



ALVALADE GARDEN

PRIME RESIDENTIAL



Your home, your garden

Experience perfect harmony at Alvalade Garden



O PROJETO

Alvalade Garden is a new-build building in Alvalade, with only 8 apartments T2 and T3 Duplex, private parking, storage room and a store on the first floor.

Delivery scheduled for the 1st semester 2027



NEW BUILDING



T2 + T3 DUPLEX



AREAS FROM 120 TO 202 M²



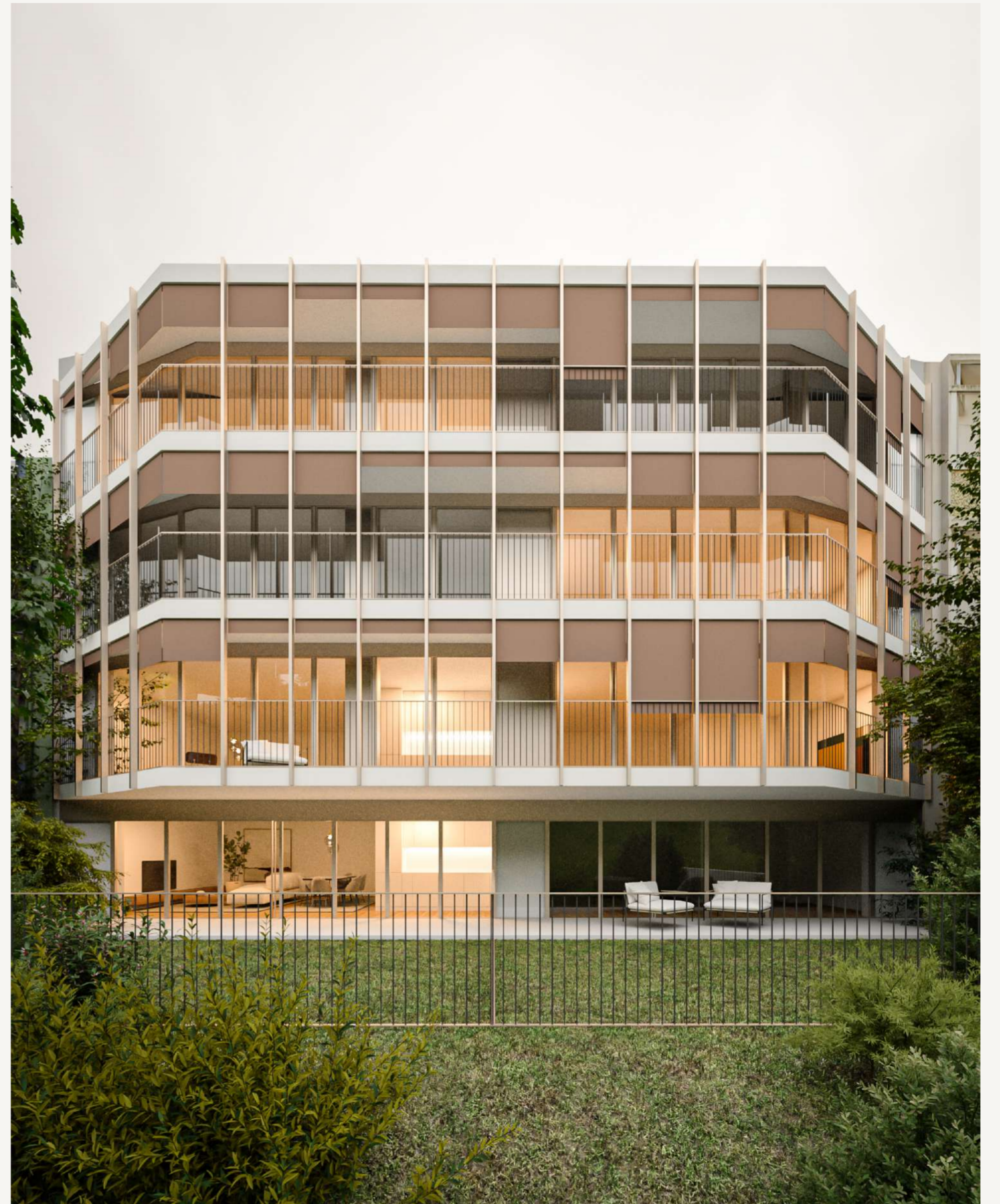
BALCONIES AND TERRACES



GARAGE AND STORAGE



SECURITY AND VIDEO INTERCOM



"A project where architecture and nature meet in perfect harmony, offering sophisticated design, high-quality materials and the tranquillity of living next to an extraordinary garden."

ARCHITECT MIGUEL SARAIVA / S+A

Exclusivity, sophistication and quality of life come together in this unique project in the heart of Alvalade. With just 8 apartments and a store, this new-build development is designed for those who value space, comfort and a lifestyle in harmony with the city and nature.

Architecture

Designed by Saraiva+Associados, the building stands out for its contemporary architecture and high-quality finishes. The apartments offer large interior areas, with functional and elegant layouts, privileging natural light and the relationship with the outdoors.

Security and Accessibility

The building prioritizes accessibility and security, with a private garage, storage room and 24/7 integrated security systems, guaranteeing peace of mind and protection in every space.

Comfort and Nature

The connection with nature is one of the highlights of this project. The building establishes a harmonious connection with direct access to the Residents' Garden, providing residents with a green space for leisure and socializing in a peaceful and balanced environment in the heart of Alvalade.



ARCHITECTURE

Saraiva + Associados

CONSTRUCTION

Assenden

PROJECT MANAGEMENT

Roots

LOCATION

Alvalade, Lisbon

DELIVERY

1st semester 2027





OS APARTAMENTOS

8 apartments T2 and T3 Duplex with generous areas, fully equipped and designed to combine privacy and comfort in harmony with nature and natural light.

All apartments have parking and storage room



A+ ENERGY CERTIFICATE



CLIMATE CONTROL



EQUIPPED KITCHEN



CENTRALIZED MANAGEMENT



GARAGE AND STORAGE



SECURITY AND VIDEO INTERCOM

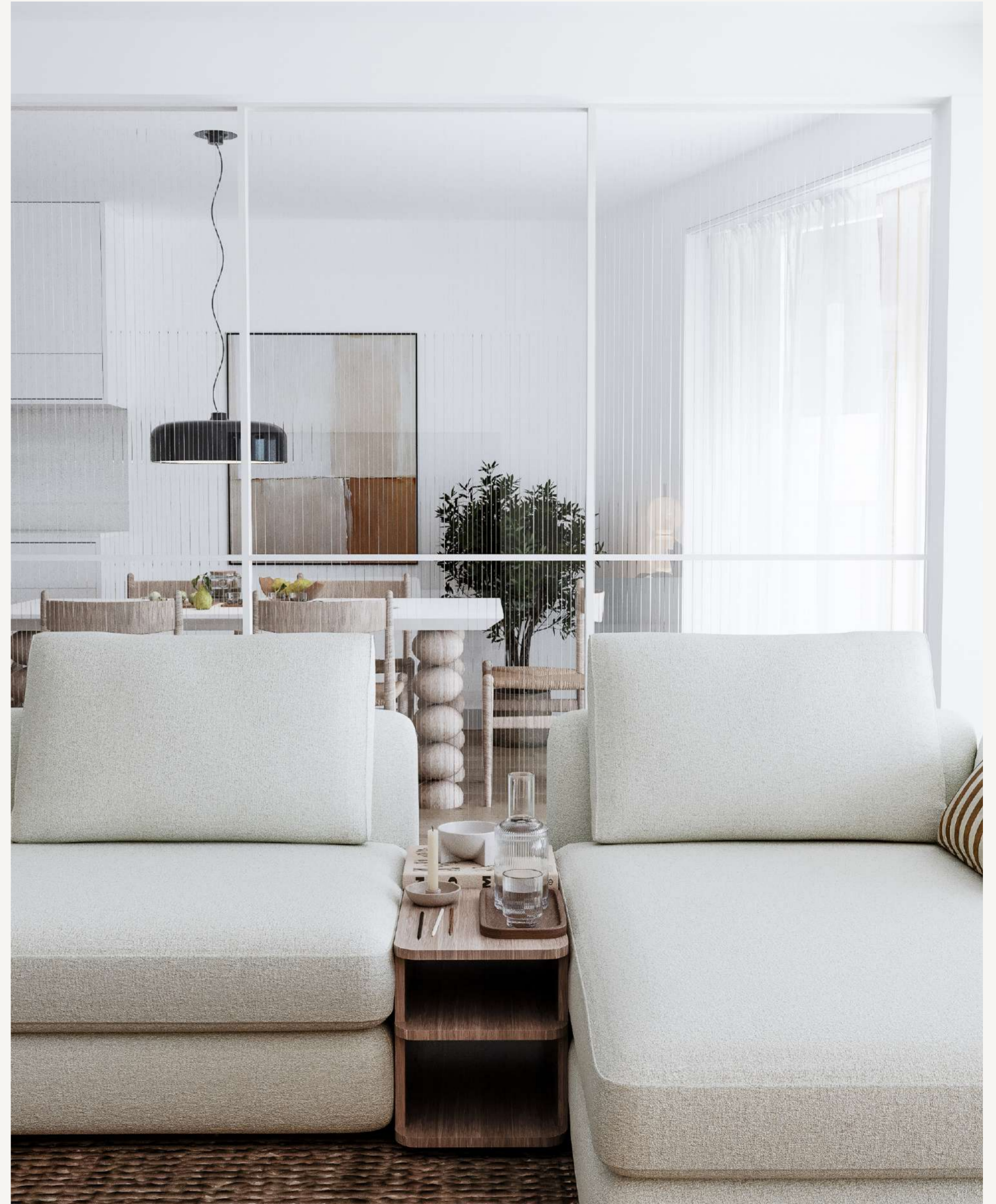


Natural Light & Privacy

All the apartments are connected to the garden and enjoy natural light. On the first floor, there is direct access to a private terrace, while the upper floors have large balconies. The living rooms and kitchens face east, overlooking the garden, while the bedrooms and bathrooms face west, ensuring more privacy.

Accessibility & Security

The building prioritizes accessibility and security, with a private garage, storage room and ample access for the convenience of residents. The integrated security systems, including surveillance, access control and alarms, guarantee peace of mind and protection in every space.





Comfort & Technology

The apartments offer comfort, technology and fine materials. High-quality finishes and thermal and acoustic insulation guarantee sophistication and efficiency. With home automation, air conditioning and top-of-the-range appliances, every detail has been thought of to provide the best living experience.





AREAS AND FLOOR PLANS

UNIT	FLOOR	TYOLOGY	INTERIOR AREA	EXTERIOR AREA	TOTAL AREA	PRICE
A	1	T2	102.27	55.90	172.76	895.000€
B	1	T2	84.81	62.69	161.15	795.000€
C	2	T2	109.03	13.08	135.86	880.000€
D	2	T2	93.60	13.17	120.50	780.000€
E	3	T2	109.03	13.08	135.89	895.000€
F	3	T2	93.60	13.17	121.05	795.000€
G	4	T3 Duplex	162.13	13.08	202.54	1.390.000€
H	4	T3 Duplex	134.13	13.14	162.45	1.119.000€
I	0	Store	130.49	9.74	140.23	390.000€

All units have parking and a storage room

All areas in square meters (m²)

Interior Area: refers to the gross private interior space. **Exterior Area:** includes all areas for terraces, balconies and gardens.

Total Area: includes the entire gross private area, including parking and storage.

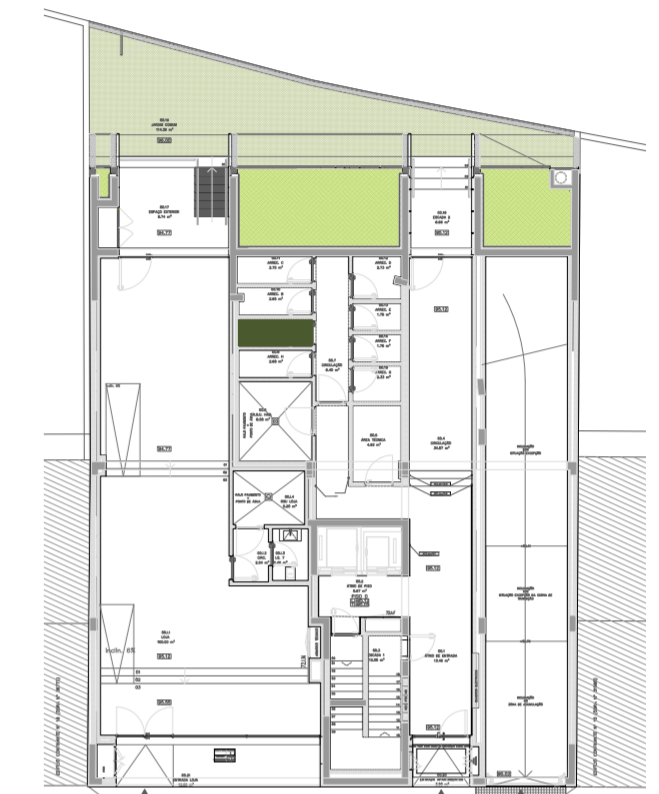
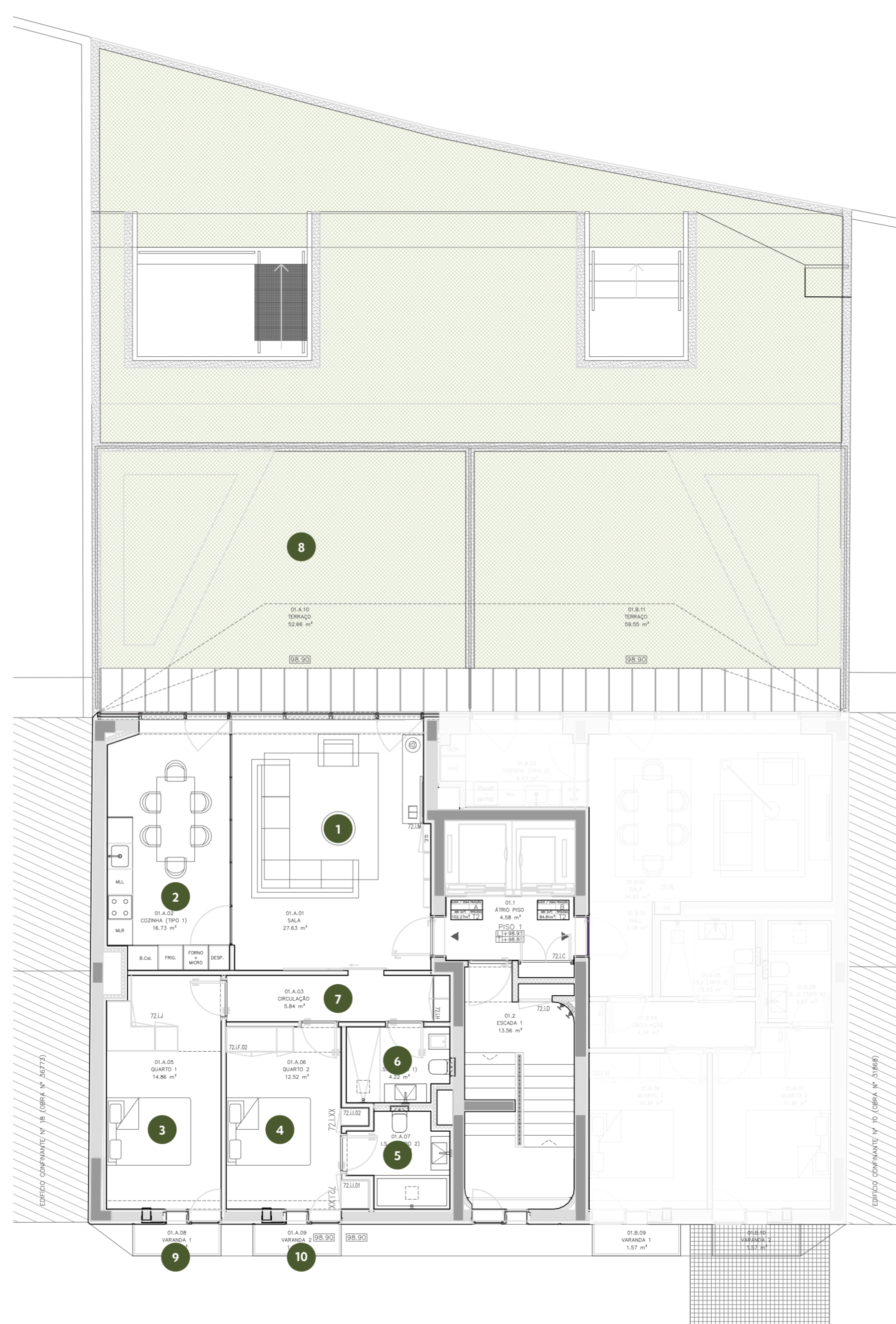
All the information provided must be confirmed with our Sales Support.

A

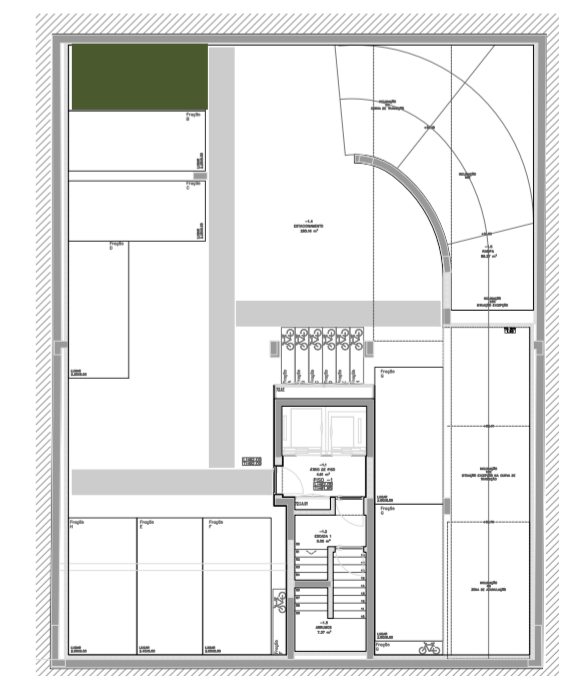
T2 | FLOOR 1

1	Living room	27.63 m ²
2	Kitchen	16.73m ²
3	Bedroom	14.86 m ²
4	Suite	12.52 m ²
5	Bathroom - Suite	4.65 m ²
6	Bathroom	4.22 m ²
7	Hallway	5.84 m ²
8	Terrace	52.66 m ²
9	Balcony 1	1.57 m ²
10	Balcony 2	1.57 m ²

Interior Area	102.27 m ²
Exterior Area	55.90 m ²
Total Area	172.76 m²



Storage
2.69 m²



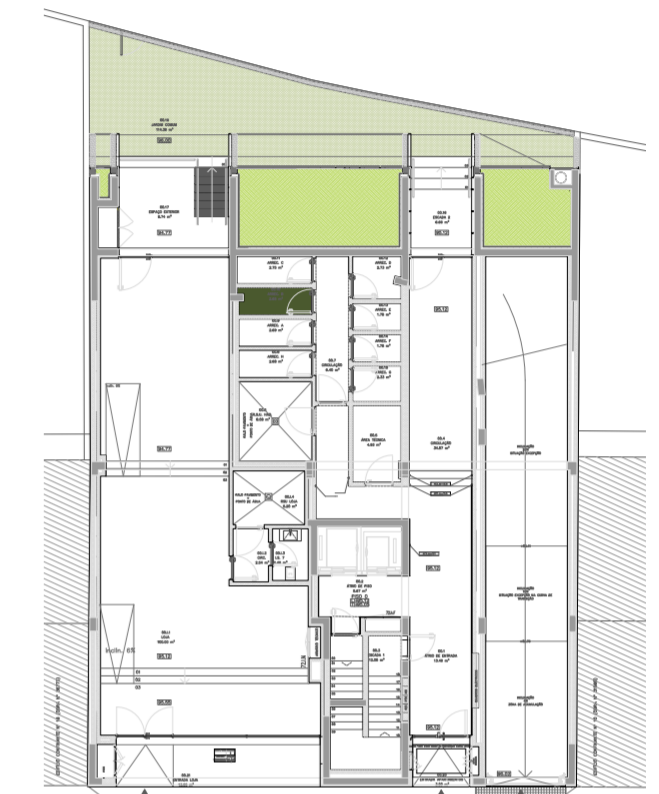
Parking
12.00 m²

B

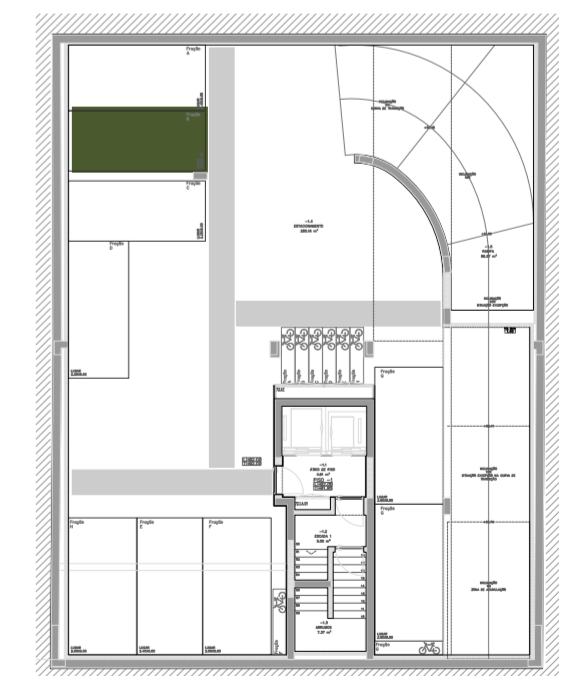
T2 | FLOOR 1

1	Living room	24.85 m ²
2	Kitchen	6.43m ²
3	Bedroom	10.39 m ²
4	Suite	11.36 m ²
5	Bathroom - Suite	3.87 m ²
6	Bathroom	3.93 m ²
7	Hallway	4.34 m ²
8	Hall	3.38 m ²
9	Terrace	59.55 m ²
10	Balcony 1	1.57 m ²
11	Balcony 2	1.57 m ²

Área Interior	84.81 m ²
Área Exterior	62.69 m ²
Área Total	161.15 m ²



Storage
2.65 m²



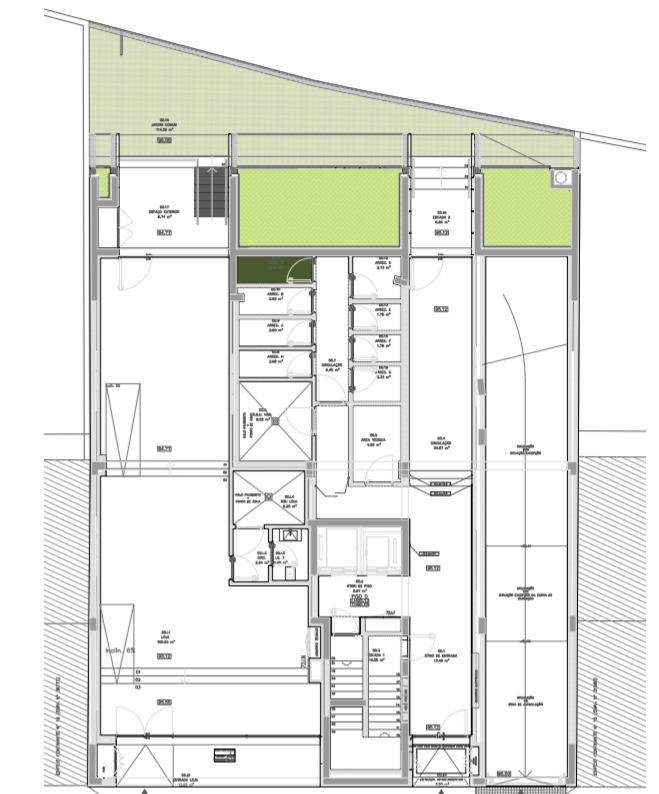
Parking
11.00 m²

C

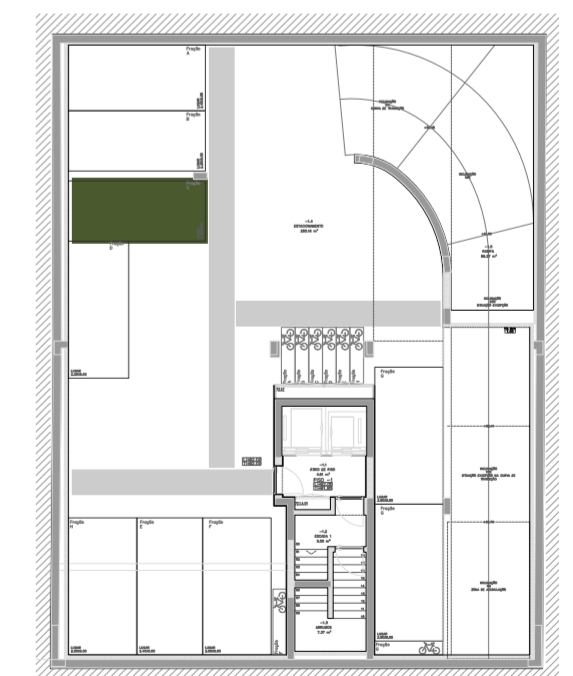
T2 | FLOOR 2

1	Living room	32.41 m ²
2	Kitchen	18.43 m ²
3	Bedroom	14.86 m ²
4	Suite	12.52 m ²
5	Bathroom - Suite	4.61 m ²
6	Bathroom	4.22 m ²
7	Hallway	5.84 m ²
8	Balcony 1	9.94 m ²
9	Balcony 2	1.57 m ²
10	Balcony 3	1.57 m ²

Interior Area	109.03 m ²
Exterior Area	13.08 m ²
Total Area	135.86 m ²



Storage
2.75 m²



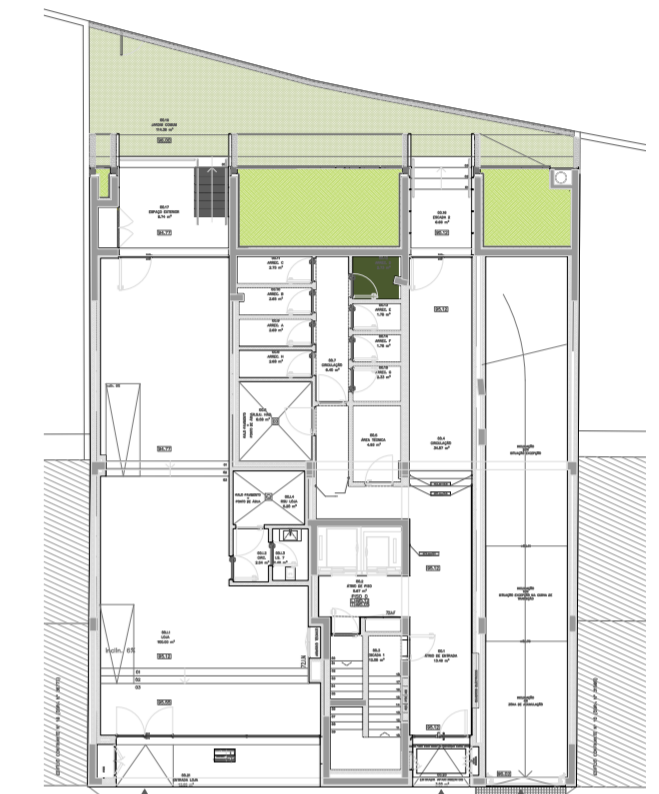
Parking
11.00 m²

D

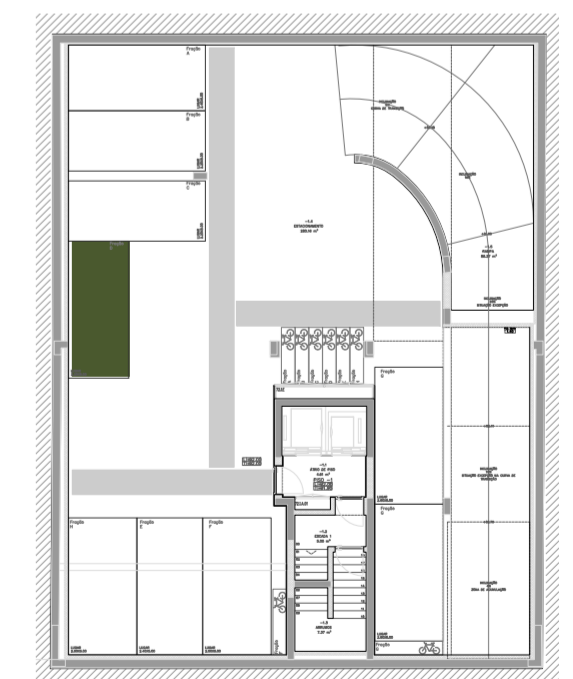
T2 | FLOOR 2

1	Living room	29.55 m ²
2	Kitchen	9.67 m ²
3	Bedroom	10.38 m ²
4	Suite	11.36 m ²
5	Bathroom - Suite	3.87 m ²
6	Bathroom	3.93 m ²
7	Hallway	4.34 m ²
8	Hall	3.38 m ²
9	Balcony 1	10.03 m ²
10	Balcony 2	1.57 m ²
11	Balcony 3	1.57 m ²

Interior Area	93.60 m ²
Exterior Area	13.17 m ²
Total Area	120.50 m²



Storage
2.73 m²



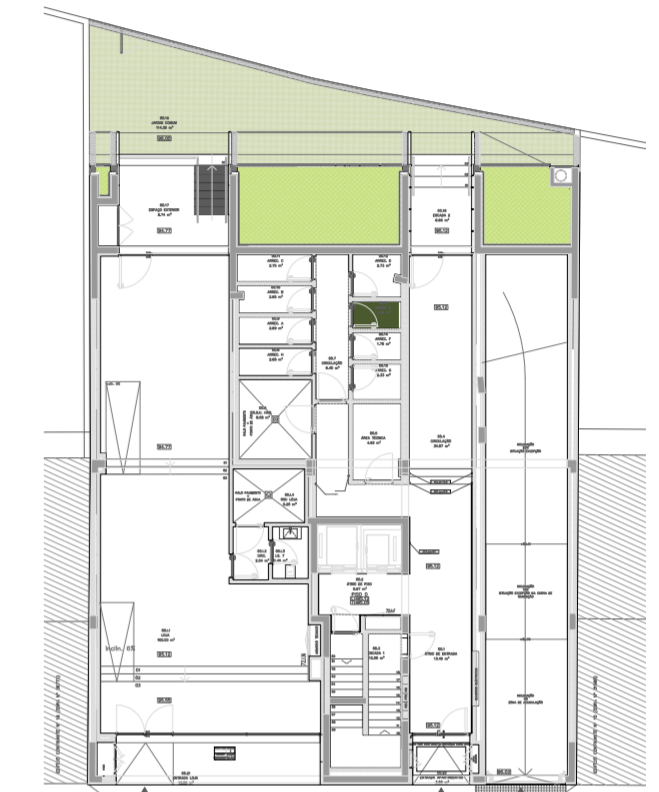
Parking
11.00 m²

E

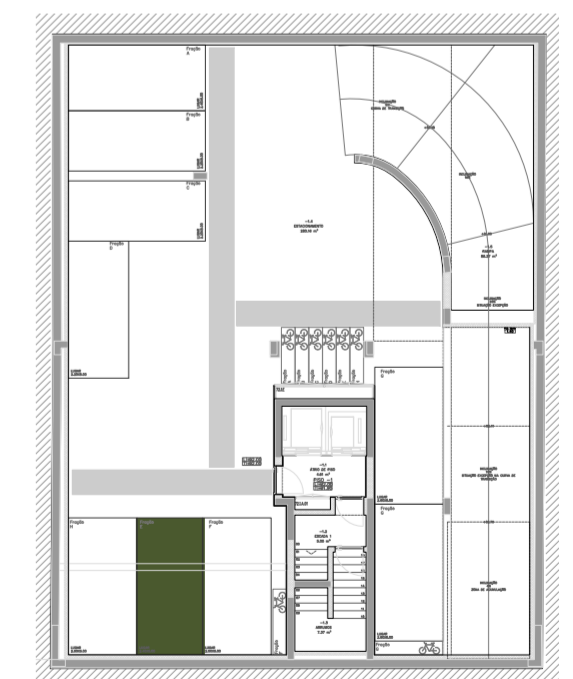
T2 | FLOOR 3

1	Living room	32.41 m ²
2	Kitchen	18.43 m ²
3	Bedroom	14.86 m ²
4	Suite	12.52 m ²
5	Bathroom - Suite	4.61 m ²
6	Bathroom	4.22 m ²
7	Hallway	5.84 m ²
8	Balcony 1	9.94 m ²
9	Balcony 2	1.57 m ²
10	Balcony 3	1.57 m ²

Interior Area	109.03 m ²
Exterior Area	13.08 m ²
Total Area	135.86 m²



Storage
1.78 m²



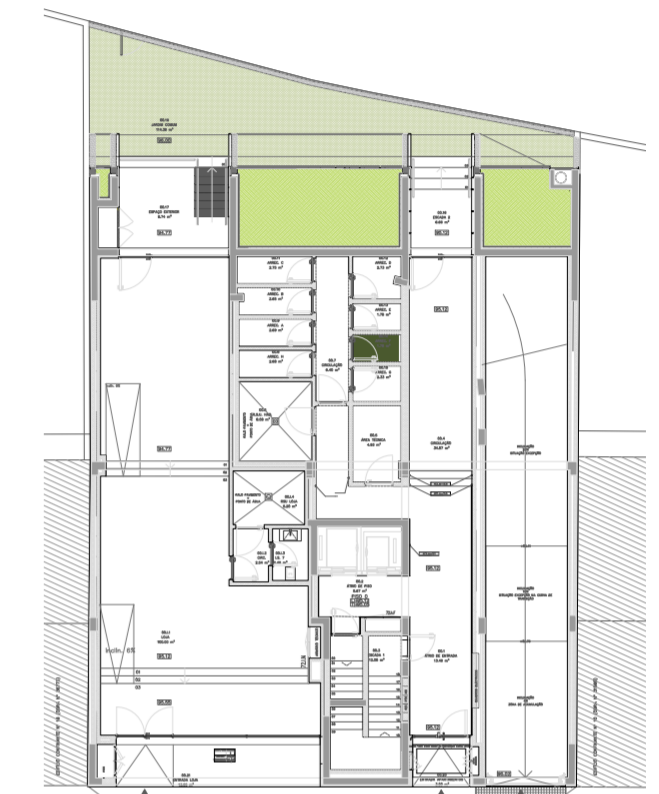
Parking
12.00 m²

F

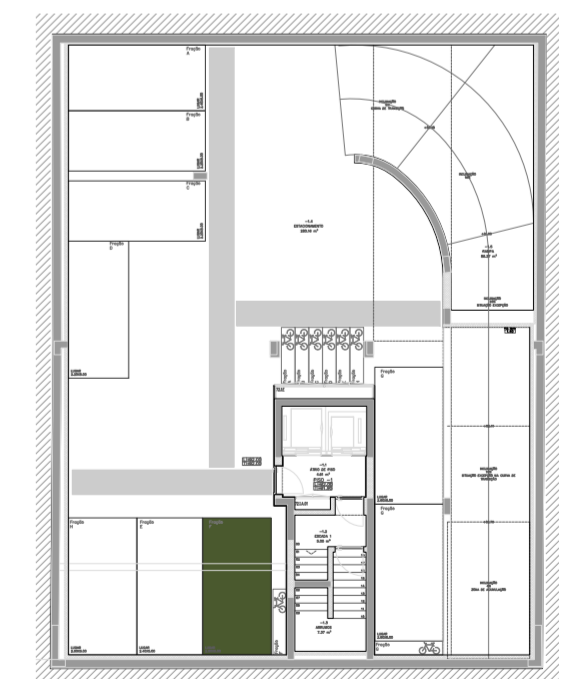
T2 | FLOOR 3

1	Living room	29.55 m ²
2	Kitchen	9.48 m ²
3	Bedroom	10.38 m ²
4	Suite	11.36 m ²
5	Bathroom - Suite	3.63 m ²
6	Bathroom	4.04 m ²
7	Hallway	4.34 m ²
8	Hall	3.38 m ²
9	Balcony 1	10.03 m ²
10	Balcony 2	1.57 m ²
11	Balcony 3	1.57 m ²

Interior Area	93.60 m ²
Exterior Area	13.17 m ²
Total Area	121.05 m²



Storage
2.73 m²

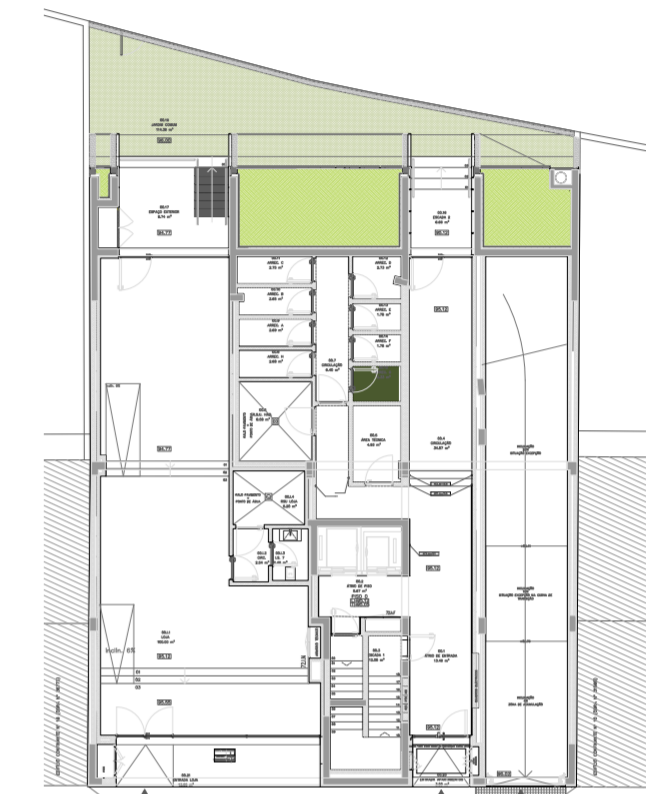


Parking
12.50 m²

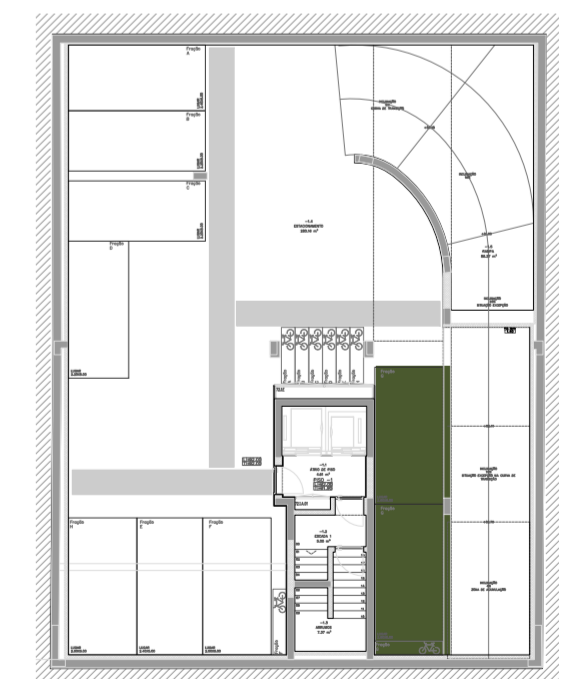
T3 DUPLEX | FLOOR 4

1	Living room	32.29 m ²
2	Kitchen	18.37 m ²
3	Bedroom	14.86 m ²
4	Suite	12.52 m ²
5	Bathroom - Suite	4.65 m ²
6	Bathroom	4.22 m ²
7	Hallway	5.84 m ²
8	Balcony 1	9.94 m ²
9	Balcony 2	1.57 m ²
10	Balcony 3	1.57 m ²

Interior Area	162.13 m ²
Exterior Area	13.08 m ²
Total Area	202.54 m ²



Storage
2.33 m²

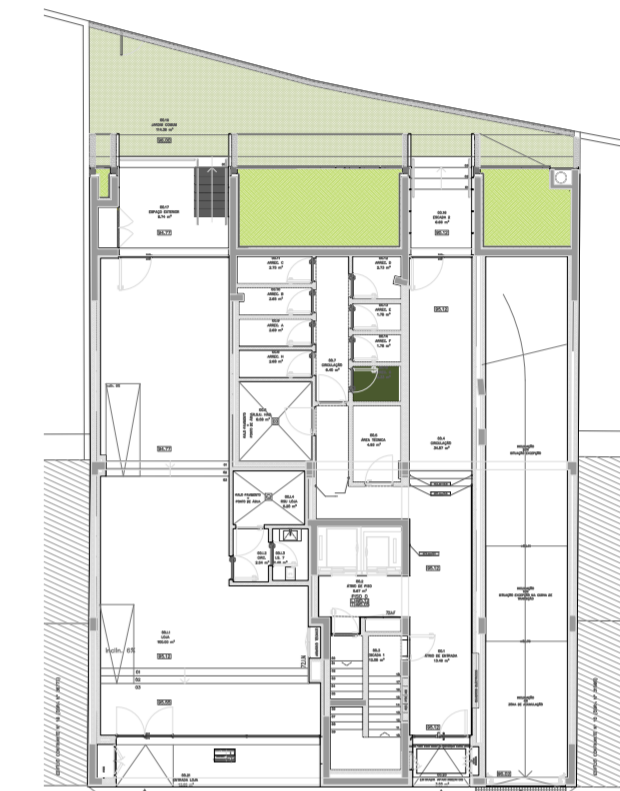
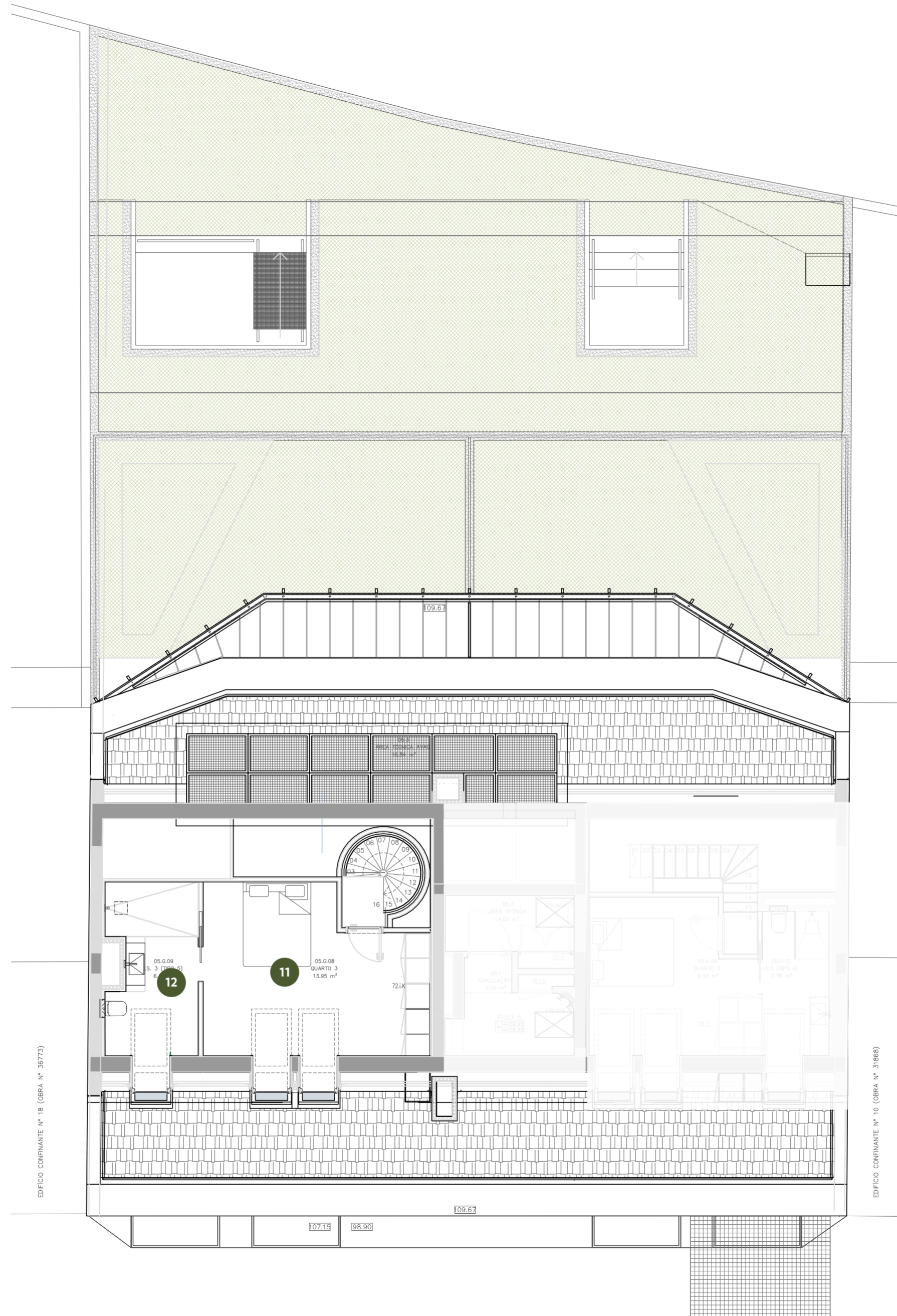


Parking
25.00 m²

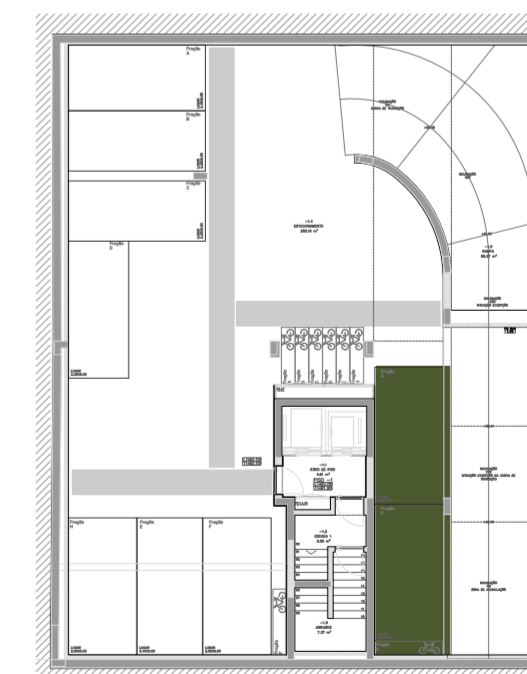
T3 DUPLEX | FLOOR 5

11	Suite	13.95 m ²
12	Bathroom - Suite	6.36 m ²

Interior Area	162.13 m ²
Exterior Area	13.08 m ²
Total Area	202.54 m ²



Storage
2.33 m²



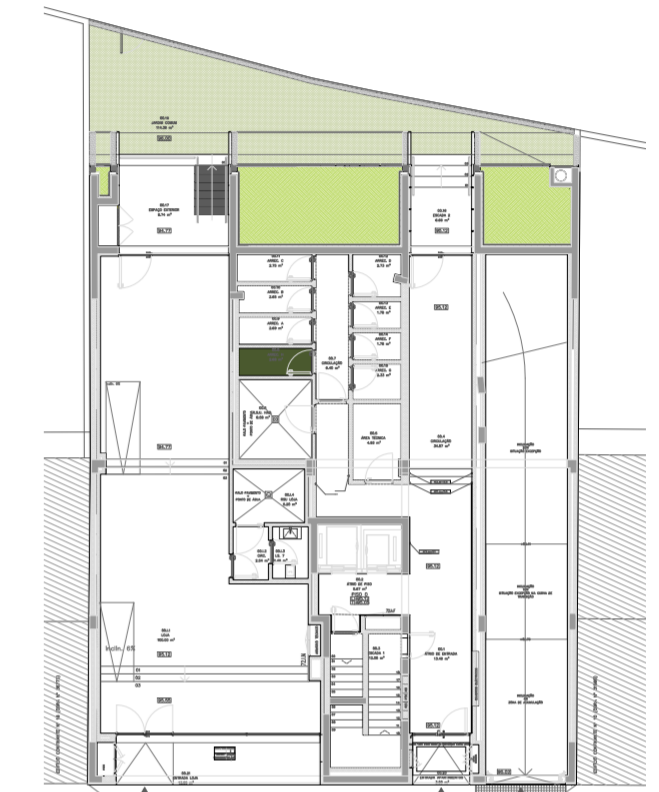
Parking
25.00 m²

H

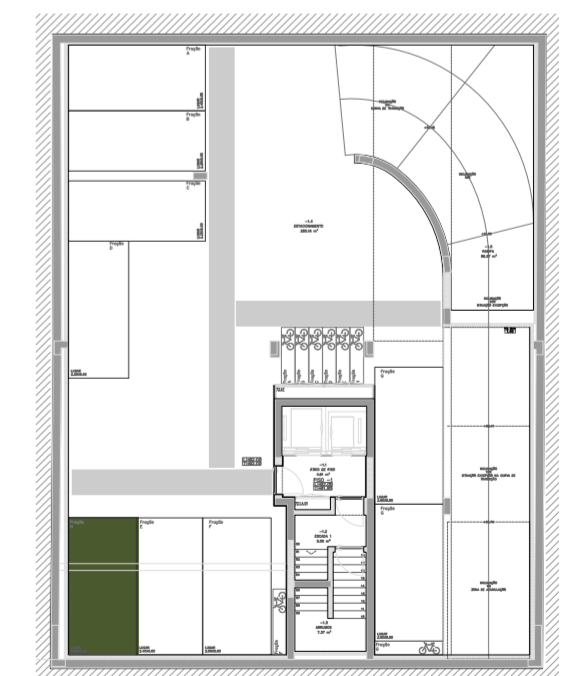
T3 DUPLEX | FLOOR 4

1	Living room	29.46 m ²
2	Kitchen	9.62 m ²
3	Bedroom	10.38 m ²
4	Suite	11.33 m ²
5	Bathroom - Suite	3.79 m ²
6	Bathroom	3.99 m ²
7	Hallway	4.38 m ²
8	Hall	3.38 m ²
9	Balcony 1	10.00 m ²
10	Balcony 2	1.57 m ²
11	Balcony 3	1.57 m ²

Interior Area	134.13 m ²
Exterior Area	13.14 m ²
Total Area	162.45 m²



Storage
2.68 m²



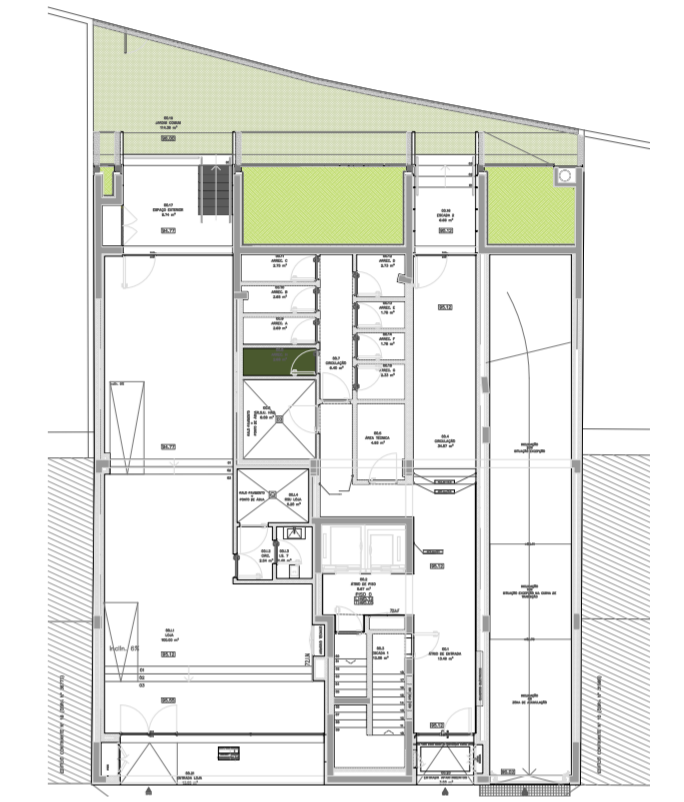
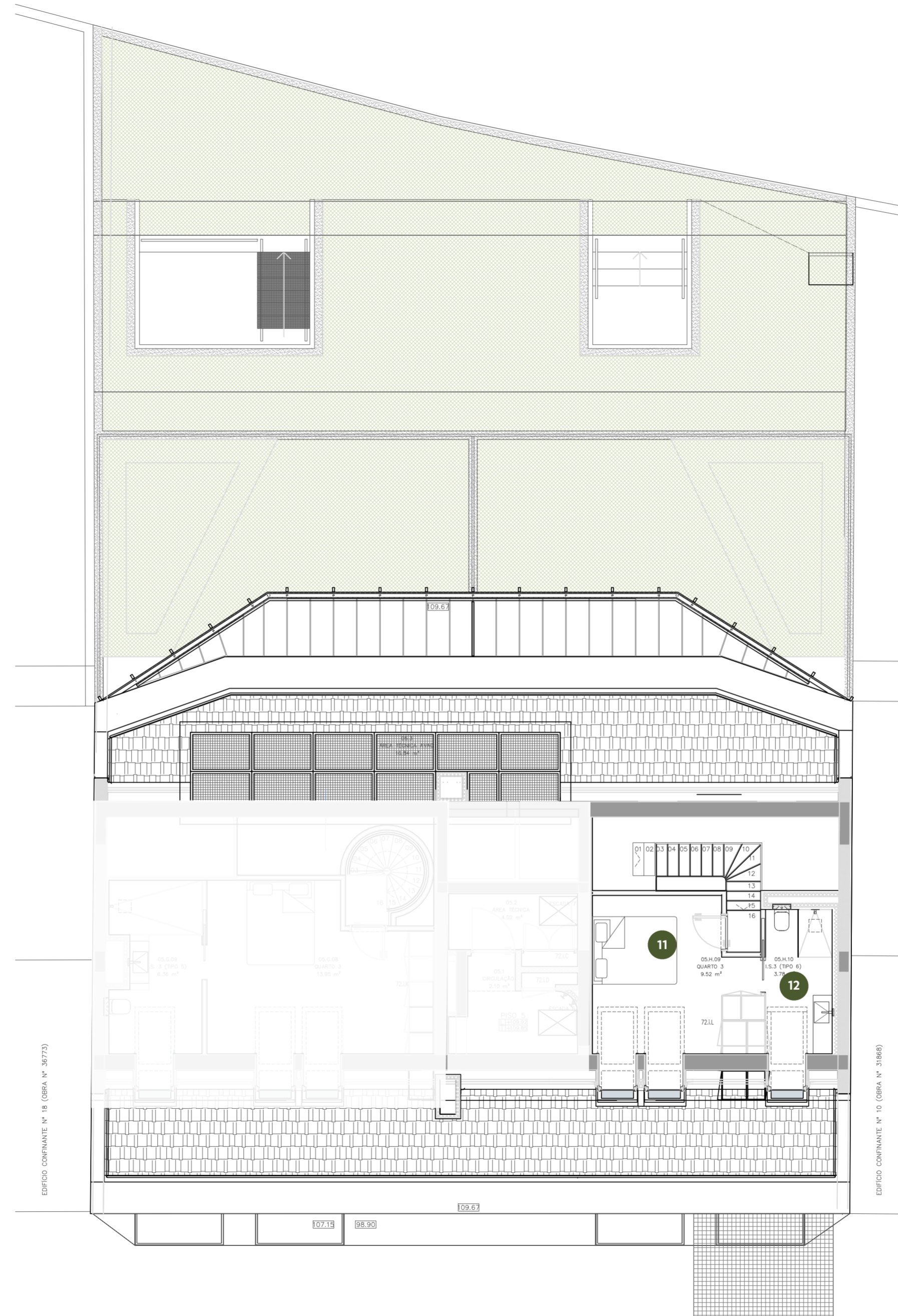
Parking
12.50 m²

H

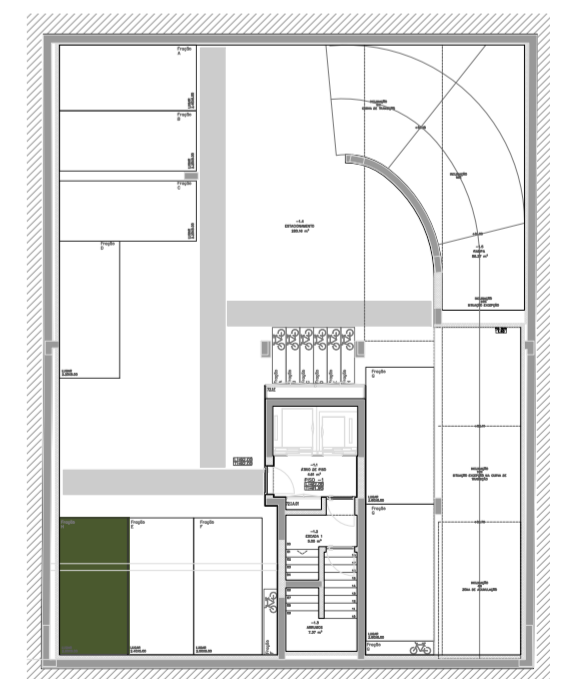
T3 DUPLEX | FLOOR 5

11	Suite	9.52 m ²
12	Bathroom - Suite	3.78 m ²

Interior Area	134.13 m ²
Exterior Area	13.14 m ²
Total Area	162.45 m ²



Storage
2.68 m²

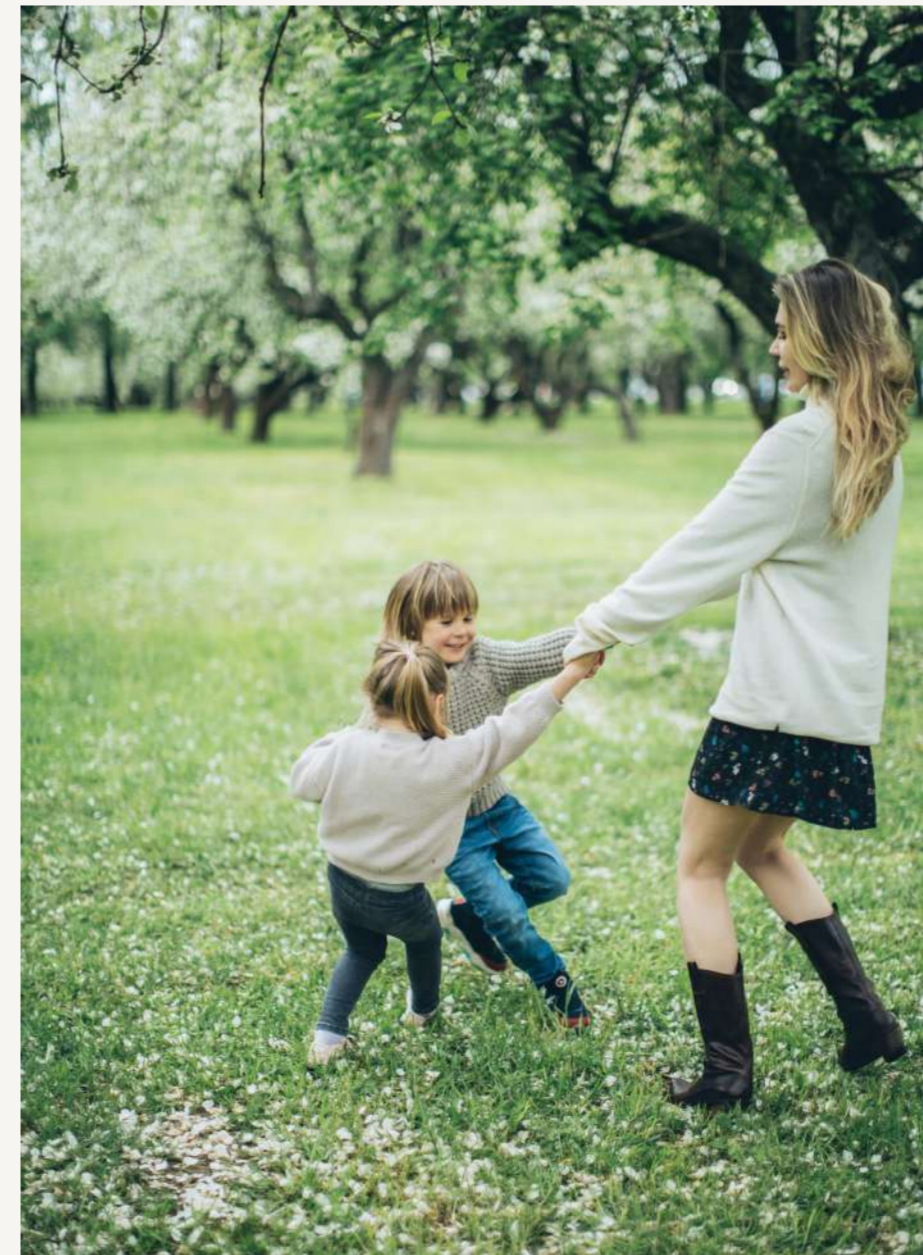
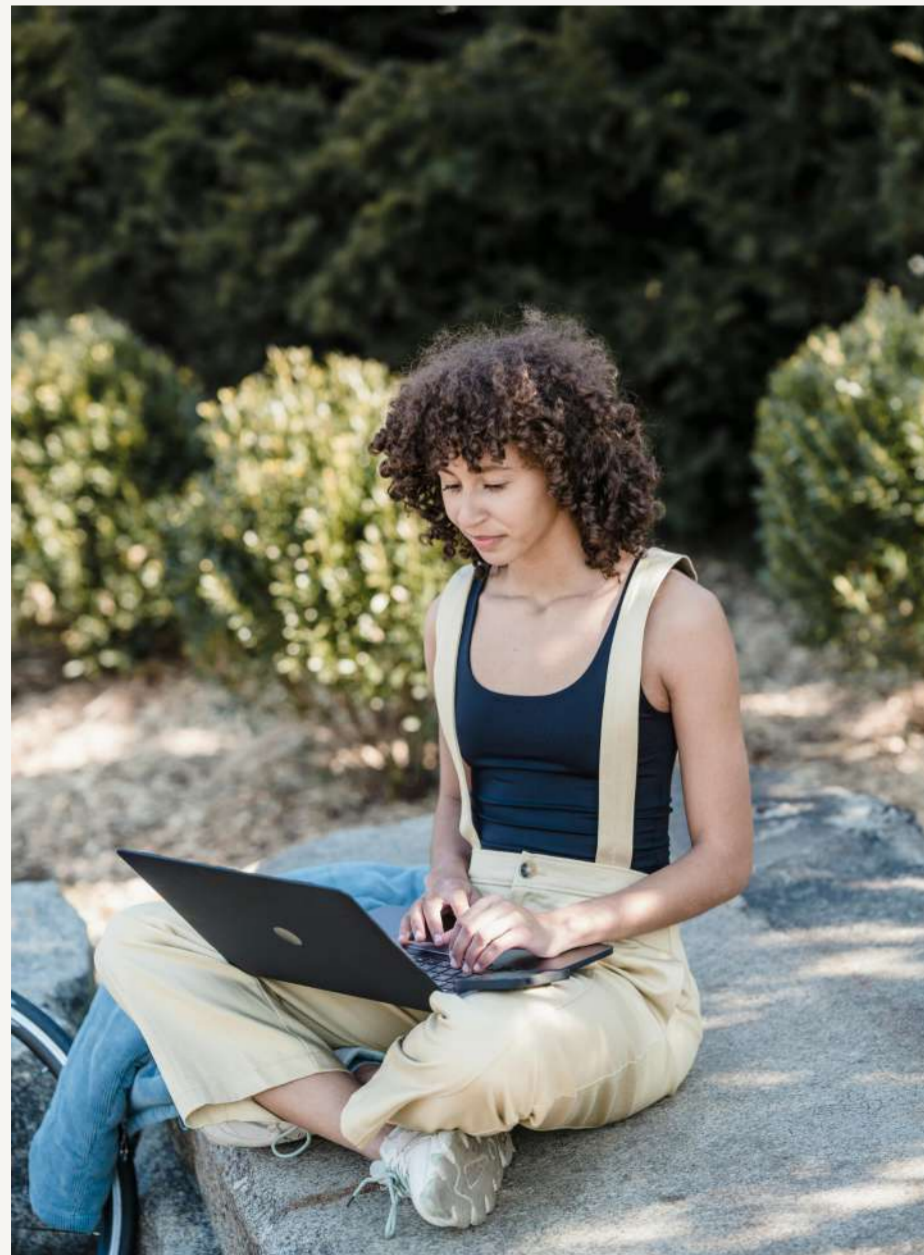


Parking
12.50 m²



LOCATION

Alvalade is considered one of Lisbon's best neighborhoods to live in, due to its quality of life, vibrant local commerce and easy access to transport, schools, universities and green spaces.





Enjoy all that Alvalade has to offer

Located on Rua Reinaldo Ferreira 12-16, this development has exclusive access to Jardim dos Moradores, a large green space that occupies the entire interior of the block. The location allows you to enjoy the tranquillity of the garden without giving up the proximity to local shops and all the vibrant offerings of the Alvalade neighborhood, where you can find services, restaurants and shops just a few steps from home.

- Schools and Secondary Schools
- Gym and Sports Centers
- Hospitals and Health Centers
- Universities
- Commerce and Services
- Parks and Gardens
- Markets and Supermarkets
- Restaurants and coffee shops



"At Alvalade Garden every detail has been thought out to offer you comfort, quality and sophistication in full harmony with nature."

PAULO CARAPUÇA



ALVALADE GARDEN

PRIME RESIDENTIAL

vendas@alvaladegarden.pt

+351 213 521 352

(Cost of a local call)

Avenida da República 21 4th floor
1050-053 Lisbon

alvaladegarden.pt