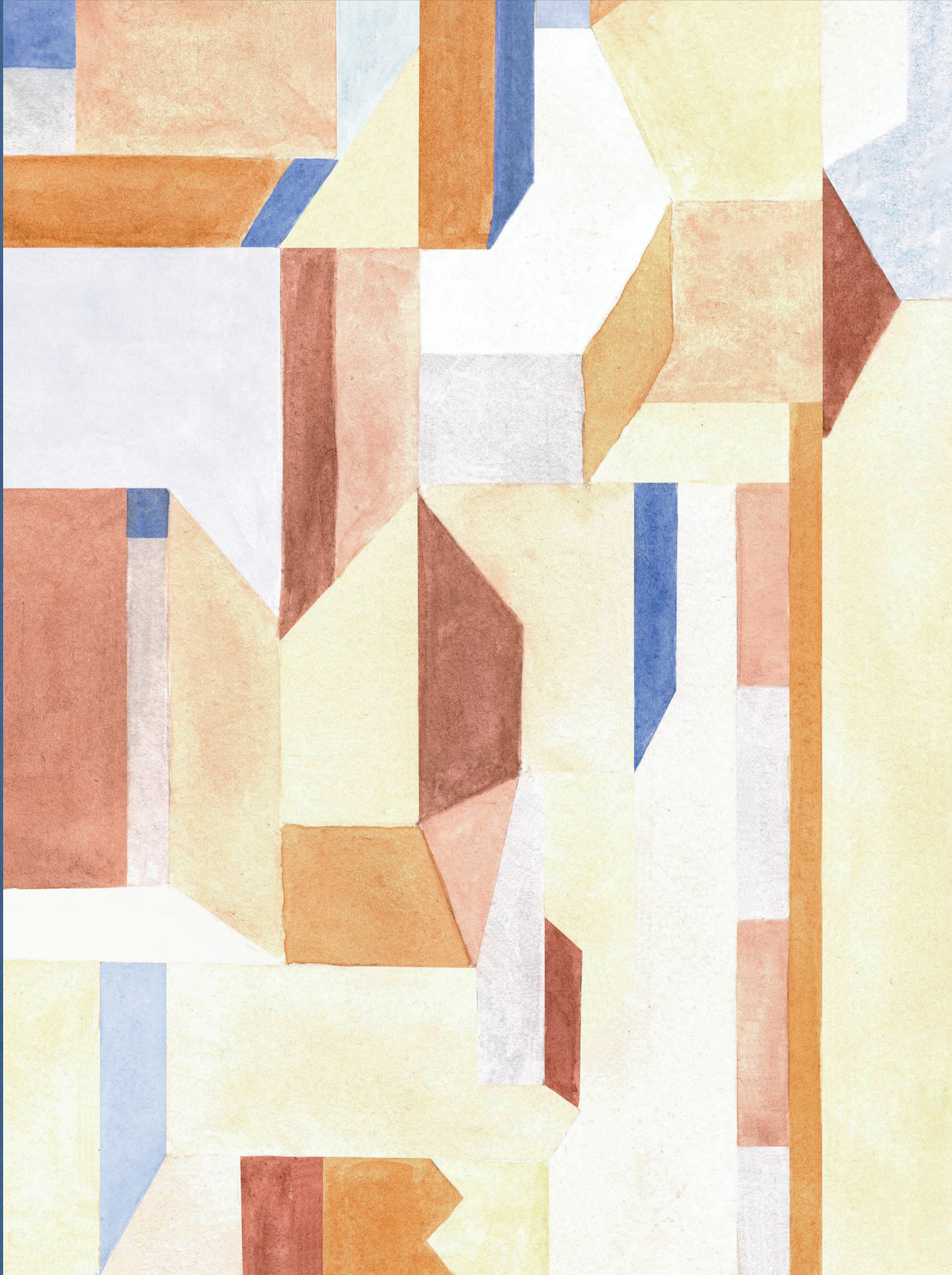
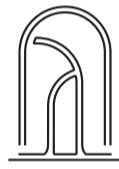


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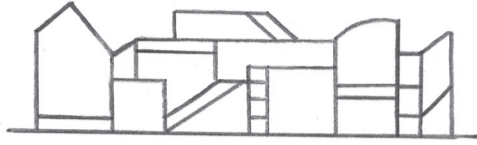
Living



SANTOS TOWNHOUSE



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

SANTOS

THE YOUNG NEIGHBOURHOOD WITH AN OLD SOUL

NESTLED BETWEEN THE ARISTOCRATIC PARISH OF LAPA AND THE LIVELY ENTERTAINMENT HUBS OF TIME OUT MARKET AND AV 24 DE JULHO, SANTOS IS ONE OF LISBON'S MOST POPULAR AND VIBRANT NEIGHBOURHOODS. A MAGNET FOR ARTISTS AND DESIGNERS, IT HAS A UNIQUE VIBE AND CHARACTER - HIP YET REFINED, RESIDENTIAL YET BUZZY.

OLD AND NEW BLEND SEAMLESSLY, WITH TRENDY BOUTIQUES AND GALLERIES RUBBING SHOULDERS WITH TRADITIONAL TASCAS AND LIVELY PASTELARIAS. CHARMING STREETS AND SQUARES REVEAL TILE-COVERED TOWNHOUSES EXUDING ELEGANCE, OLD MANSIONS STANDING AS TIMELESS

SYMBOLS OF GRANDEUR, AND REPURPOSED WATERSIDE WAREHOUSES TRANSFORMED INTO A CAPTIVATING ARRAY OF BARS AND RESTAURANTS.

BRIMMING WITH ALLURE AND ENERGY, SANTOS SETS THE STAGE FOR EXTRAORDINARY CONTEMPORARY LIVING. THE CITY CENTRE IS ONLY A SHORT DISTANCE AWAY BY FOOT, TRAM, TRAIN OR BUS, AND EXPANSION OF THE CITY'S METRO SYSTEM PROMISES SEAMLESS CONNECTIVITY WITH THE REST OF THE CITY IN THE NEAR FUTURE.

ABOVE
PANAROMIC VIEW OF LISBON CITY AND TAGUS RIVER,
PORTUGAL

RIGHT PAGE, MAP
SANTOS DISTRICT

PLACES OF INTERESTS
1. TIME OUT MARKET / 2. ELEVATRO BICA / 3. CAIS DO
SODRÉ STATION / 4. PINK STREET / 5. CAÍ DAS COLUNAS
/ 6. TERREIRO DO PAÇO / 7. ESTRELA GARDEN / 8.
ALCANTÁRA DOCK / 9. METRO STATION

LISBON



05



ANDO LIVING

SANTOS TOWNHOUSE OVERVIEW



06

HISTORICAL BUILDING

ANDO SANTOS COMPRISES 5 FLOORS WITH 35 ONE AND TWO BEDROOM APARTMENTS.

THE ADDRESS BOASTS A WELL-DOCUMENTED HISTORY, DATING BACK TO 1648 WHEN THE KING OF PORTUGAL DECREED THE CONSTRUCTION OF A CONVENT FOLLOWING THE ARRIVAL OF CAPUCHIN FRIARS FROM BRITANNY, FRANCE.

WITH THE EXTINCTION OF RELIGIOUS ORDERS IN PORTUGAL IN 1834, THE BUILDING BEGAN TO BE USED AS A RESIDENCE FOR YOUNG PEOPLE WITHOUT FAMILIES, BUT IN 1837 A FIRE REDUCED THE BUILDING TO ASHES. IN 1851, A NEW BUILDING WAS CONSTRUCTED ON THE

SITE BY JOSE ANTONIO DA LUZ ROBIM. TYPICAL OF THE PERIOD IT HAS LARGE WINDOWS, WROUGHT-IRON BALCONIES AND A BEAUTIFUL TILED FACADE.

WITH THE LARGEST TILED FACADE OF A RESIDENTIAL BUILDING IN LISBON, THE BUILDING HAS A PRESERVATION ORDER AND HAS BEEN CLASSIFIED AS HERITAGE OF MUNICIPAL INTEREST.

THE CURRENT REHABILITATION OF THE BUILDING MAINTAINS ITS HERITAGE FEATURES WHILST INCORPORATING NEW ANTI-SEISMIC CONSTRUCTION TECHNIQUES, NOISE REDUCTION, THERMAL COMFORT AND ENERGY SAVINGS.

TOURISTIC APARTMENTS
2 858,89 SQM, 35 APARTMENTS

RETAIL
573 SQM, 2 UNITS

COMMON & TECHNICAL AREA
360,48 SQM

TOTAL CONSTRUCTION AREA
3 750,06 SQM, 37 UNITS

REHABILITATION PROJECT

THE ORIGINAL CHARACTER AND CHARM OF THE BUILDING WILL BE HONOURED THROUGH A SENSITIVE RENOVATION THAT PRESERVES ITS STUNNING TILE FACADE AND ORNATE CEILINGS SOARING UP TO 3.5 METERS HIGH.

INTERIOR SPACES ARE REIMAGINED TO MEET THE NEEDS OF CONTEMPORARY LIVING, OFFERING BOTH PRIVACY AND COMMUNITY. THERE WILL BE 35 TASTEFULLY-DESIGNED RESIDENCES RANGING FROM ONE TO TWO BEDROOMS.

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 PROVIDE A CALMING AND ANCHORED SETTING.





08

SANTOS TOWNHOUSE

FLOOR PLANS



1ST FLOOR

- 1.1 T1 78,46 SQM + BALCONY 2,30 SQM
- 1.2 T2 98,74 SQM
- 1.3 T2 100,20 SQM
- 1.4 T0 49,46 SQM

TOTAL AREA PER FLOOR
329,18 SQM

4 APARTMENTS
PER FLOOR

CEILING HEIGHTS

1ST FLOOR - 2,20M TO 2,36M





2ND - 4TH FLOORS

8 APARTMENTS PER FLOOR

- 2.1 T1 67,32 SQM + BALCONY 2,29 SQM
- 2.2 T1 68,21 SQM + BALCONY 1,49 SQM
- 2.3 T1 88,52 SQM
- 2.4 T1 66,04 SQM + BALCONY 3,48
- 2.5 T1 66,87 SQM + BALCONY 2,25 SQM
- 2.6 T2 97,24 SQM + BALCONY 2,14 SQM
- 2.7 T2 102,9 SQM
- 2.8 T2 77,62 SQM + BALCONY 2,92 SQM

CEILING HEIGHTS

2ND - 4TH FLOOR - 2,96M TO 3,48M

TOTAL AREA PER FLOOR
649 SQM



5TH FLOOR

7 APARTMENTS PER FLOOR

- 5.1 T1 70,61 SQM + BALCONY 3,35 SQM
- 5.2 T1 78,08 + BALCONY 1,39 SQM
- 5.3 T1 70,8 SQM
- 5.4 T1 66,61 SQM + BALCONY 1,69 SQM
- 5.5 T2 125,90 SQM + BALCONY 3,09 SQM
- 5.6 T2 91,53 SQM
- 5.7 T2 78,02 SQM + 1,44 SQM

CEILING HEIGHTS

5TH FLOORS - 2,40M TO 2,80M

TOTAL AREA PER FLOOR
581,55 SQM





10





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