

# VARANDAS

## LIVING



**Discover**  
*a new way of*  
**experiencing**  
**Lisbon.**





**VARANDAS**  
LIVING





# A cosmopolitan lifestyle, in perfect harmony with nature.

With a timeless design, characterized by symmetry and gardens at the back, the building is a true oasis in the heart of the city. Large balconies and terraces that invite the light of Lisbon to enter the apartments, creating a dialogue between the exterior and the interior.





# flexible

## SPACES



The 12 apartments, with T1, T2 and T3 typologies, were designed to respond to new housing standards and preferences.

The balanced areas were carefully planned to offer functional and flexible spaces, allowing them to be customized to meet individual and family needs. With wide and open spaces, work-from-home areas and cosy welcoming living rooms, the apartments offer a dynamic and adaptable experience, ideal for young families seeking a cosmopolitan lifestyle.











# The neighborhood charm

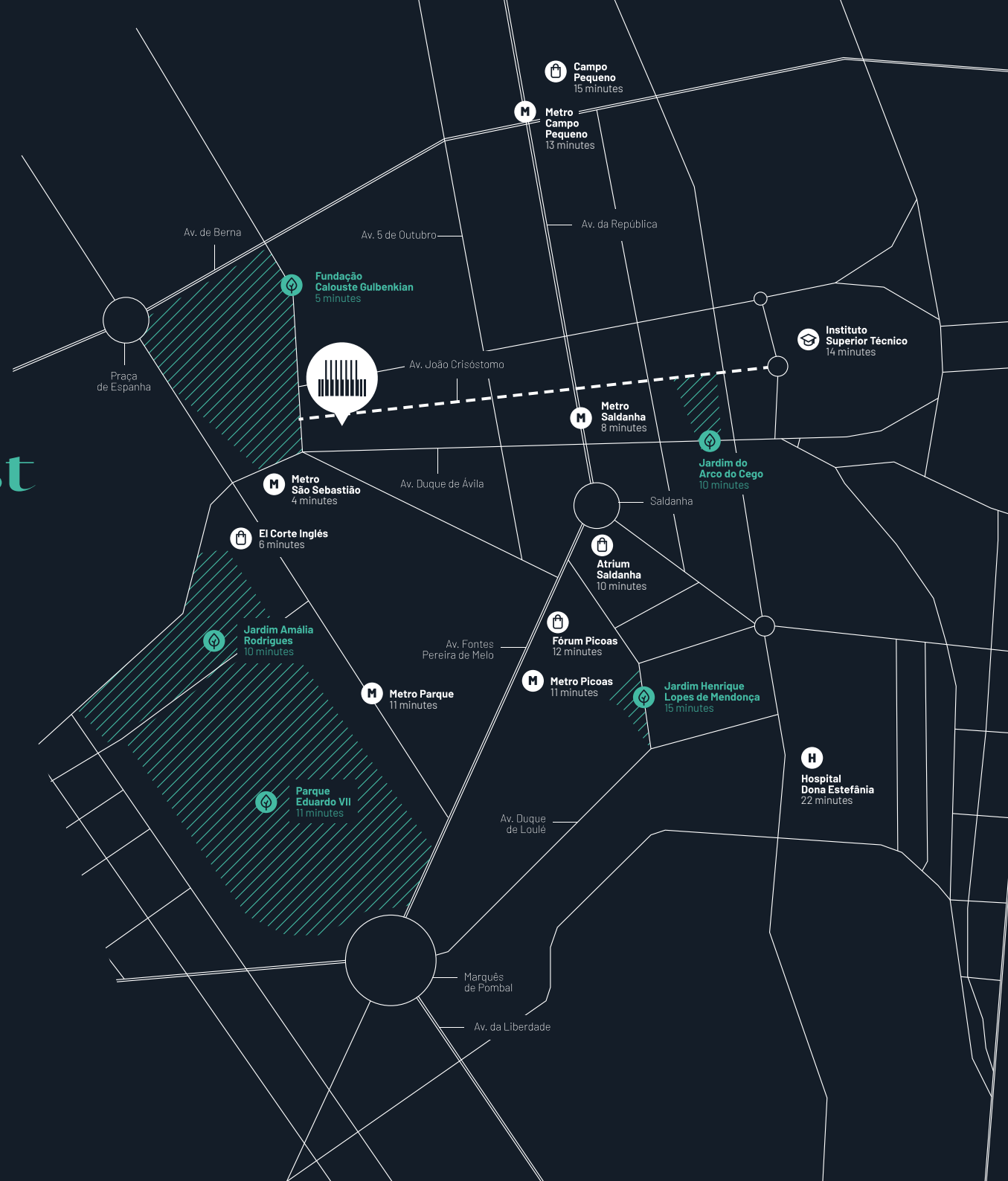
The Avenidas Novas neighborhood is known for its wide streets, public gardens, open spaces and historic buildings. This unique combination of landscape features gives the neighborhood a unique charm. The harmony between green spaces and classic architecture creates a sophisticated and delightful ambiance.





# One of the most desired areas of the city

With a complete infrastructure, covering schools, hospitals, cultural centers, supermarkets and other essential amenities. In addition, the neighborhood offers a wide variety of commercial options, with shops, boutiques, restaurants and cafes, providing a diverse shopping and gastronomic experience.





# The heart of Lisbon on your doorstep

Located in one of the most sought after areas of the city, Varandas Living is the perfect proposal for those who want to live in the center and explore a modern lifestyle in close connection with nature.

Just a few minutes from the main avenues and several green spaces, the proximity to Gulbenkian is one of the small luxuries that the neighborhood provides. Waking up every day with a view of the lush greenery, majestic trees and winding paths of the Foundation's gardens is a true privilege.



CENTRAL  
LOCATION



COMPLETE  
INFRASTRUCTURE



DIVERSIFIED  
COMMERCE



ARCHITECTURE AND  
URBAN PLANNING



QUALITY  
OF LIFE

# Where natural light blurs indoor and outdoor space

The apartments have generous balconies where you can enjoy the natural light that Lisbon is known for. The wide accesses to the balconies and terraces invite the light in.

All the spaces have been designed to make indoor and outdoor living a unique experience, combining the tranquillity of nature with the vibrant rhythm of the city.





Bedrom  
Rooftop  
T2 / floor 6





**Living Room  
Rooftop**  
T1 / floor 6



**Living Room  
Terrace**  
T3 / floor 1

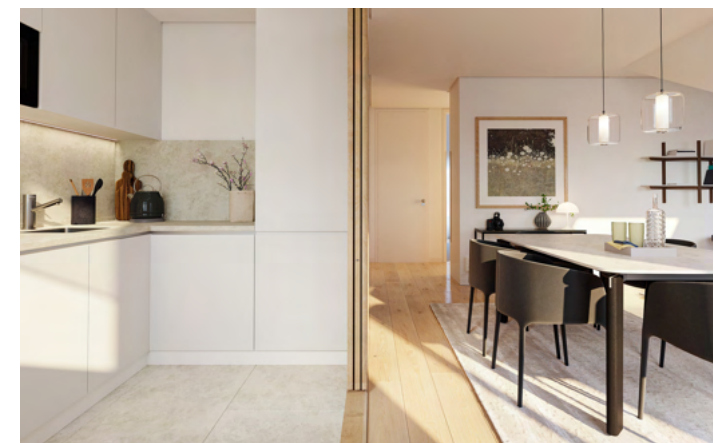




**Bathroom**  
**Model Apartment**



**Main  
Bedroom**  
Model T2



**Kitchen  
Rooftop**  
T1 / floor 6



**Commercial Space**  
Ground Floor



**Garage**  
Ground Floor



**Lobby**  
Ground Floor



# Our apartments

In addition to the wonderful outdoor areas, the project features quality materials and finishes which, together with the characteristic Lisbon light, bring charm and personality to each space.

The combination of lioz and natural wood results in a perfect symbiosis between the timeless elegance of stone and organic texture, creating harmonious and welcoming interiors.



*Spaces that delight the senses  
and invite you to explore every detail of this unique harmony.*





TERRACE



# T3

## floor 1

**115.80 m<sup>2</sup>**

Gross Private Area

**VARANDAS**  
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Parking

Living Room & Kitchenette

**37.00 m<sup>2</sup>**

1. Bedroom

**16.80 m<sup>2</sup>**

2. Bedroom

**11.90 m<sup>2</sup>**

3. Bedroom

**13.60 m<sup>2</sup>**

4. Balcony

**7.80 m<sup>2</sup>**

5. Terrace

**84.80 m<sup>2</sup>**





# T2

## floor 1

**99.80 m<sup>2</sup>**

Gross Private Area

**VARANDAS**  
LIVING



Parking

Living Room & Kitchenette

**39.50 m<sup>2</sup>**

1. Bedroom

**13.90 m<sup>2</sup>**

2. Bedroom

**13.80 m<sup>2</sup>**

3. Balcony

**2.90 m<sup>2</sup>**

4. Terrace

**85.80 m<sup>2</sup>**







ROOFTOP



# T2

## floor 6

**68.50 m<sup>2</sup>**

Gross Private Area



Parking

Living Room & Kitchenette

**23.60 m<sup>2</sup>**

1. Bedroom

**13.40 m<sup>2</sup>**

2. Bedroom

**11.80 m<sup>2</sup>**

3. Terrace

**3.50 m<sup>2</sup>**

4. Terrace

**7.40 m<sup>2</sup>**

5. Terrace

**4.40 m<sup>2</sup>**





# T1

## floor 6

**51 m<sup>2</sup>**

Gross Private Area



Parking

Living Room & Kitchenette

**22.50 m<sup>2</sup>**

1. Bedroom

**14.20 m<sup>2</sup>**

2. Terrace

**3.50 m<sup>2</sup>**

3. Terrace

**4.40 m<sup>2</sup>**







BALCONY



# T3

## floor 2/3/4/5

**115.80 m<sup>2</sup>**

Gross Private Area



Parking

Living Room & Kitchenette

**37.00 m<sup>2</sup>**

1. Bedroom

**16.80 m<sup>2</sup>**

2. Bedroom

**11.90 m<sup>2</sup>**

3. Bedroom

**13.60 m<sup>2</sup>**

4. Balcony

**7.80 m<sup>2</sup>**

5. Balcony

**13.60 m<sup>2</sup>**



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# T2

## floor 2/3/4/5

**99.80 m<sup>2</sup>**

Gross Private Area



Parking

Living Room & Kitchenette

**39.50 m<sup>2</sup>**

1. Bedroom

**13.90 m<sup>2</sup>**

2. Bedroom

**13.80 m<sup>2</sup>**

3. Balcony

**2.90 m<sup>2</sup>**

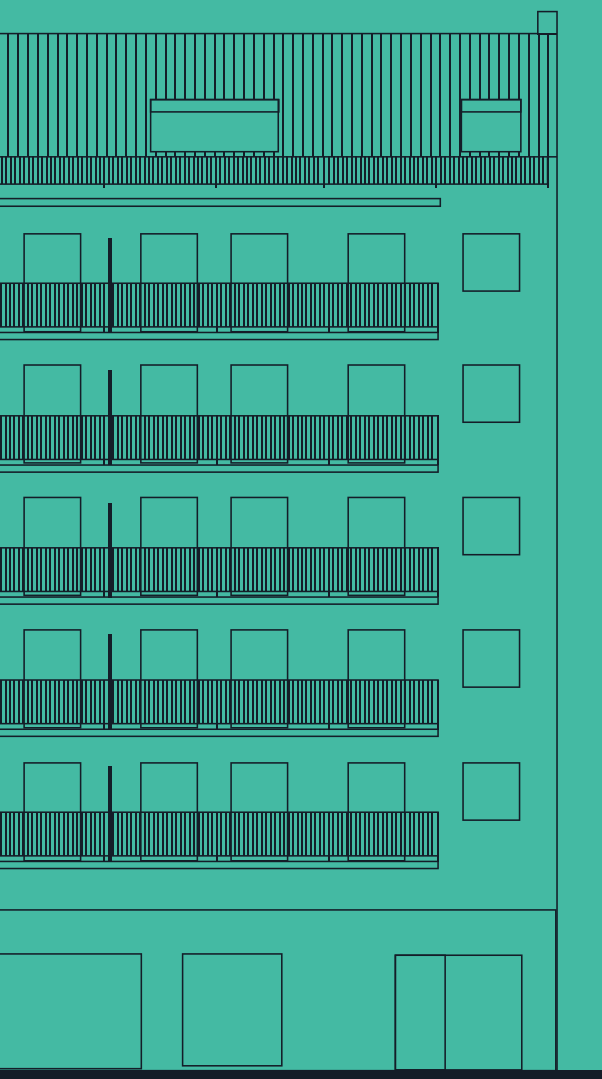
4. Balcony

**13.60 m<sup>2</sup>**





# Find the ideal space for you



FLOOR	TYPOLOGY	PRIVATE AREA	OUTDOOR AREA	TOTAL AREA	GARAGE
6th LEFT	T2	68,5 m2	15,3 m2	<b>83,8 m2</b>	1 Parking Space
6th RIGHT	T1	51 m2	7,9 m2	<b>58,9 m2</b>	1 Parking Space
5th LEFT	T2	98,8 m2	16,5 m2	<b>115,3 m2</b>	1 Parking Space
5th RIGHT	T3	115,8 m2	21,4 m2	<b>137,2 m2</b>	1 Parking Space
4th LEFT	T2	98,8 m2	16,5 m2	<b>115,3 m2</b>	1 Parking Space
4th RIGHT	T3	115,8 m2	21,4 m2	<b>137,2 m2</b>	1 Parking Space
3th LEFT	T2	98,8 m2	16,5 m2	<b>115,3 m2</b>	1 Parking Space
3th RIGHT	T3	115,8 m2	21,4 m2	<b>137,2 m2</b>	1 Parking Space
2nd LEFT	T2	98,8 m2	16,5 m2	<b>115,3 m2</b>	1 Parking Space
2nd RIGHT	T3	115,8 m2	21,4 m2	<b>137,2 m2</b>	1 Parking Space
1st LEFT	T2	98,8 m2	88,7 m2	<b>187,5 m2</b>	1 Parking Space
1st RIGHT	T3	115,8 m2	92,6 m2	<b>208,4 m2</b>	1 Parking Space



ROCK  
CAPITAL INVESTMENT



[varandasliving.pt](https://varandasliving.pt)

ARCHITECTURAL PROJECT

APP ARQUITECTOS ASSOCIADOS

COMMUNICATION, DESIGN & ARCHVIZ

JAA, ARQUITECTURA & DESIGN