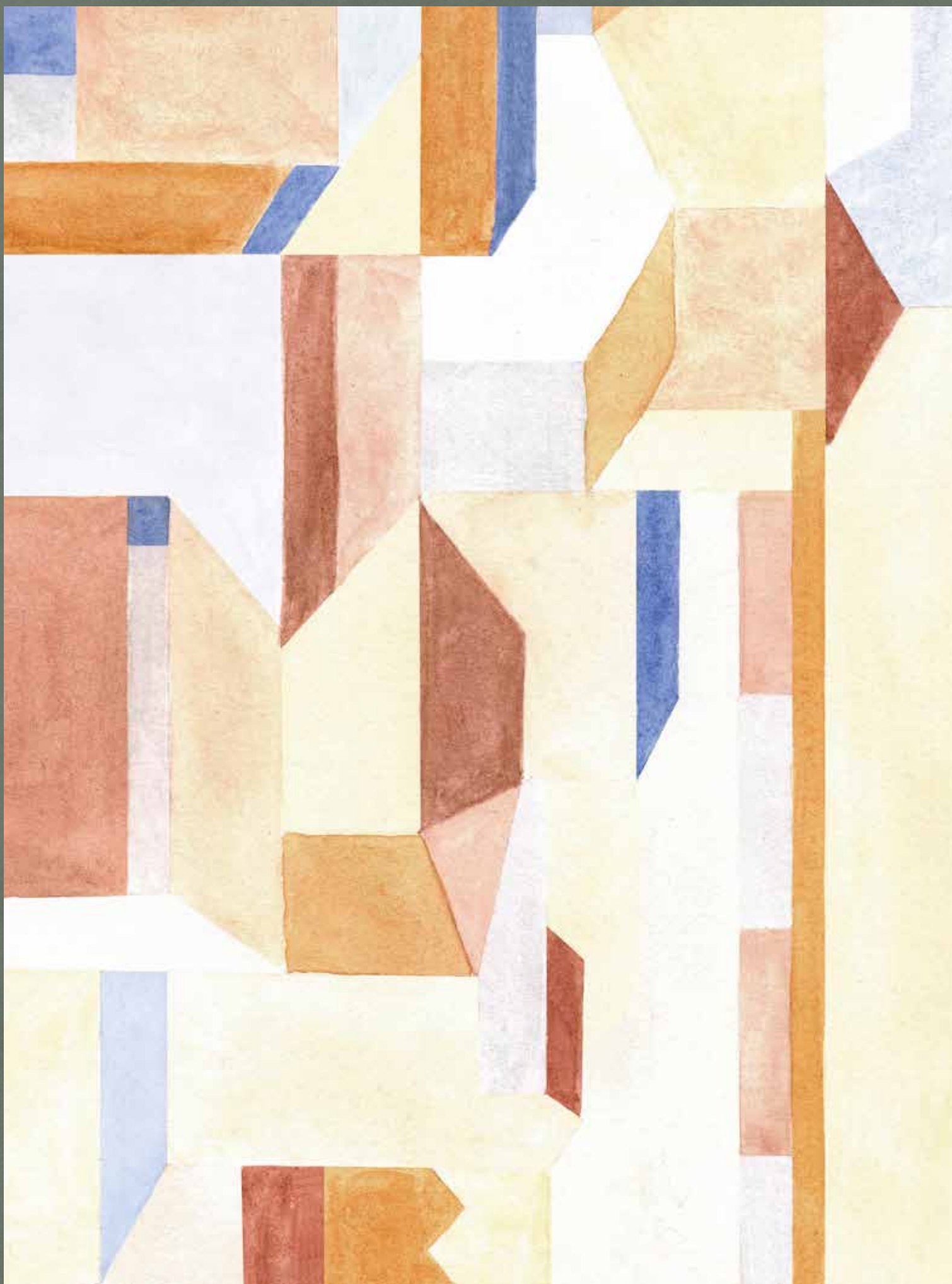
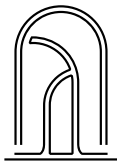


ANDO  
*Living*

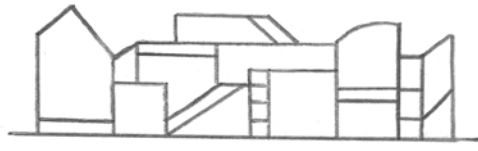


*FANQUEIROS HOUSE*



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





# LISBON

## *THE VIBRANT CAPITAL*

LISBON IS A CITY LIKE NO OTHER. YOU CAN FEEL ITS RICH HISTORY ON EVERY CORNER, PAIRED WITH A MODERN, VIBRANT ATMOSPHERE AND RAPID GROWTH, MAKING IT A TOP DESTINATION FOR BOTH TRAVELLERS AND INVESTORS. THE CITY WAS RECENTLY CROWNED THE WORLD'S LEADING CITY BREAK DESTINATION AND HERITAGE CITY DESTINATION BY THE WORLD TRAVEL AWARDS, IN ADDITION TO EUROPE'S LEADING CITY AND BEST CULINARY DESTINATION BY THE WORLD CULINARY AWARDS.

FROM THE SHIMMERING GLOW OF THE TAGUS RIVER TO THE COLOURFUL AZULEJO-TILED BUILDINGS AND INTRICATE MOSAIC STREETS, LISBON IS A FEAST FOR THE SENSES. LOSE YOURSELF IN HISTORIC LANDMARKS, SAVOUR PORTUGUESE GASTRONOMY PAIRED WITH INCREDIBLE WINES, AND SOAK IN BREATHTAKING VIEWS FROM THE MANY MIRADOUROS. WARM, WELCOMING AND WELL-CONNECTED, LISBON IS MORE THAN JUST A GATEWAY TO EUROPE, IT IS A PLACE THAT FEELS LIKE HOME.

# BAIXA

## A HISTORIC NEIGHBOURHOOD FULL OF LIFE

### BAIXA

NESTLED IN THE VIBRANT HEART OF LISBON, BAIXA IS BRIMMING WITH HISTORY AND ENERGY, OFFERING SOMETHING FOR EVERYONE. WANDER THROUGH ITS CHARMING STREETS TO UNCOVER TRADITIONAL CAFÉS, UNIQUE BOUTIQUES AND CULTURAL LANDMARKS. JUST A SHORT STROLL AWAY, YOU WILL FIND THE ICONIC PRAÇA DO COMÉRCIO AND THE BEAUTIFUL SÃO NICOLAU CHURCH. HOP ON THE FAMOUS TRAM 28, READY TO TAKE YOU ON A JOURNEY THROUGH LISBON'S MOST ICONIC SIGHTS.

DON'T MISS A LEISURELY WALK ALONG THE TAGUS RIVERFRONT, WHERE YOU CAN ENJOY A BITE TO EAT WHILE SOAKING IN BREATHTAKING VIEWS. BAIXA ISN'T JUST A NEIGHBOURHOOD, IT'S THE VERY HEARTBEAT OF LISBON.

### RUA DOS FANQUEIROS

SITUATED ON RUA DOS FANQUEIROS, A STREET ONCE KNOWN AS RUA NOVA DA PRINCEZA, THE AREA CARRIES A RICH HISTORY. AFTER THE REVOLUTION OF 1910, IT WAS RENAMED AND BECAME A BUSTLING HUB OF FABRIC MERCHANTS AND TRADERS. OVER THE CENTURIES, THIS STREET FLOURISHED WITH HOTELS, CONVENTS, THEATRES AND ARTISTIC ACADEMIES, BECOMING A CORNERSTONE OF LISBON'S ECONOMIC AND CULTURAL LIFE. JUST WITHIN WALKING DISTANCE YOU WILL FIND SÃO JORGE CASTLE, THE HISTORIC ALFAMA DISTRICT AND AVENIDA DA LIBERDADE OFFERING A WIDE SELECTION OF VIBRANT RESTAURANTS AND HIGH-END SHOPS. YOU ARE ALSO MERE STEPS AWAY FROM THE ICONIC PRAÇA DO COMÉRCIO AND THE TRANQUIL BANKS OF THE RIVER TAGUS.

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ABOVE IMAGE  
LISBON OVERVIEW





ABOVE IMAGES  
LISBON, PORTUGAL



# ANDO LIVING

## FANQUEIROS HOUSE



### AN INTIMATE GEM IN THE HEART OF BAIXA

FANQUEIROS HOUSE IS AN ARCHITECTURAL TREASURE LOCATED IN THE VIBRANT HEART OF BAIXA. WITH JUST 10 BEAUTIFULLY APPOINTED APARTMENTS, THE HOUSE OFFERS AN INTIMATE AND RARE COMBINATION OF SPACE AND PRIVACY, AND IS FULL OF LIGHT. A TRUE LUXURY IN SUCH A CENTRAL LOCATION. THE ANDO LIVING TEAM OF ARCHITECTS AND INTERIOR DESIGNERS TOOK GREAT CARE WHEN TRANSFORMING THESE LARGE TWO BEDROOM UNITS, PRESERVING THE ESSENCE OF PORTUGUESE HERITAGE WHILE SEAMLESSLY INCORPORATING MODERN TOUCHES. EVERY DETAIL HAS BEEN CAREFULLY DESIGNED FOR COMFORT AND FOR YOU TO EXPERIENCE THE VERY BEST OF THE LOCAL CULTURE IN EVERY ASPECT.

### EVERY DETAIL IS CRAFTED FOR COMFORT AND A PREMIUM EXPERIENCE

FANQUEIROS HOUSE IS A TRUE ARCHITECTURAL MASTERPIECE. THE CAREFULLY PRESERVED STONE FAÇADE EXEMPLIFIES PORTUGUESE CRAFTSMANSHIP AND ITS INTERIOR BLENDS HISTORIC ELEMENTS WITH REFINED MODERN TOUCHES. STEP THROUGH THE LARGE AND ELEGANT DOUBLE DOORS AND YOU ARE IMMEDIATELY GREETED BY A GRAND LOBBY WITH TRADITIONAL GREEN CERAMIC TILES, A PROUD EXAMPLE OF PORTUGUESE CRAFTSMANSHIP. THE BUILDING FEATURES A STUNNING STONE AND WOOD STAIRCASE, WINDING GRACEFULLY ACROSS FIVE FLOORS. IN PERFECT CONTRAST, A SLEEK GLASS ELEVATOR ADDS A CONVENIENT AND MODERN TOUCH.

ABOVE IMAGES

FANQUEIROS HOUSE FACADE RENDERING  
FANQUEIROS LOBBY RENDERING



“

FANQUEIROS HOUSE IS A RARE HISTORICAL GEM. FOR THE INTERIOR DESIGN, WITH THE APARTMENTS BEING SO SPACIOUS AND MINIMALIST IN ARCHITECTURE, I WANTED TO HONOR ANDO LIVING'S SOULFUL AND WELCOMING STYLE WHILE ADDING WARMTH. WE CHOSE A RICH COLOR PALETTE OF WHISKY, BURGUNDY, AND SAGE TO BRING DEPTH AND CHARACTER.

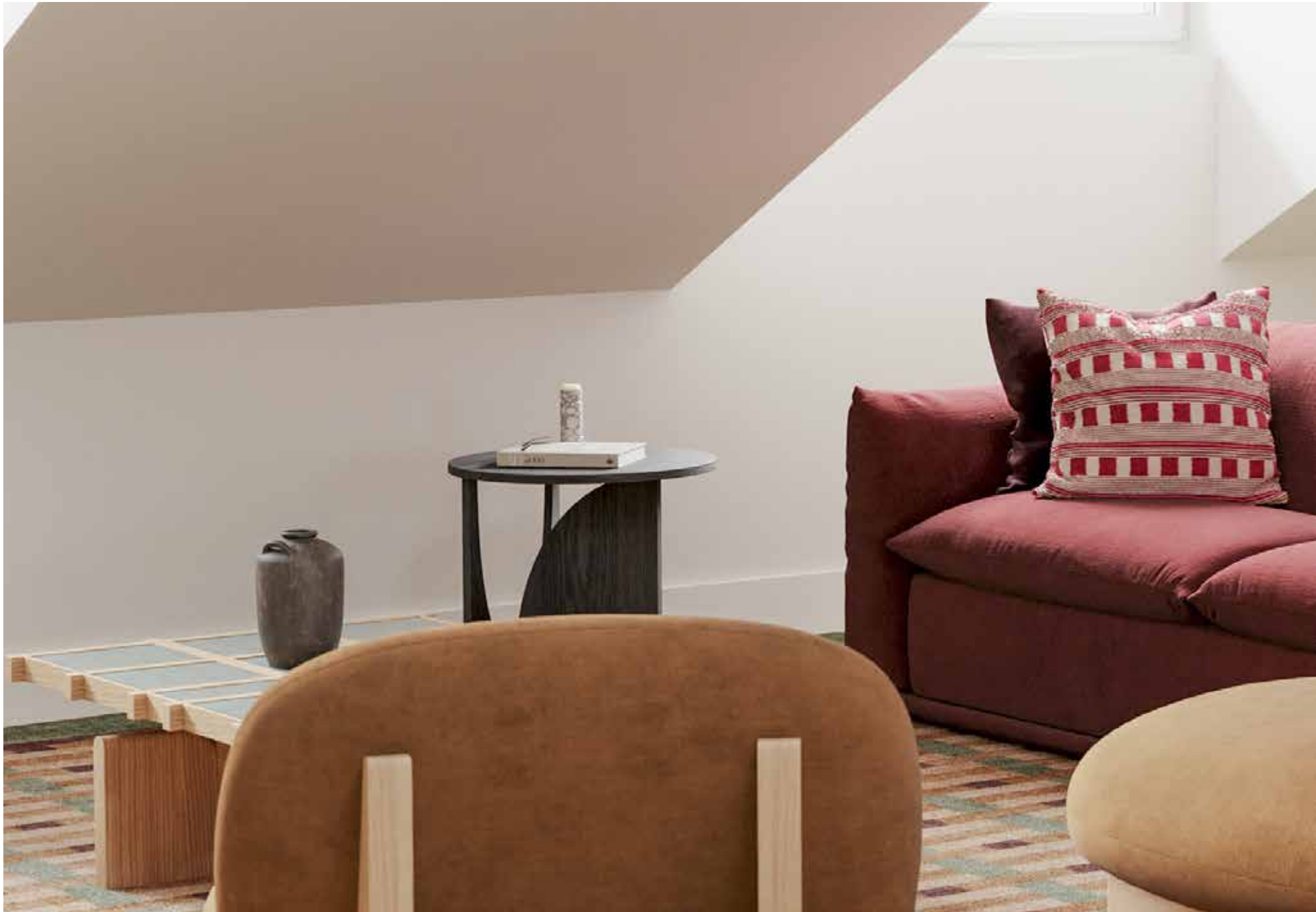
AS A FINAL TOUCH, WE COLLABORATED WITH TALENTED LOCAL ARTISTS, WHOSE ARTWORK BRINGS LIFE AND SOUL TO EACH APARTMENT.

FOR ME, FANQUEIROS HOUSE IS THE PERFECT BALANCE BETWEEN TIMELESS ELEGANCE AND A TRULY INVITING DESIGN.

”

CAMILLE WANECQ  
HEAD OF INTERIOR DESIGN ANDO LIVING





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ABOVE IMAGE  
LIVING ROOM RENDERINGS





## THE APARTMENTS: SPACIOUS, BRIGHT AND DESIGNED FOR MODERN LIVING

STEP INTO YOUR NEW APARTMENT. IMAGINE HIGH CEILINGS AND EXPANSIVE TRADITIONAL PORTUGUESE WINDOWS THAT INVITE NATURAL LIGHT TO FLOOD THE INTERIORS, CREATING A SERENE, WARM AND UPLIFTING ATMOSPHERE.

CHOOSE EIGHT TWO-BEDROOM APARTMENTS OR SPECTACULAR PENTHOUSES ON THE TOP FLOORS, EACH BOASTING LIGHT, SPACE AND INTIMACY. RELAX AND UNWIND IN THE SPACIOUS RECEPTION AREAS, IDEAL FOR HOSTING DINNER PARTIES OR SIMPLY ENJOYING QUALITY TIME WITH YOUR FRIENDS AND FAMILY. INDULGE IN ELEGANT DESIGNS SPECIALLY CRAFTED FOR YOUR COMFORT WITH METICULOUSLY RESTORED MOLDINGS AND CAREFULLY CHOSEN FINISHINGS. YOU WILL FIND WOODEN FLOORS THAT ADD A TIMELESS CHARM AND LUXURIOUS MARBLE BATHROOMS FOR A REFINED TOUCH.

FANQUEIROS HOUSE IS YOUR PRIVATE SANCTUARY IN THE HEART OF BAIXA.





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#### ENJOY ACCESS TO THE NEARBY ANDO LIVING CLUBHOUSES

AS AN OWNER, YOU WILL ENJOY ACCESS TO THE NEARBY ANDO LIVING CLUBHOUSES' PREMIUM ON-SITE FACILITIES, INCLUDING A POOL, TERRACE, AND GYM. THE CLUBHOUSES ARE THE HEART OF ANDO LIVING: THEY BRING RESIDENTS AND LOCALS TOGETHER THROUGH CURATED EVENTS AND VIBRANT ON-SITE RESTAURANTS AND BARS.

#### ANDO LIVING'S TOURISTIC LICENSE ENABLES RENTAL OPPORTUNITIES

FANQUEIROS HOUSE OFFERS AN IDEAL INVESTMENT OPPORTUNITY FOR THOSE SEEKING A PIED-À-TERRRE IN THE HEART OF EUROPE AND PORTUGAL'S RAPIDLY GROWING MARKET. THANKS TO ANDO LIVING'S TOURISTIC LICENSE, AS AN OWNER YOU CAN RENT OUT YOUR APARTMENT WHEN YOU ARE NOT USING IT, GENERATING REVENUES.

OUR DEDICATED TEAM HANDLES EVERYTHING, FROM RENTAL TO PROPERTY MANAGEMENT, ENSURING A SEAMLESS AND HASSLE-FREE EXPERIENCE FOR COMPLETE PEACE OF MIND.





ABOVE IMAGE  
PENTHOUSE RENDERING





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ABOVE IMAGE  
LIVING ROOM RENDERING

BELOW IMAGE  
PENTHOUSE LIVING ROOM RENDERING





ABOVE IMAGE  
BEDROOM RENDERING

BELOW IMAGE  
LIVING ROOM RENDERING





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ABOVE IMAGE  
PENTHOUSE LIVING ROOM RENDERING

BELOW IMAGES  
BEDROOM RENDERING



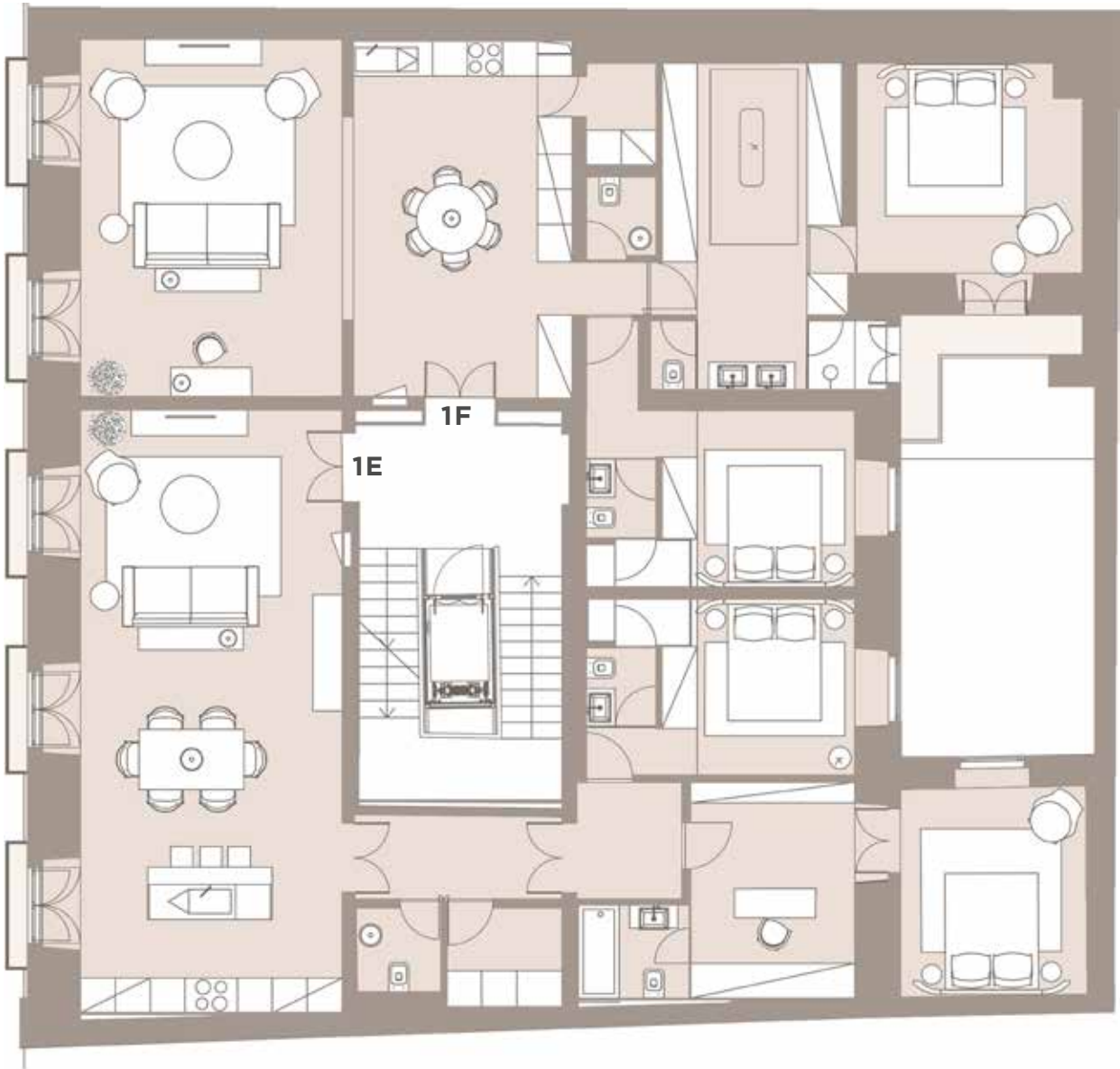


ABOVE IMAGES  
LIVING ROOM RENDERING

# FANQUEIROS HOUSE

## FLOOR PLANS - 1ST FLOOR

2 APARTMENTS



1F

GROSS PRIVATE AREA: 139,44 SQM  
CEILING HEIGHT: 3,23 M  
BALCONY: 4,48 SQM

1E

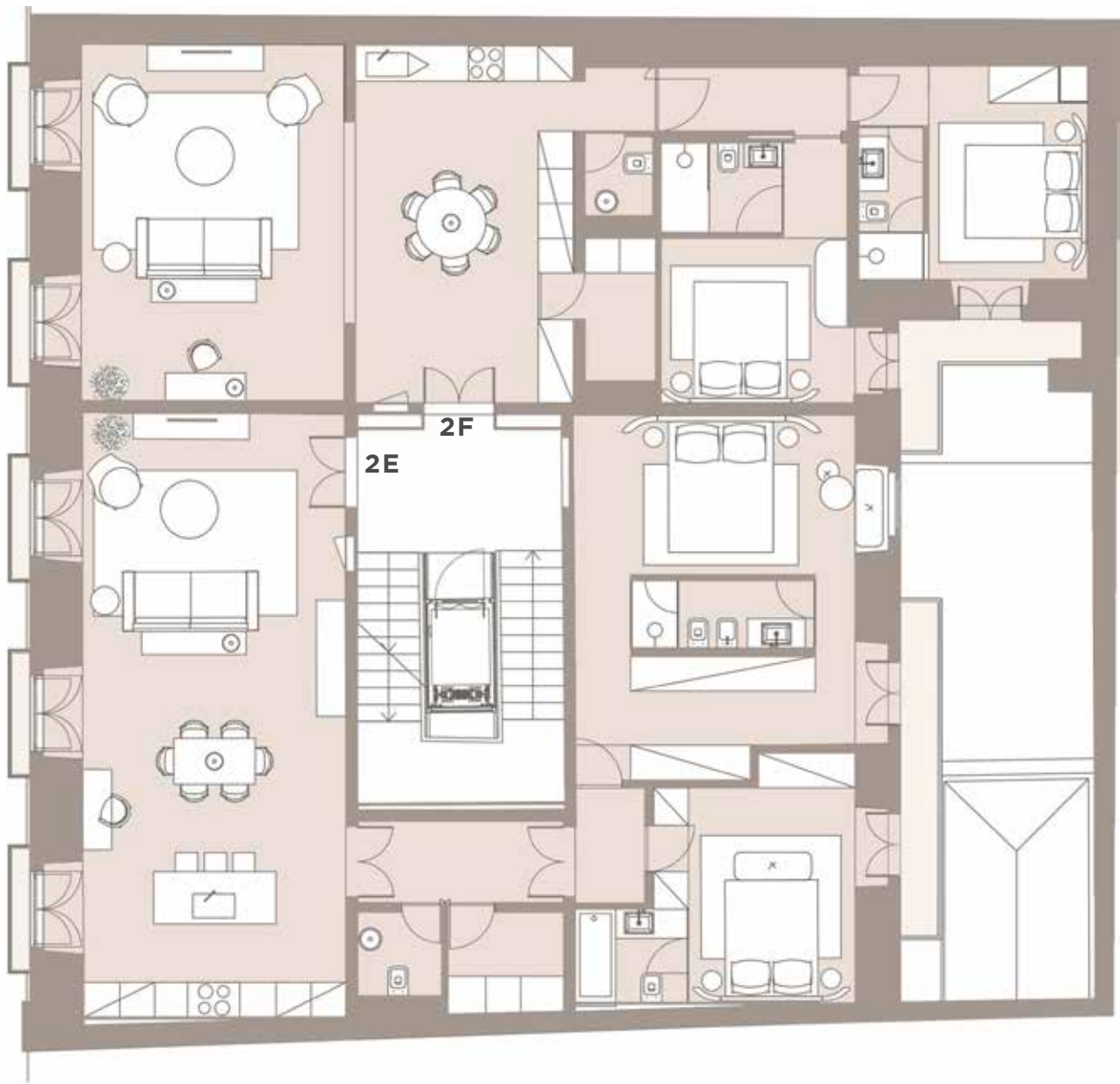
GROSS PRIVATE AREA: 132,75 SQM  
CEILING HEIGHT: 3,28 M  
BALCONY: 2,10 SQM



# FANQUEIROS HOUSE

## FLOOR PLANS - 2ND FLOOR

2 APARTMENTS



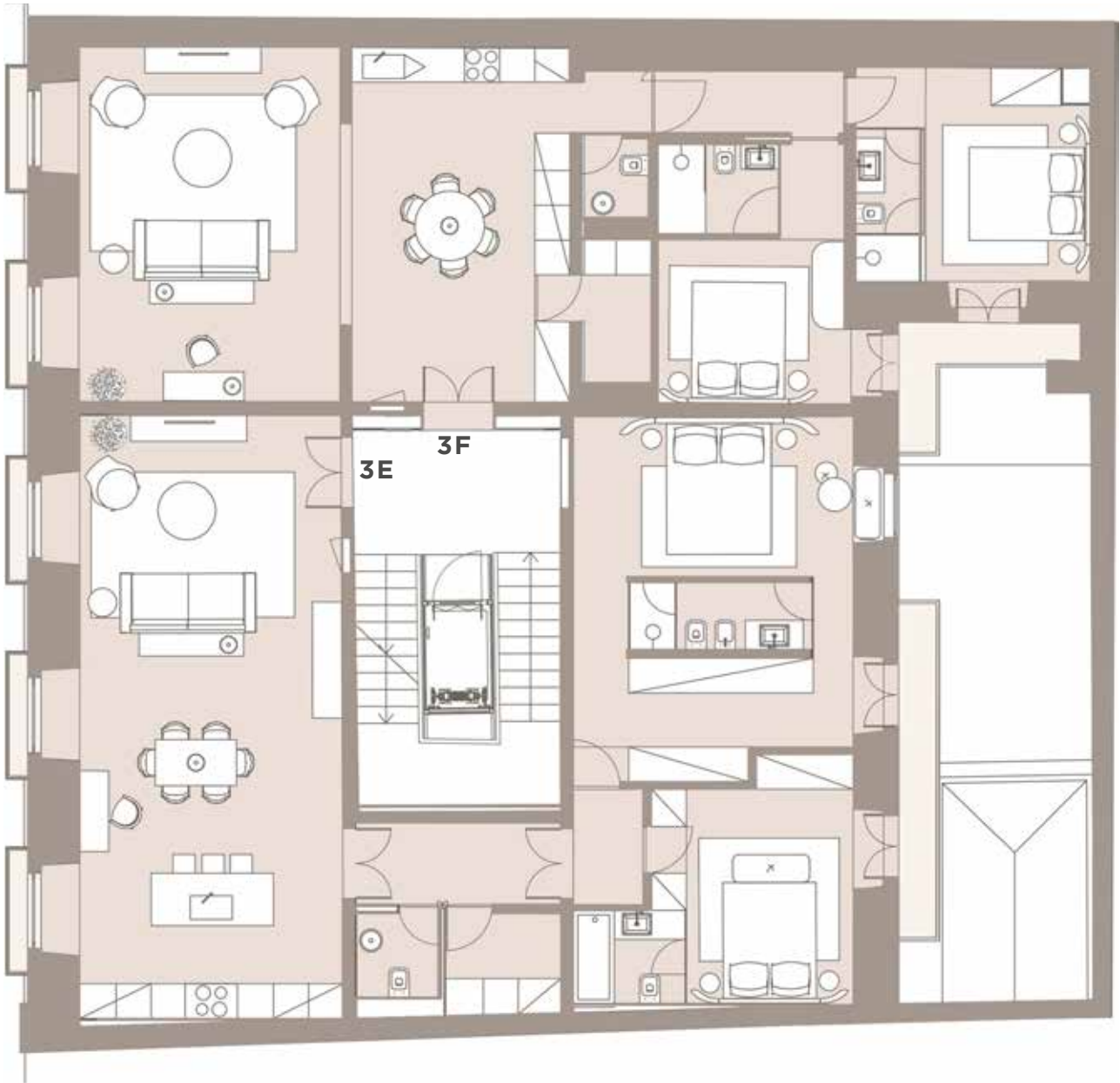
|                     |            |
|---------------------|------------|
| 2F                  |            |
| GROSS PRIVATE AREA: | 119,63 SQM |
| CEILING HEIGHT:     | 3,20 M     |
| BALCONY:            | 3,25 SQM   |

|                     |            |
|---------------------|------------|
| 2E                  |            |
| GROSS PRIVATE AREA: | 135,08 SQM |
| CEILING HEIGHT:     | 3,23 M     |
| BALCONY:            | 3,75 SQM   |

# FANQUEIROS HOUSE

## FLOOR PLANS - 3RD FLOOR

2 APARTMENTS



**3F**

|                            |            |
|----------------------------|------------|
| <b>GROSS PRIVATE AREA:</b> | 119,63 SQM |
| <b>CEILING HEIGHT:</b>     | 2,93 M     |
| <b>BALCONY:</b>            | 3,18 SQM   |

**3E**

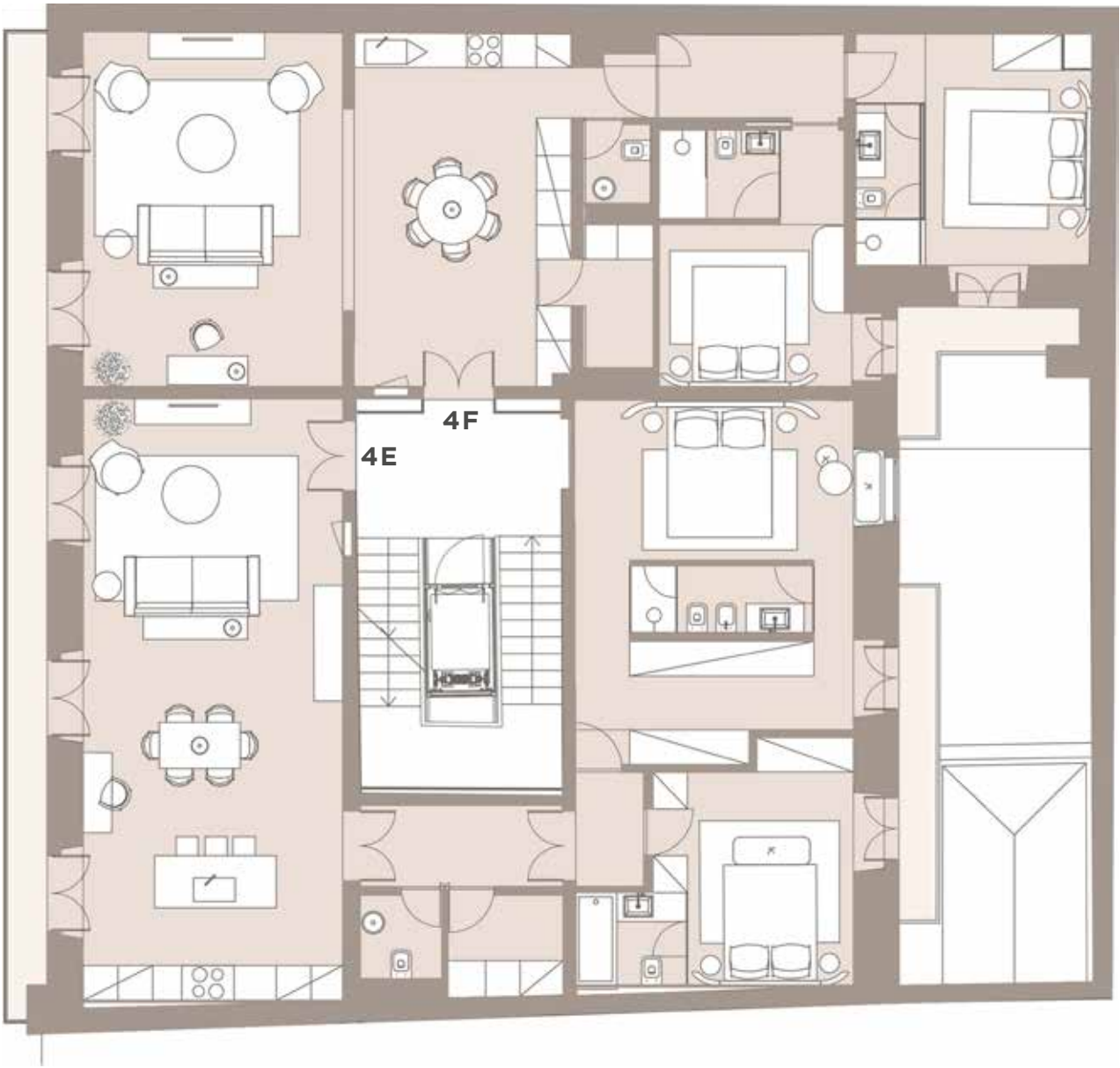
|                            |            |
|----------------------------|------------|
| <b>GROSS PRIVATE AREA:</b> | 135,08 SQM |
| <b>CEILING HEIGHT:</b>     | 2,93 M     |
| <b>BALCONY:</b>            | 3,75 SQM   |



# FANQUEIROS HOUSE

## FLOOR PLANS - 4TH FLOOR

2 APARTMENTS



**4F**

|                            |            |
|----------------------------|------------|
| <b>GROSS PRIVATE AREA:</b> | 117,89 SQM |
| <b>CEILING HEIGHT:</b>     | 2,93 M     |
| <b>BALCONY:</b>            | 7,81 SQM   |

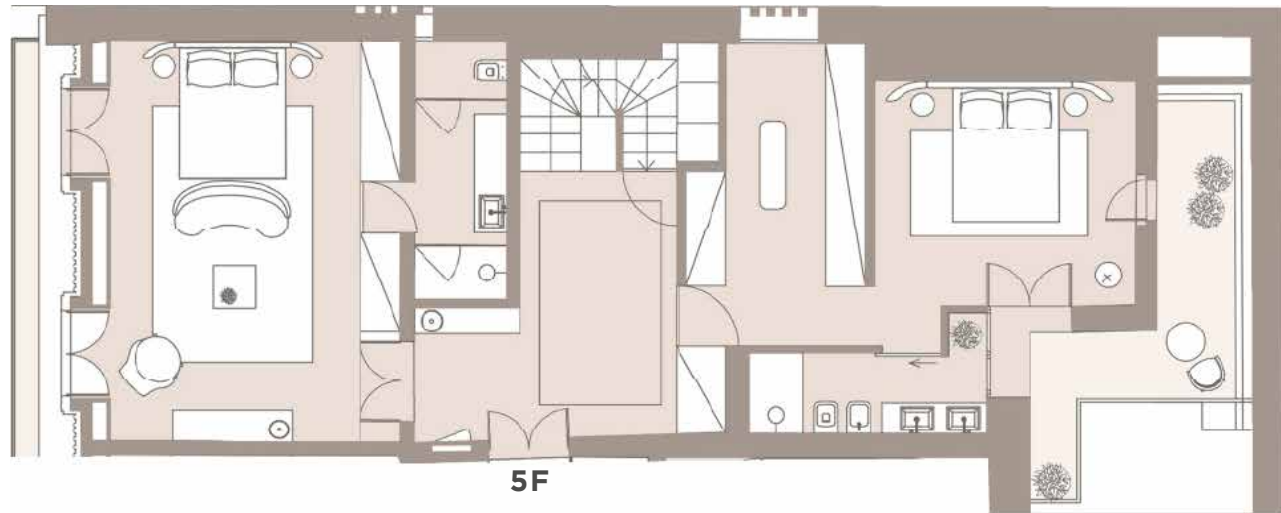
**4E**

|                            |            |
|----------------------------|------------|
| <b>GROSS PRIVATE AREA:</b> | 132,22 SQM |
| <b>CEILING HEIGHT:</b>     | 2,93 M     |
| <b>BALCONY:</b>            | 10,87 SQM  |

# FANQUEIROS HOUSE

## FLOOR PLANS - PENTHOUSES

### APARTMENT "5/6F"



FLOOR 5



FLOOR 6

#### 5F PENTHOUSE

**TOTAL GROSS PRIVATE AREA:** 183,42 SQM  
**CEILING HEIGHT:** 3,51 M | 2,47 M  
**BALCONY:** 22,3 SQM FLOOR 5+6



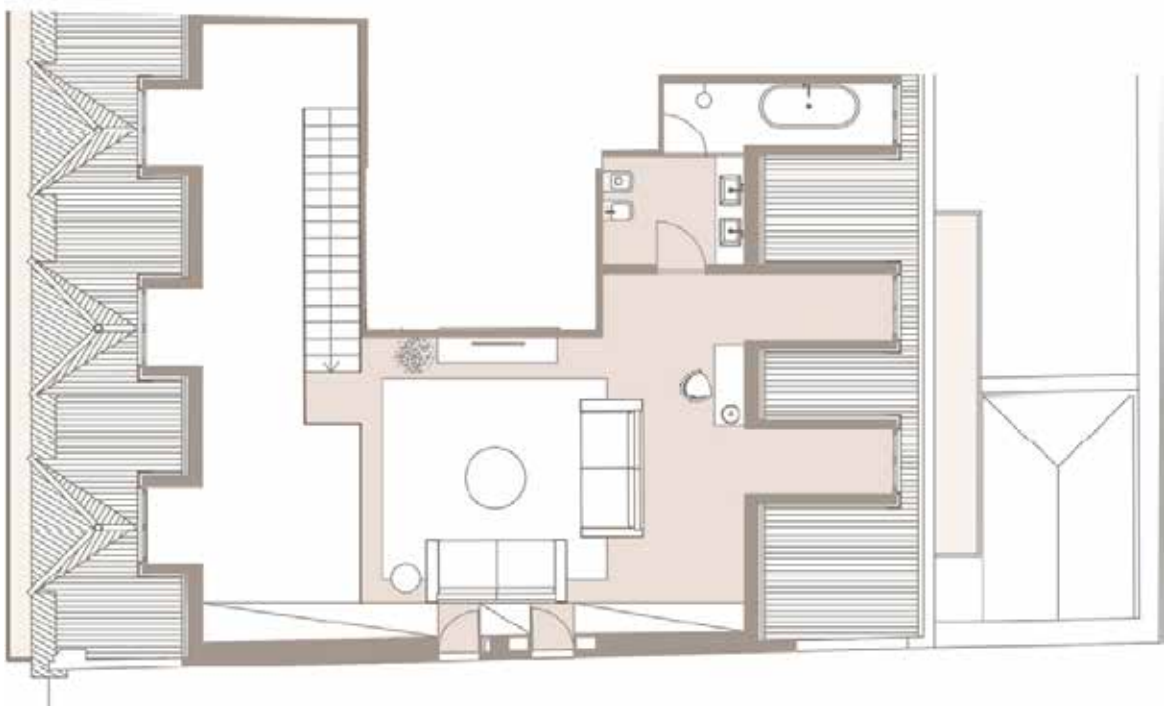
# FANQUEIROS HOUSE

## FLOOR PLANS - PENTHOUSES

APARTMENT "5/6E"



FLOOR 5



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FLOOR 6

5E PENTHOUSE

TOTAL GROSS PRIVATE AREA: 187,74 SQM  
CEILING HEIGHT: 3,51 M | 2,60 M  
BALCONY: 4,03 SQM FLOOR 5

# FANQUEIROS HOUSE

## FINISHING LIST

GENERAL FEATURES

|                   |                           |  |
|-------------------|---------------------------|--|
| FAÇADE            | Exterior (floor 0):       | Lioz stone   |
|                   | Exterior (floor 1 to 5):  | Grey painted exterior                                    |
|                   | Balconies:                | Existing stone (flooring),<br>green painted iron railing |
|                   | Main entrance door:       | Green wooden door  |
|                   | Interior:                 | Painted white  |
|                   | Lift:                     | Otis gen2, schmitt+sohn isi 2040 or<br>equivalent        |
|                   |                           |  |
| SPECIAL EQUIPMENT | Air conditioning:         | Air-Conditioning System                                  |
|                   | Water heating:            | Water Heating System                                     |
|                   | Kitchen extractor:        | Built-in   |
|                   | Waste and domestic water: | According to the engineering                             |
|                   | Fire detection system:    | According to the engineering                             |
|                   | Access control:           | According to the engineering                             |

COMMON AREAS

|                   |                     |                                   |
|-------------------|---------------------|-----------------------------------|
| BUILDING ENTRANCE | Floor and skirting: | Tiles, stone lioz                 |
|                   | Walls:              | Smooth plaster paint + sage tiles |
|                   | Ceiling:            | Smooth plasterboard white paint   |
| STAIRCASE         | Floor:              | Stone + Wood                      |
|                   | Walls:              | Smooth paint                      |
|                   | Ceiling:            | Smooth plaster painted white      |

APARTMENTS

|                              |                   |                                   |
|------------------------------|-------------------|-----------------------------------|
| HALL AND<br>CIRCULATION AREA | Floor:            | Wood flooring                     |
|                              | Skirting:         | Wooden skirting or equivalent     |
|                              | Walls:            | Smooth plaster painted            |
|                              | Ceiling:          | Smooth plasterboard white painted |
|                              | Cornice moldings: | White painted                     |



APARTMENTS

|                                |                             |   |
|--------------------------------|-----------------------------|---|
| LIVING ROOM                    | Floor:                      | Wood flooring or equivalent                             |
|                                | Skirting:                   | Wood skirting or equivalent                             |
|                                | Walls:                      | Smooth plaster painted                                  |
|                                | Ceiling:                    | Smooth plasterboard white painted;                      |
|                                | Cornice moldings:           | White painted   |
| KITCHENETTE                    | Cupboards:                  | Lacquered cabinets with melamine interior               |
|                                | Counter worktop:            | Stone or marble   |
|                                | 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<br>(Bosch, Siemens, or equivalent)   |
|                                | Water tap:                  | Bruma, or equivalent                                    |
| BEDROOMS                       | Floor:                      | Wood flooring   |
|                                | Skirting:                   | Wooden or painted MDF skirting board                    |
|                                | Walls:                      | Smooth plaster painted                                  |
|                                | Ceiling:                    | Smooth plasterboard painted                             |
|                                | Cornice mouldings:          | White painted   |
| BATHROOM AND<br>SANITARY WARES | Floor:                      | Stone   |
|                                | Walls:                      | Tiles, stone, paint or equivalent                       |
|                                | Waterproof smooth ceiling:  | Light epoxy waterproof<br>Waterproof plasterboard paint |
| JOINERY                        | Counter sink:               | Stone, composite material, tiles or equivalent          |
|                                | Shower:                     | Stone   |
|                                | Water Taps:                 | Bruma or equivalent                                     |
|                                | Wardrobes doors:            | Wardrobe in laquered MDF or equivalent                  |
|                                | Interior doors:             | Melamine interiors or equivalent                        |

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