

RCC

ALVALADE

Location



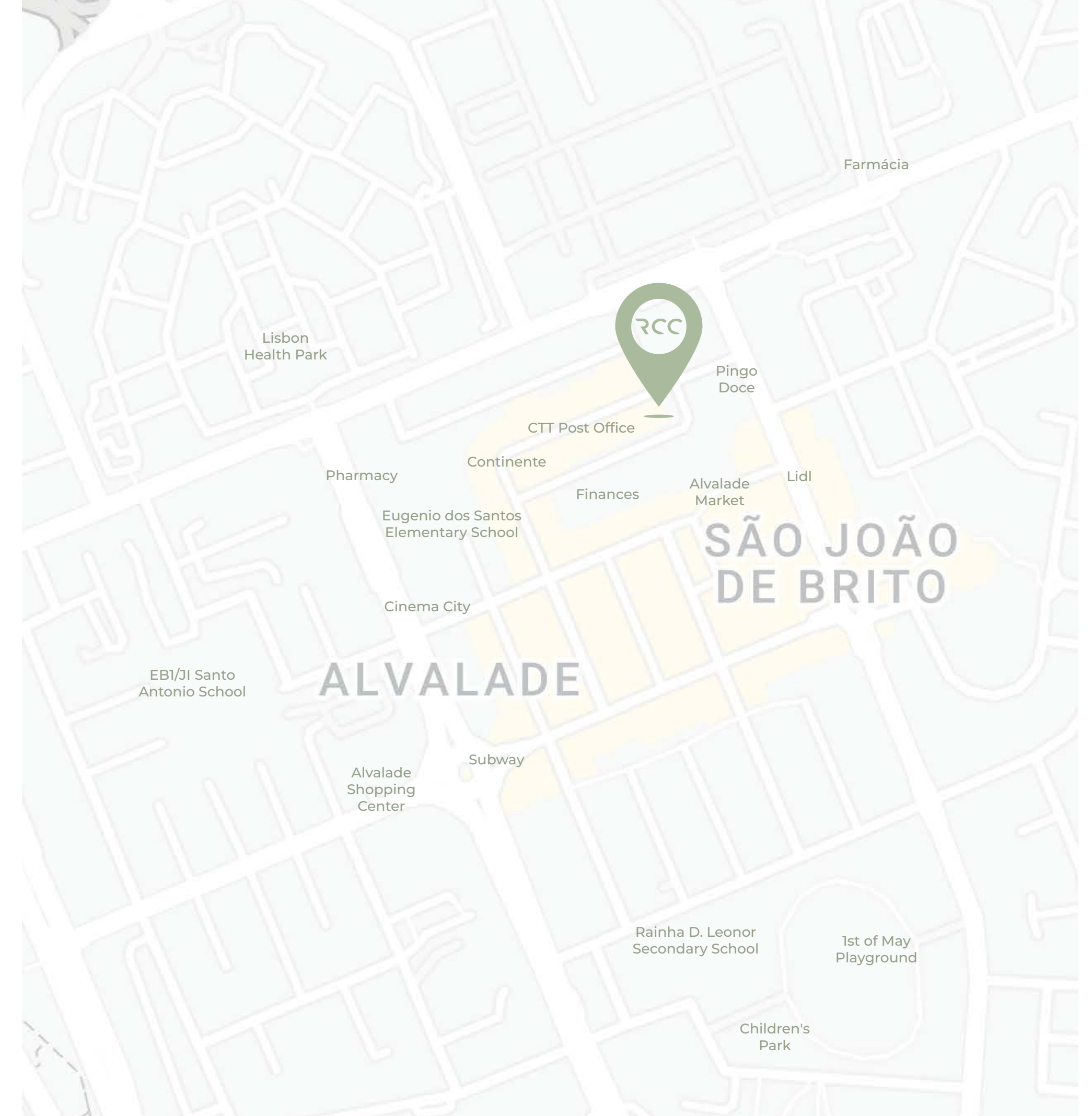
Alvalade

The current parish of Alvalade was formed by the union of the former parishes of S. João de Brito, Campo Grande, and Alvalade. It represents 6% of Lisbon's territory, covering an area of 5.34 km².

Its main period of construction dates back to 1946-1970, featuring predominantly buildings with 3 to 4 floors, each containing three or more housing units with multiple rooms (60% having five or more).

The local population has a high level of education, surpassing the city's average (36% hold a higher education degree compared to 27% in Lisbon).

A perfect neighborhood for everyone.



Alvalade, Lisbon

The 5 min. Neighborhood

Within a 5-minute radius, whether on foot or by bike, residents can find everything they need - leisure, shopping, healthcare, education, and much more.



Access



The area is well-served by public transportation, with several bus stops and a metro station just a 5-minute walk away. It is also only a few minutes' drive from the 2ª Circular and the airport.



In terms of commerce, it is 1 min. away from Pingo Doce and Continente supermarkets, and 3 min. from the Lidl supermarket and the typical Alvalade Market.



In Alvalade, you will find various art galleries, a cinema, and essential services such as pharmacies, a post office, tax office, and fire station. The neighborhood is also known for its wide selection of restaurants and



Image source: plataformamedia.com

Image source: timeout.pt



Image source: lisboasecreta.co

The Building



*Conceptual renders, subject to change.



A Modern Neighborhood

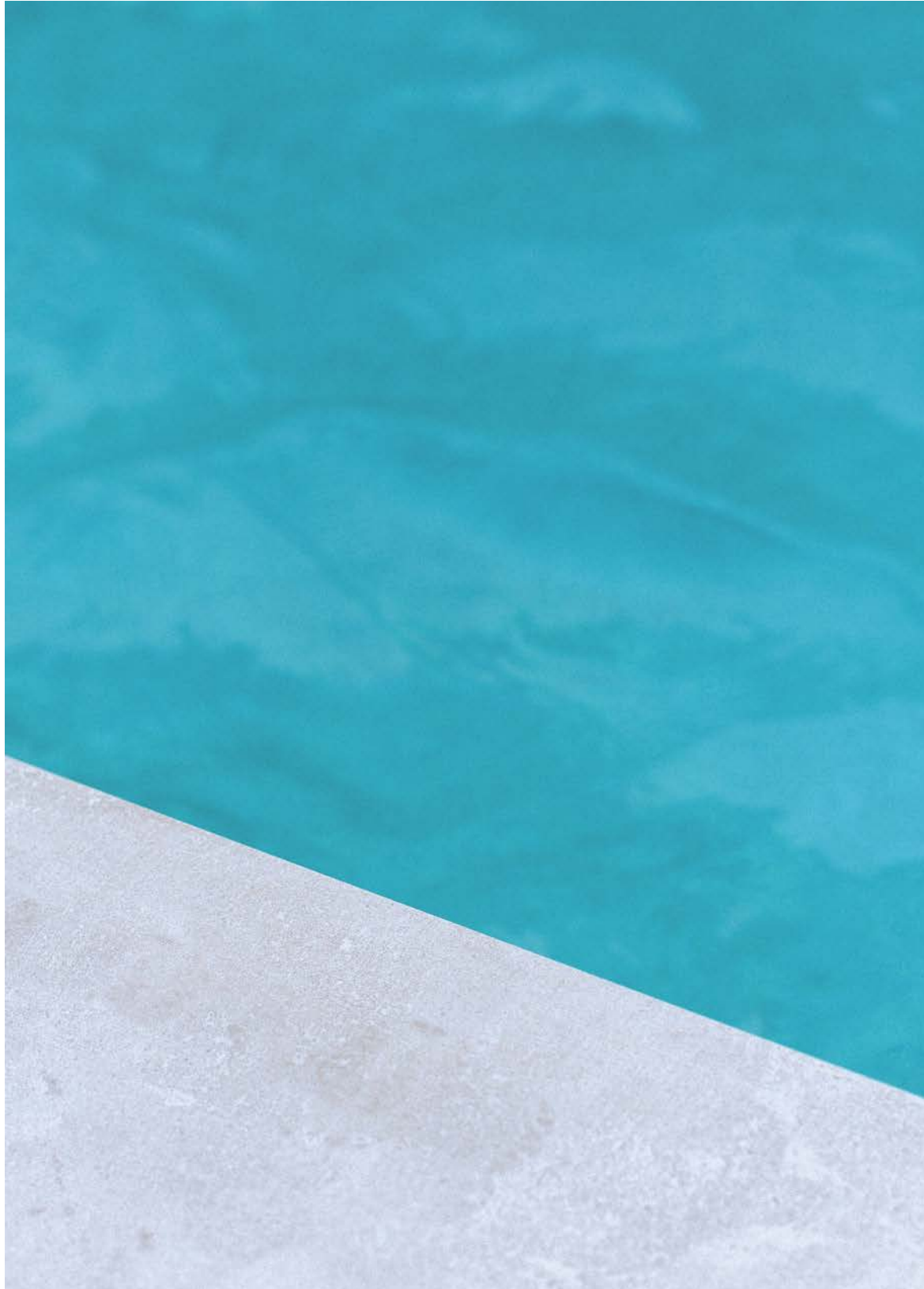
Designed for T1, T2, and T3 residential apartments on the upper floors, the façade features continuous mirrored glass panels that, under Lisbon's bright light, blend seamlessly into the urban landscape while providing ample natural illumination.

A unique project designed by the renowned architect Manuel Aires Mateus, featuring an interior courtyard with landscaped terraces.

In the heart of Lisbon.

An industrial - style building.

*Conceptual renders, subject to change.

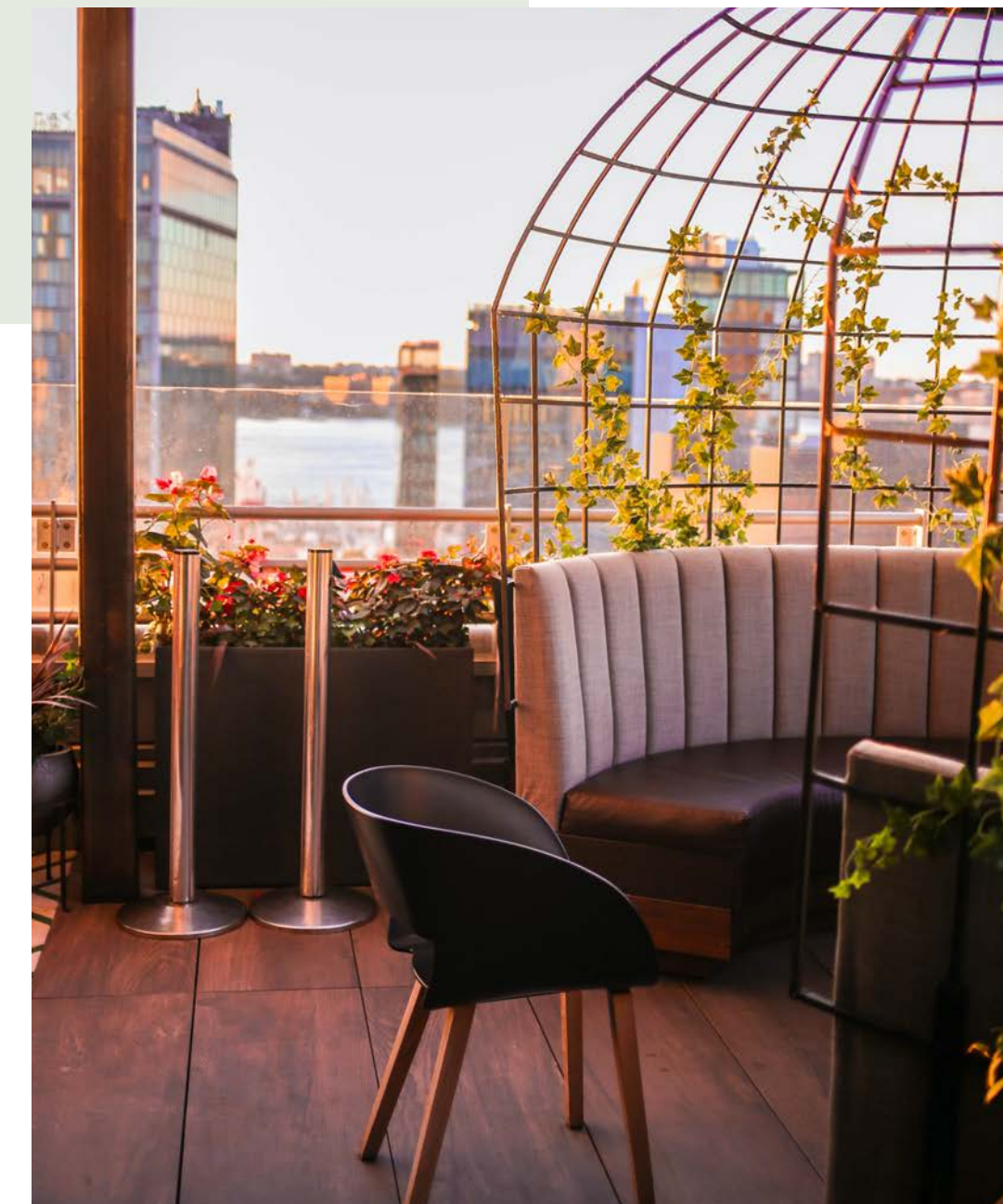


A Unique and Timeless Building

The rooftop, featuring a swimming pool, provides access to spacious terraces, a gym, and a reading room, offering a privileged view of the cityscape.

Parking access will be through ramps with waiting areas, with a total of 103 parking spaces, including 4 designated for people with reduced mobility.

The garden terraces, located in the internal courtyard on the 1st floor, create a magnificent landscape of private vegetation and benefit the apartments with natural light.

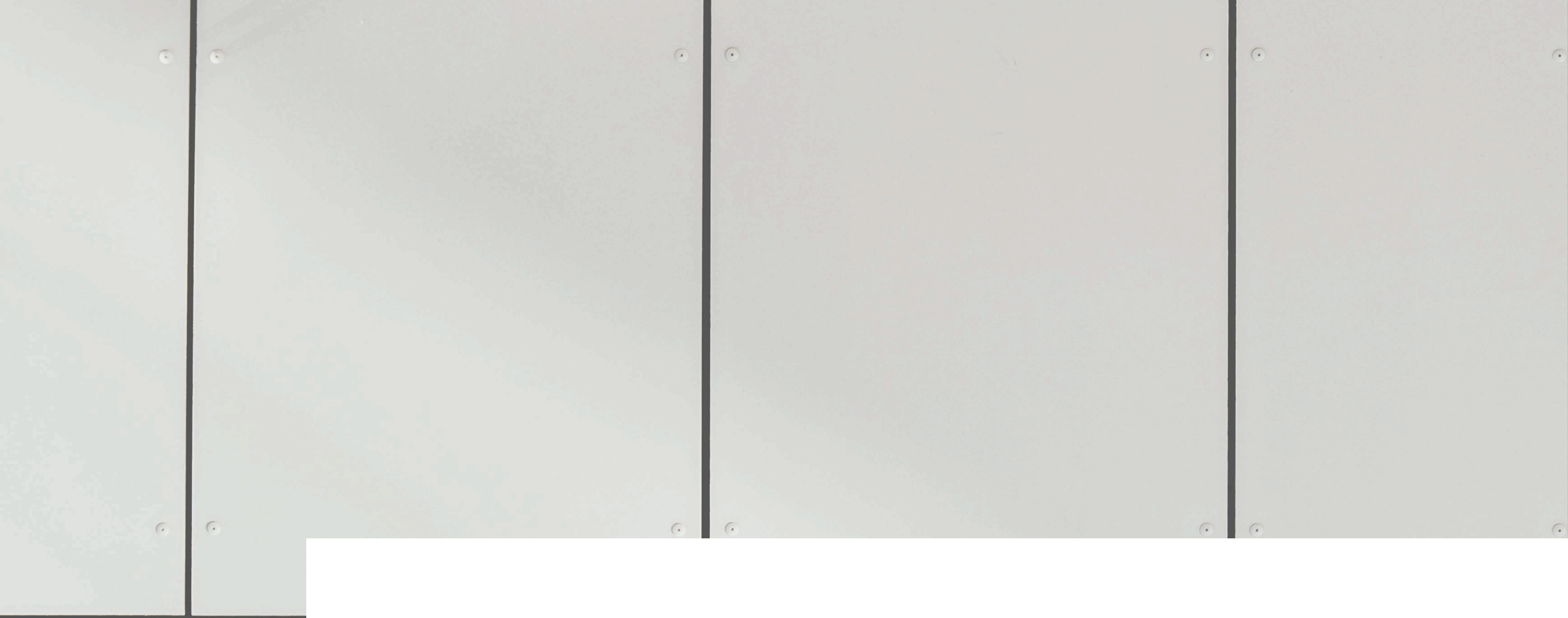


*Conceptual renders, subject to change.



Origin

Built in the 1940s, Alvalade retains the charm of a traditional neighborhood while embracing modernity, with beautiful avenues, small local shops, and classic Portuguese cafés. A truly Portuguese neighborhood—safe, peaceful, and welcoming—making this project an ideal investment.



Architecture

A unique project designed by the renowned architect Manuel Aires Mateus, featuring an interior courtyard that integrates landscaped terraces. Designed for T1, T2, and T3 residential apartments on the upper floors, the façade is made of continuous mirrored glass panels that, under Lisbon's bright light, blend seamlessly into the urban landscape, providing abundant natural illumination. The rooftop, featuring a swimming pool, offers access to spacious terraces, a gym, and a reading room, all with breathtaking views of the city.



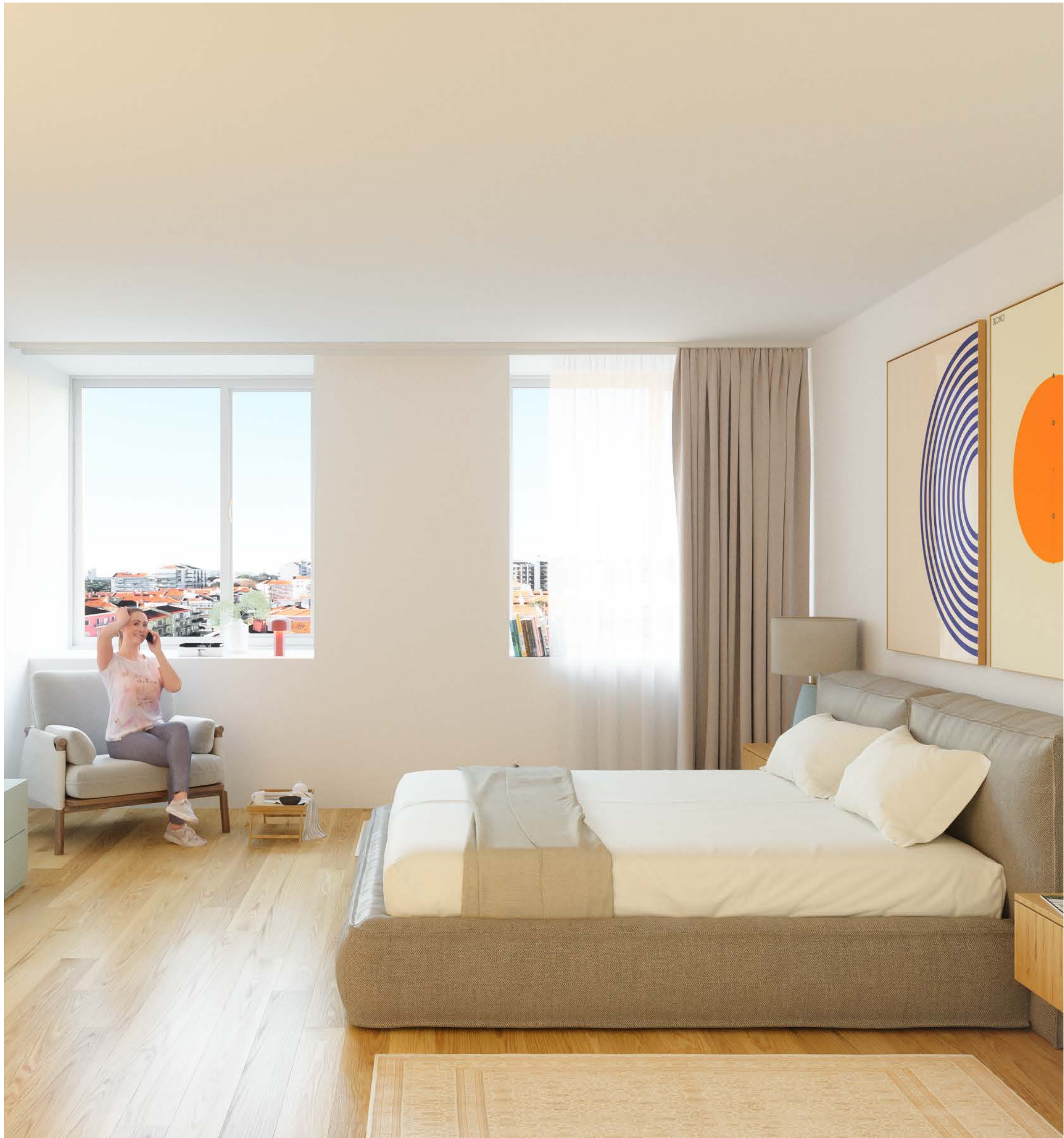
Aires Mateus

Manuel Aires Mateus is one of Portugal's most renowned architects, responsible for dozens of distinctive projects, both newly built and restored. A Lisbon native and a world traveler, he incorporates memories from his journeys into his work. His designs evoke a contemplative silence, giving the impression that his creations exist in a timeless, ethereal space.



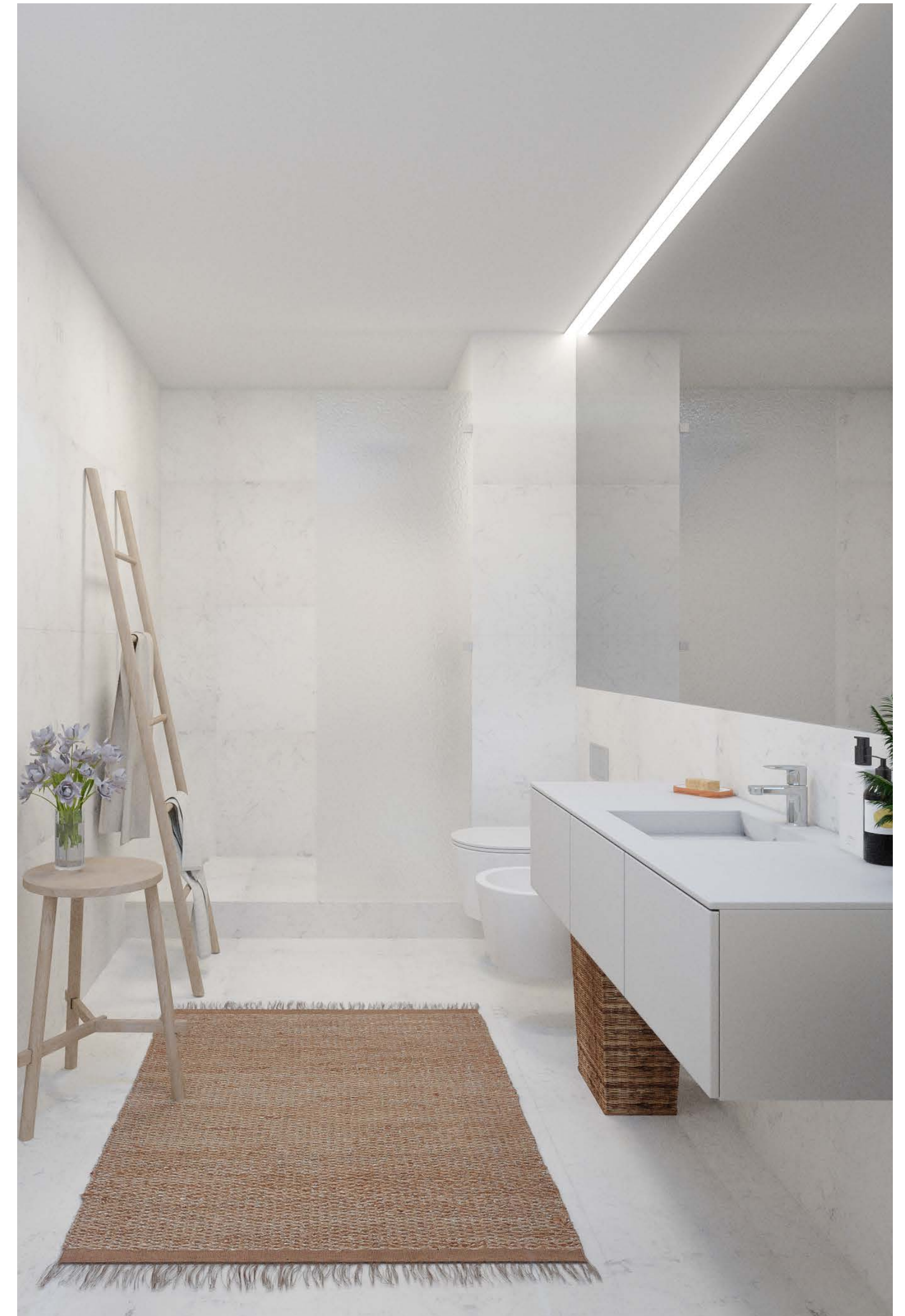
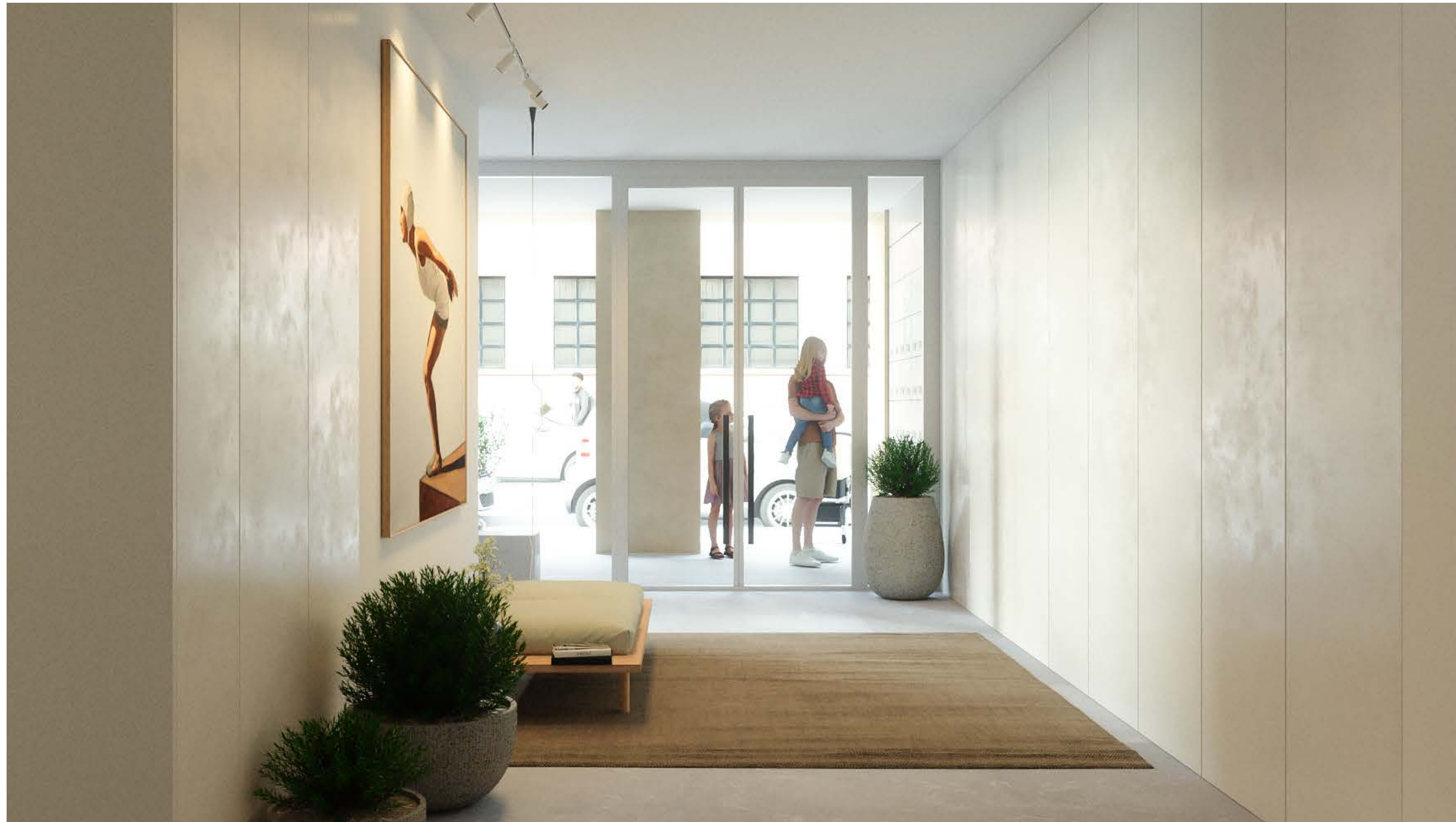
Exterior

The building, with a distinctly industrial character and a three-front façade, consists of five residential floors, a rooftop with a swimming pool, one commercial floor, and three levels of underground parking. The façade intervention will allow for a dual historical interpretation of the building: on one hand, its industrial past, and on the other, the adaptation to new and modernized uses.



*Conceptual renders, subject to change.

*Conceptual renders, subject to change.



Building Plans





Floor 6 / Terrace,
gym and swimming pool

Floor 5

Floor 4

Floor 3

Floor 2

Floor 1

Floor 0
Parking entrance,
commercial and residential entrance

Floor -1
Parking

Floor -2
Parking

Floor -3
Parking

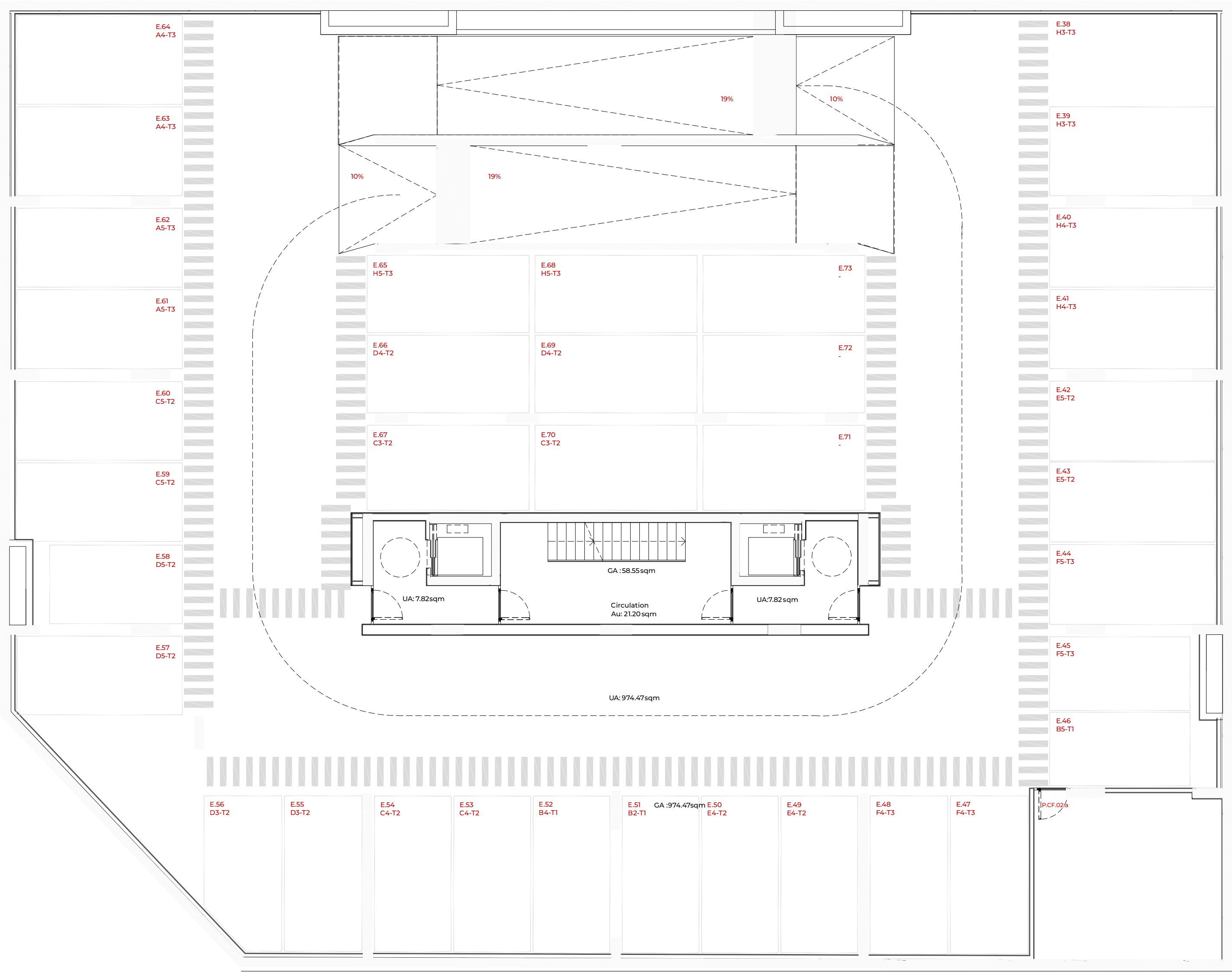
*Conceptual plans, subject to change.

Parking



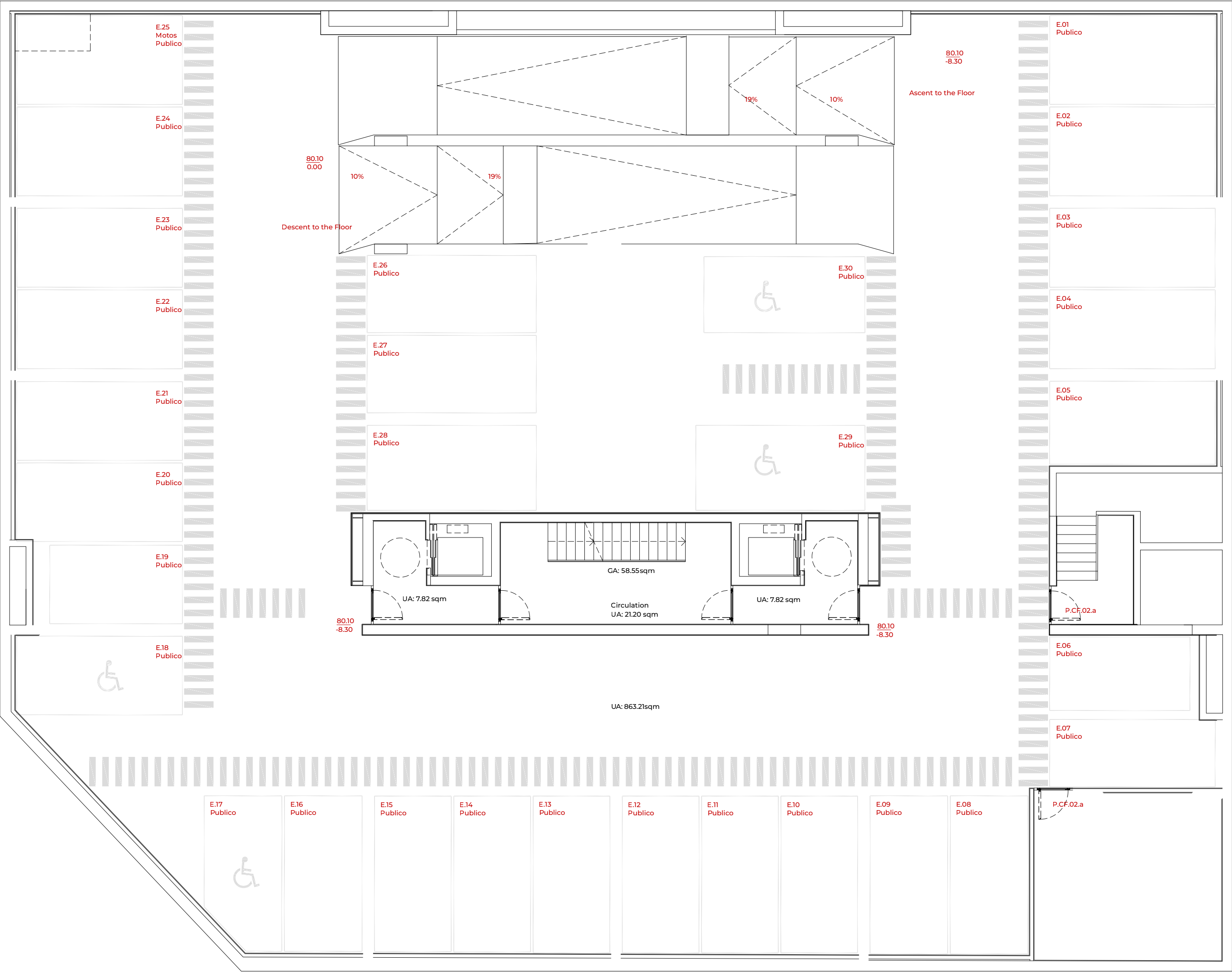
*Conceptual plans, subject to change.

Parking



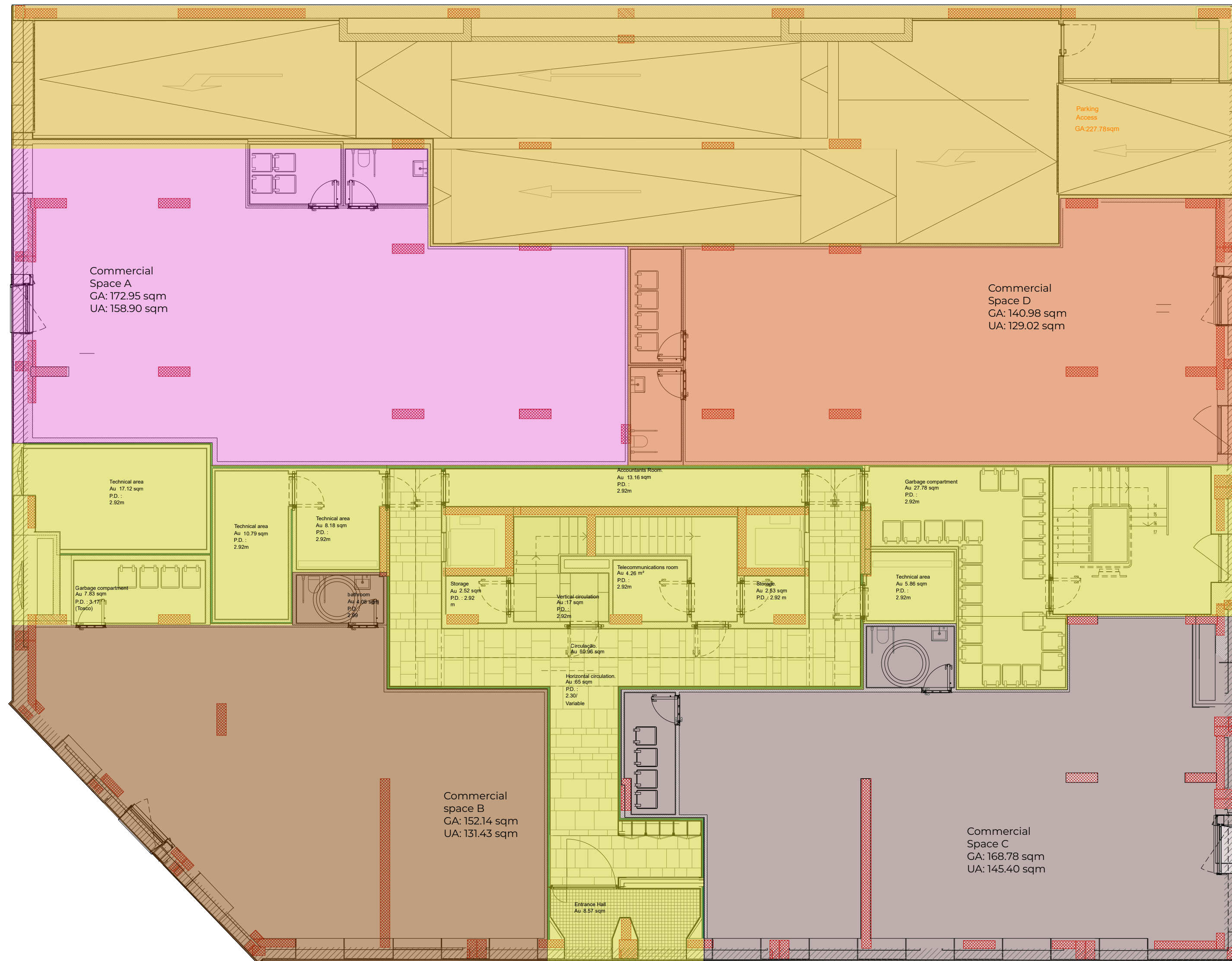
FLOOR -2

Parking

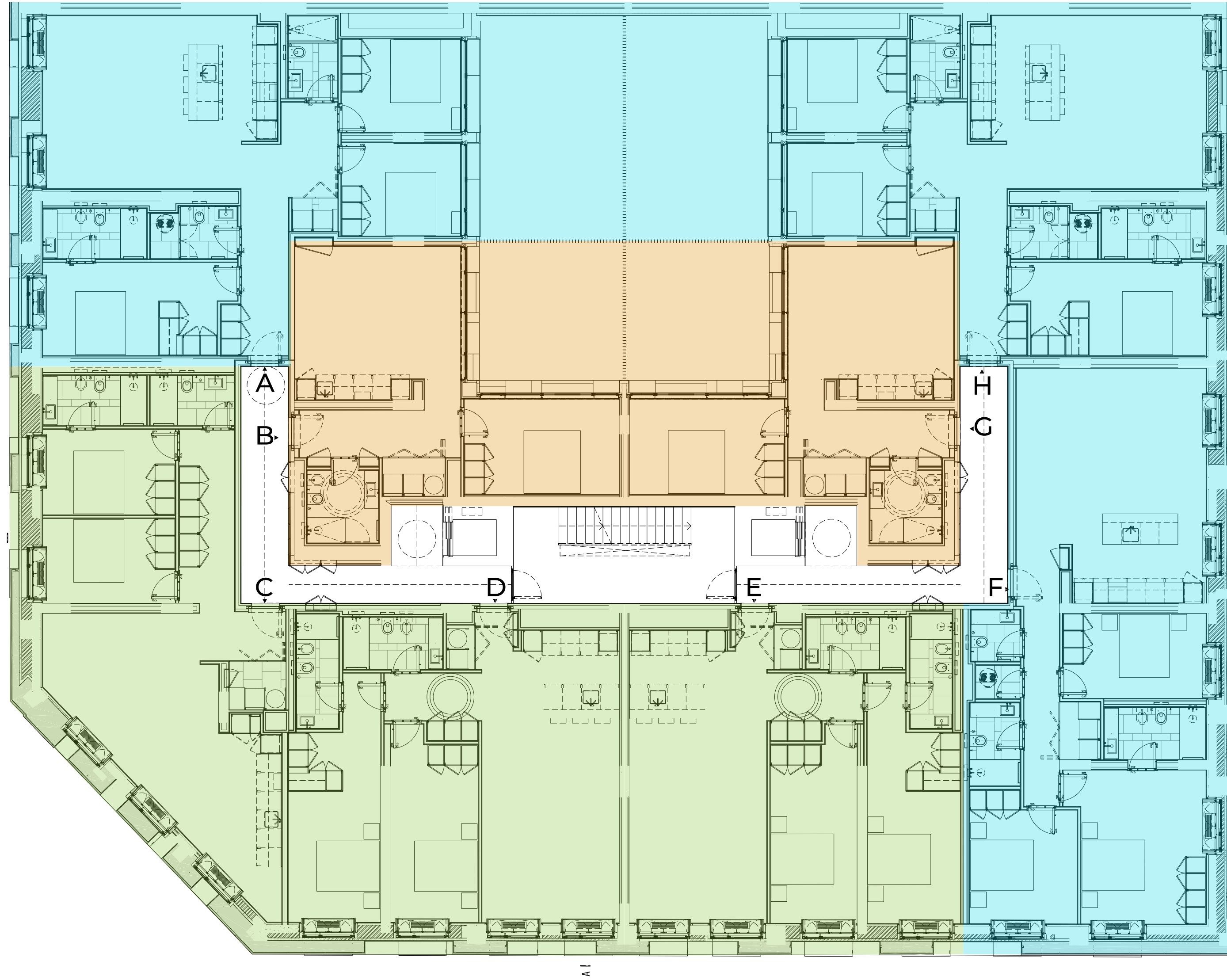


FLOOR -1

Parking entrance, Commerce and Housing entrance

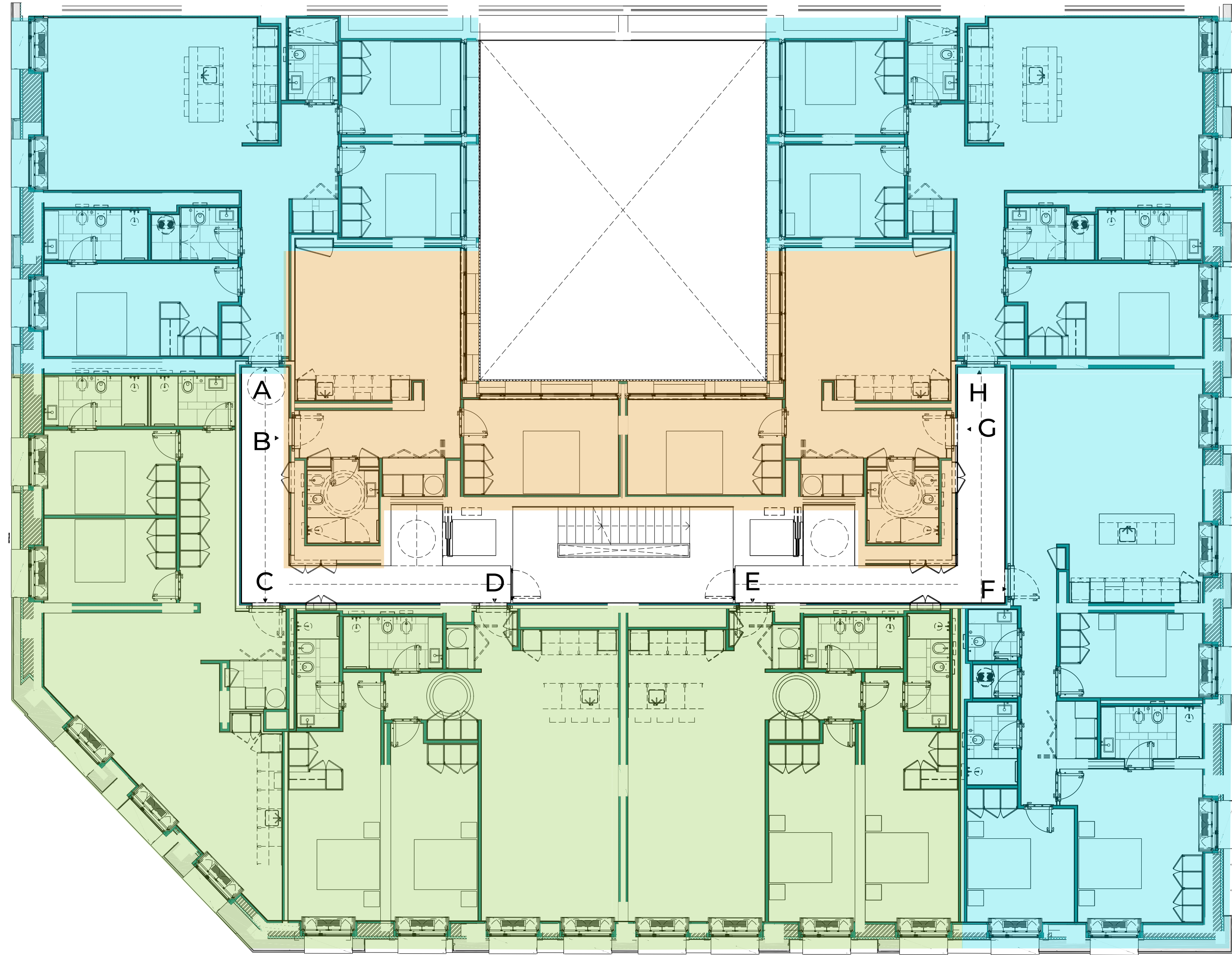


FLOOR 0



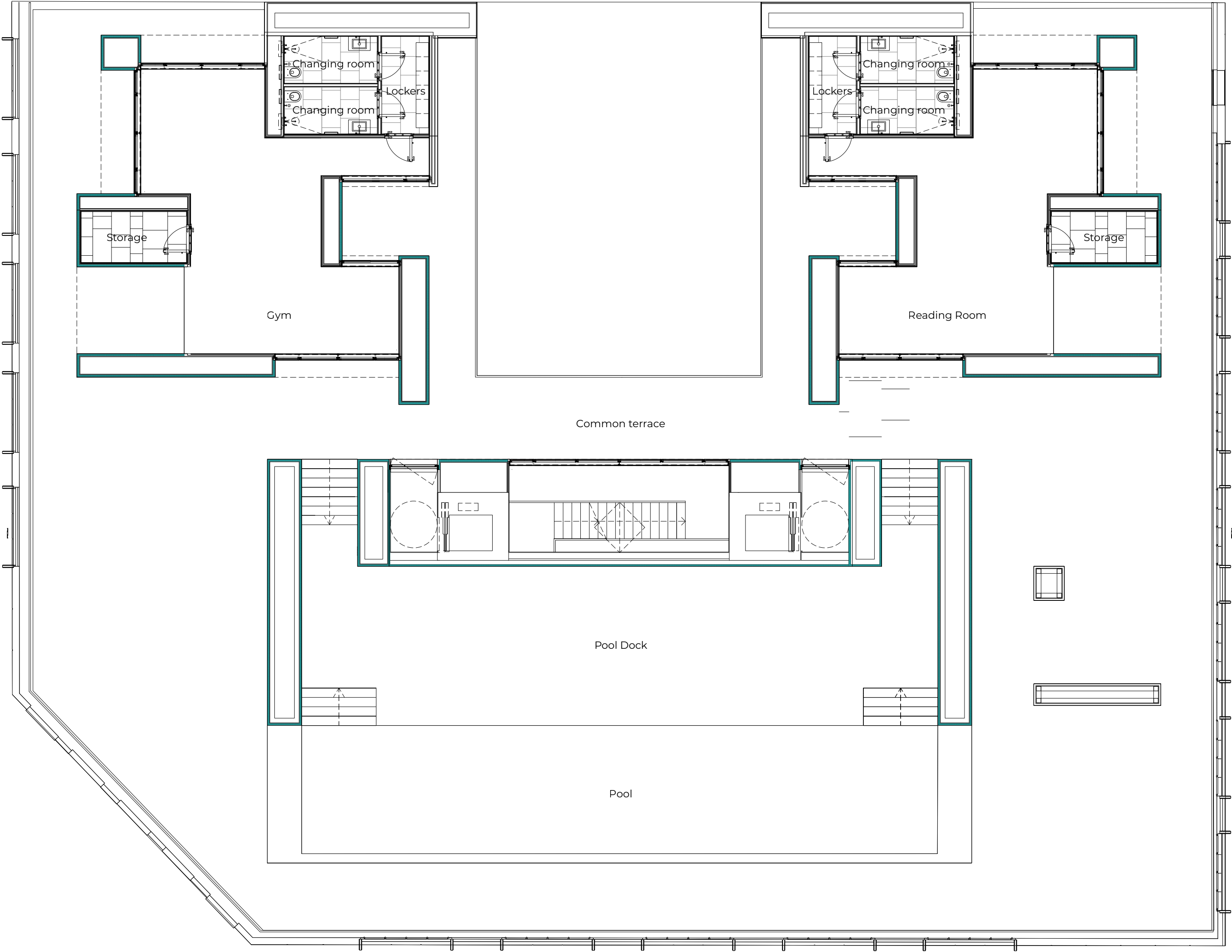
- T3
- T2
- T1

FLOOR 1



- T3
- T2
- T1

FLOOR 2-5

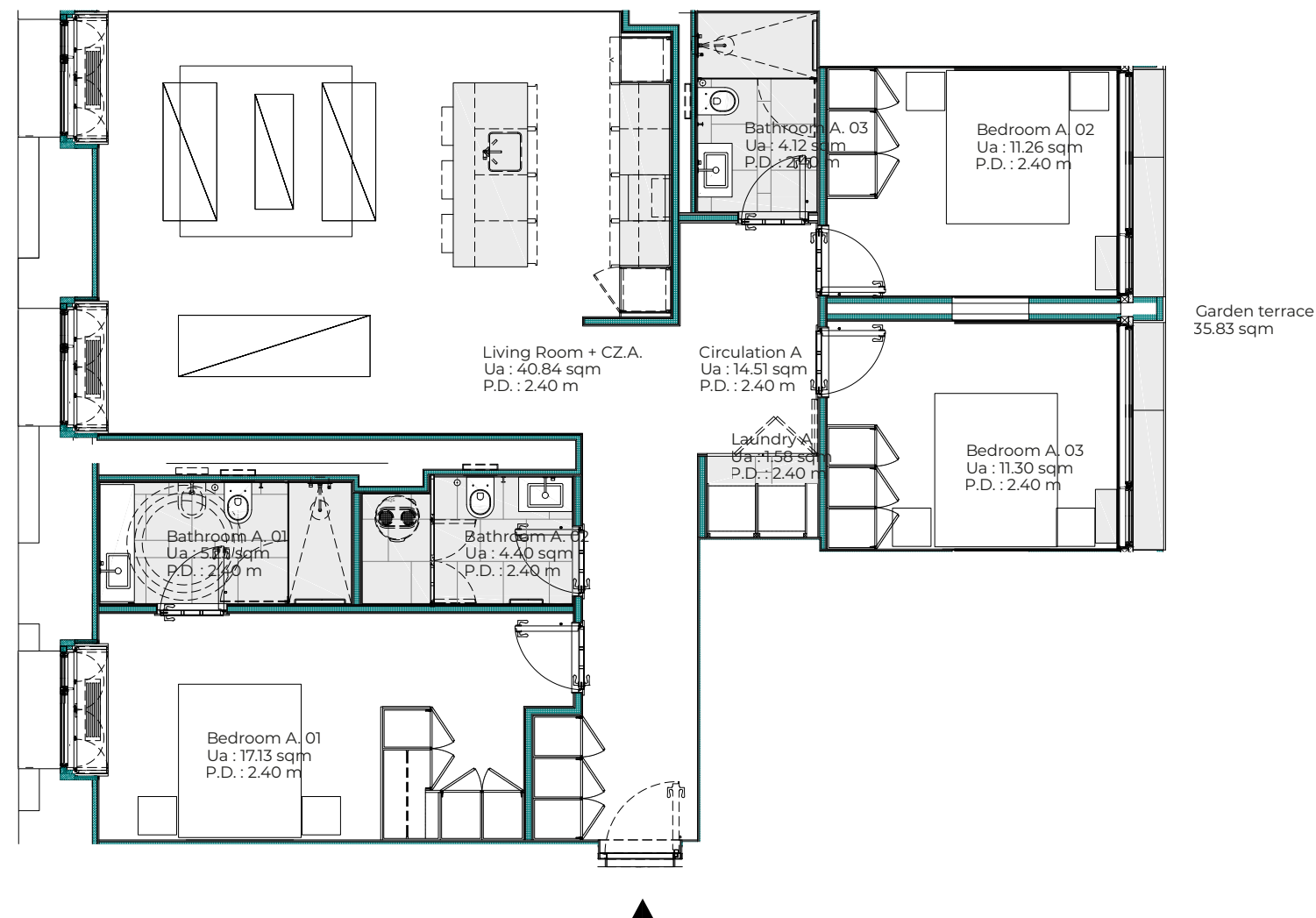


FLOOR 6

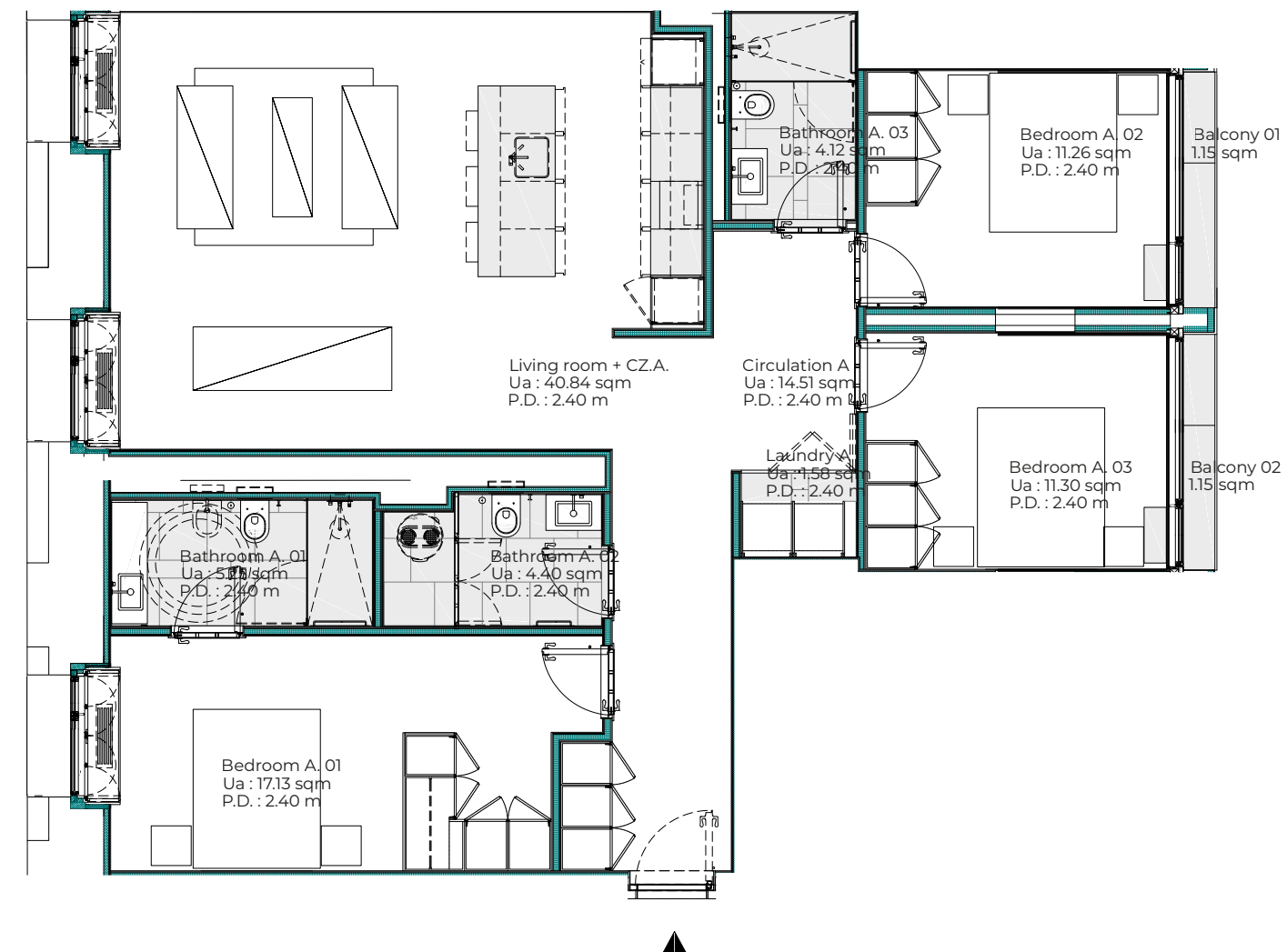
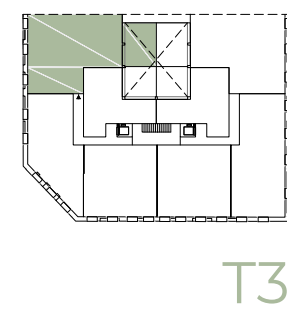
Apartments Plans



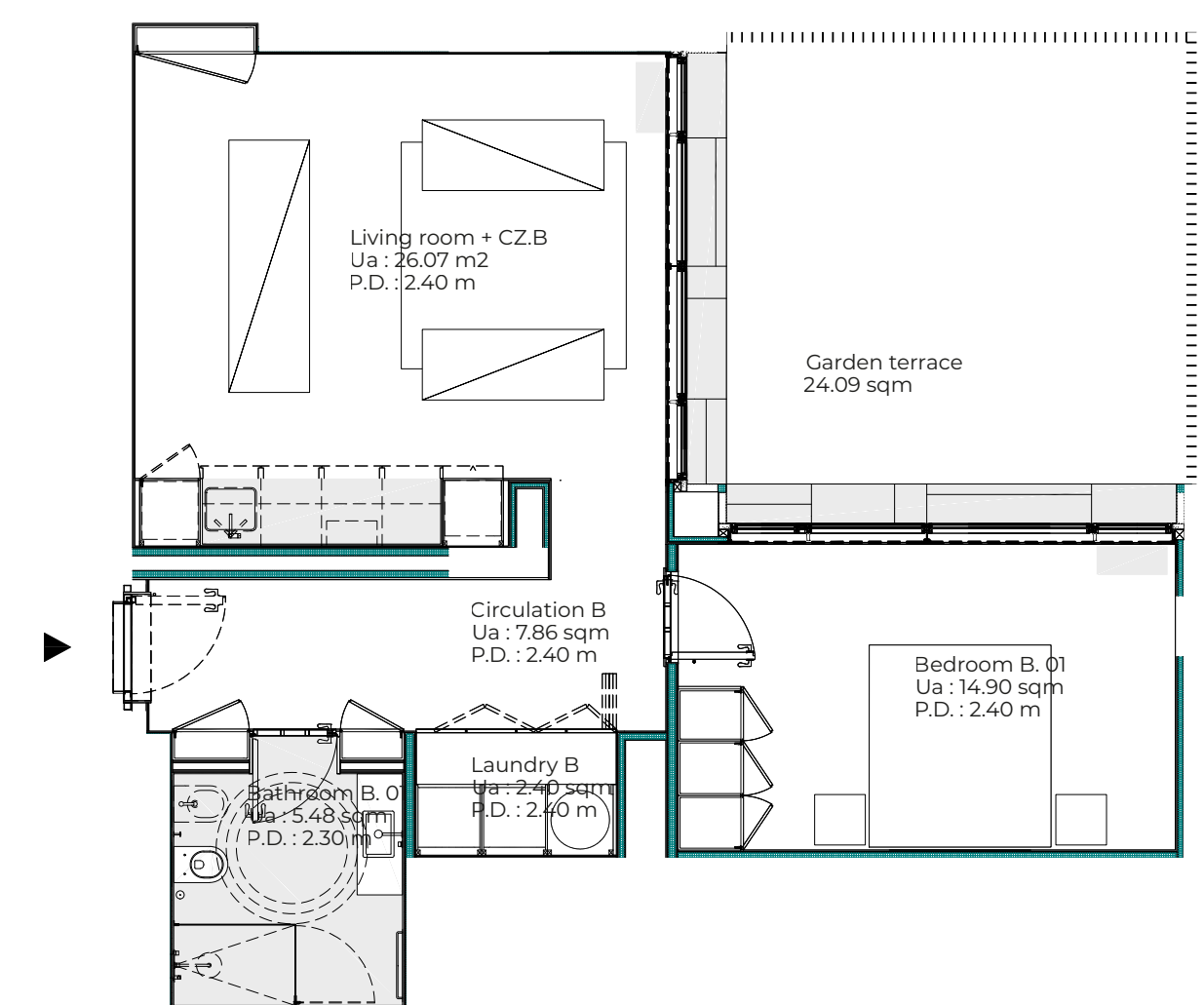
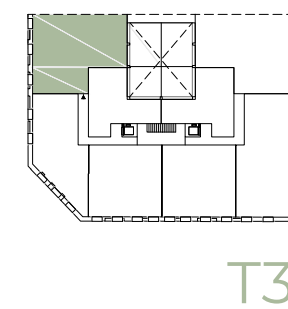
Apartment A and B



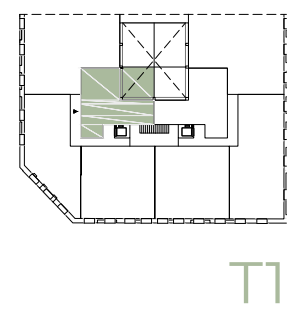
Floor 1:
Apartment A
Gpa: 142.27 sqm
Ua: 110.39 sqm
Balcony: 0 sqm
Garden terrace: 35.83 sqm
Parking: 2



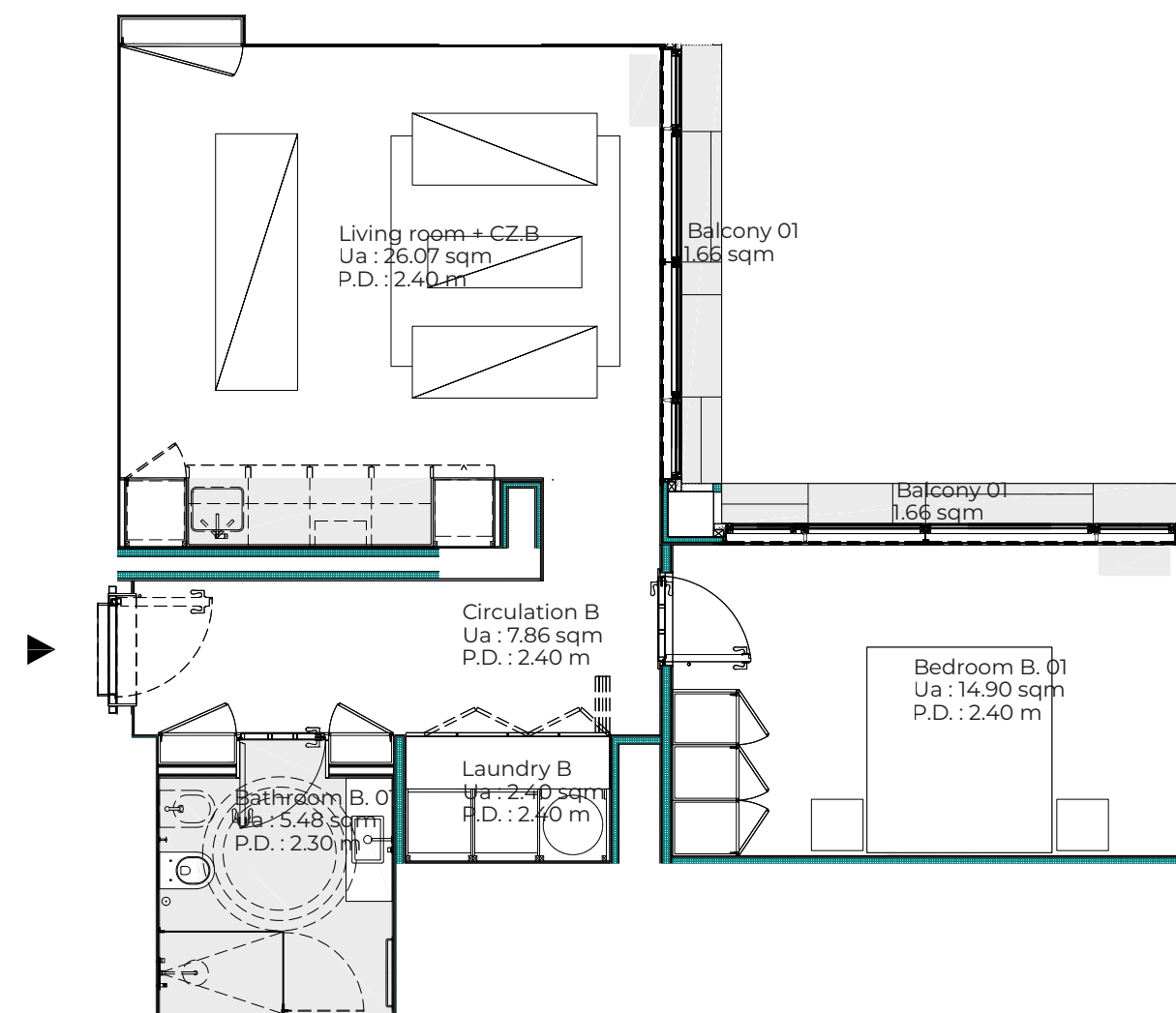
Floors 2 to 5:
Apartment A
Gpa: 138.74 sqm
Ua: 110.39 sqm
Balcony: 2.30 sqm
Garden terrace: 0 sqm
Parking: 2



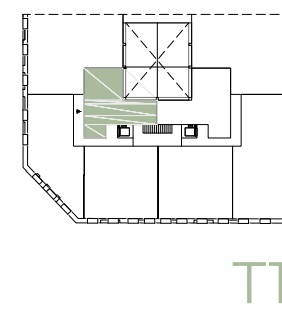
Floor 1:
Apartment B
Gpa: 67.72 sqm
Ua: 56.71 sqm
Balcony: 0 sqm
Garden terrace: 24.09 sqm
Parking: 1



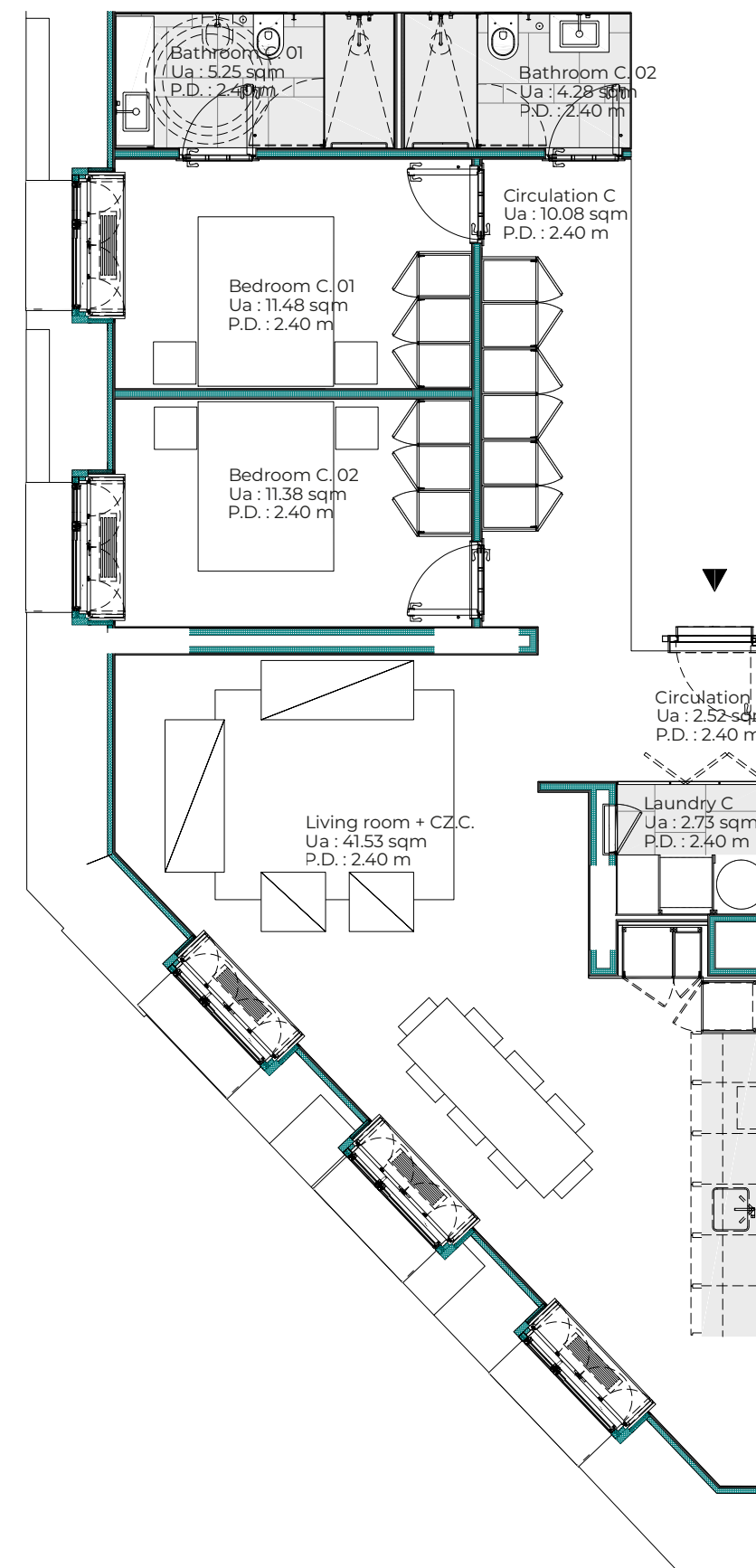
Apartment B, C and D



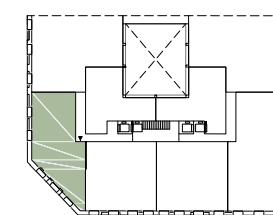
Floors 2 to 5:
Apartment B
Gpa: 67.72 sqm
Ua: 56.71 sqm
Balcony: 3.32 sqm
Garden terrace: 0 sqm
Parking: 1



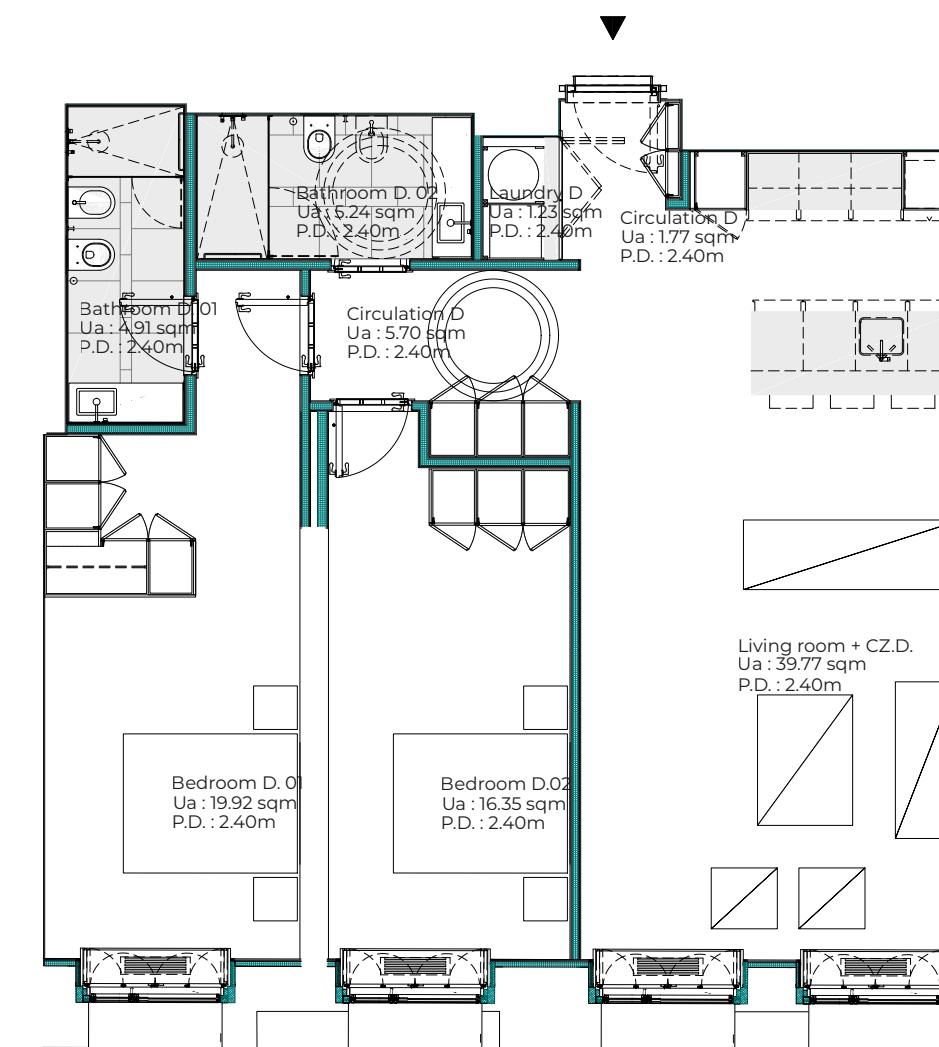
T1



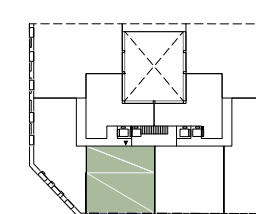
Floors 1 to 5:
Apartment C
Gpa: 122.32 sqm
Ua: 89.25 sqm
Balcony: 0 sqm
Garden terrace: 0 sqm
Parking: 2



T2

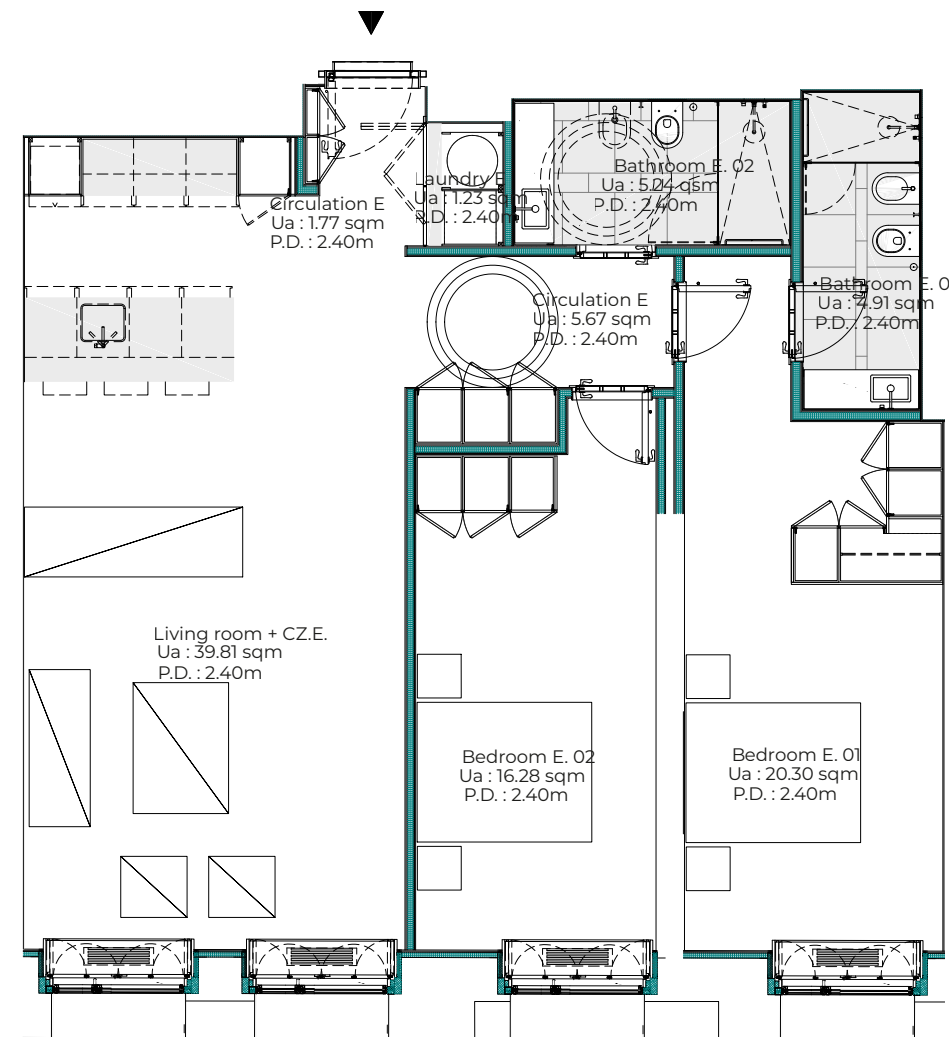


Floors 1 to 5:
Apartment D
Gpa: 118.50 sqm
Ua: 94.89 sqm
Balcony: 0 sqm
Garden terrace: 0 sqm
Parking: 2

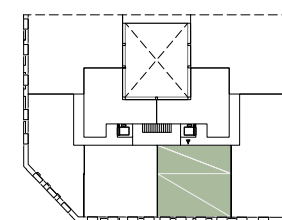


T2

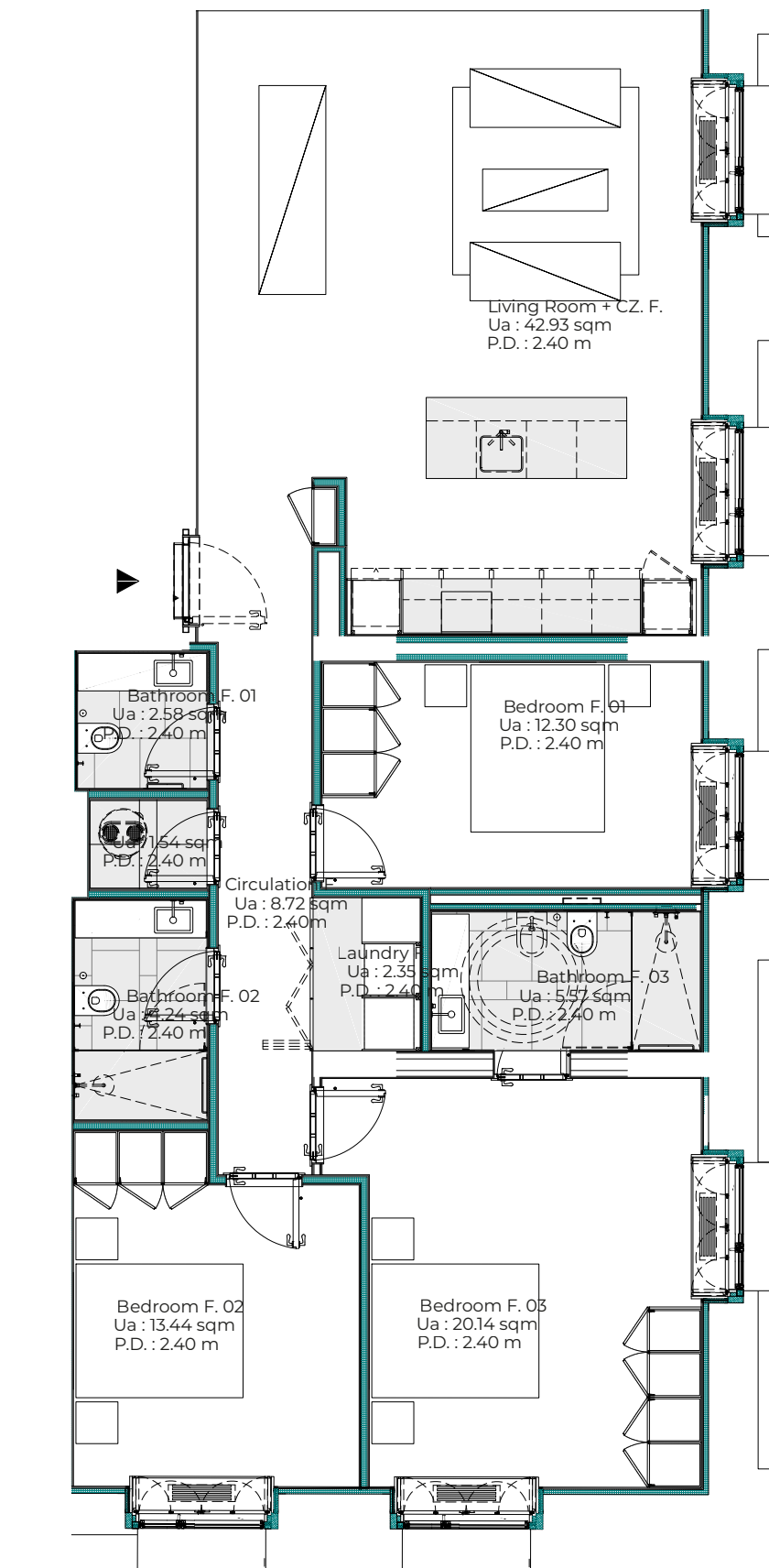
Apartment E, F and G



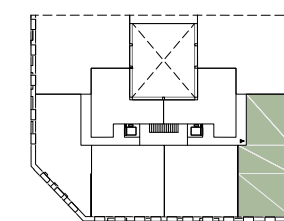
Floors 1 to 5:
Apartment E
Gpa: 119.19 sqm
Ua: 95.21 sqm
Balcony: 0 sqm
Garden terrace: 0 sqm
Parking: 2



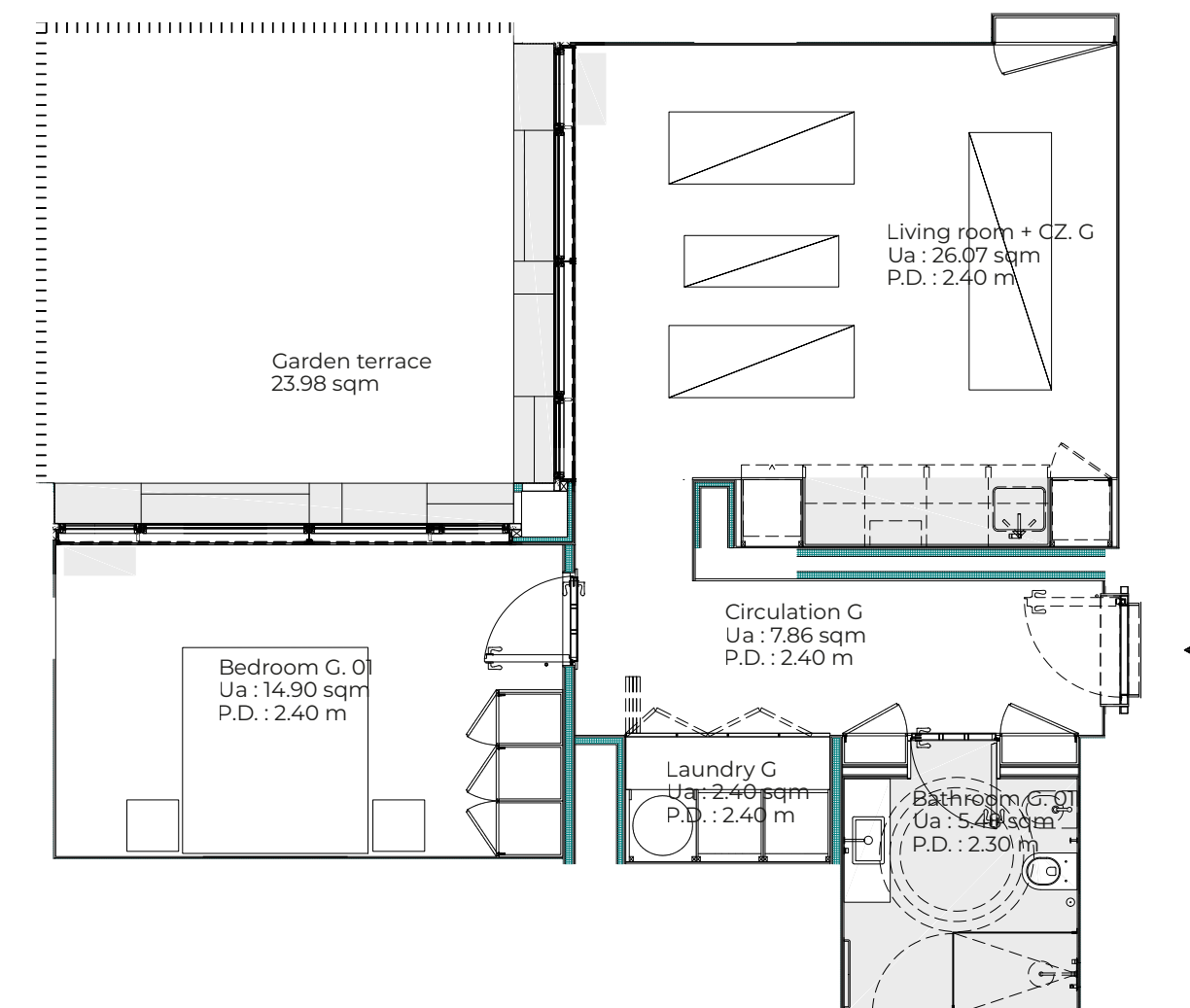
T2



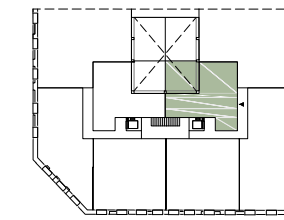
Floors 1 to 5:
Apartment F
Gpa: 153.24 sqm
Ua: 113.81 sqm
Balcony: 0 sqm
Garden terrace: 0 sqm
Parking: 2



T3

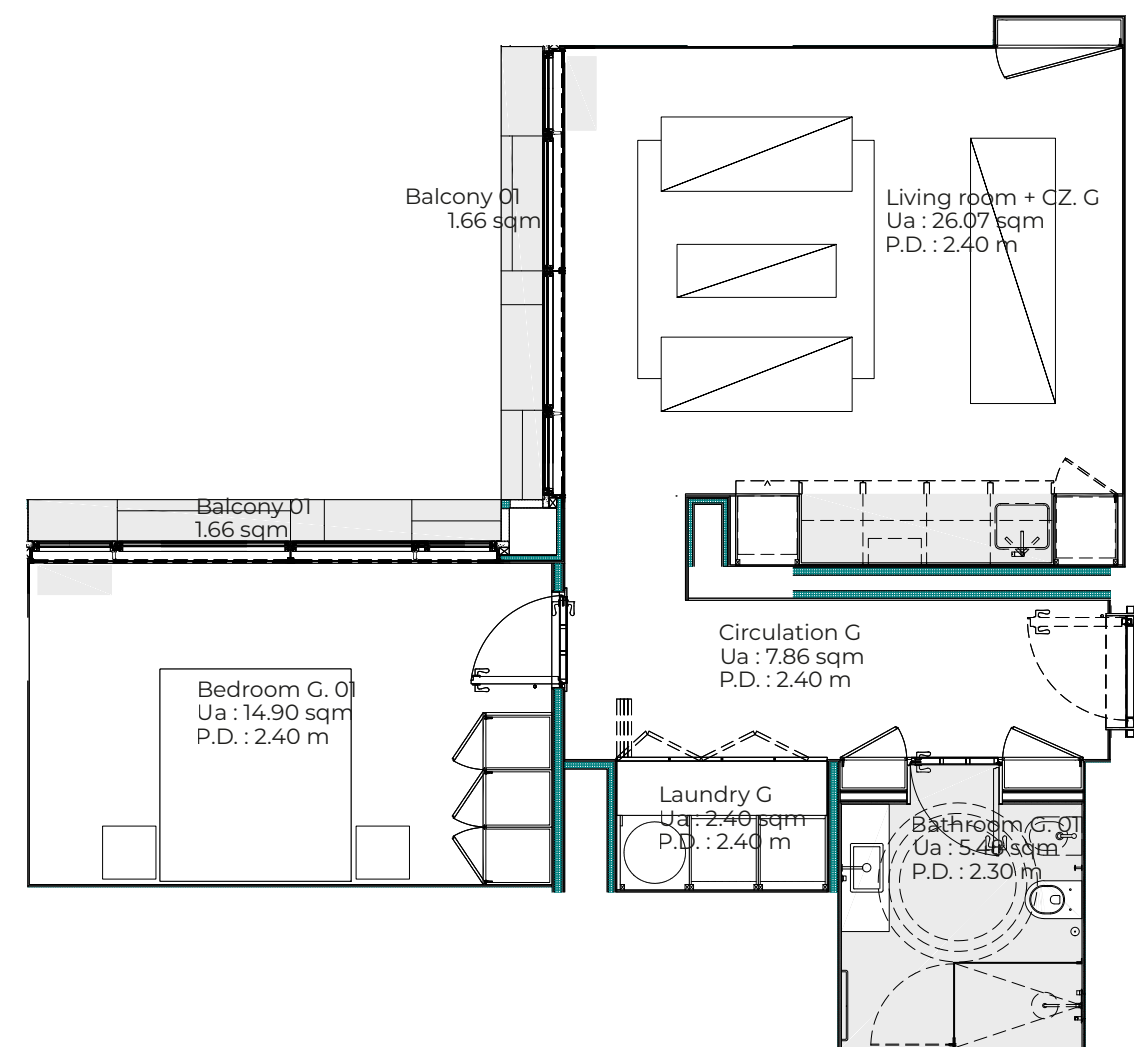


Floor 1:
Apartment G
Gpa: 67.72 sqm
Ua: 56.71 sqm
Balcony: 0 sqm
Garden terrace: 23.98 sqm
Parking: 1

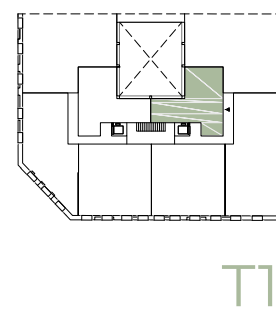


T1

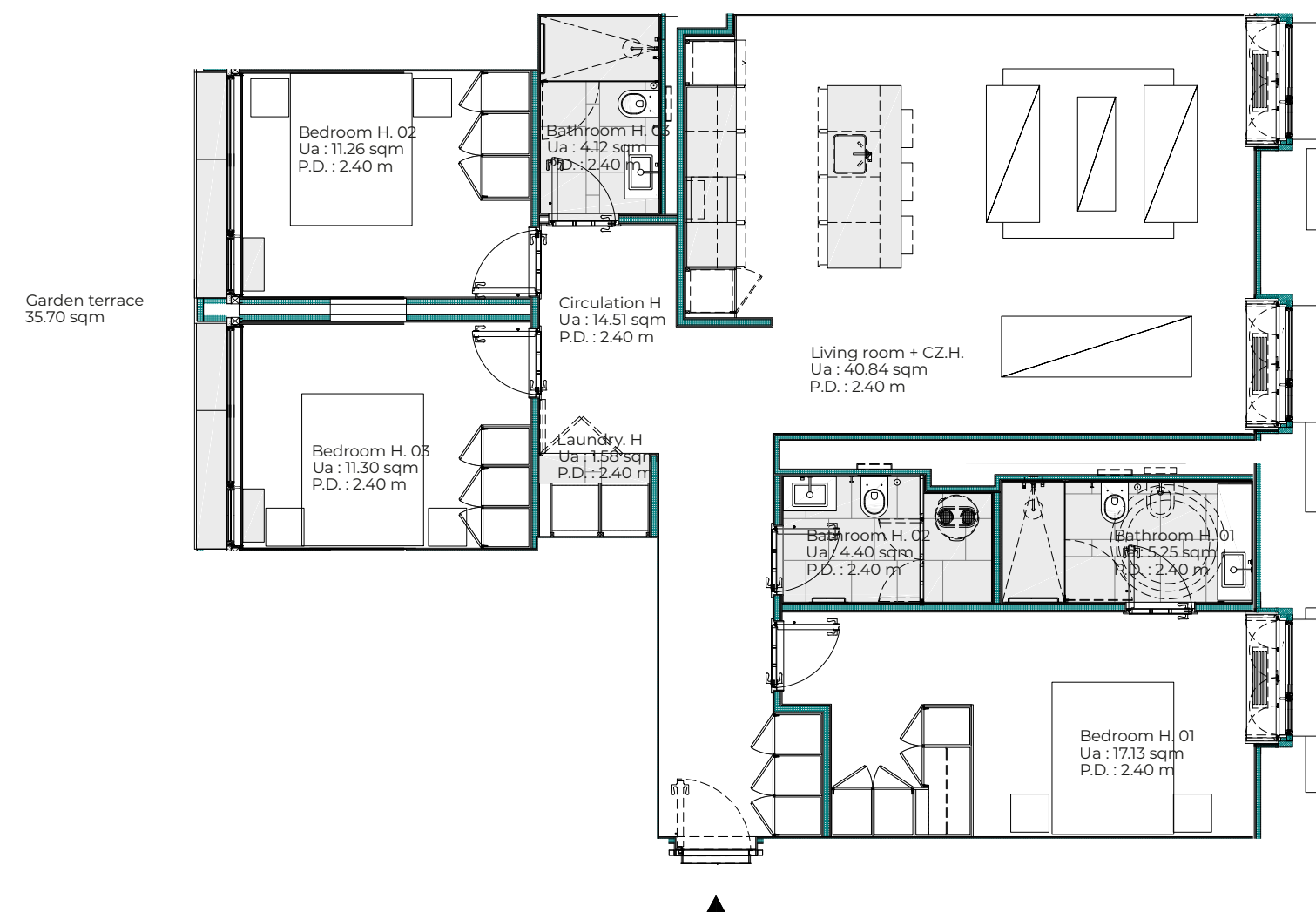
Apartment G and H



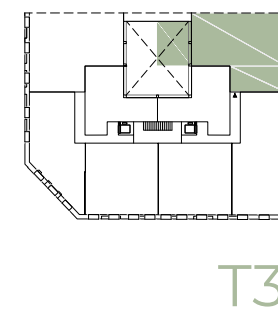
Floors 2 to 5:
Apartment G
Gpa: 67.72 sqm
Ua: 56.71 sqm
Balcony: 3.32 sqm
Garden terrace: 0 sqm
Parking: 1



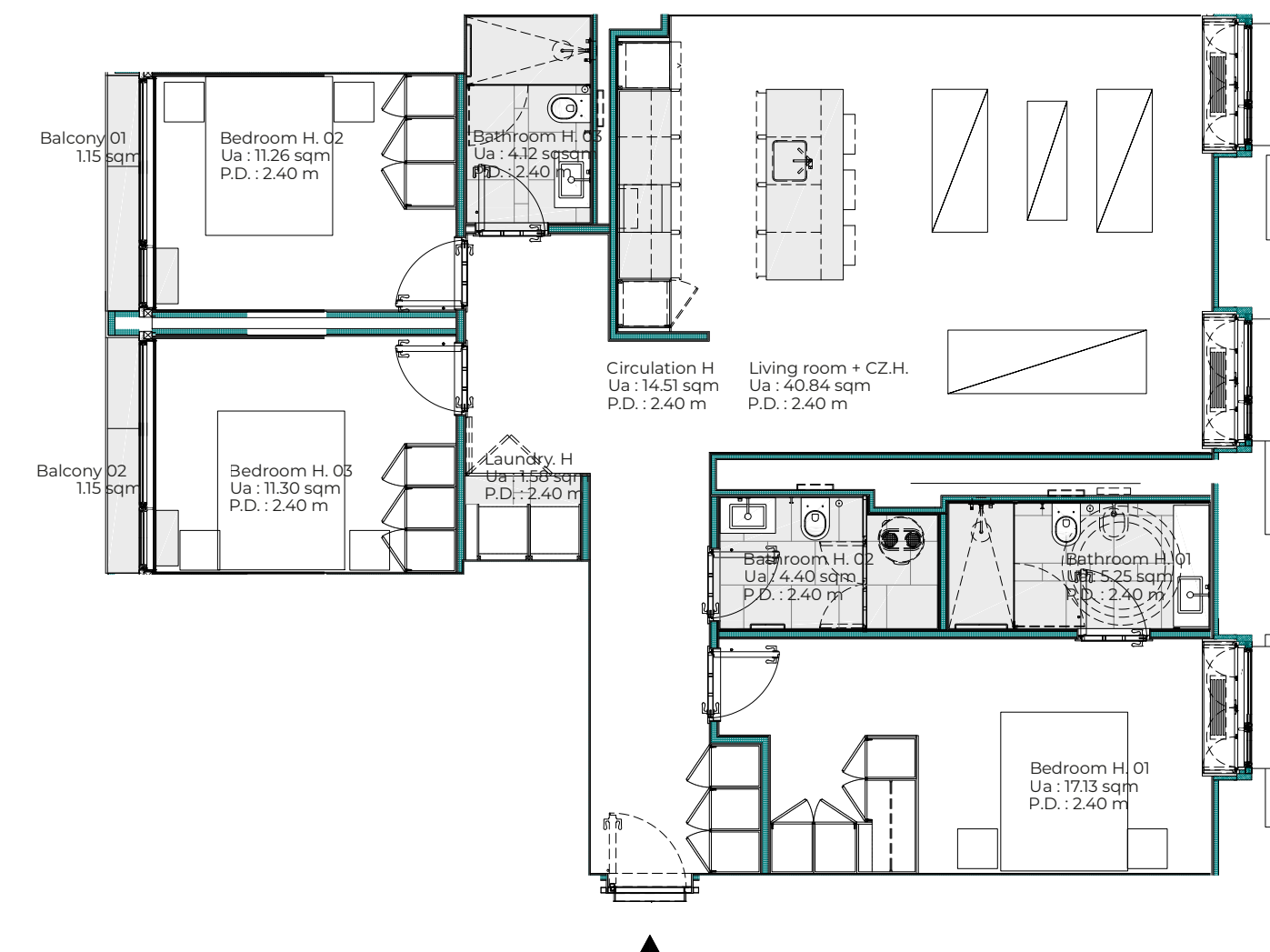
T1



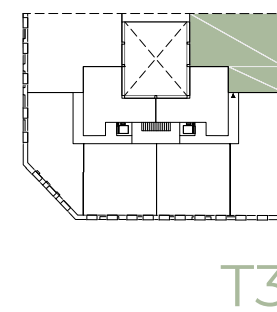
Floor 1:
Apartment H
Gpa: 142.27 sqm
Ua: 110.39 sqm
Balcony: 0 sqm
Garden terrace: 35.70 sqm
Parking: 2



T3



Floors 2 to 5:
Apartment H
Gpa: 138.74 sqm
Ua: 110.39 sqm
Balcony: 2.30 sqm
Garden terrace: 0 sqm
Parking: 2



T3

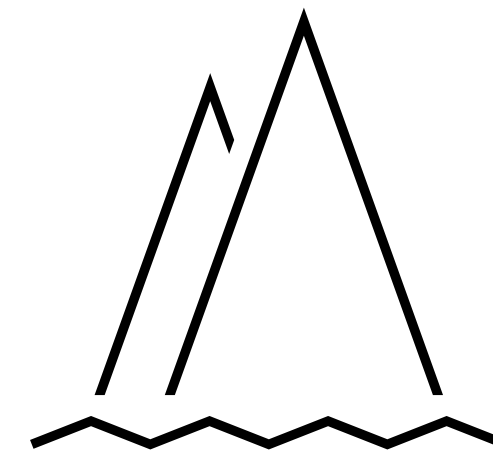
Floors 2 to 5. The Edge Group is a group of investment and venture capital holding companies, founded in 2002 by José Luís Pinto Basto. Focused on developing innovative activities that complement real estate developments, The Edge Group invests in companies that achieve the perfect balance between economic, social and environmental sustainability.

Floors 2 to 5. Admar SCR SA is a Venture Capital Fund Management Company, founded in 2020, managed by Pedro Carvalho de Almeida, Lourenço Carvalho de Almeida, and João Cota Dias. From a traditional family office to an investment company and fund manager for third-party investors, Admar SCR aims to attract investors through Venture Capital Funds, offering international investors the opportunity to access a diversified investment portfolio and an advantageous pipeline of opportunities.

About us

Successful Partners

The success of the RCC Alvalade Project is the result of this long-standing partnership of excellence.



A D M A R S C R

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