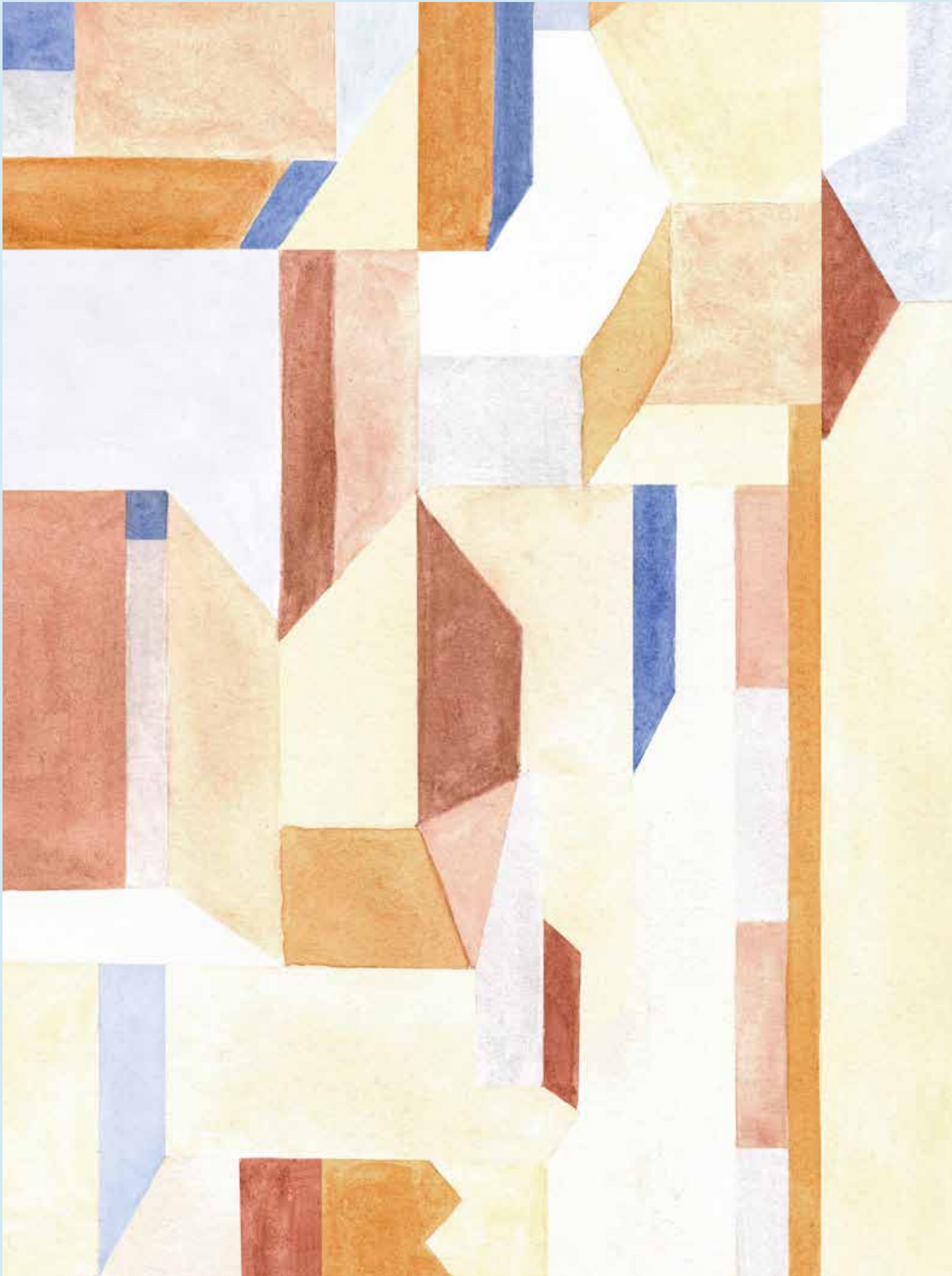


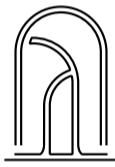
# ANDO

*Living*



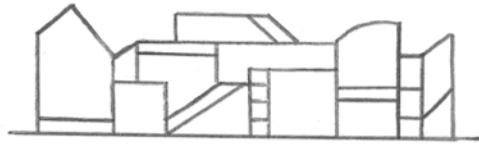
*ALFAMA CLUB*

*Q2 2026*



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





# LISBON

## *THE EMERGING CAPITAL*

LISBON IS A CITY OF BEAUTIFUL CONTRASTS. A STROLL DOWN THE STREETS WILL TRANSPORT YOU FROM AVANT-GARDE ARCHITECTURE TO PICTURESQUE OLD QUARTERS, WHERE TRADITIONAL AZULEJOS MEET STREET ART ON WHITE-WASHED WALLS. ONE DAY YOU ARE SOAKED IN THE ACTION OF VIBRANT CULTURAL SCENES, AND THE NEXT DAY 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 A FEAST OF GASTRONOMIC ADVENTURE.

AS ONE OF THE OLDEST CITIES IN WESTERN EUROPE, LISBON OFFERS MYRIAD POSSIBILITIES TO DISCOVER VAST NATURAL, CULTURAL AND HISTORICAL RICHES. AN ARRAY OF SCENIC VIEWPOINTS FROM ITS RIVER PROMENADES AND 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; AND FOR THOSE LOOKING FOR A GETAWAY NOW AND THEN, A SHORT FLIGHT WILL TAKE YOU TO MOST EUROPEAN CAPITALS.





04

## ALFAMA

*WHERE THE CITY MEETS THE SEA THE HEART AND SOUL OF LISBON A SLICE OF OLD-TOWN AUTHENTICITY*

NESTLED BETWEEN SKY-HIGH GRAÇA AND THE TAGUS RIVER LIES ALFAMA, LISBON'S MOST CHARACTERFUL NEIGHBOURHOOD ADORNED WITH PASTEL-COLOURED BUILDINGS AND TERRACOTTA ROOFTOPS. IN THIS ENVIABLE WATERFRONT SETTING, ALFAMA CLUB OCCUPIES THREE HISTORIC BUILDINGS WITH STUNNING VIEWS OF THE TAGUS RIVER IN ONE DIRECTION AND VIBRANT ALFAMA IN THE OTHER. IN THIS PART OF THE CITY, LIFE HAPPENS OUTSIDE. TRADITIONAL RESTAURANTS AND

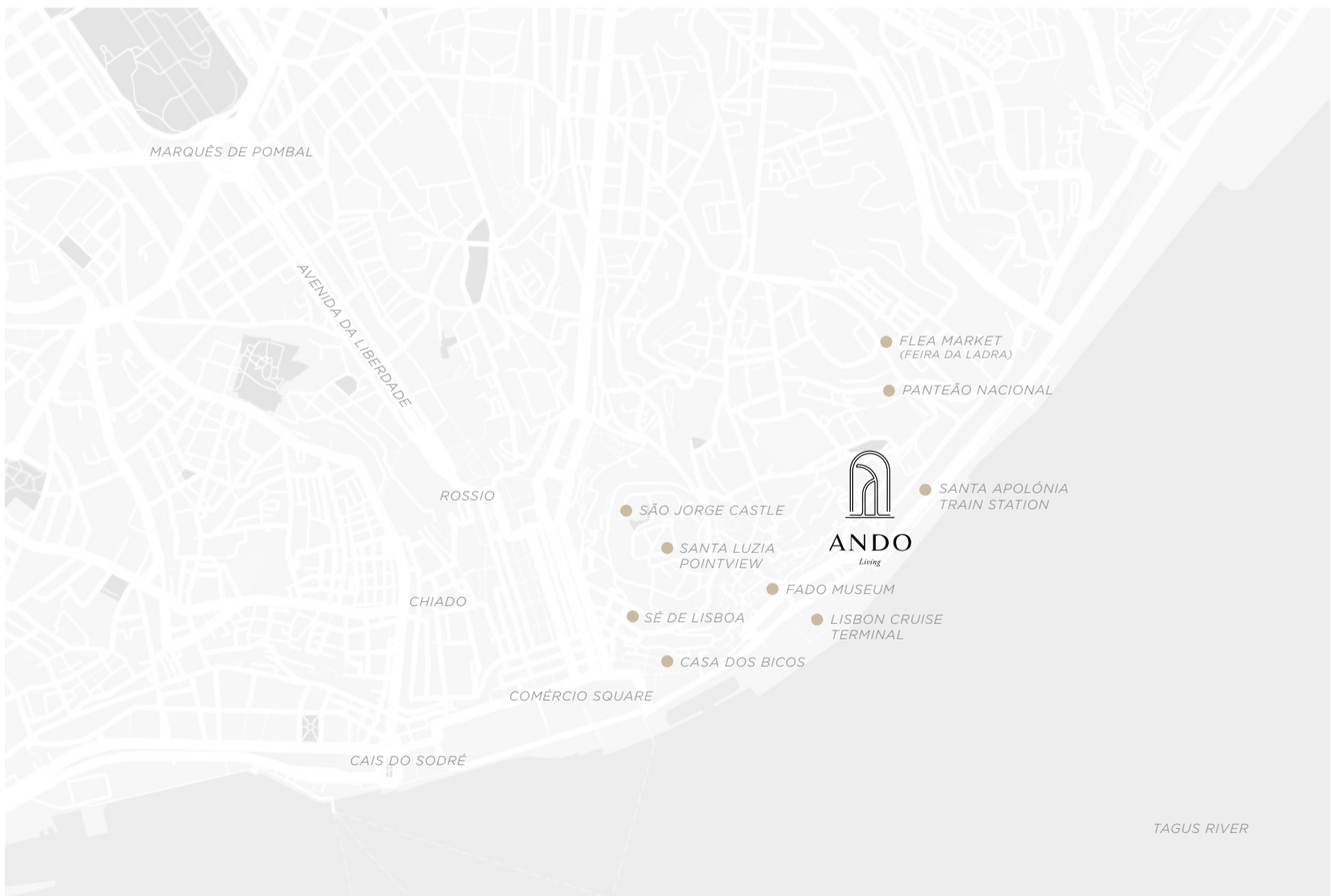
FADO BARS MINGLE WITH COOL SUNSET SPOTS AND PICTURESQUE VIEWPOINTS. LOCALS AND VISITORS ALIKE PROMENADE ALONG THE WATERFRONT, PAUSING TO TAKE IN THE MAGNIFICENT VIEWS. IN A CITY THAT IS EVER-MODERNISING, ALFAMA SPARKLES WITH OLD-TOWN AUTHENTICITY AND A VIBRANT LOCAL SPIRIT, MAKING THIS ONE OF LISBON'S MOST CHARISMATIC DESTINATIONS.

ABOVE IMAGE  
BAR RENDERING

BELOW IMAGE  
OPEN KITCHEN RENDERING



LISBON





# ANDO LIVING

## ALFAMA CLUB OVERVIEW



06

### HISTORICAL BUILDING

THE THREE BUILDINGS OCCUPIED BY ALFAMA CLUB DATE BACK TO THE RECONSTRUCTION OF DOWNTOWN LISBON FOLLOWING THE 1755 EARTHQUAKE. TWO 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 PASSED INTO THE OWNERSHIP OF CUSTOMS BEFORE LYING VACANT FOR MANY YEARS.

### REHABILITATION PROJECT

THE HISTORICAL AND ARCHITECTURAL LEGACY OF THE EXISTING BUILDINGS WILL BE HONOURED THROUGH A SENSITIVE RENOVATION THAT PRESERVES THEIR ORIGINAL CHARM AND POMBALINE FACADES. NAMED AFTER THE FIRST MARQUÊS DE POMBAL, SEBASTIÃO JOSÉ DE CARVALHO E MELO, THE POMBALINE STYLE IS NOTABLE FOR ITS ARCHITECTURAL RATIONALITY AND RESTRAINT. THE INTERIOR DESIGN VISION FOR ALFAMA CLUB IS INSPIRED BY TALES AND POEMS OF THE SEA AND THE FAMOUS MILD WEST WIND THAT SWEEPS THROUGH THE REGION. DESIGNED BY AWARD-WINNING FIRM AVROKO, IT PAIRS EXISTING ARCHITECTURE WITH LOCAL CONTRASTING MATERIALS, WITH AN EMPHASIS ON SIMPLIFIED ELEGANCE AND INDOOR/OUTDOOR LIVING.

AN ARTFUL CURATION OF OBJECTS FROM THE SOUTH ADDS COLOUR AND TEXTURE, COMPLETING 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 69 TASTEFULLY DESIGNED RESIDENCES RANGING FROM STUDIOS TO TWO BEDROOMS. CURATED AND INTENTIONAL COMMUNAL SPACES INCLUDE A COURTYARD GARDEN AND OUTDOOR SWIMMING POOL SET ON A BEAUTIFUL TERRACE.

TOURISTIC APARTMENTS  
3 628.61 SQM, 56 UNITS

RETAIL  
959.30 SQM, 4 UNITS

COMMON & TECHNICAL AREA  
1 715.74 SQM

TOTAL CONSTRUCTION AREA  
6 210.64 SQM



### TOURISTIC APARTMENTS

RESIDENCES ARE CREATED WITH THE DISCERNING CONTEMPORARY TRAVELLER IN MIND. DESIGNED TO ANDO LIVING STANDARDS, THEY WILL COMBINE LUXURIOUS FINISHES WITH THE FAMILIAR COMFORT OF A HOME. EACH APARTMENT WILL BE EQUIPPED WITH A KITCHEN, LIVING AND WORK AREA AND COMPREHENSIVE ON-DEMAND SERVICES, INCLUDING CONCIERGE SERVICE, BUILDING SECURITY AND 24/7 RECEPTION. LARGE WINDOWS INVITE AN ABUNDANCE OF NATURAL LIGHT, AND ELEGANT INTERIORS DRAW INSPIRATION FROM THE SEA AND INDOOR/OUTDOOR LIVING.

### FACILITIES

RESIDENTS WILL ENJOY STATE-OF-THE-ART FACILITIES INCLUDING A SWIMMING POOL, GYM AND SUN TERRACE, AS WELL AS COMMON LIVING SPACES THAT BRING LIKE-MINDED PEOPLE TOGETHER IN AN ENERGISING AND ANCHORED SETTING. AT THE GROUND LEVEL THERE IS A CENTRAL COURTYARD GARDEN WITH CASCADING GREENERY, SHADED NOOKS AND AN INVITING BAR THAT CONNECTS DIRECTLY WITH THE COMMON AREAS. THIS CALMING AND INVITING SPACE PROVIDES A WELCOME SANCTUARY FROM THE BUSTLE OUTSIDE.



LEFT PAGE  
ALFAMA CLUB FACADE RENDERING

RIGHT PAGE  
ALFAMA CLUB TERRACE BAR RENDERING





08



ABOVE IMAGE  
BAR RENDERING

BELOW IMAGE  
OPEN KITCHEN RENDERING





09



ABOVE IMAGE  
C104 | TO BEDROOM RENDERING

BELOW IMAGE  
C105 | T1 BEDROOM RENDERING





10



ABOVE IMAGE  
C201 | T2 LIVING ROOM RENDERING

BELOW IMAGE  
OPEN KITCHEN RENDERING





ABOVE IMAGE  
OPEN KITCHEN RENDERING

BELOW IMAGE  
CONCEPT HUB RENDERING





12

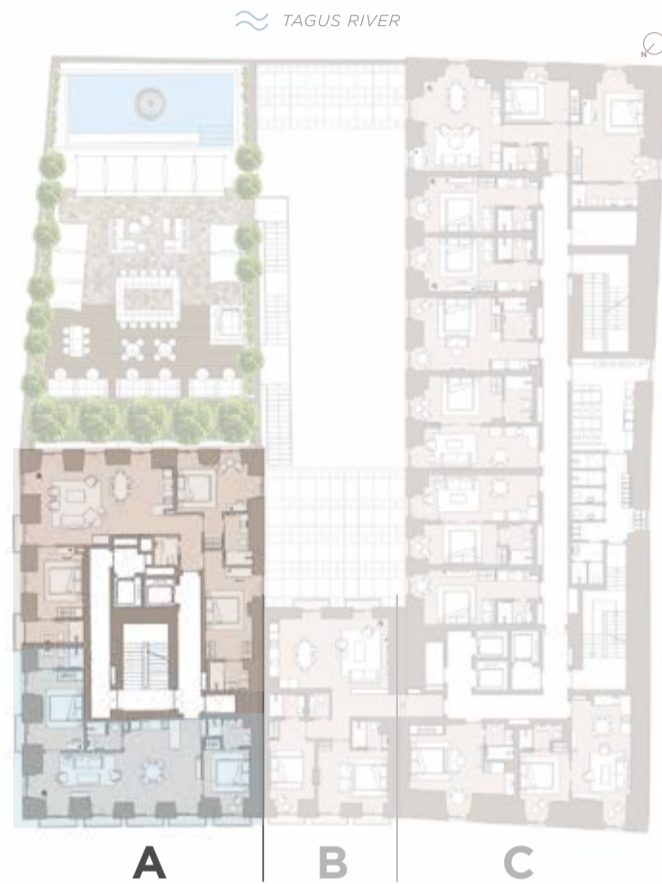


ABOVE IMAGES  
CONCEPT HUB RENDERING



# ALFAMA CLUB

## A BLOCK FLOOR PLANS



### 1ST FLOOR

CEILING HEIGHTS	OUTDOOR	
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 - T1 102,26 SQM	3,05M	16,76 SQM

### 4TH FLOOR

A401 - T2 113,54 SQM	2,20M TO 3,75M	2,06 SQM
A402 - T1 64,70 SQM	2,20M TO 3,75M	1,03 SQM



### A101 | T3

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

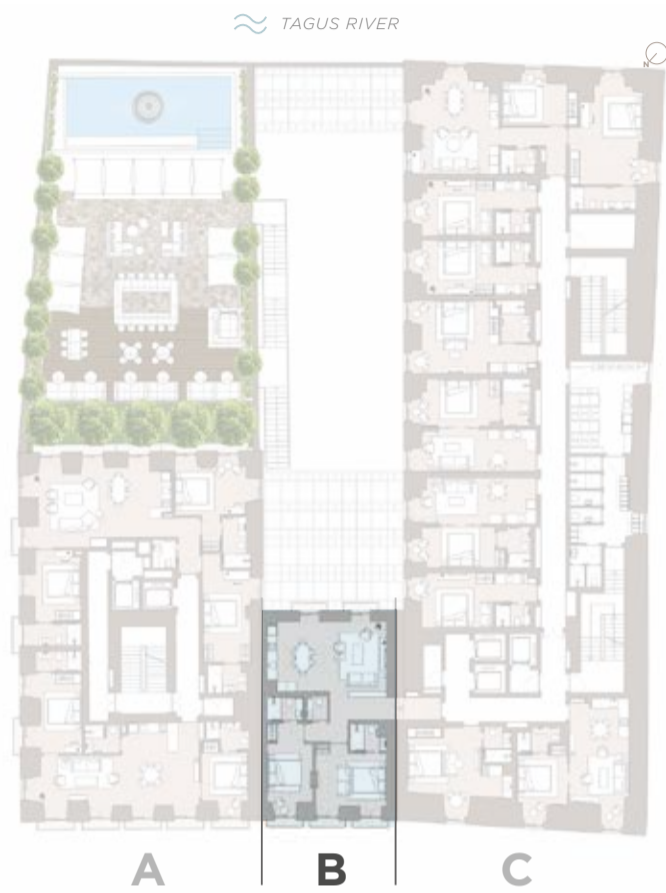


### A102 | T2

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

# ALFAMA CLUB

## B BLOCK FLOOR PLANS



1ST FLOOR	CEILING HEIGHTS	OUTDOOR
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



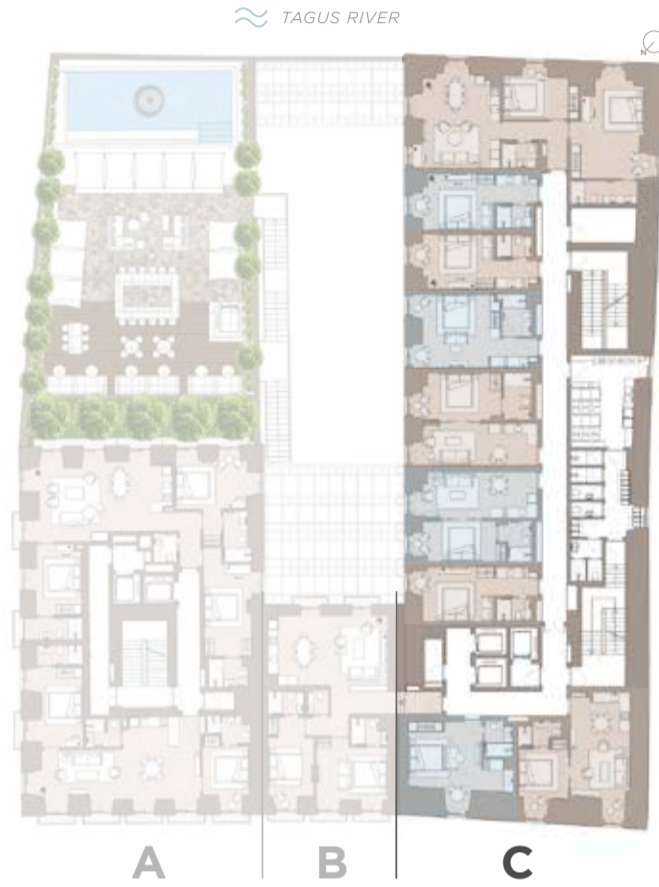
### B1 | T2

**GROSS PRIVATE AREA :** 116,59 SQM  
**EXPOSITION :** RUA JARDIM DO TABACO +  
 COURTYARD  
**FLOOR :** 1  
**CEILING HEIGHT :** 2,85 M  
**OUTDOOR :** 4,13 SQM



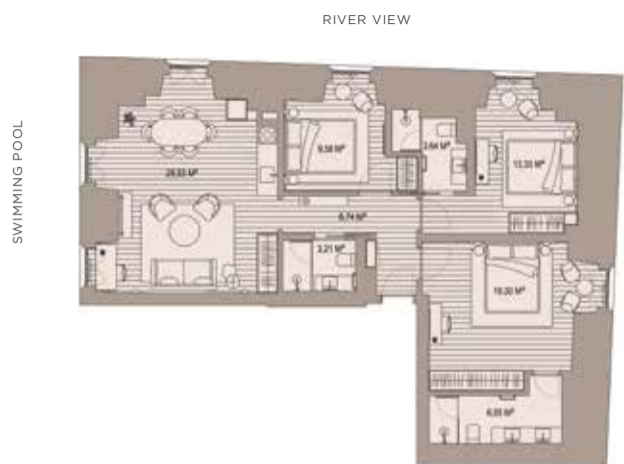
# ALFAMA CLUB

## C BLOCK FLOOR PLANS



1ST FLOOR	CEILING HEIGHTS	OUTDOOR
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 - T6 1,73 SQM	2,9 M	0
<b>2ND FLOOR</b>		
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
<b>3RD FLOOR</b>		
C301 - T3 133,51 SQM	2,6 M	0
C306 - T1 48,41 SQM	2,6 M	0
C309 - T1 61,76 SQM	2,6 M	0
<b>4TH FLOOR</b>		
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
<b>5TH FLOOR</b>		
C501 - T2 106,97 SQM	1,60M TO 3,80M	8,93 SQM





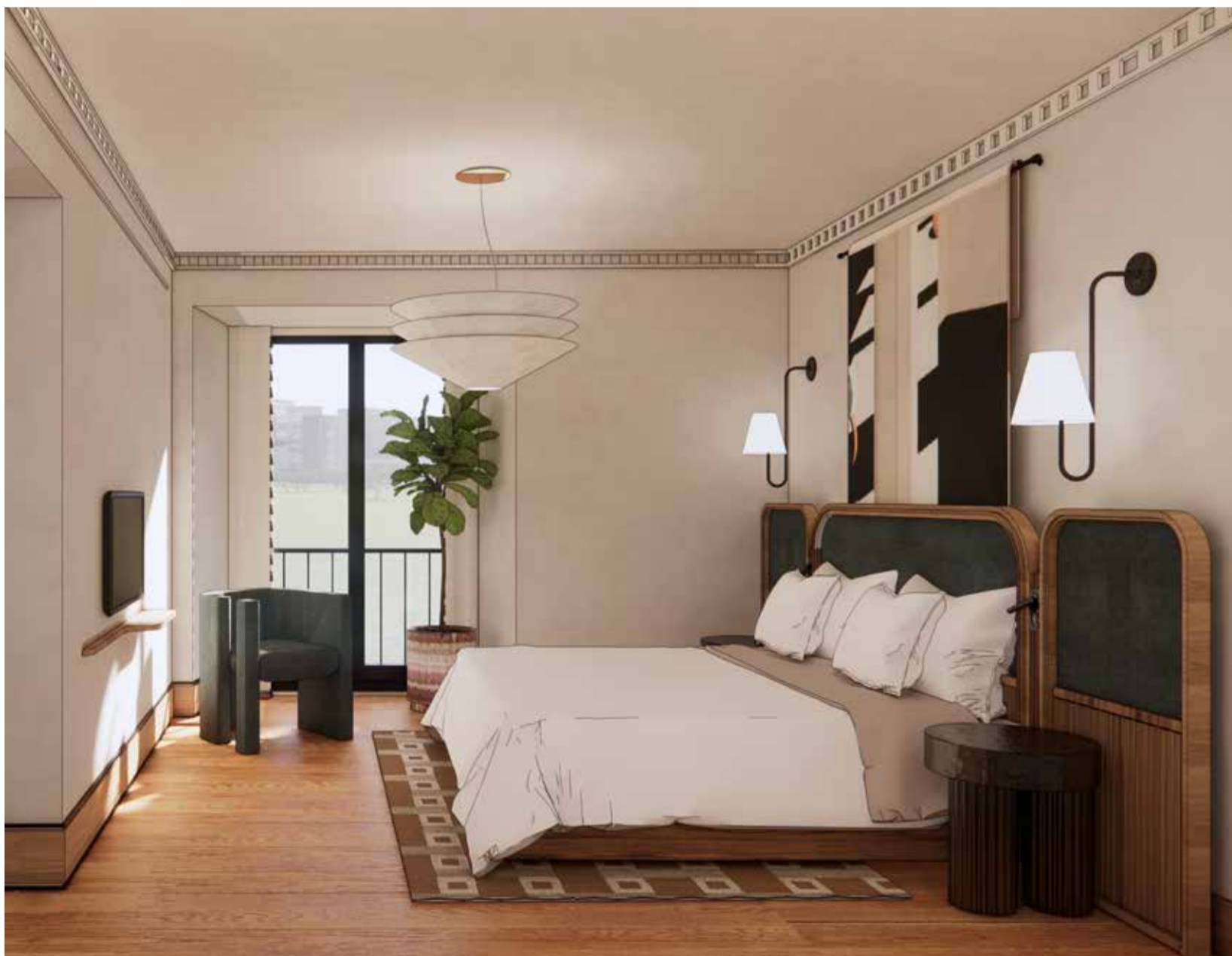
**C201 | T3**

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



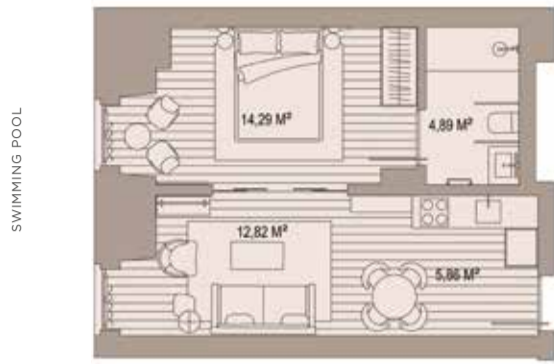
**C101 | T2**

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



ABOVE IMAGE  
C101 | T2 BEDROOM RENDERING





**C206 | T1**

**GROSS PRIVATE AREA : 48,32 SQM**

**EXPOSITION : SWIMMING 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 IMAGES  
C104 | T0 LIVING ROOM RENDERING



# ALFAMA CLUB

## FINISHING LIST

### GENERAL FEATURES

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FACADE	<p><i>Exterior spans (level 0):</i></p> <p><i>Exterior spans (level 1 to 5):</i></p> <p><i>Balconies:</i></p> <p><i>Maisn entrance door:</i></p> <p><i>Interior spans:</i></p> <p><i>Lift:</i></p>	<p><i>Render coating painted white;</i></p> <p><i>Render coating painted white;</i></p> <p><i>Existing stone (flooring), steel ballustrades painted gray;</i></p> <p><i>Wood door;</i></p> <p><i>Painted white;</i></p> <p><i>Oris genz, schmitt+sohn isi 2040 or equivalent;</i></p>
SPECIAL EQUIPMENT	<p><i>Air conditioning:</i></p> <p><i>Water heating:</i></p> <p><i>Kitchen fume extractions:</i></p> <p><i>Waste and domestic water:</i></p> <p><i>Fire detection system:</i></p> <p><i>Access control:</i></p>	<p><i>Collective Air-Conditioning System</i></p> <p><i>Collective Water Heating System</i></p> <p><i>Built-in;</i></p> <p><i>According to the engineering;</i></p> <p><i>According to the engineering;</i></p> <p><i>According to the engineering.</i></p>

### COMMON AREAS

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BUILDING ENTRANCE	<p><i>Floor and skirt:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>Tiles, terracota or woodfloor or equivalent</i></p> <p><i>Smooth plaster paint.</i></p> <p><i>Smooth plasterboard white paint.</i></p>
STAIRCASE	<p><i>Floor:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p>	<p><i>The principal staircase are in wood, the others are cera.</i></p> <p><i>Smooth paint.</i></p> <p><i>Smooth plaster white paint.</i></p>

### APARTMENTS

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HALL AND CIRCULATION AREA	<p><i>Floor:</i></p> <p><i>Skirting:</i></p> <p><i>Walls:</i></p> <p><i>Ceiling:</i></p> <p><i>Cornice mouldings:</i></p>	<p><i>Wood flooring varnished;</i></p> <p><i>Wood skirt or equivalent</i></p> <p><i>Smooth plaster painted;</i></p> <p><i>Smooth plasterboard white painted;</i></p> <p><i>White painted.</i></p>
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APARTMENTS

LIVING ROOM	<p>Floor:</p> <p>Skirting:</p> <p>Walls:</p> <p>Ceiling:</p> <p>Cornice mouldings:</p>	<p>Wood flooring varnished;</p> <p>Wood skirt or equivalent</p> <p>Smooth plaster painted;</p> <p>Smooth plasterboard white painted;</p> <p>White painted.</p>
KITCHENETTE	<p>Cupboards:</p> <p>Counter worktop:</p> <p>Hob vitroceramic cook-top:</p> <p>Oven:</p> <p>Microwave:</p> <p>Dishwasher:</p> <p>Washing machine:</p> <p>Fridge-freezer:</p> <p>Extractor:</p> <p>Water tap:</p>	<p>Cupboards lacquered waterproof wood with melamine interior</p> <p>Tiles or composite equivalent</p> <p>Bosch or Siemens, or equivalent;</p> <p>Bosch or Siemens, or equivalent;</p> <p>Bosch or Siemens, or equivalent;</p> <p>Bosch or Siemens, or equivalent;</p> <p>Bosch or Siemens, or equivalent;</p> <p>Bosch or Siemens, or equivalent;</p> <p>Built-in extractor (bosh or siemens, or equivalent);</p> <p>Bruma brand, or equivalent;</p>
BEDROOMS	<p>Floor:</p> <p>Skirting:</p> <p>Walls:</p> <p>Ceiling:</p> <p>Cornice mouldings:</p>	<p>Wood flooring varnished or carpeting;</p> <p>Wood skirting or MDF skirting paint;</p> <p>Smooth plaster painted;</p> <p>Smooth plasterboard painted;</p> <p>White painted.</p>
BATHROOM AND SANITARY WARES	<p>Floor:</p> <p>Walls:</p> <p>Ceiling smooth waterproof:</p> <p>Counter sink:</p> <p>Shower:</p> <p>Water Taps:</p>	<p>Tiles or stone or equivalent;</p> <p>Microciment or equivalent and tiles;</p> <p>Light epoxy waterproof resin or smooth Microciment or waterproof plasterboard paint;</p> <p>Natural stone or composite meterial or equivalent;</p> <p>Tiles or stone or equivalent;</p> <p>Bruma brand, or equivalent;</p>
JOINERY	<p>Wardrobes doors:</p> <p>Interior doors:</p>	<p>Wardrobe in wood or laquered MDF or equivalent;</p> <p>Melamine interiors or equivalent.</p>



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