

PRAÇAS 62



AZ

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LONGING FOR LISBON

The charm of the city draws you in...
The warmth of the people opens your heart...
The history of the culture invigorates your mind...
The authenticity of the streets awakens your senses...
The beauty of the landscape enchants your memories...

And the spirited splendour of Lisbon,
oh so lovely Lisbon, lingers forever...



THE LAPA QUARTER - NOBLE ORIGINS



As your gaze falls upon the streets of Lapa, one is transported back to a time of culture and class. Home to nobles and the elite, the neighborhood oozes tradition and grace. Its beauty is expressed through its unique historical landmarks such as the romantic gardens of Jardim da Estrela and the beautiful church of Basilica da Estrela. The garden serves as a haven for visitors with lakes and greenery, cafes and crafts as well as a focal point where musical bands serenade dwellers in the glorious summer months.

The church with its neoclassical and baroque style holds a fascinating history of Queen Mary I of Portugal and invites with its striking façade and intricate interior designs. The quarter is also home to the majestic São Bento Palace – the home of the Portuguese Parliament as well as several international embassies and museums.

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REFINED LIVING

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The Lapa quarter sits at the helm of experience. In close proximity to the renowned Museu Nacional de Arte Antiga museum, one is captivated by the star-studded collection of European and Asian paintings and decorative arts. The quarter is also the home to rich historic poetry, breathtaking views, incomparably delicious cuisine and a landscape abundant in coastal charm. Benefiting from its noble origins the area offers the highest quality in experiences and services and also serves as a shopper's paradise with the modern Amoreiras Shopping Center.

The sights are easily accessible with a short drive or walk, and present the epitome of fine living for all who reside therein.

“WHAT A THRILLING
ARCHITECTURE
PROJECT TO LINK
3 OLD BUILDINGS
INTO A SINGLE-
-STAIRWELL MODERN
CONDOMINIUM”

Wolfgang Zichy de Vásonkeö



PRAÇAS 62 -
AZ'S VISION

AZ's vision with Praças is to provide modern and minimalist, tailor made apartments for urban dwellers who desire a calm and exclusive neighborhood to live in. Based on a 19th century property, 3 charming buildings have been linked to create a single-stairwell modern condominium.

The beauty of its heritage has been retained in its elegant exterior and unique architecture, whilst the interior has been elevated into a modern haven befitting the exclusive area of Lapa. By marrying the old with the new, Praças provides space, style, elegance and comfort to meet the needs of 21st century living. The interiors, materials and finishes are of the highest quality and the carefully selected pieces that adorn the home fill it with an element of soothing simplicity and grace.







“WHAT HUNGER
IS IN RELATION TO
FOOD, ZEST IS IN
RELATION TO LIFE.”

Bertrand Russell



EXCLUSIVE BEAUTY

Located in the heart of Lapa on the charming street corner of Rua Das Praças and Rua Dos Remédios a Lapa, one finds Praças 62. Against a backdrop of the striking Lisbon sky and tapered picturesque streets the building beckons. Its façade opens up to the city with its numerous windows and as you step closer you notice the beautiful mosaic door patterns and delicate and intricate second floor balconies. It exudes an energy of exclusivity and charisma which invites.



ROYAL RAPTURE

The appeal of Praças 62 lies in its dream offering. An elegant yet modern space in the heart of the exclusive quarter of Lapa.

With 16 beautiful apartments ranging from cozy and inviting to spacious and impressive the home caters to numerous client needs. The interior of the building has maintained the unique elements of its heritage with its beautiful low ceilings adorned with classical designs whilst bringing the home into the 21st century through its architectural renovations.

Each apartment is distinctive and places one in comfort and beauty.



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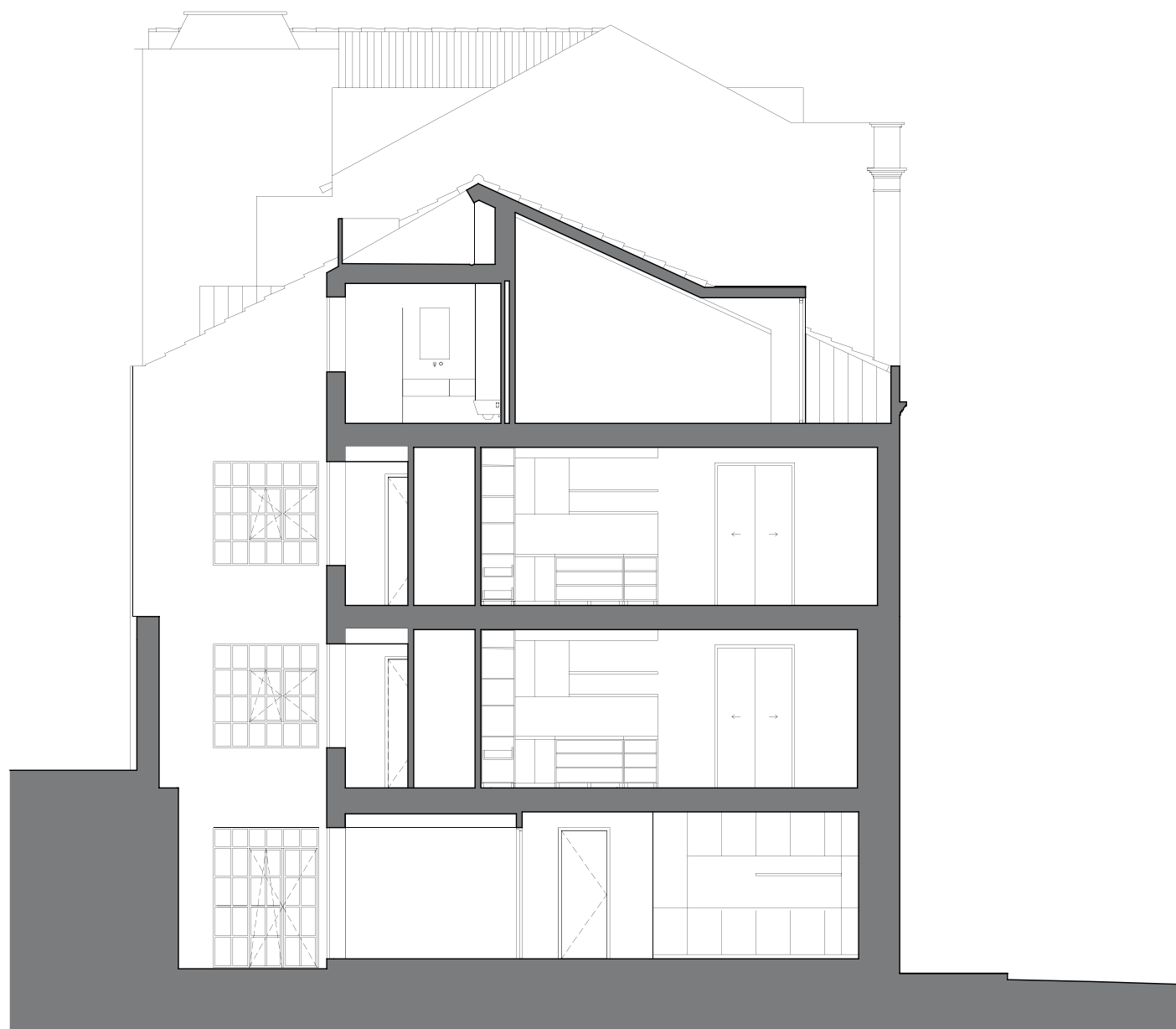


MODERN GRACE

The apartments range from smaller affordable ground floor spaces to exclusive top floor offerings coupled with lovely terraces.

The atmosphere in each space is light and reviving. From sun rays joyously entering the elongated windows of the relaxing bedrooms to the soft comfort of the wooden floors and modern and graceful layout. Clean delicate lines frame the home and the kitchen stands out for its high end look and feel. The low hanging lights in the living room add to the atmosphere and the slanted pillars that shape the living room create a dance of light as sunshine enters and leaves the room.

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A BEAUTIFUL
ASSET IN THE HEART
OF LAPA, HOME
OF HISTORICAL
LISBOANS FAMILIES,
CITY ELITES AND
INTERNATIONAL
EMBASSIES”

Amélie de Kerchove de Denterghem



DETAILS OF DREAMS

The home is a palette for elegance and this base is invigorated through the use of well-chosen décor and custom designs. Against a background of neutral tones of whites, browns and greys, colour is introduced through elegant art pieces, graceful furniture and mood enhancing light features. The low ceilings add to this appeal and as the wafts of the fresh air from the nearby waterfront flows through the home, one knows that they have a little piece of heaven.

This beauty is taken a step further by lovely terraces which open up the street and welcome the spirit of lovely Lisbon.



LAYOUTS

Ground Floor
3 floors
16 apartments

3 N O P

2 J L M

1 F G H I

O A B C D E



T3 DUPLEX

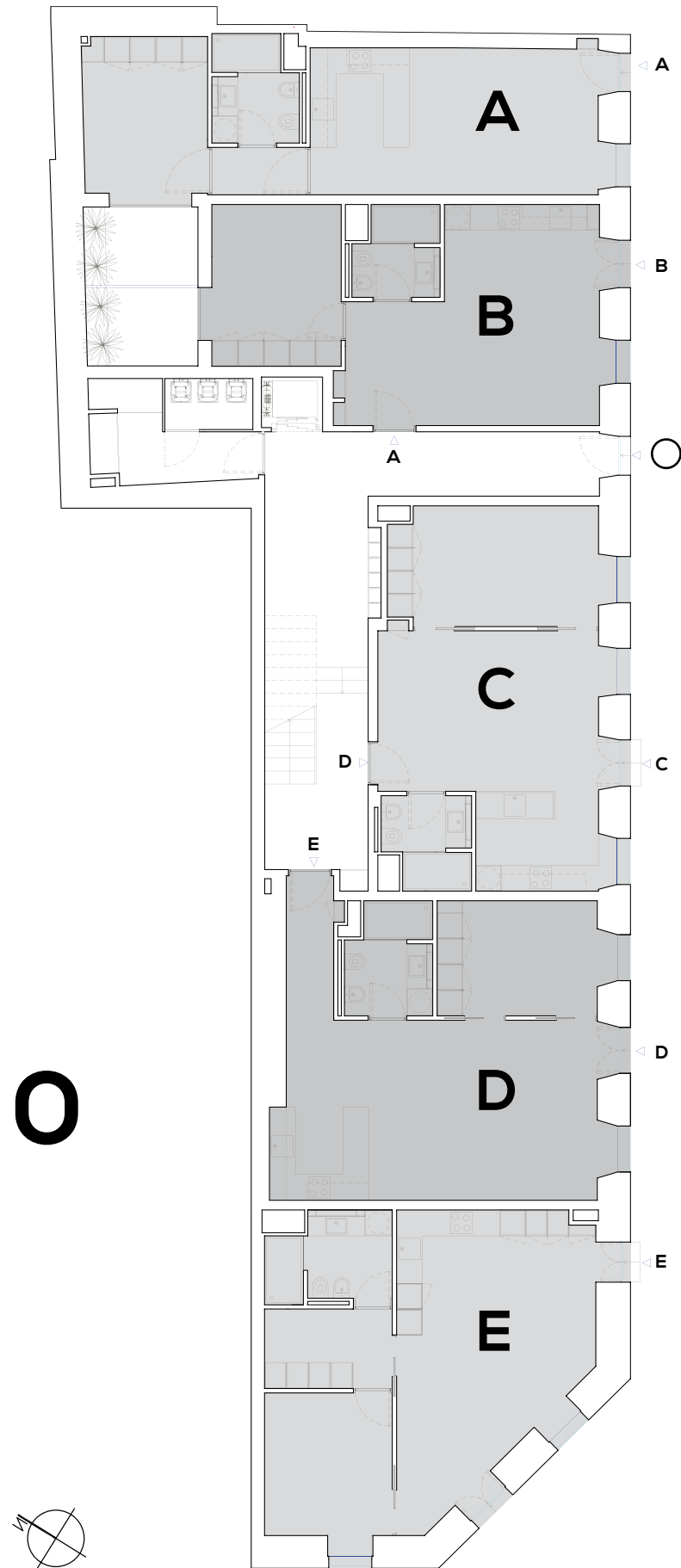
The crowning glory of this development: a T3 Duplex on the corner with a bay view. This unique property boasts a 50m²+ corner living room, a 20m² top floor en-suite bedroom and a children's area with 2 rooms, 1 laundry room and 1 bathroom. Incomparable.

FAMILY T3^S

Praças 62 offers T3s on the 1st and 2nd floors. Perfect investments for families looking for elegance and a space to live, dream and grow in the most exclusive neighborhood of Lisbon. The waterfront is just 200m away, ideal for running, biking and sailing. Appealing.

VARIOUS T1^S

Praças 62 has a range of T1 options, from more affordable ground floors to exclusive last floor pied-à-terres. Ideal for short to long term rentals due to high demand in Lisbon – from residents and travelers alike. Captivating.



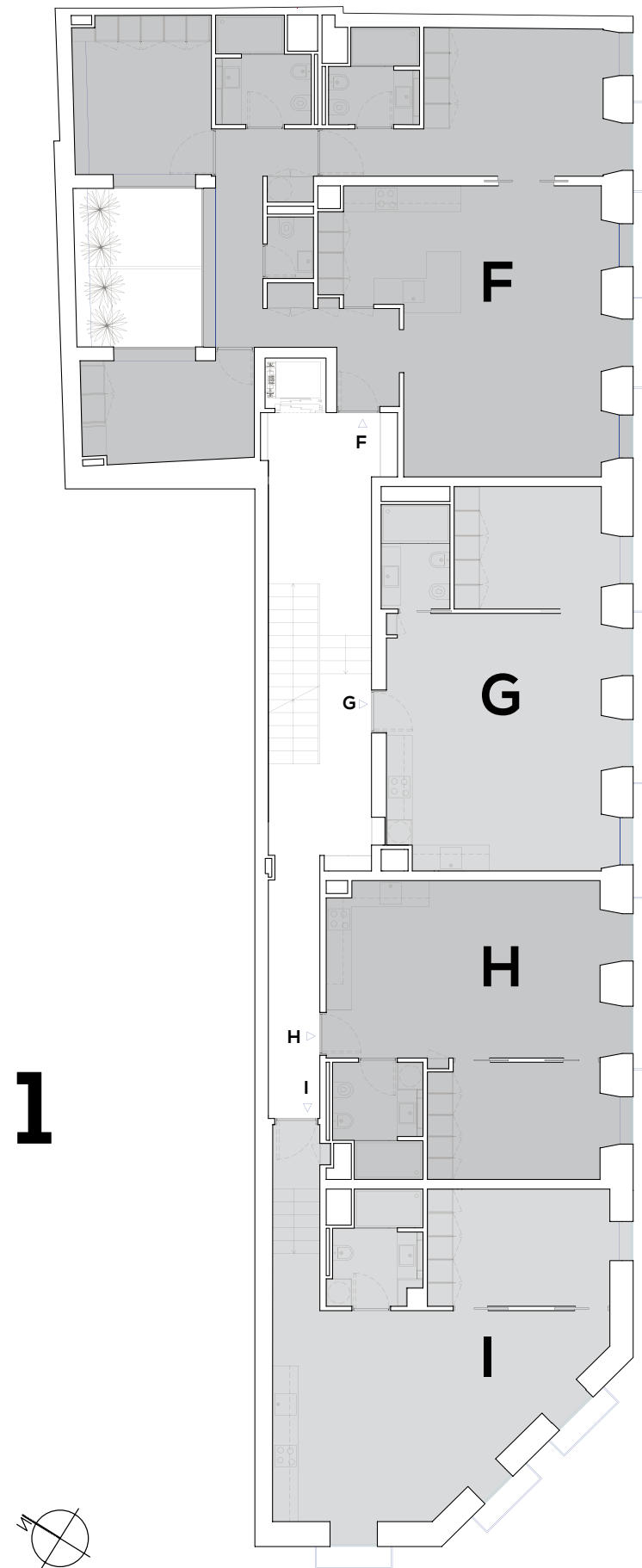
T1 . 55 m² app.
Terrace: 5 m² app.

T1 . 50 m² app.
Terrace: 5 m² app.

T1 . 55 m² app.

T1 . 65 m² app.

T1 . 65 m² app.



T3 . 130 m² app.
Terrace: 1 m² app.

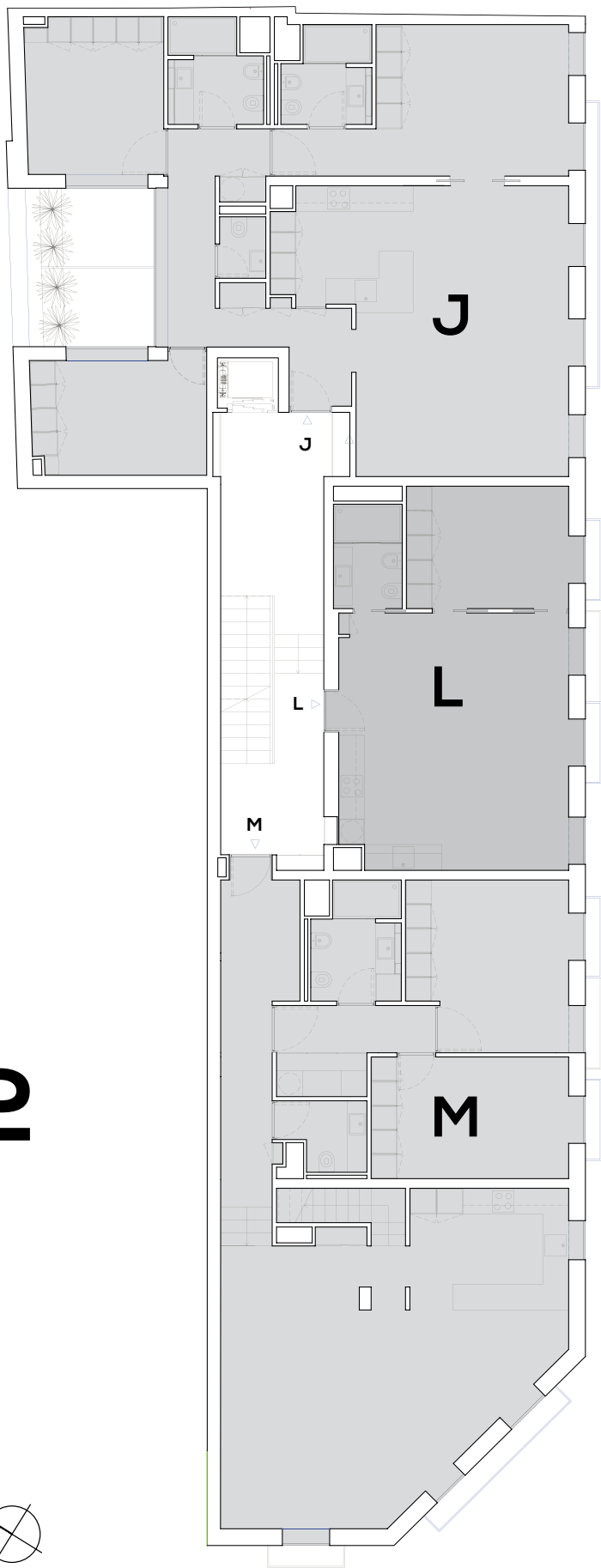
T1 . 55 m² app.
Terrace: 1 m² app.

T1 . 65 m² app.
Terrace: 3 m² app.

T1 . 65 m² app.



2



T3 .125 m² app.
Terrace: 2 m² app.

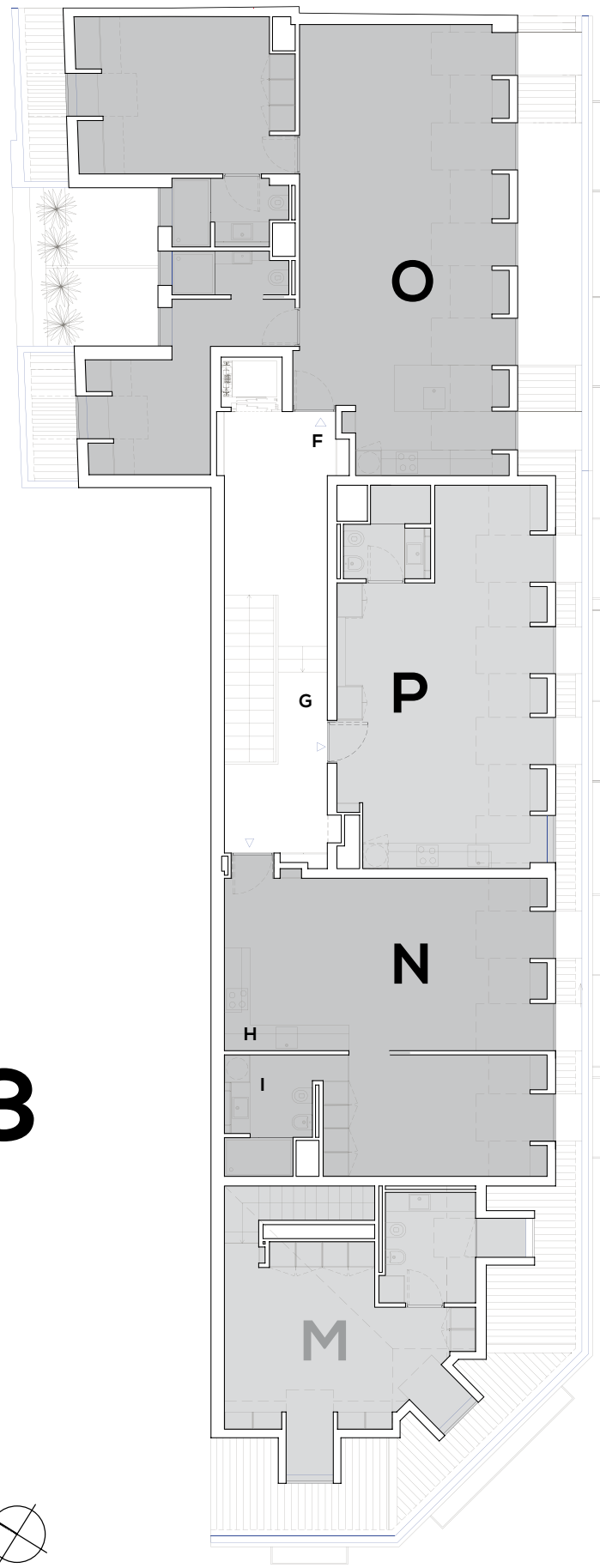
T1 .55 m² app.
Terrace: 1 m² app.

T3 DUPLEX .160 m² app.
Terrace: 4 m² app.

Floor 2 + 3



3



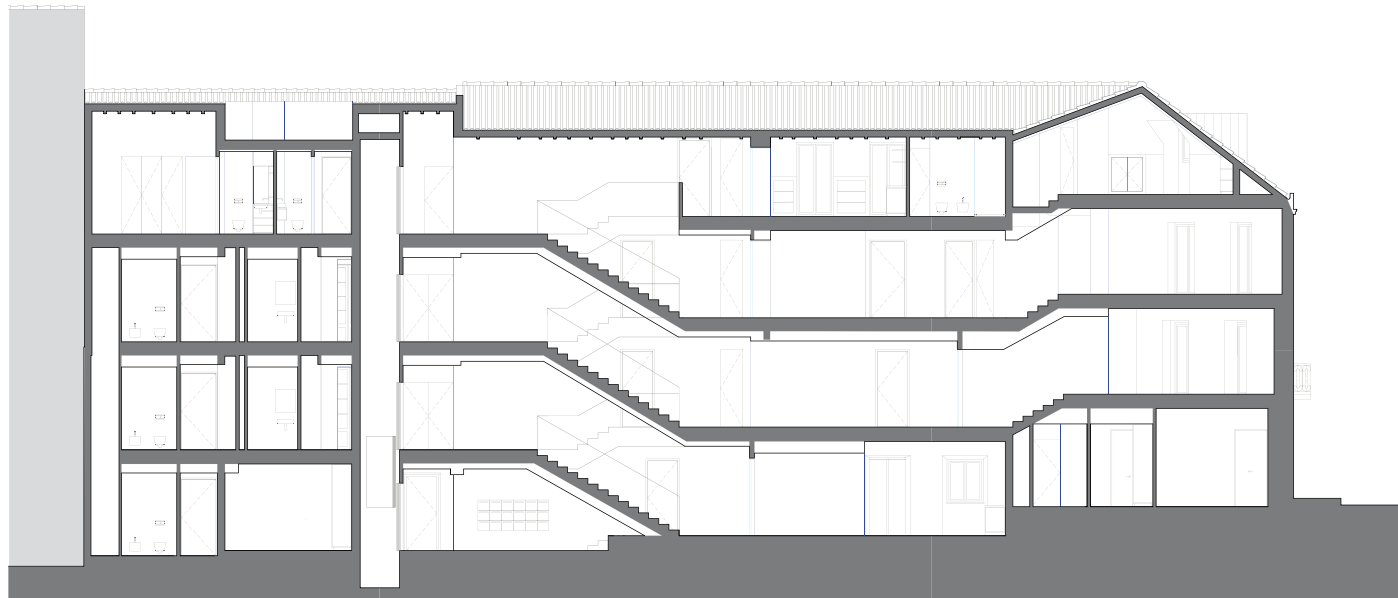
T2 .90 m² app.
Terrace: 11 m² app.

T0 .45 m² app.
Terrace: 2. m² app.

T1 .55 m² app.
Terrace: 2 m² app.

“A THING OF
BEAUTY IS A
JOY FOREVER:
ITS LOVELINESS
INCREASES;
IT WILL NEVER
PASS INTO
NOTHINGNESS.”

John Keats



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AZ is both an Architectural Atelier and Real Estate Investment Company specialized in the rehabilitation of original buildings in the centre of Lisbon. We transform traditional homes with modern construction techniques and luxurious details while respecting the inherent cultural and architectural integrity of the structure.

Our expertise lies in identifying locations with the most potential, followed by immaculate renovations which fuse old and modern styles, bringing both comfort and elegance to our properties. Our strength lies in our ability to lead projects from A to Z. Whether an empty plot or proposed renovation, we will develop a completely integrated design plan, taking all details into account - from materials to furniture - ensuring continuity across the entire concept. Combining styles and eras, incorporating quality and custom high-end materials and critically understanding the needs of our clients is what sets this firm apart and allows us to work with the most demanding real estate investors and architectural experts today.



AN HOMAGE TO OUR FIRST ART

AZ Architecture is a renowned European firm, with over 100 projects of varying sizes and complexities spanning the last 20 years including private homes and commercial, office and retail developments. With an eternal appreciation of “old stones”, they specialise in the rehabilitation of unique historical buildings.

This expertise allows them to evaluate what can be rebuilt, restored or reconstructed. By fusing old world charm and modern luxury, they create comfort, style and elegance. EN



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