



FÁBRICA 21

LIVABLE MEMORIES

FÁBRICA 21

LIVE THE TRUE LISBON

Fábrica 21 brings a new boost to this historic city.
A mix of industrial memories and modern life stories.
Be part of the vibrant Lisbon.

Create your own memories.





INDEX

Location
Building
Apartments
Image Gallery
Finishing
Atelier
Address

LOCATION

Rua Nova do Loureiro, 21.



PRÍNCIPE REAL

COSMOPOLITAN ELEGANCE

Príncipe Real, north from **Bairro Alto** and walking distance from **Praça das Flores** and **São Bento**, belongs to one of the most **erudite and trendy areas of Lisbon**.

The neighborhood was named after the queen D. Maria II son, D. Pedro V and the unique ornamental buildings are well known for its beauty. The neighborhood became a landmark in the city where you can find the **most sought after restaurants, terraces and fashion stores**.



COSMOPOLITAN ELEGANCE



In its heart you can find the **França Borges** garden, a perfect place to spend quality time and **relax with family and friends**, enjoying the frequent street markets where you can find biological products, urban craft, antiques and books.

Surrounded by palatial buildings, distinctive museums, viewpoints and beautiful gardens, Principe Real is a unique place in the city center, offering a blend of **excitement and serenity that makes it one of the most sought-after residential neighborhoods in Lisbon.**



UNSPOILED MEMORIES

The architecture of **Fábrica 21** project intended to **revive the old coffee roasting factory in Rua Nova do Loureiro**, preserving and restoring the **original façade as the character of the new building**.

Not just by its architectural value, this building **reminds the industrial atmosphere** and the history of a traditional activity that has been vanishing from the city center over the years.

FÁBRICA 21

APARTMENTS

LIVABLE MEMORIES



Fábrika 21 is developed in **8 residential floors** with large apartments ranging from **two-bedroom to four-bedroom** with gross areas between **120 sqm** to **350 sqm**. All apartments are served with private parking spaces and private storage rooms on the last two floors below ground.

The building was thoughtfully designed in order to leverage the clear views over the **city and the Tagus river**, making Fábrika 21 a unique place for those who want to live in one of the most sophisticated and trendy areas of Lisbon, without giving up comfort and serenity.

The careful selection of high-standard finishes, materials and equipment, both in terms of its appealing aesthetics and its quality, sought to offer a unique experience and a different lifestyle.

LOCATION

BUILDING

APARTMENTS

IMAGE GALLERY

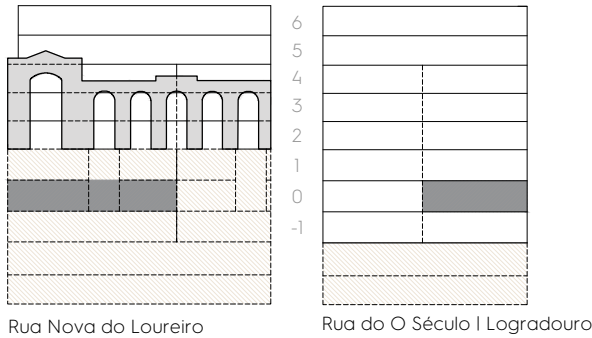
FINISHING

ATELIER

ADDRESS

APARTMENT 01

FOUR BEDROOMS DUPLEX | FLOOR 0/-1

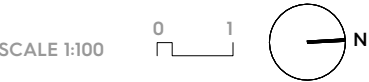
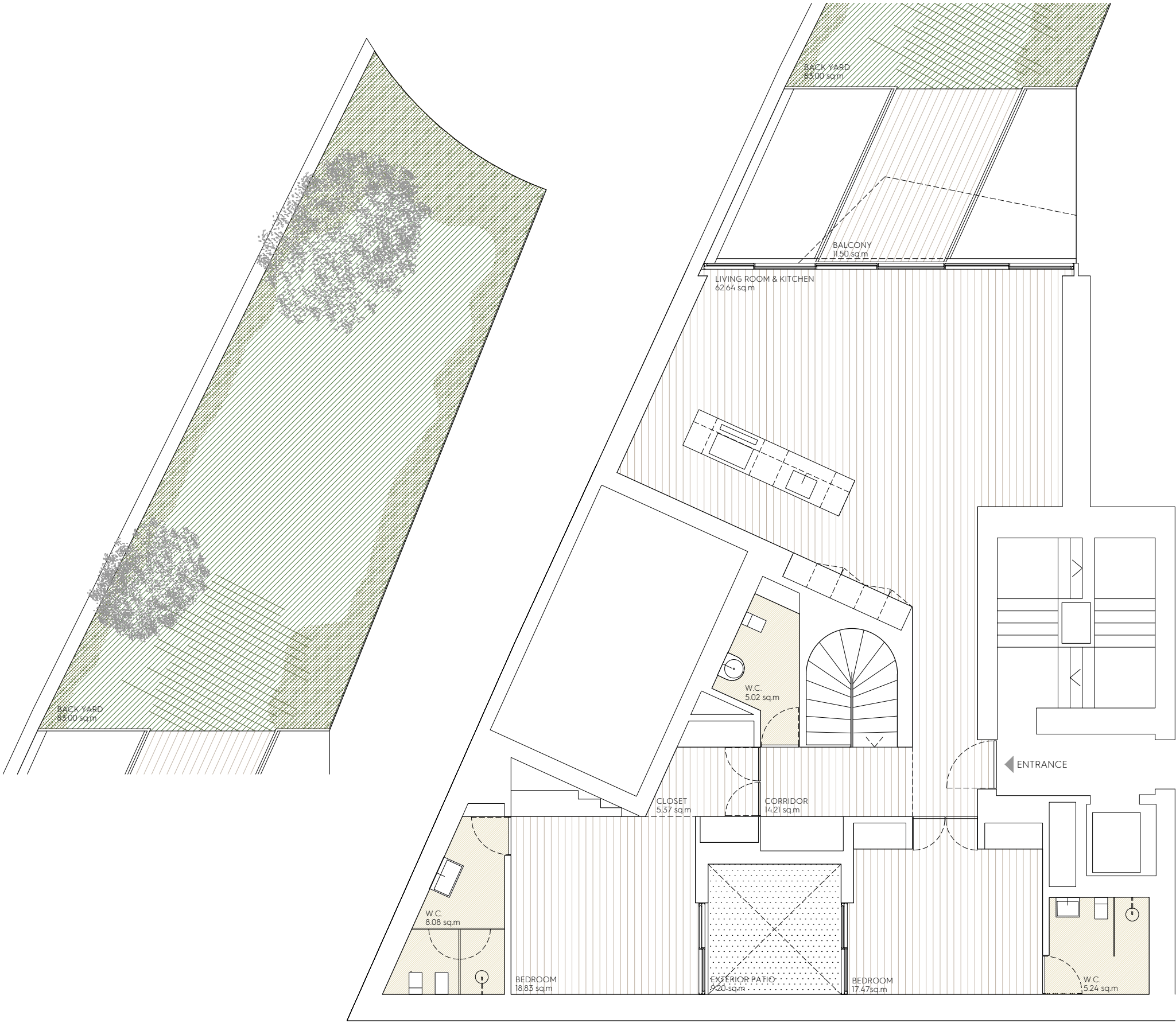


areas

gross private area	352.05 sq.m
balcony	11.50 sq.m
back yard	83.00 sq.m
exterior patio	9.20 sq.m
parking	2 lug + (1)
gross dependent area (without parking)	103.70 sq.m

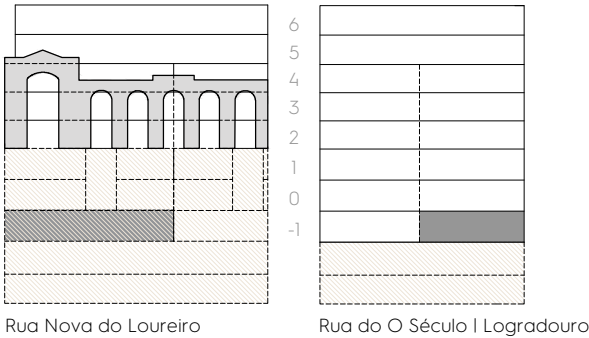
materials

wood	
stone	
back yard	
metallic grid	
white rolled pebble	



APARTMENT 01

FOUR BEDROOMS DUPLEX | FLOOR 0/-1

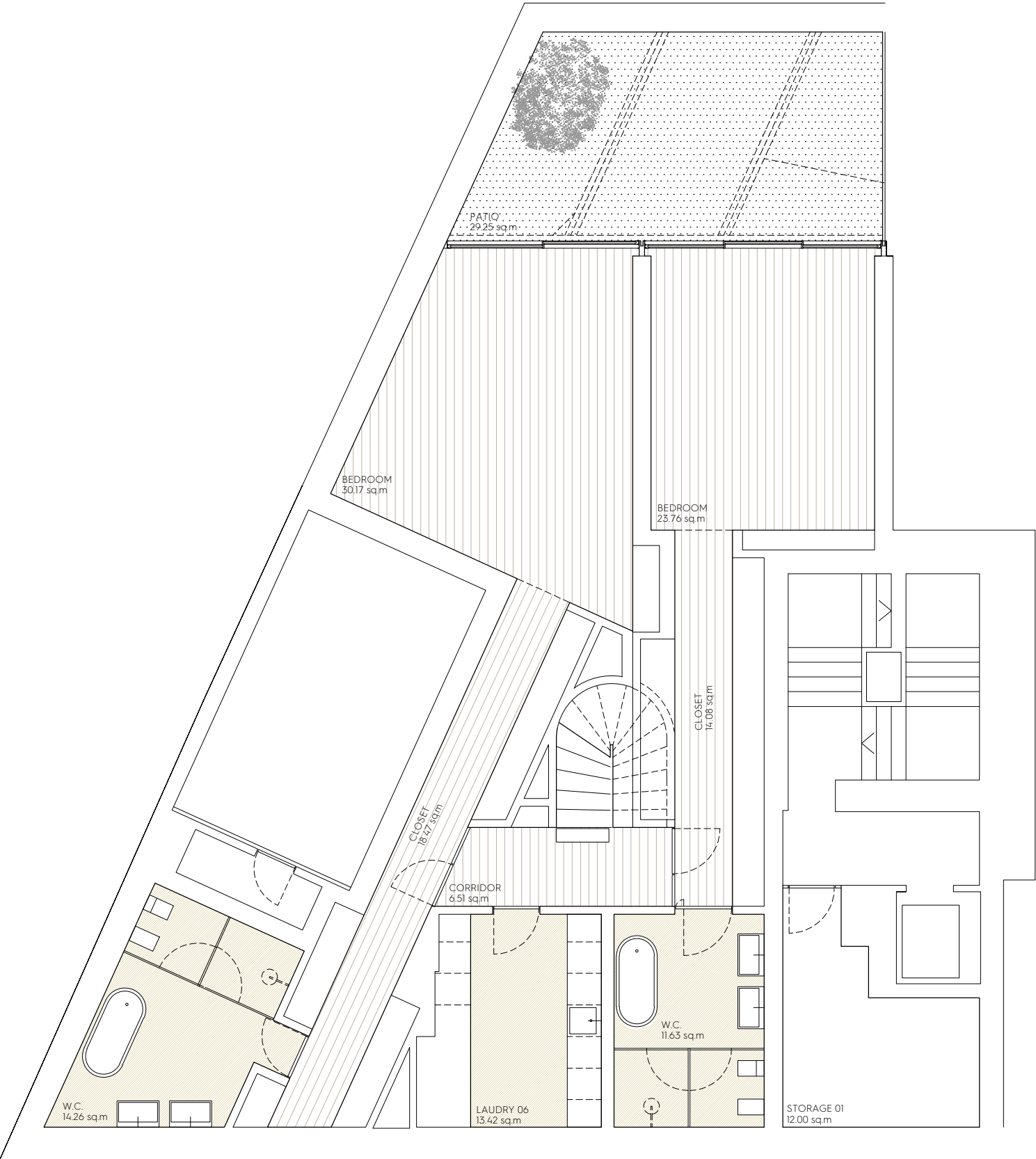


areas

gross private area	352.05 sq.m
exterior patio	29.25 sq.m
storage 1	16.85 sq.m
gross dependent area (without parking)	46.10 sq.m

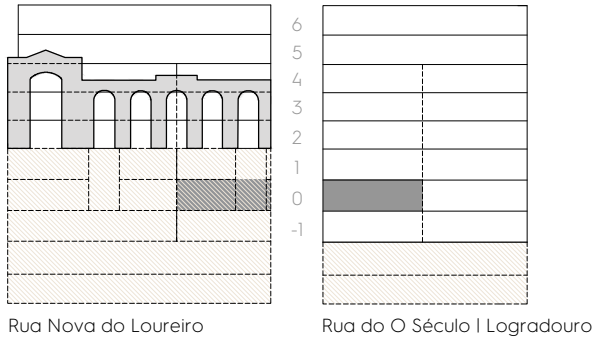
materials

wood	
stone	
back yard	
metallic grid	
white rolled pebble	



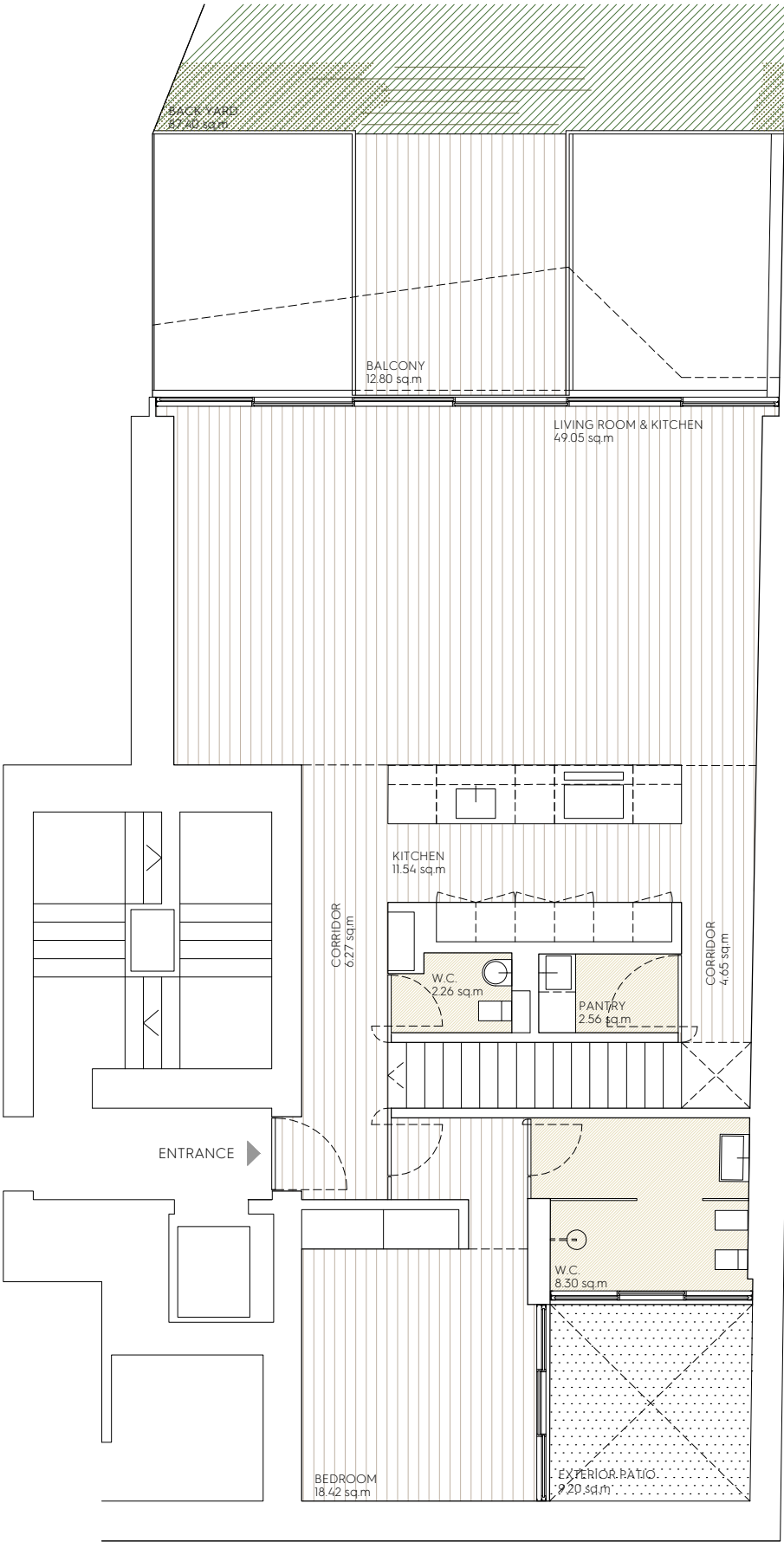
APARTMENT 02

THREE BEDROOMS DUPLEX | FLOOR 0/-1



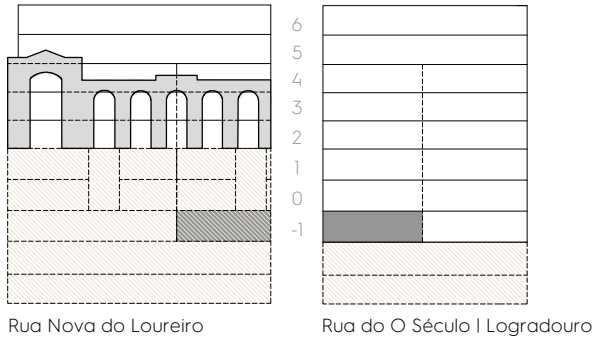
areas	
gross private area	284.05 sq.m
balcony	12.80 sq.m
back yard	87.40 sq.m
exterior patio	9.20 sq.m
storage 2 (-5th floor)	10.25 sq.m
parking	2 lug + (1)
gross dependent area (without parking)	119.65 sq.m

materials	
wood	
stone	
back yard	
metallic grid	
white rolled pebble	



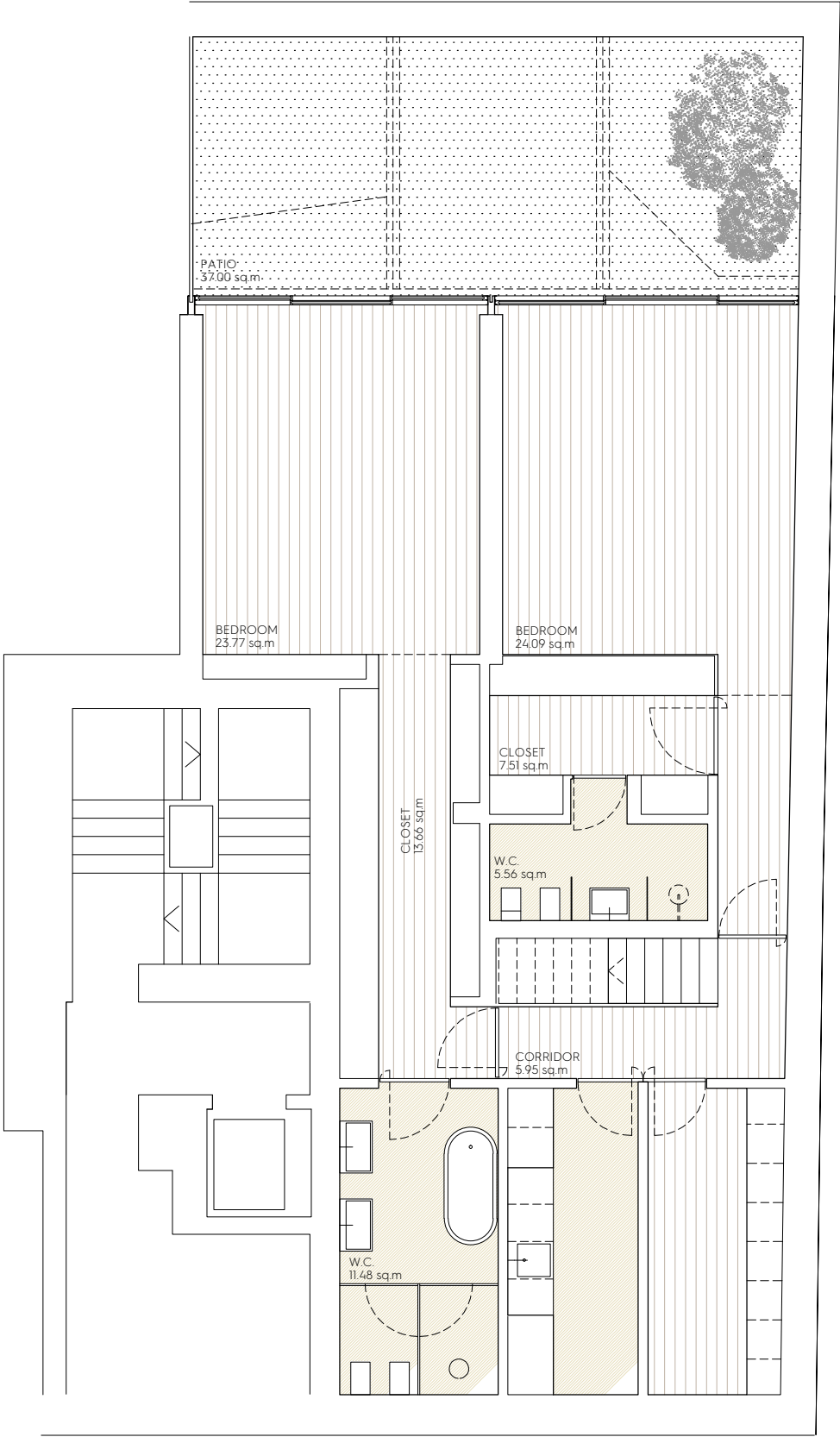
APARTMENT 02

THREE BEDROOMS DUPLEX | FLOOR 0/-1



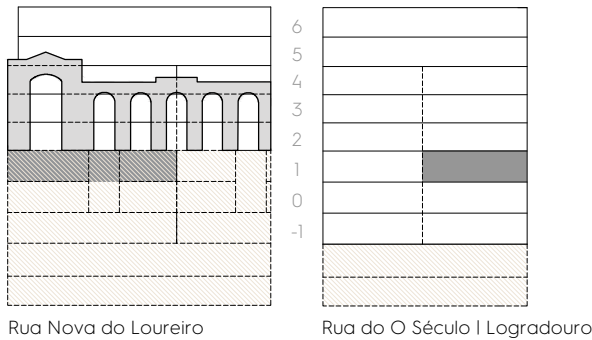
gross private area	284.05 sq.m
exterior patio	37.00 sq.m
gross dependent area (without parking)	37.00 sq.m

materials	
wood	
stone	
back yard	
metallic grid	
white rolled pebble	



APARTMENT 03

TWO BEDROOM | FLOOR 1

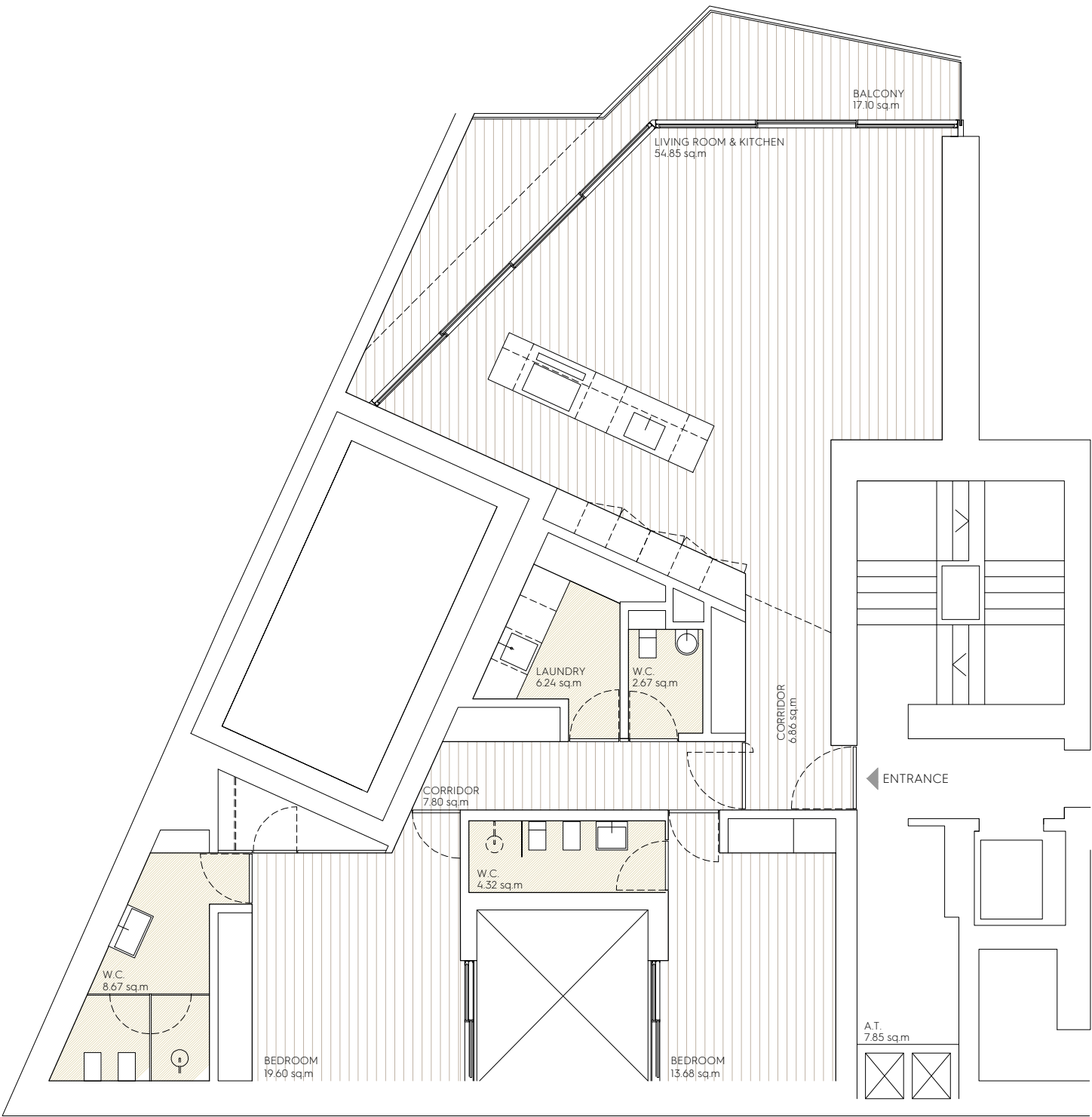


areas

gross private area	155.00 sq.m
balcony	17.10 sq.m
storage3 (-4th floor)	8.60 sq.m
parking	1 lug +(l)
gross dependent area (without parking)	25.70 sq.m

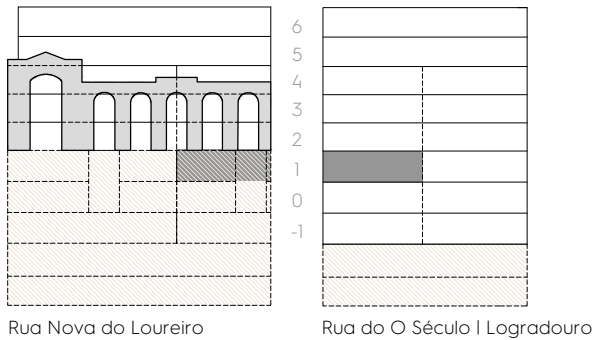
materials

- wood
- stone
- back yard
- metallic grid
- white rolled pebble



APARTMENT 04

TWO BEDROOM | FLOOR 1

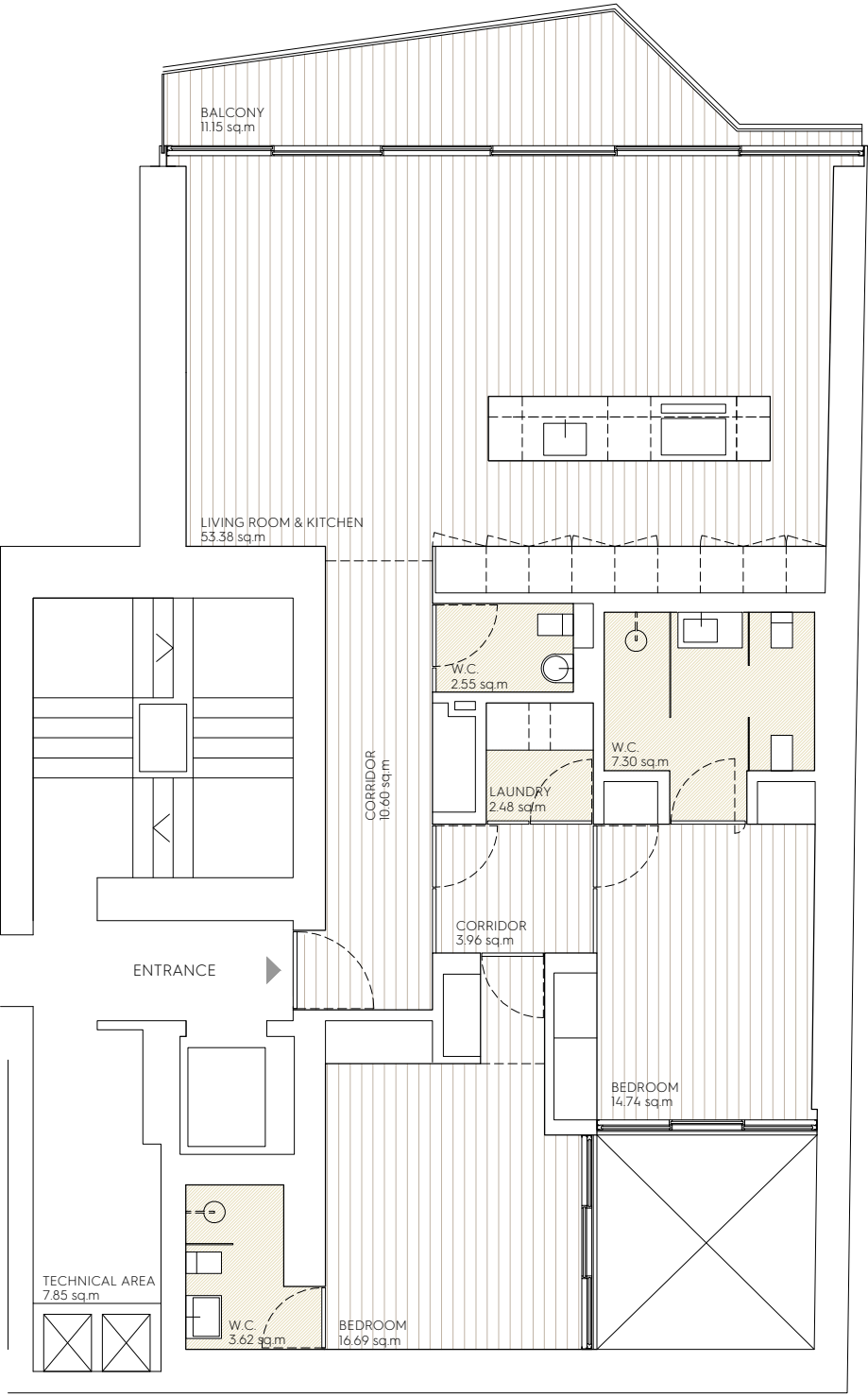


areas

gross private area	143.40 sq.m
balcony	11.15 sq.m
storage 4 (-4th floor)	5.75 sq.m
parking	1 lug + (l)
gross dependent area (without parking)	16.90 sq.m

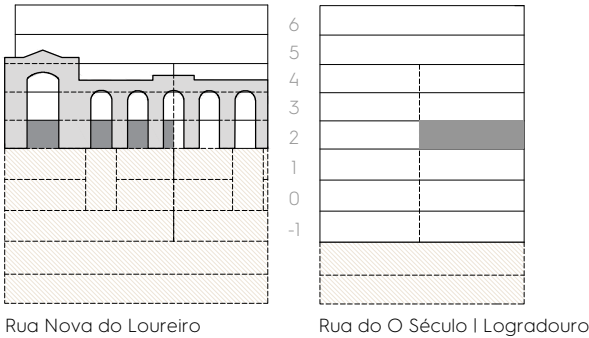
materials

- wood
- stone
- back yard
- metallic grid
- white rolled pebble



APARTMENT 05

TWO BEDROOM | FLOOR 2

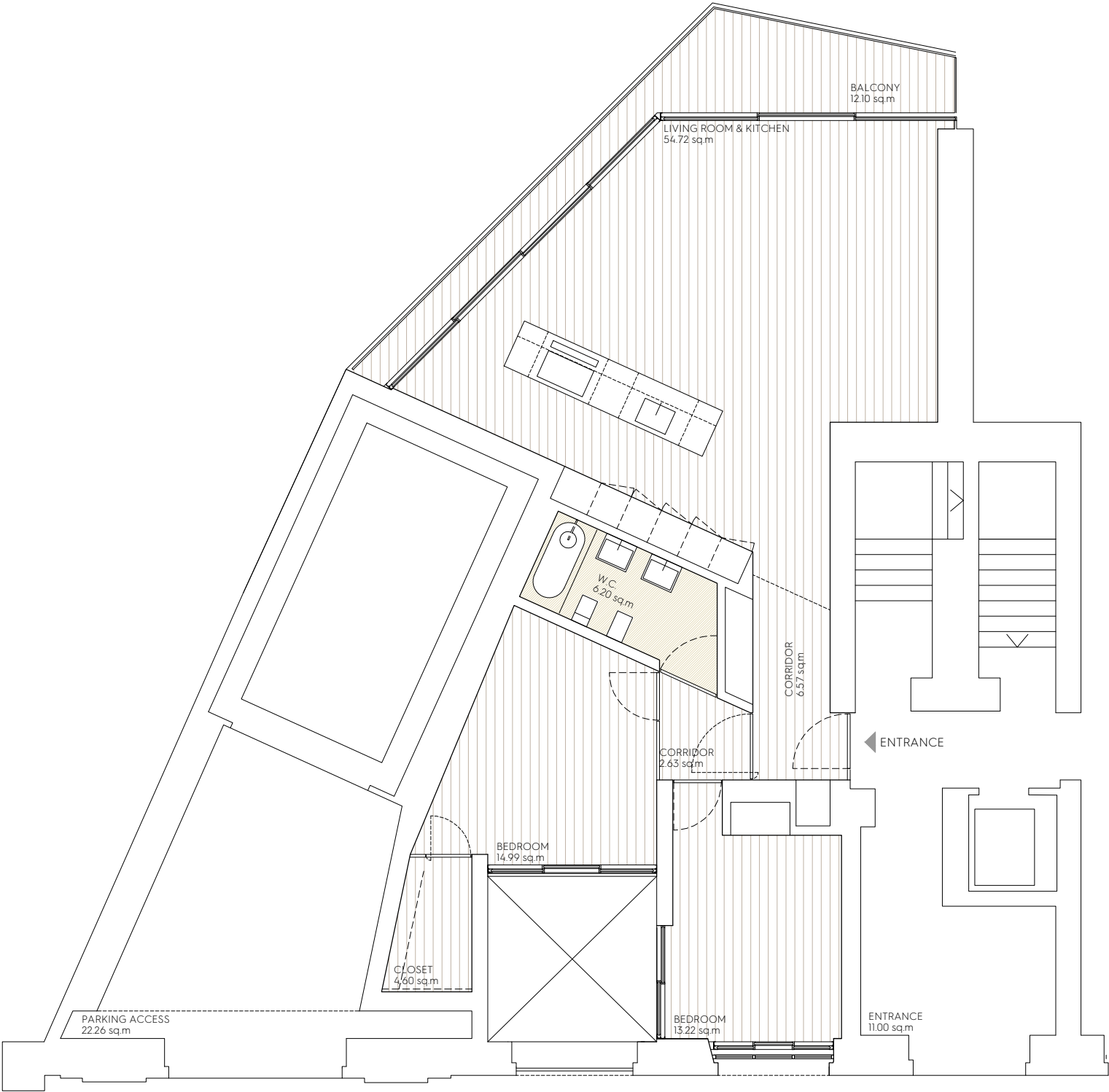
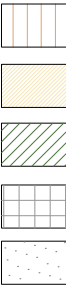


areas

gross private area	119.45 sq.m
balcony	12.10 sq.m
storage 5 (-4th floor)	5.75 sq.m
parking	1 lug
gross dependent area (without parking)	17.85 sq.m

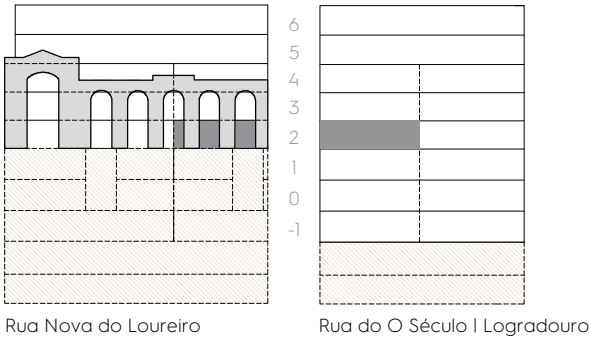
materials

- wood
- stone
- back yard
- metallic grid
- white rolled pebble



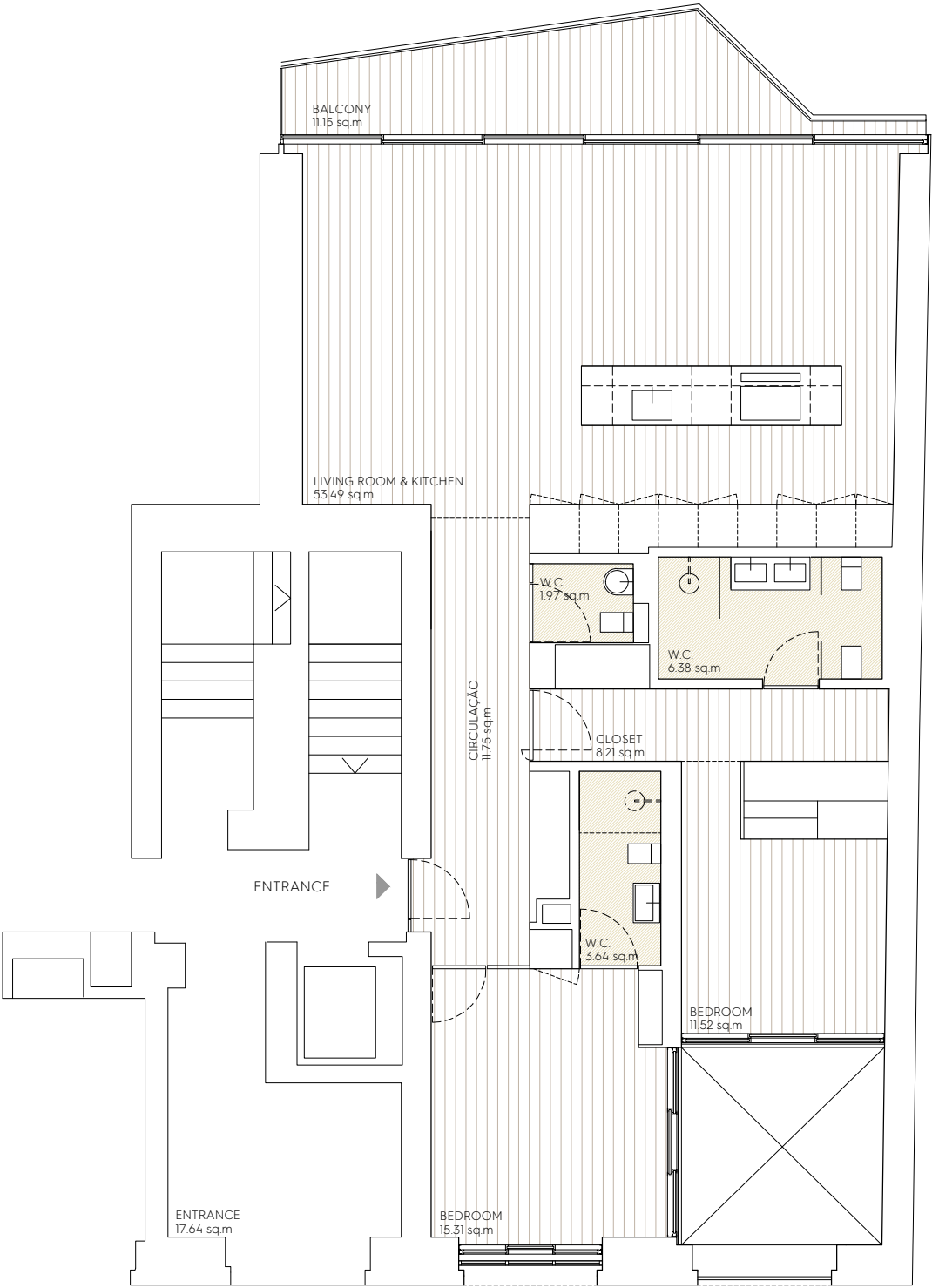
APARTMENT 06

TWO BEDROOM | FLOOR 2



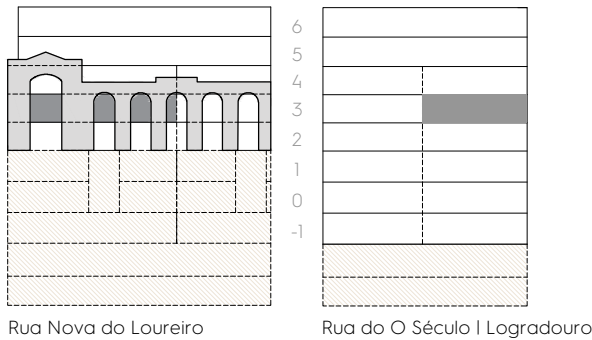
areas	
gross private area	135.50 sq.m
balcony	11.15 sq.m
storage 6 (-4th floor)	5.90 sq.m
parking	1 lug + (1)
gross dependent area (without parking)	17.05 sq.m

materials	
wood	
stone	
back yard	
metallic grid	
white rolled pebble	



APARTMENT 07

THREE BEDROOMS | FLOOR 3

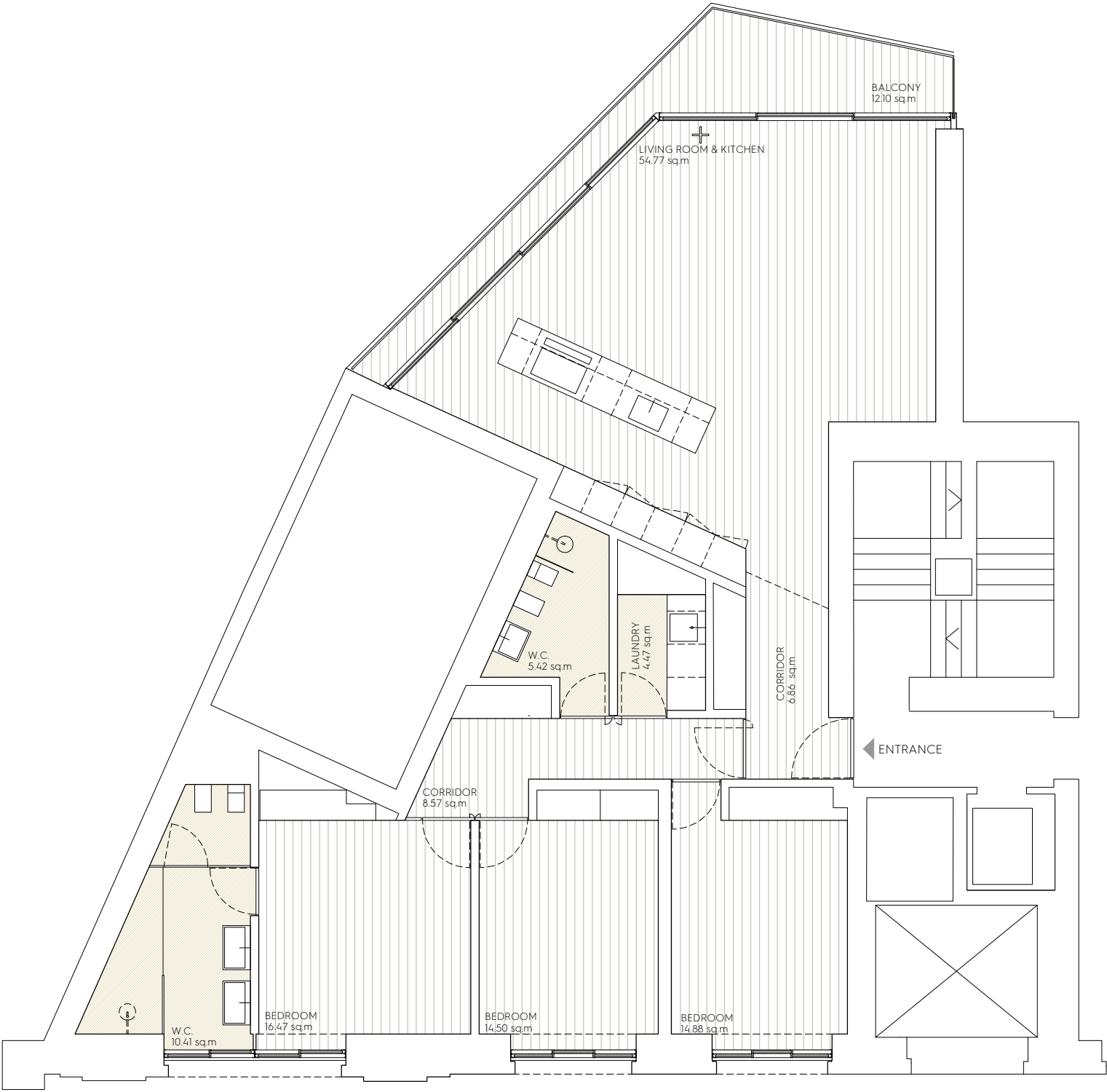


areas

gross private area	163.20 sq.m
balcony	12.10 sq.m
storage 7 (-4the floor)	6.00 sq.m
parking	2 lug
gross dependent area (without parking)	18.10 sq.m

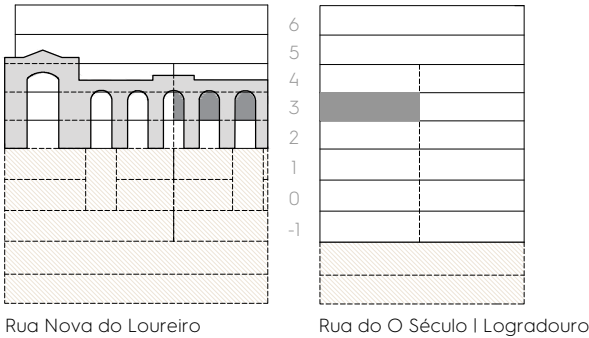
materials

wood	
stone	
back yard	
metallic grid	
white rolled pebble	



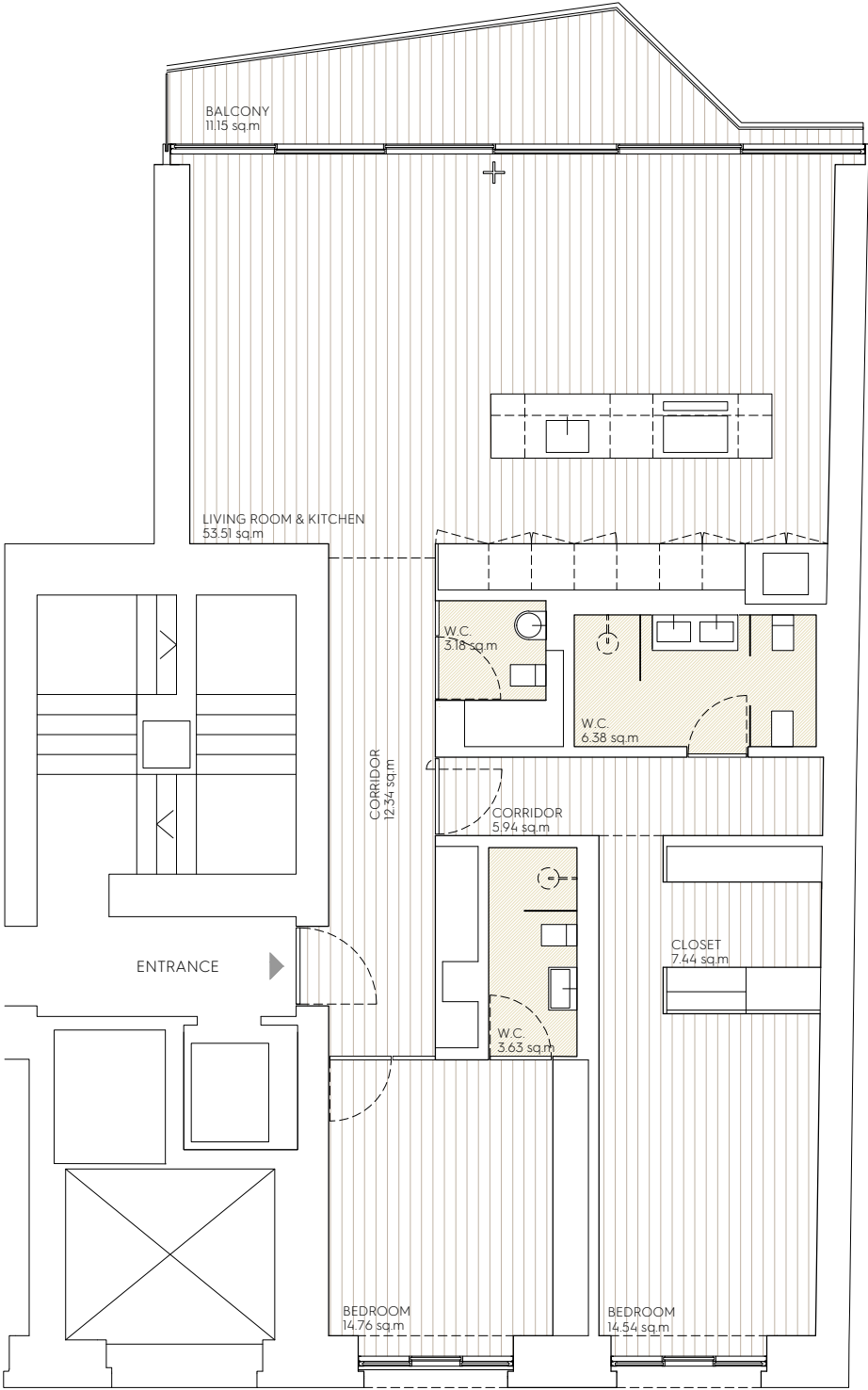
APARTMENT 08

THREE BEDROOMS | FLOOR 3



areas	
gross private area	145.40 sq.m
balcony	11.15 sq.m
storage 8 (-4th floor)	6.00 sq.m
parking	2 lug
gross dependent area (without parking)	17.15 sq.m

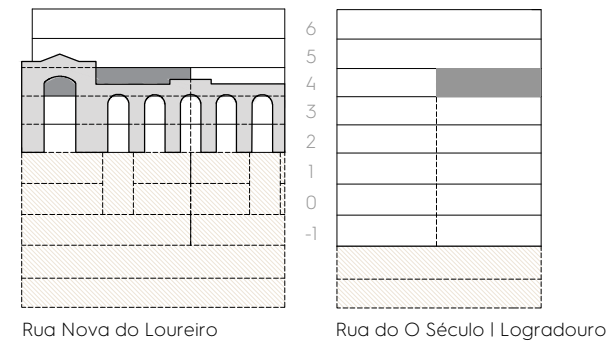
materials	
wood	
stone	
back yard	
metallic grid	
white rolled pebble	



FÁBRICA 21

APARTMENT 09

THREE BEDROOMS | FLOOR 4

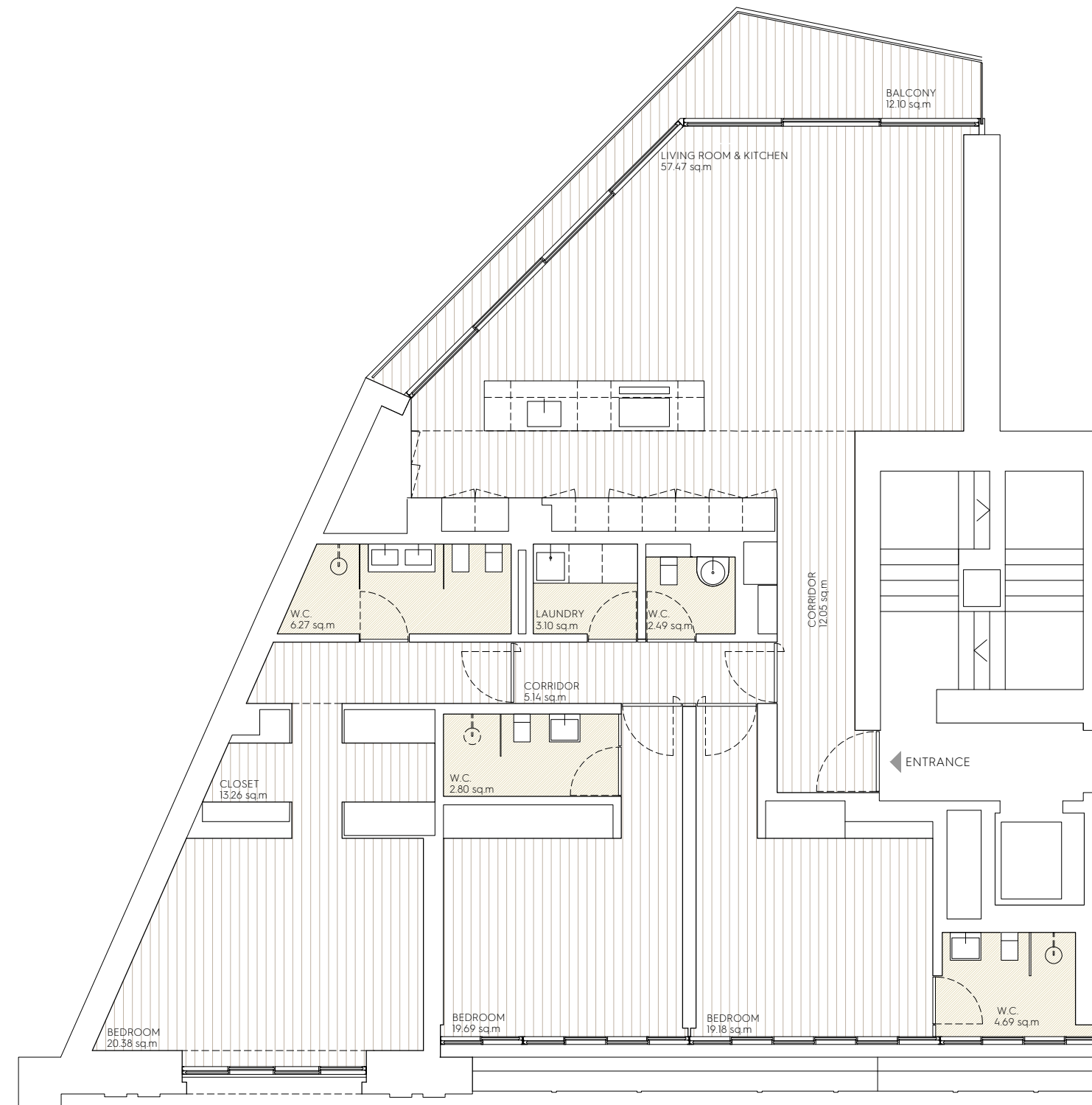


areas

gross private area	198.06 sq.m
balcony	12.10 sq.m
storage 9 (-5th floor)	10.15 sq.m
parking	2 lug
gross dependent area (without parking)	22.25 sq.m

materials

wood	
stone	
back yard	
metallic grid	
white rolled pebble	

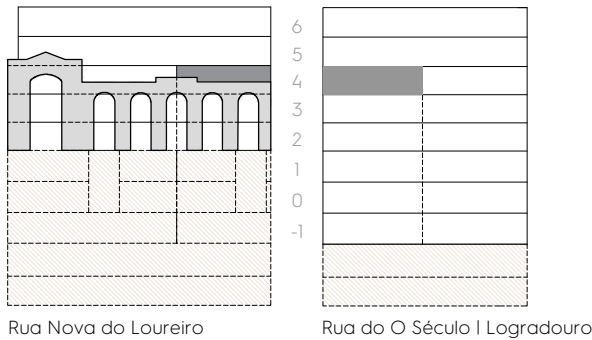


SCALE 1:100



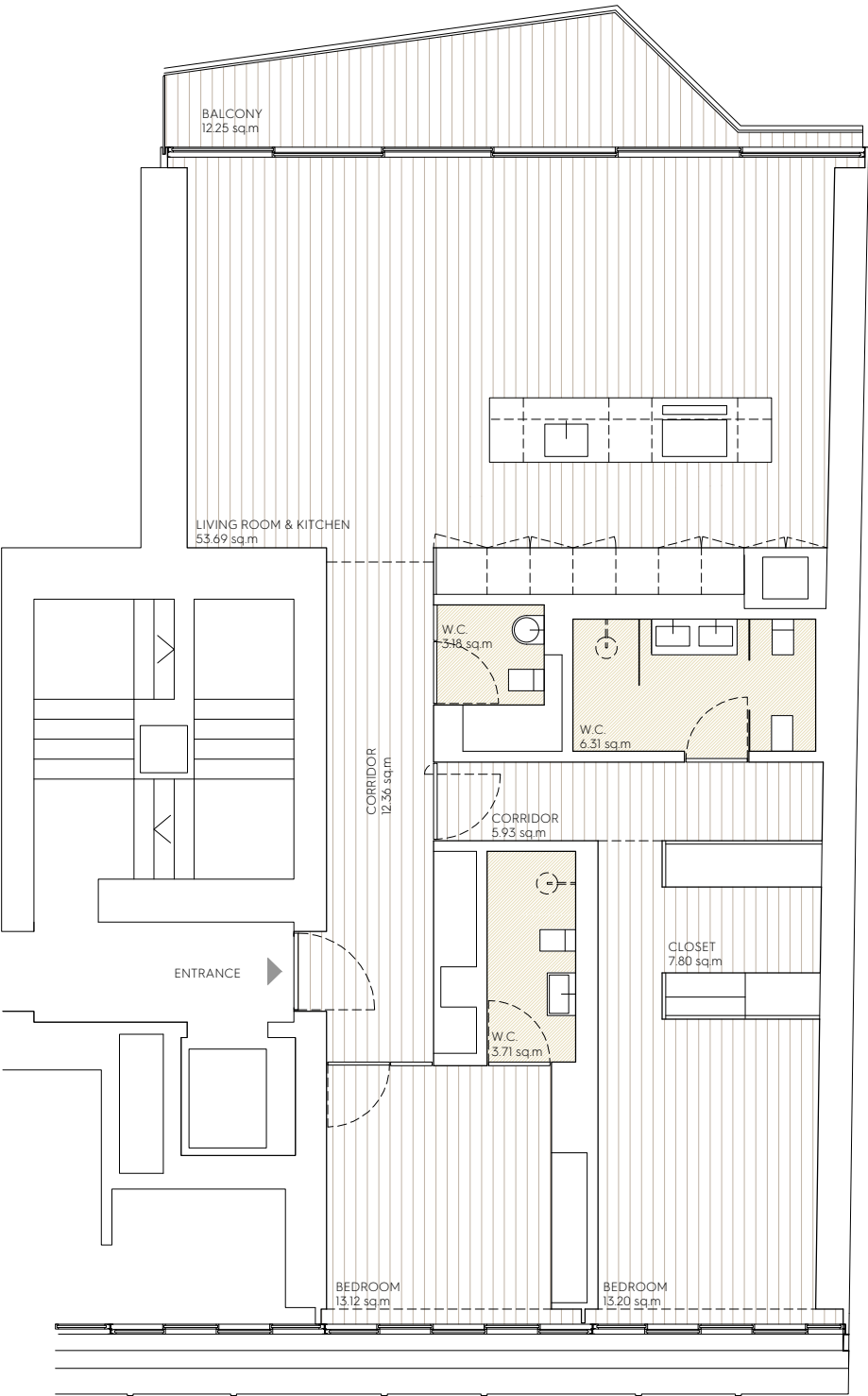
APARTMENT 10

TWO BEDROOM | FLOOR 4



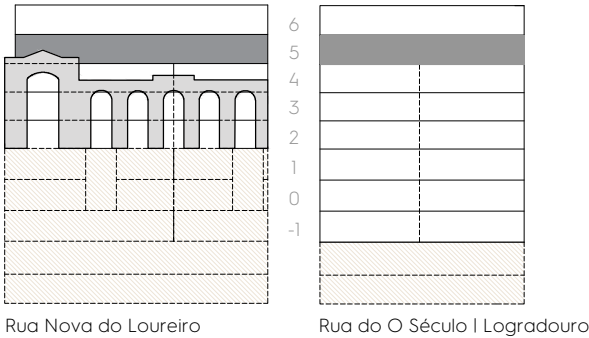
areas	
gross private area	140.30 sq.m
balcony	11.15 sq.m
storage 10 (-5th floor)	7.60 sq.m
parking	2 lug
gross dependent area (without parking)	18.75 sq.m

materials	
wood	
stone	
back yard	
metallic grid	
white rolled pebble	



APARTMENT 11

FOUR BEDROOMS | FLOOR 5

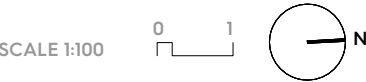
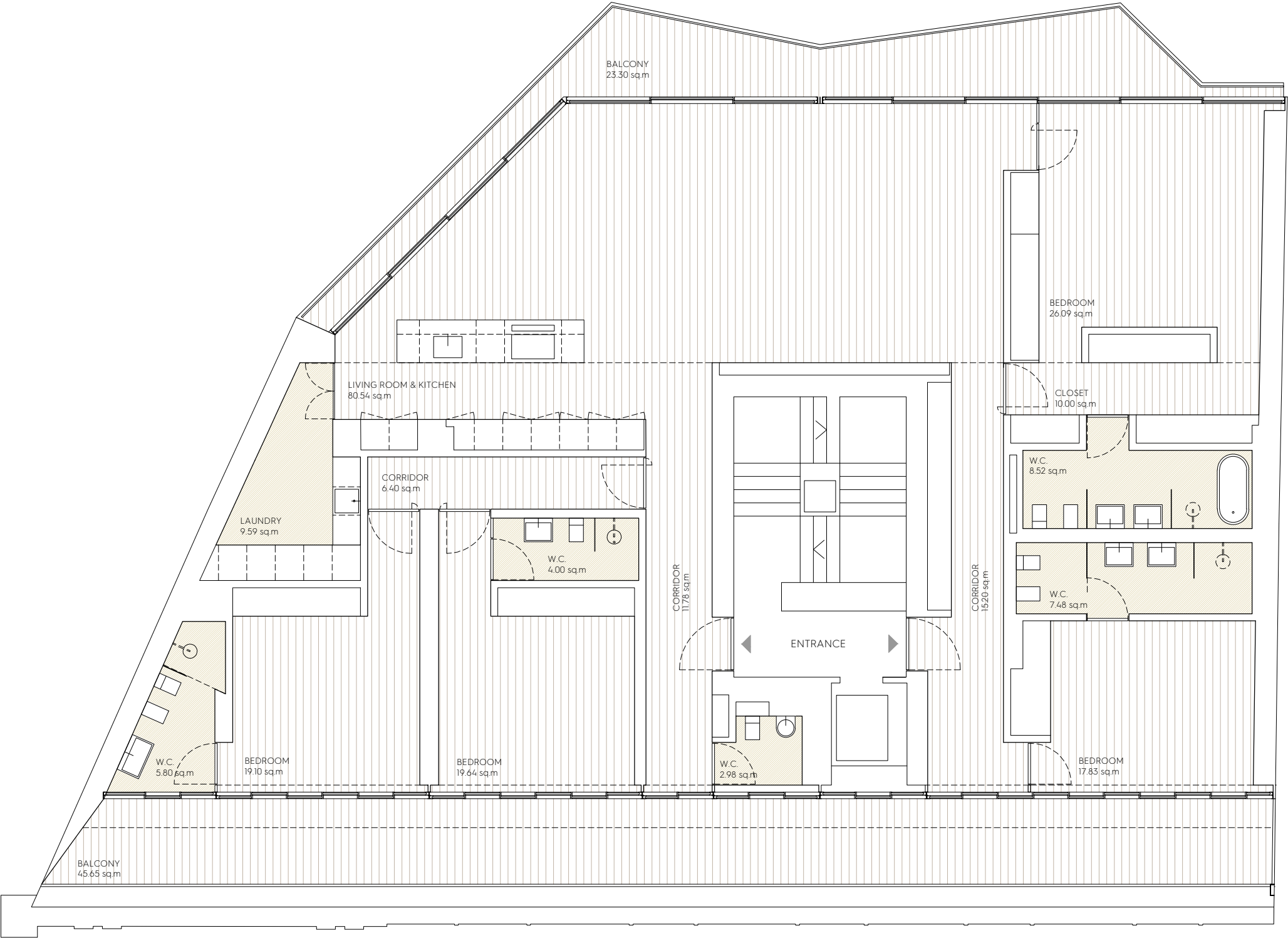


areas

gross private area	284.75 sq.m
balcony	68.95 sq.m
storage 11 (-5th floor)	11.85 sq.m
parking	4 lug
gross dependent area (without parking)	80.80 sq.m

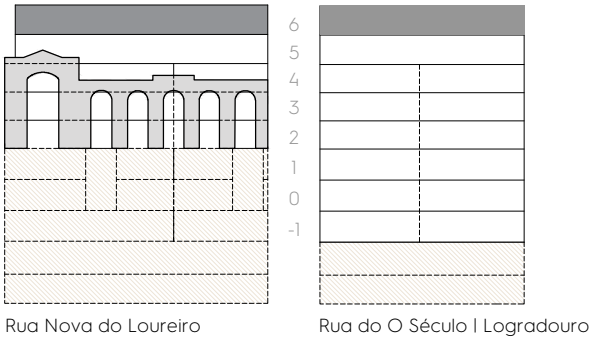
materials

wood	
stone	
back yard	
metallic grid	
white rolled pebble	



APARTMENT 12

THREE BEDROOMS +1 | FLOOR 6

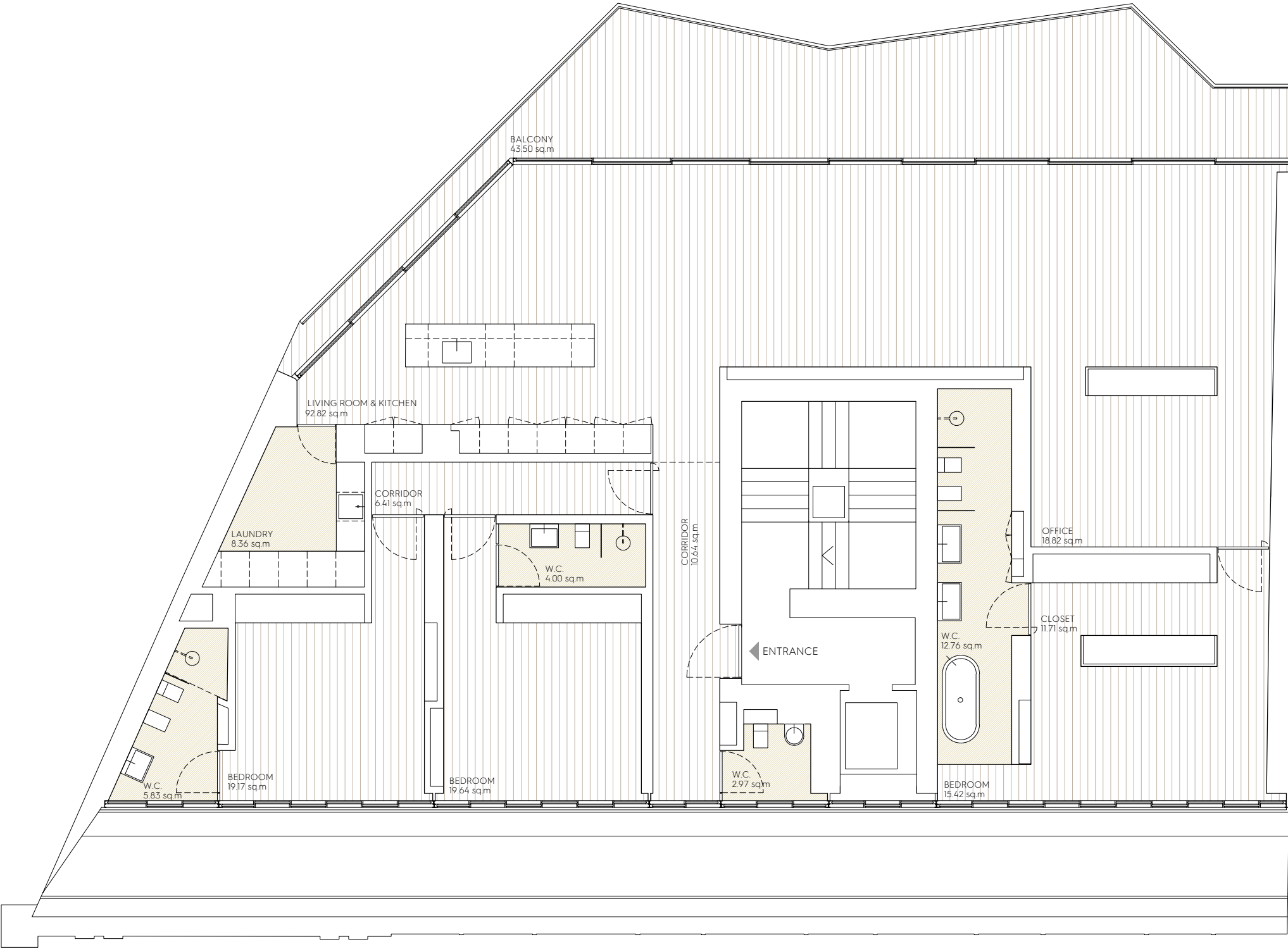


areas

gross private area	264.50 sq.m
balcony	43.50 sq.m
storage 9 (-5th floor)	8.25 sq.m
parking	2 lug + (l)
gross dependent area (without parking)	51.75 sq.m

materials

wood	
stone	
back yard	
metallic grid	
white rolled pebble	



FÁBRICA 21

TYPOLOGY

- 6

TWO BEDROOM
- 3

THREE BEDROOM
- 1

THREE BEDROOM+1
- 2

FOUR BEDROOM



AREAS

	FLOOR 0/-1 (Duplex)		FLOOR 1		FLOOR 2		FLOOR 3		FLOOR 4		FLOOR 5	FLOOR 6
	APART. 01	APART. 02	APART. 03	APART. 04	APART. 05	APART. 06	APART. 07	APART. 08	APART. 09	APART. 10	APART. 11	APART. 12
	T4	T3	T2	T2	T2	T2	T3	T2	T3	T2	T4	T3+1
Apartment total	352,05	284,05	155,00	143,40	119,45	135,50	163,20	145,40	198,05	140,30	284,75	264,50
Apartment total (incl. covered balconies)	361,25	293,25	168,50	154,55	131,55	146,65	175,30	156,55	210,15	151,45	308,05	264,50
Covered balconies / patios	9,20	9,20	13,50	11,15	12,10	11,15	12,10	11,15	12,10	11,15	23,30	
Open sky balconies / patios	29,25	37,00	4,40								45,65	43,50
Backyard / garden	99,75	103,10										
Storage area	16,85	10,25	8,60	5,75	5,75	5,90	6,00	6,00	10,15	7,60	11,85	8,25
Parking location	P-3	P-5	P-4	P-4	P-4	P-4	P-4	P-4	P-5	P-5	P-5	P-5
Independent parking spots	2	2	1	1	1	1	2	2	2	2	4	2
Conditioned parking spots	1	1	1	1		1						1



Living room - Apartment 06



Bathroom - Apartment 11



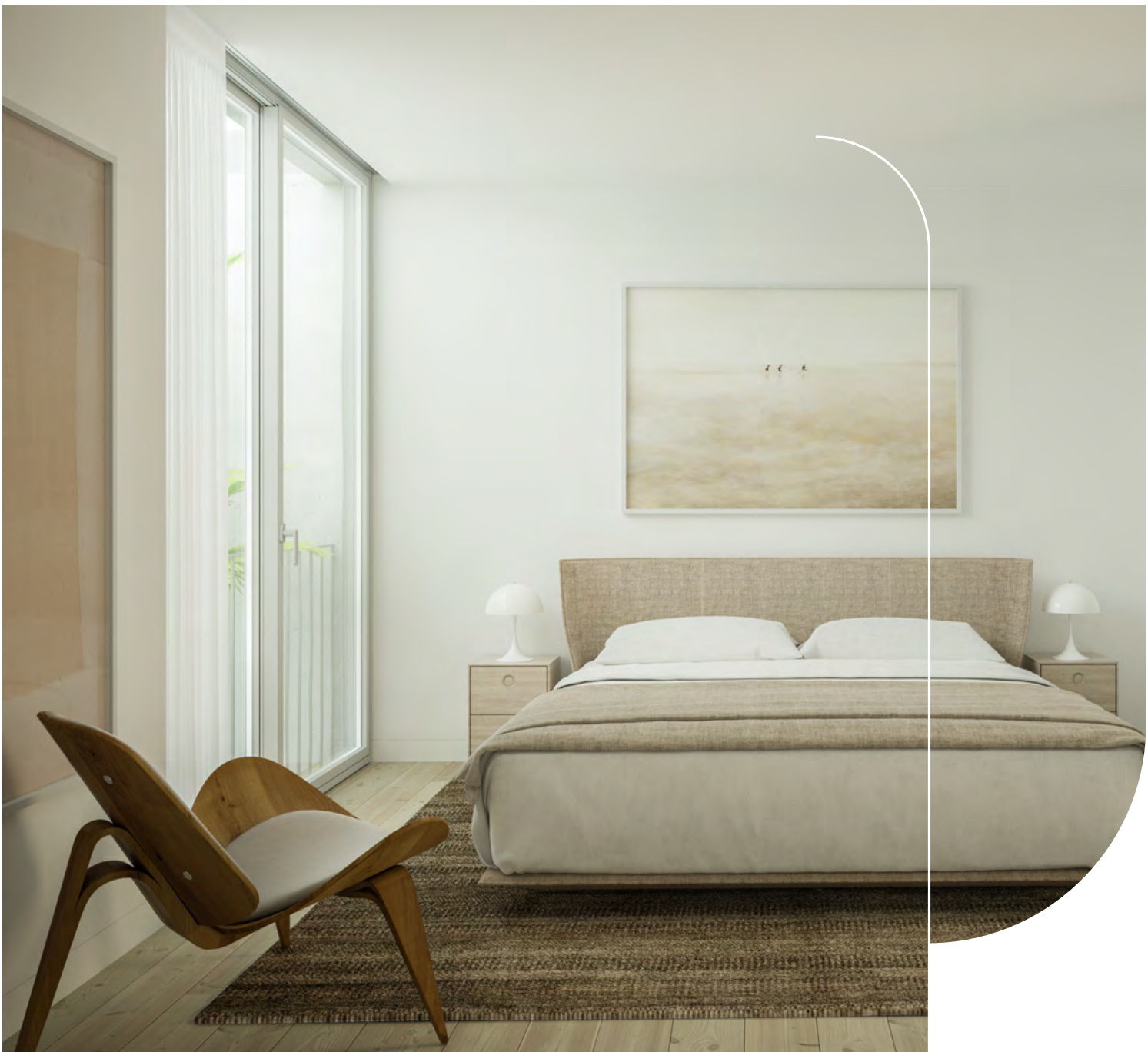
Living room - Apartment 11



Balcony - Apartment 06



Living room - Apartment 11



Suite - Apartment 03



Balcony - Apartment 11



Kitchen - Apartment 11



Back yard - Apartment 02



Living Room - Apartment 03



FLOOR	BASEBOARD	WAINSCOT	WALL	CEILING	TEMPERATURE CONTROL SYSTEMS	EQUIPMENT & APPLIANCES
Living Room Bedrooms Kitchen	Living Room Bedrooms Kitchen Laundry	Kitchen Paneled MDF, white painted.	Living Room Bedrooms Kitchen Laundry Bathrooms	SLiving Room Bedrooms Kitchen	Living Room Bedrooms Kitchen	Kitchen Laundry
Hardwood floor with matt varnish.	Waterproof MDF, lacquered in white.		White painted stucco.	White painted stucco.	Hydraulic underfloor heating.	Built-in appliances, SMEG or similar:
		Laundry	In the kitchen, white painted plasterboard.	In the bedrooms, white painted plasterboard.	Hidden Inverter air conditioning, independent in each room.	· Fridge; · Freezer; · Dishwasher machine; · Electric hob and oven; · Extractor hood; · Microwave; · Washing and drying machine.
Laundry Bathrooms		White Corian.	In the bathrooms, embedded mirror.	Laundry Bathrooms	Bathrooms	Electric water heater, supported by solar panels.
White marble, waterproffed.		Bathrooms		White painted waterproof plasterboard.	Electric underfloor heating.	
		White marble.	Balconies Garden access Patios	Patios	Thermal panel with towel holder.	
Balconies Garden access			White painted.	False ceiling, white painted.		Bathrooms
Hardwood deck with matt varnish.						Wall mounted toilet and bidet.
				Balconies		
Patios				Cappoto system with white plaster finishing.		
White pebble.						



FLOOR	BASEBOARD	WAINSCOT	WALL	CEILING
Stairs Elevator Halls White marble, waterproofed. Storage Areas Technical Areas Parking Smoothed slab. Epoxy painting for parking marks. Smoothed screed in the parking entrance. Lobby White marble, waterproofed. Sisal rug. Roof Ceramic gravel.	Stairs White marble, waterproofed.	Elevator halls (floors -5 and -4) White marble, waterproofed. Elevator halls (upper floors) Paneled MDF, white painted. Garbage area Porcelain tiles. Lobby Hardwood panels.	Stairs Elevator Halls Lobby Parking Entrance Tinned plaster, white painted. Storage areas Technical areas Parking Plaster, white painted. Cappoto system with white plaster finishing in the parking entrance. Elevator halls White marble.	Storage areas Technical areas Plaster, white painted. Parking Concrete slab, black painted. Stairs Elevator Halls Lobby Corridors Plasterboard, white painted. Parking entrance Waterproofed plasterboard, grey painted.

ATELIER

THE PROJECT WAS DEVELOPED BY **AIRES MATEUS** STUDIO

Manuel Aires Mateus was born in Lisbon in 1963 and graduated from “Faculdade de Arquitectura / U.T.L” in 1986. He started collaborating with the **Arch. Gonçalo Byrne** in 1983 and started developing projects with his brother Francisco in 1988. The office Aires Mateus was then established independently by the two brothers although it was housed in Gonçalo Byrne’s studio in the first years. The increasing scale of work made them establish a larger and autonomous space to fulfil the demands. Since then the scale and the number of projects has been prolific, resulting in several national and international awards. The visibility of their work has made them being invited and accepting lecturing and teaching at several institutions. Among these are the **Graduate School of Design in Harvard, The Accademia di Architettura in Mendrisio** as well as several others in Portugal. The structure right now spans through two studios both based in Lisbon, having several partnerships with local studios for international works.





ADDRESS

Rua Nova do Loureiro, 21
1200-409 Lisboa

LIVE THE TRUE LISBON

FÁBRICA 21
LIVABLE MEMORIES