



ANTÓNIO AUGUSTO AGUIAR

AT THE EPICENTRE
OF LISBON, CLOSE
TO ALL THAT
MATTERS





Surroundings

At the epicentre of the most cosmopolitan and upscale area of Lisbon, re-emerges a building where the golden years of Portuguese architecture complement the current lifestyle. Its imposing appearance and its noble location result in an avenue showcasing the best that Portuguese architecture has to offer.

Its purpose – a high-quality residential area – is reemphasized by its proximity to several cultural and visual landmarks, such as the Parque Eduardo VII, Avenida da Liberdade or the Gulbenkian gardens, which, besides offering a privileged leisure space, include one of Portugal's most important cultural institutions. Enjoy the culture, the commerce and the quality of life of a big city, while tapping into the benefits of large green spaces like parks and gardens.



R Q U B



The Building

AN INVITING PLACE WITHIN THE CITY

A Estado Novo building, a masterpiece of restoration and conservation, revives its historical significance by adapting to modern comforts and contemporary life through careful renovation. The classicism of some of the décor and the magnitude and lighting of the spaces are combined with 21st-century finishes to provide a sense of timelessness.



AT THE EPICENTRE OF LISBON, CLOSE TO ALL THAT MATTERS

Only a minute's walk from the Parque metro station, the AAA23 building is less than 15 minutes away from Chiado – Lisbon's "high street", packed with history and a strong intellectual and artistic component, the iconic Praça do Rossio and the lively riverfront. The El Corte Inglés department store with its selection of luxury brands, restaurants, supermarkets, cinema and shops is less than a 5-minute walk away, while Marquês de Pombal – corporate hub and iconic historical square of Lisbon – can be reached in less than 15 minutes. By car, Eixo Norte-Sul and the Cascais motorway are easily accessed and Lisbon Airport is only 11 minutes away.





42
apartments

6
floors

T1 - T4
typologies

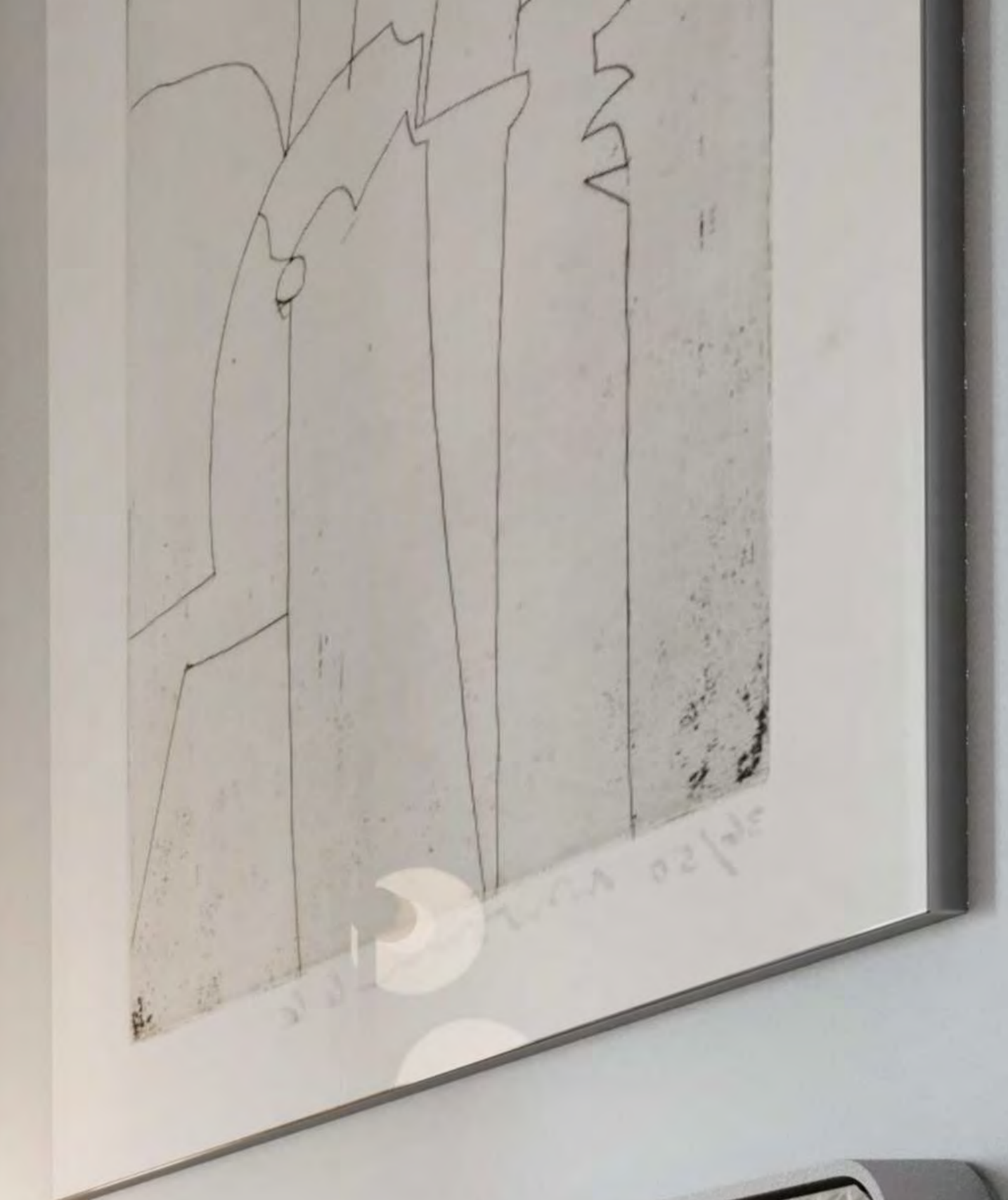
B
energetic certification



LEARNING FROM HISTORY

AAA23 offers a unique range of possibilities for an unparalleled lifestyle, by combining the refinement of the past with the today's modernity.

Historically, the building was developed for housing purposes and the intent remains the same. The classicism of some of the décor and the magnitude and lighting of the spaces are combined with 21st century finishes to provide a sense of timelessness.





The materials were carefully selected to preserve the unique and original character of the building

On the main façade, a detailed cleaning and consolidation of decorative features was employed by using original materials, thus preserving its elegant and imposing style, typical of the era of when it first made its appearance.

The windows have been reinforced with double glazing and the old window frames were replaced with new lacquered frames which abide by the same colour code and design, thus ensuring better sound proofing and energy efficiency for maximum comfort.



The interiors preserve the decorative features, with stone and wood as the main materials, creating a seamless relationship between historical and contemporary elements.





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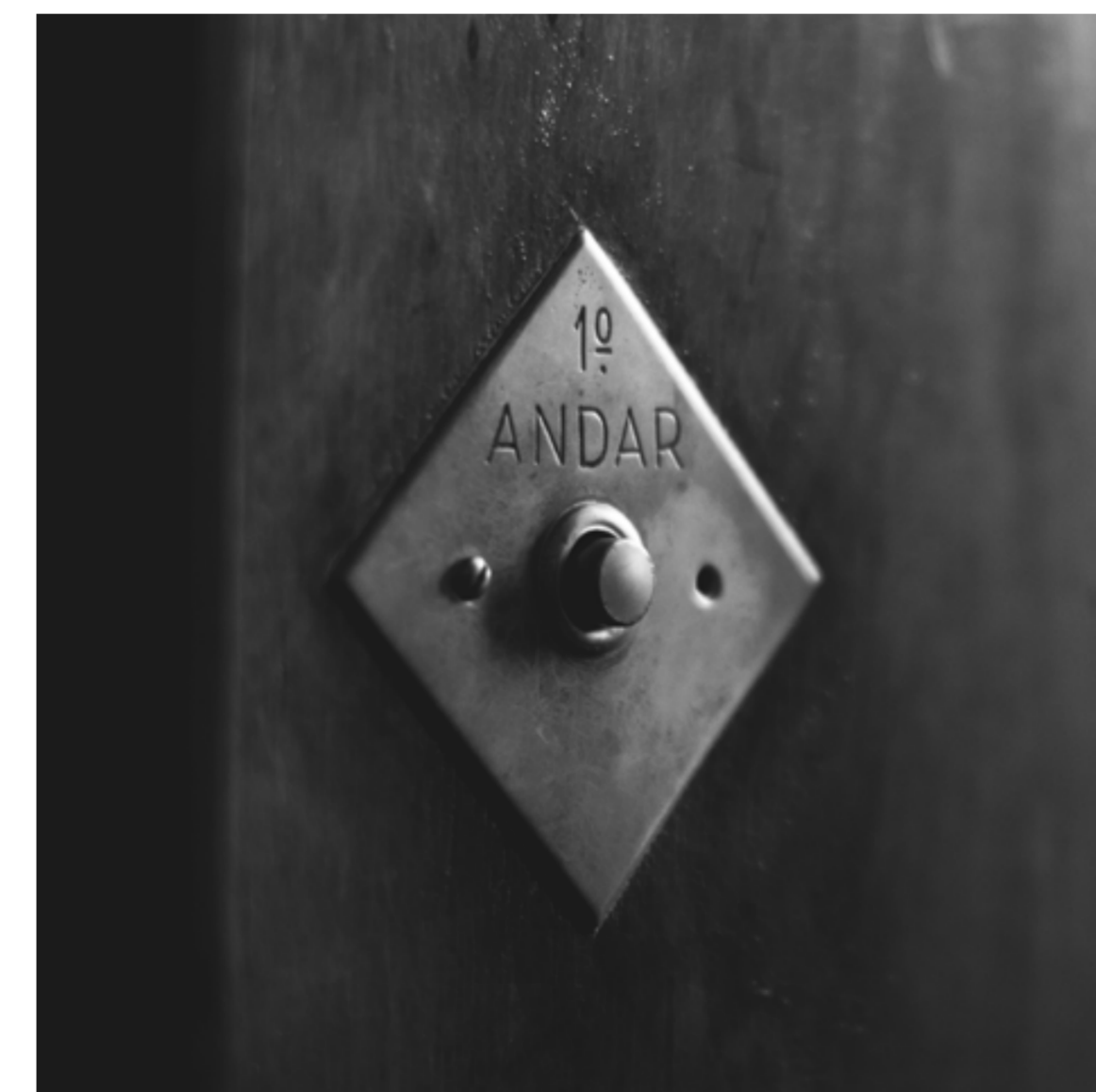


BUILDING HISTORY



PORTUGUESE ARCHITECTURE

The “Português Suave” style, predominant in Portugal in the 1940s and 50s, features architect Pardal Monteiro, who designed great public works such as the Instituto Superior Técnico and the University of Lisbon, as well as private projects like the Ritz and Tivoli hotels.



ARX Portugal



The architecture studio ARX Portugal was in charge of adding another layer to this relationship between past and present, by preserving the façade and retrofitting the interiors to suit modern standards.

Established in 1991, ARX studio has widely renowned works in its portfolio, such as the Music Conservatory of Cascais and the expansion of the Maritime Museum of Ílhavo.



DEVELOPER



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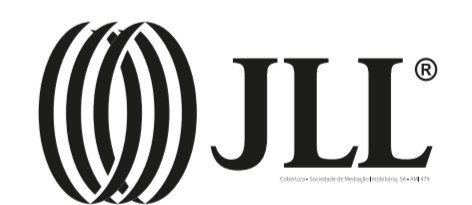
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