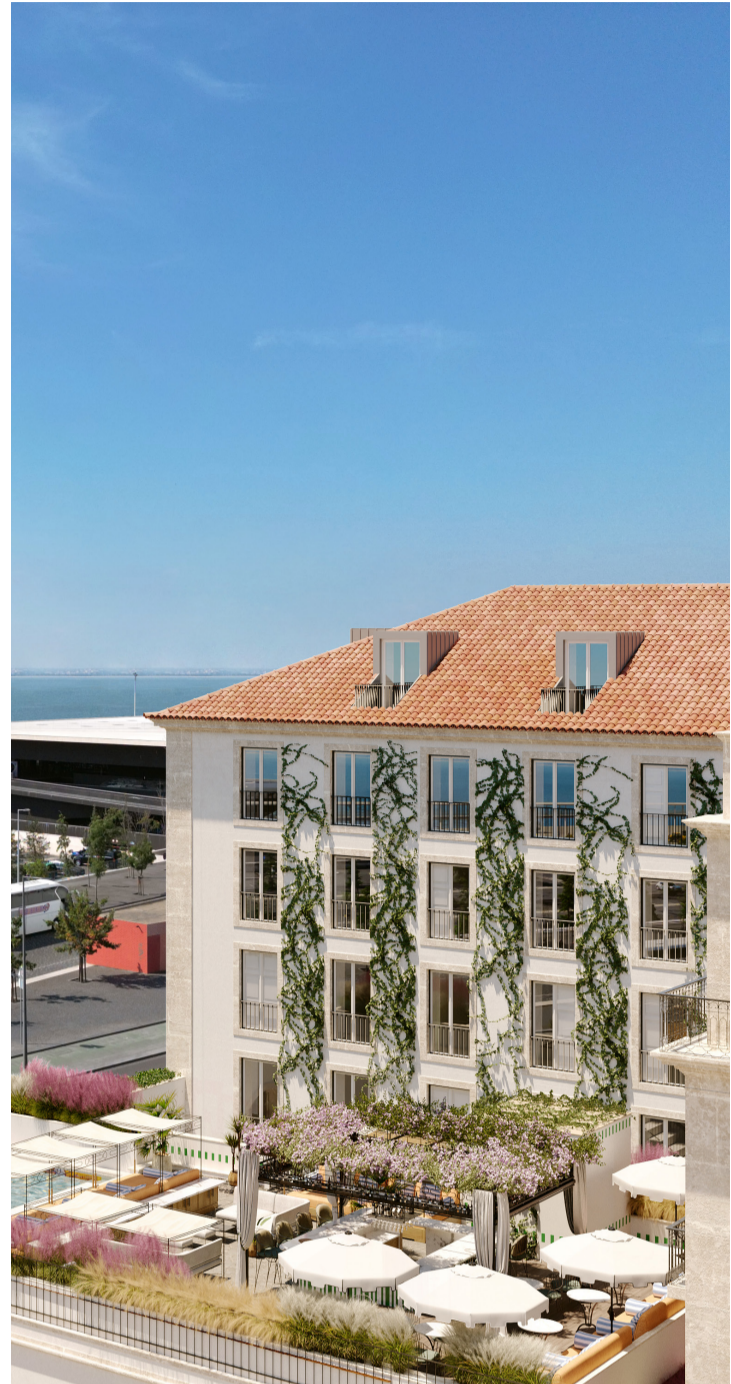
COMMON & TECHNICAL AREA
1 715 SQM

TOURISTIC LICENSED APARTMENTS
ALLOWING TOURISTIC RENTAL

OUR TOURISTIC LICENSED APARTMENTS ARE CREATED FOR THE DISCERNING CONTEMPORARY TRAVELER. DEVELOPED TO ANDO LIVING STANDARDS, THEY COMBINE LUXURIOUS FINISHES OF A 5-STAR HOTEL WITH THE WELCOMING COMFORT OF A HOME.

EACH APARTMENT WILL BE EQUIPPED WITH A KITCHEN, LIVING AND WORK AREA AND COMPREHENSIVE ON-DEMAND SERVICES, INCLUDING CONCIERGE SERVICES, BUILDING SECURITY AND A 24/7 RECEPTION.

LARGE WINDOWS INVITE AN ABUNDANCE OF NATURAL LIGHT INTO ELEGANT INTERIORS INSPIRED BY THE SEA AND AN INDOOR/OUTDOOR LIVING LIFESTYLE.



LEFT PAGE
ALFAMA CLUBHOUSE FACADE RENDERING

RIGHT PAGE
ALFAMA CLUBHOUSE TERRACE BAR RENDERING



07



ABOVE IMAGE
A201 | T3 LIVING ROOM RENDERING

BELOW IMAGE
A201 | T3 BEDROOM RENDERING



ABOVE IMAGE
C305 | T1 APARTMENT RENDERING

BELOW IMAGE
C409 | T1 BEDROOM RENDERING

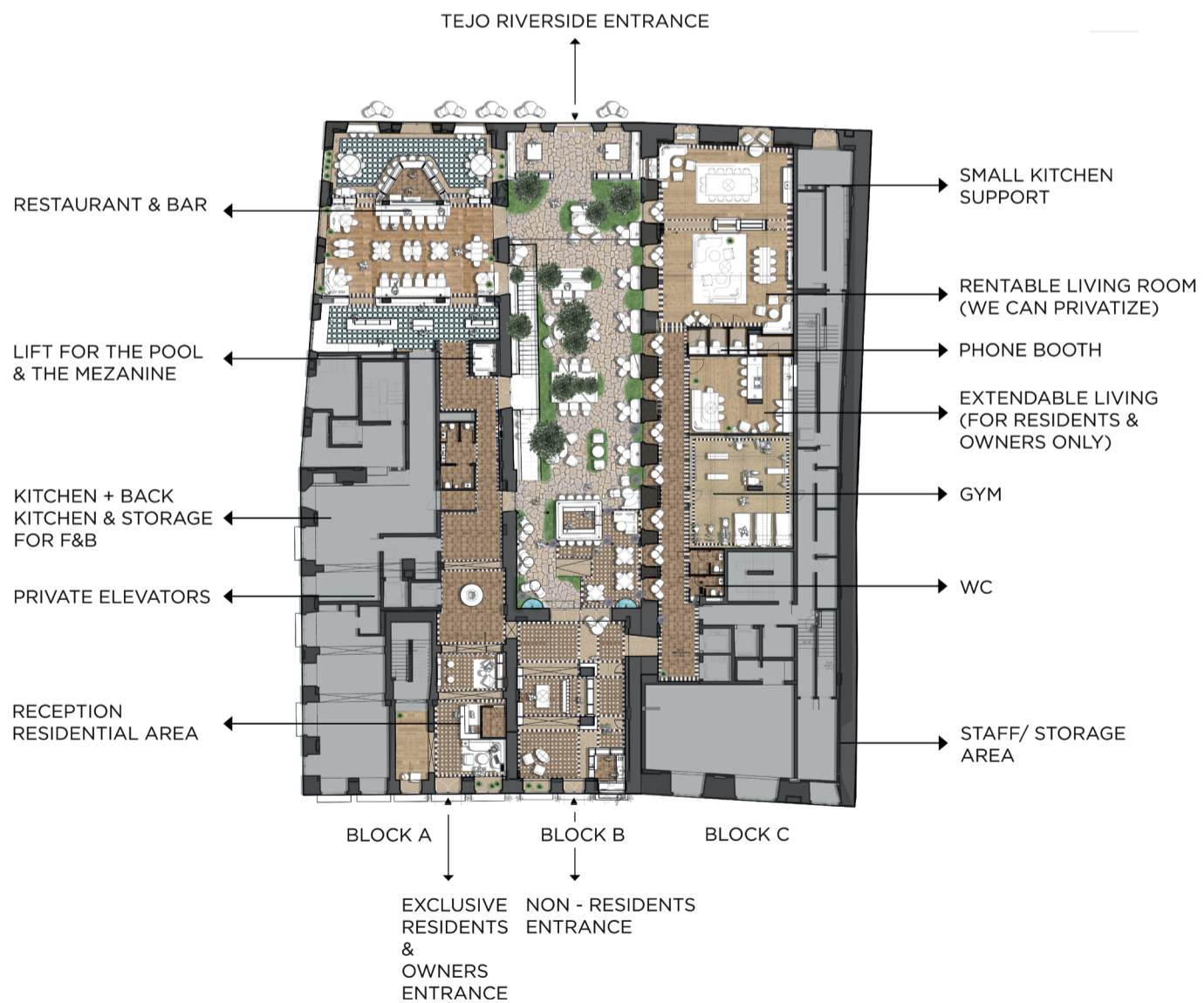
FACILITIES

GUESTS WILL ENJOY STATE-OF-THE-ART FACILITIES INCLUDING A POOL, GYM AND SUN TERRACE, AS WELL AS COMMON LIVING SPACES THAT BRING LIKE-MINDED PEOPLE TOGETHER IN AN ENERGIZING AND ANCHORED SETTING.

ON THE GROUND FLOOR IS A CENTRAL LUSH COURTYARD WITH CASCADING GREENERY, SHADED NOOKS AND AN INVITING BAR THAT CONNECTS WITH THE COMMON AREAS. THIS CALMING AND INVITING SPACE OFFERS A WELCOME SANCTUARY FROM THE BUSTLE OUTSIDE.



09



ABOVE IMAGE
OPEN KITCHEN RENDERING

BELOW IMAGE
GROUND FLOOR PLAN



ABOVE IMAGE
TEJO VIEW POOL RENDERING

BELOW IMAGE
COURTYARD RENDERING



11



ABOVE IMAGE
RESTAURANT RENDERING

BELOW IMAGE
BAR RENDERING

ALFAMA CLUBHOUSE

A BLOCK FLOOR PLANS



CEILING HEIGHTS **OUTDOOR**

1ST FLOOR

A101 - T3	148,60 SQM	3,75 M	7,51 SQM
A102 - T2	108,35 SQM	3,75 M	5,74 SQM

2ND FLOOR

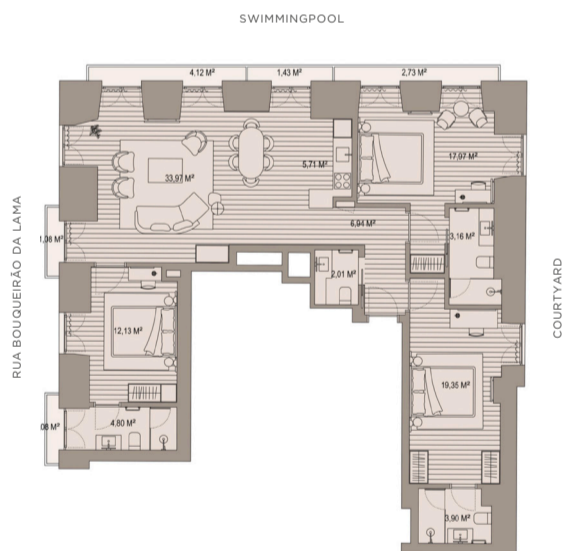
A201 - T3	148,60 SQM	3,30 M	7,52 SQM
A202 - T2	108,05 SQM	3,30 M	2,80 SQM

3RD FLOOR

A301 - T3	140,55 SQM	3,05M	21,68 SQM
A302 - T2	102,26 SQM	3,05M	16,76 SQM

4TH FLOOR

A401 - T2	113,54 SQM	VARIABLE	2,06 SQM
A402 - T1	64,70 SQM	VARIABLE	1,03 SQM



A101 | T3

GROSS PRIVATE AREA:	148,6 SQM
EXPOSITION:	POOL + COURTYARD
FLOOR:	1
CEILING HEIGHT:	3,75 M
OUTDOOR:	7,51 SQM

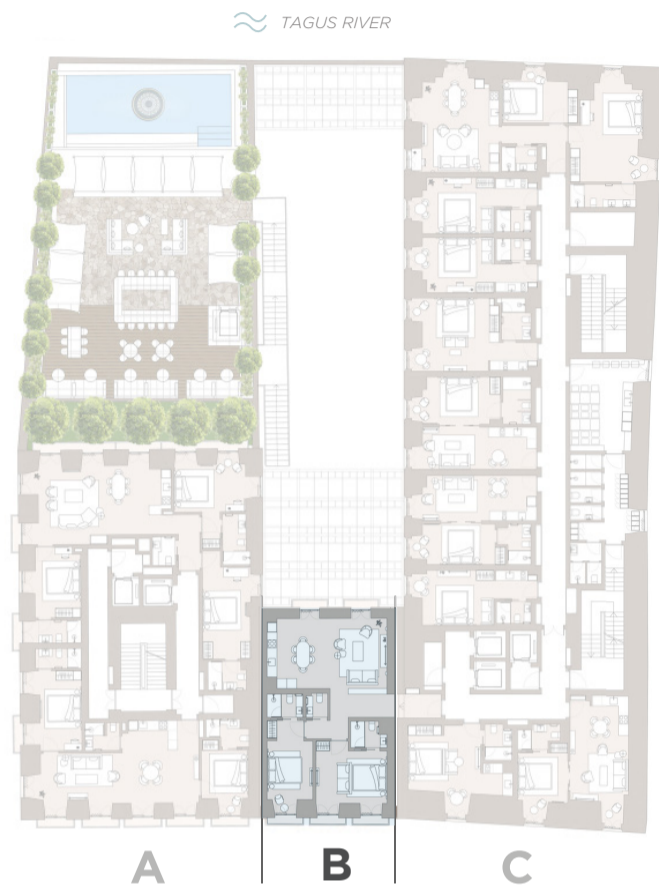


A102 | T2

GROSS PRIVATE AREA:	108,35 SQM
EXPOSITION:	RUA BOQUEIRÃO DA LAMA + RUA JARDIM DO TABACO
FLOOR:	1
CEILING HEIGHT:	3,75 M
OUTDOOR:	5,74 SQM

ALFAMA CLUBHOUSE

B BLOCK FLOOR PLANS



CEILING HEIGHTS **OUTDOOR**

1ST FLOOR

B1 - T2 116,59 SQM

2,85 M

4,13 SQM

2ND FLOOR

B2 - T2 116,57 SQM

2,65 M

3,36 SQM

3RD FLOOR

B3 - T2 116,59 SQM

2,5 M

4,88 SQM

A **B** **C**



B1 | T2

GROSS PRIVATE AREA:

116,59 SQM

EXPOSITION:

RUA JARDIM DO TABACO +
COURTYARD

FLOOR:

1

CEILING HEIGHT:

2,85 M

OUTDOOR:

4,13 SQM

RUA JARDIM DO TABACO

ALFAMA CLUBHOUSE

C BLOCK FLOOR PLANS



1ST FLOOR

C101 - T2 120,25 SQM	2,9 M	0
C104 - T0 39,67 SQM	2,9 M	0
C105 - T1 49,61 SQM	2,9 M	0
C106 - T1 48,39 SQM	2,9 M	0
C109 - T1 61,73 SQM	2,9 M	0

2ND FLOOR

C201 - T3 133,60 SQM	2,6 M	0
C206 - T1 48,32 SQM	2,6 M	0
C208 - T0 43,43 SQM	2,6 M	0
C209 - T1 61,74 SQM	2,6 M	0

3RD FLOOR

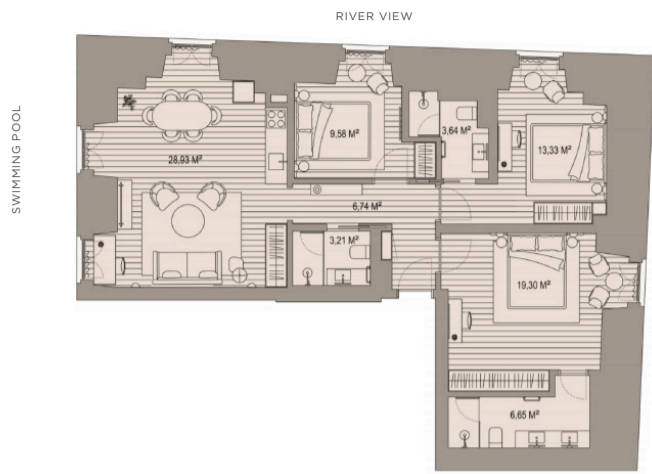
C301 - T3 133,51 SQM	2,4 M	0
C306 - T1 48,41 SQM	2,4 M	0
C309 - T1 61,76 SQM	2,4 M	0

4TH FLOOR

C401 - T3 133,57 SQM	2,4 M	0
C405 - T1 49,65 SQM	2,4 M	0
C409 - T1 61,75 SQM	2,4 M	0

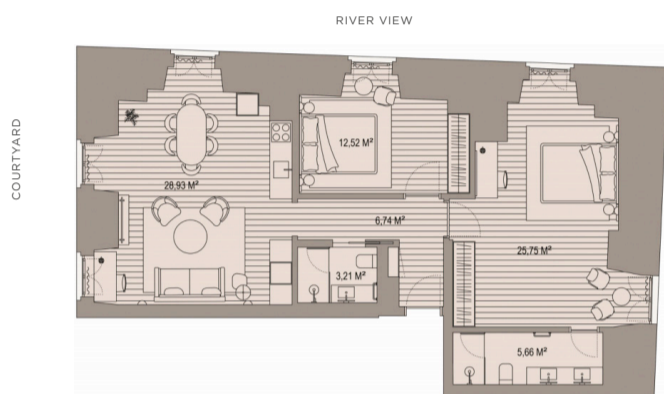
5TH FLOOR

C501 - T2 106,97 SQM	1,60M TO 3,80M	8,93 SQM
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C201 | T3

GROSS PRIVATE AREA: 133,60 SQM
EXPOSITION: POOL + RIVER VIEW
FLOOR: 2
CEILING HEIGHT: 2,6 M

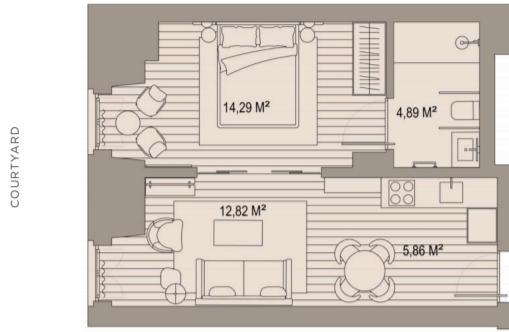


C101 | T2

GROSS PRIVATE AREA: 120,25 SQM
EXPOSITION: POOL + COURTYARD
FLOOR: 1
CEILING HEIGHT: 2,9 M

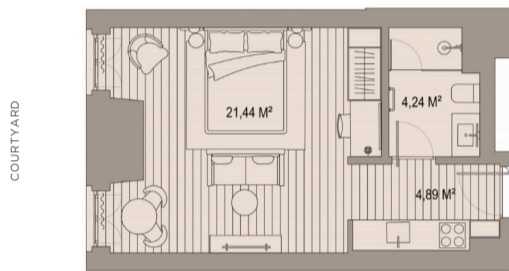


ABOVE IMAGE
C101 | T2 BEDROOM RENDERING



C206 | T1

GROSS PRIVATE AREA: 48,32 SQM
EXPOSITION: POOL
FLOOR: 2
CEILING HEIGHT: 2,6 M



C104 | T0

GROSS PRIVATE AREA: 39,67 SQM
EXPOSITION: COURTYARD
FLOOR: 1
CEILING HEIGHT: 2,9 M



ABOVE IMAGE
C104 | T0 TO LIVING ROOM RENDERING

ALFAMA CLUBHOUSE

FINISHING LIST

GENERAL FEATURES

FAÇADE	<i>Exterior spans (floor 0):</i>	<i>White painted exterior cladding</i>
	<i>Exterior spans (floor 1 to 5):</i>	<i>White painted exterior cladding</i>
	<i>Balconies:</i>	<i>Existing stone (flooring), grey painted iron railing</i>
	<i>Main entrance door:</i>	<i>Wood door</i>
	<i>Interior spans:</i>	<i>Painted white</i>
	<i>Lift:</i>	<i>Otis gen2, schmitt+sohn isi 2040 or equivalent</i>
	SPECIAL EQUIPMENT	<i>Air conditioning:</i>
<i>Water heating:</i>		<i>Collective Water Heating System</i>
<i>Kitchen extractor:</i>		<i>Built-in</i>
<i>Waste and domestic water:</i>		<i>According to the engineering</i>
<i>Fire detection system:</i>		<i>According to the engineering</i>
<i>Access control:</i>		<i>According to the engineering</i>

COMMON AREAS

BUILDING ENTRANCE	<i>Floor and skirting:</i>	<i>Tiles, terracotta or wood floor or equivalent</i>
	<i>Walls:</i>	<i>Smooth plaster paint</i>
	<i>Ceiling:</i>	<i>Smooth plasterboard white paint</i>
STAIRCASE	<i>Floor:</i>	<i>The main staircase is in wood, the others are in ceramic</i>
	<i>Walls:</i>	<i>Smooth paint</i>
	<i>Ceiling:</i>	<i>Smooth plaster painted white</i>

APARTMENTS

HALL AND CIRCULATION AREA	<i>Floor:</i>	<i>Wood flooring, terracotta, tiles or equivalent</i>
	<i>Skirting:</i>	<i>Wooden skirting or equivalent</i>
	<i>Walls:</i>	<i>Smooth plaster painted</i>
	<i>Ceiling:</i>	<i>Smooth plasterboard white painted</i>
	<i>Cornice moldings:</i>	<i>White painted</i>

APARTMENTS

LIVING ROOM	Floor:	Wood flooring or equivalent
	Skirting:	Wood skirt or equivalent
	Walls:	Smooth plaster painted
	Ceiling:	Smooth plasterboard white painted;
	Cornice moldings:	White painted
KITCHENETTE	Cupboards:	Lacquered or wood veneered cabinets with melamine interior
	Counter worktop:	Tiles; stone, or composite equivalent
	Hob Vitro ceramic cook-top:	Bosch or Siemens, or equivalent
	Oven:	Bosch or Siemens, or equivalent
	Microwave:	Bosch or Siemens, or equivalent
	Dishwasher:	Bosch or Siemens, or equivalent
	Washing machine:	Bosch or Siemens, or equivalent
	Fridge-freezer:	Bosch or Siemens, or equivalent
	Extractor:	Built-in extractor (Bosch, Siemens, or equivalent)
	Water tap:	Bruma brand, or equivalent
BEDROOMS	Floor:	Wood flooring varnished or carpeting
	Skirting:	Wooden or painted MDF skirting board
	Walls:	Smooth plaster painted
	Ceiling:	Smooth plasterboard painted
	Cornice mouldings:	White painted
BATHROOM AND SANITARY WARES	Floor:	Tiles or stone or equivalent
	Walls:	Tiles, stone, paint or equivalent
	Waterproof smooth ceiling:	Light epoxy waterproof resin Waterproof plasterboard paint
JOINERY	Counter sink:	Natural stone or composite material, tiles or equivalent
	Shower:	Tiles or stone or equivalent
	Water Taps:	Bruma brand, or equivalent
	Wardrobes doors:	Wardrobe in wood or laquered MDF or equivalent
	Interior doors:	Melamine interiors or equivalent

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