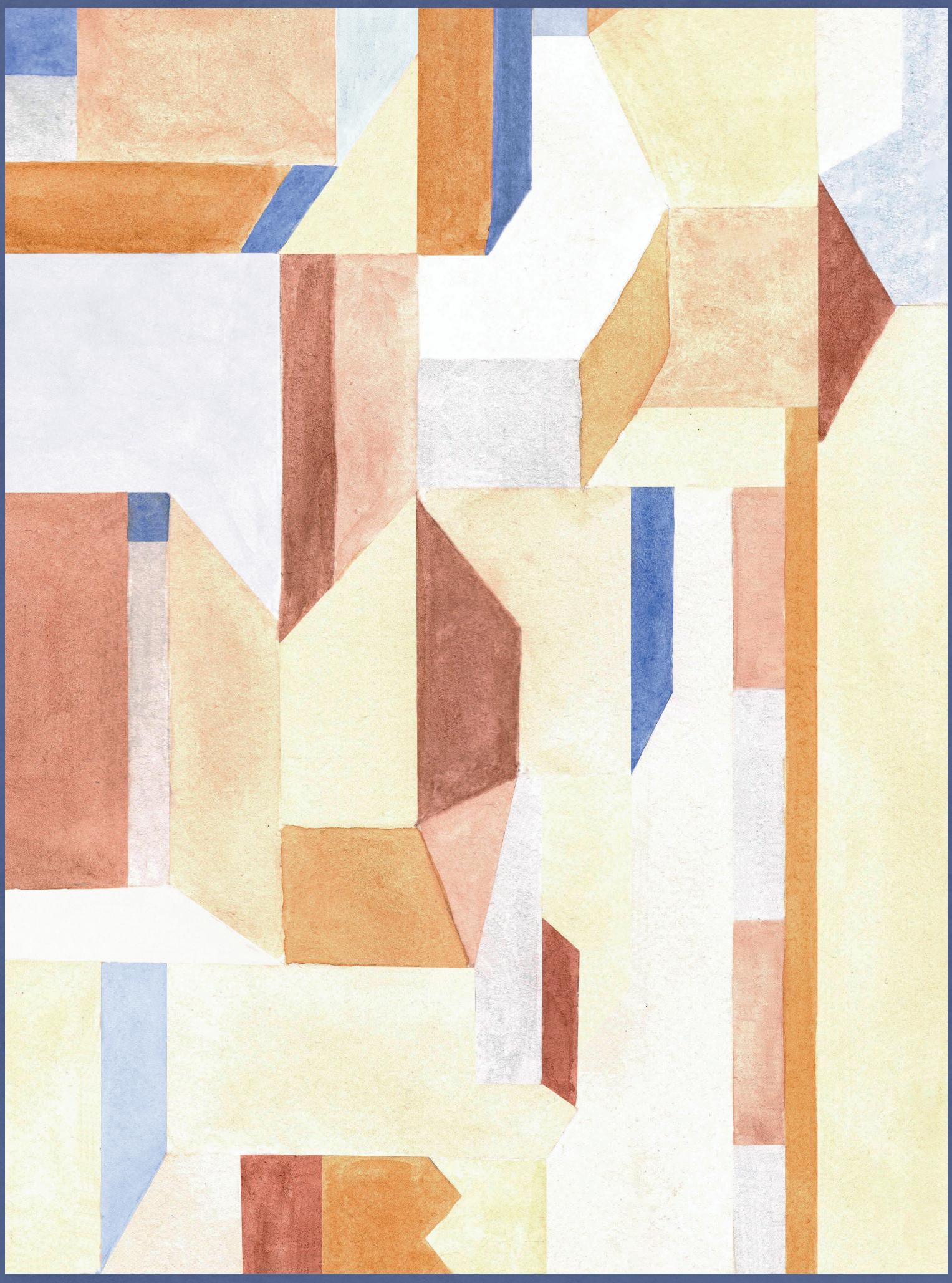
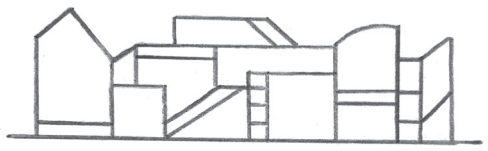
ANDO

Living



SANTOS HOUSE

This is not just an apartment to stay or live in,
but a lifestyle-serviced residence built around
business and leisure, connecting a community
of travelers and locals alike.





LISBON

THE VIBRANT CAPITAL

LISBON IS A CITY OF BEAUTIFUL CONTRASTS. A STROLL DOWN THE STREETS WILL TRANSPORT YOU FROM AVANT-GARDE ARCHITECTURE TO PICTURESQUE HISTORIC NEIGHBOURHOODS, WHERE TRADITIONAL AZULEJOS TILES MEET STREET ART PAINTINGS ON WHITE-WASHED WALLS. ONE DAY YOU ARE SOAKED IN THE ACTION OF VIBRANT CULTURAL SCENES, AND THE NEXT DAY IN 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 AN ADVENTURE OF GASTRONOMIC FEASTS.

AS ONE OF THE OLDEST CITIES IN WESTERN EUROPE, LISBON OFFERS A MYRIAD OF OPPORTUNITIES TO DISCOVER A LARGE RANGE OF NATURAL, CULTURAL AND HISTORICAL RICHES. A MULTITUDE OF SCENIC VIEWPOINTS AND STROLLS FROM RIVER TO 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.

FURTHERMORE, FOR THOSE LOOKING FOR A GETAWAY NOW AND THEN, A SHORT FLIGHT WILL TAKE YOU TO MOST OF THE EUROPEAN CAPITALS.

RIGHT PAGE
BELÉM, NEIGHBOURHOOD IN LISBON, PORTUGAL



SANTOS

THE YOUNG NEIGHBOURHOOD WITH AN OLD SOUL

NESTLED BETWEEN THE EMBASSY DISTRICT OF LAPA AND THE LIVELY ENTERTAINMENT HUBS OF TIME OUT MARKET, SANTOS IS ONE OF LISBON'S MOST POPULAR AND VIBRANT NEIGHBOURHOODS. WITH ITS YOGA AND PILATES STUDIOS, ORGANIC COFFEE SHOPS AND GROWING CONCEPT STORES, ITS A MAGNET FOR ARTISTS AND DESIGNERS. IT COULD BE DESCRIBED AS HIP YET REFINED AND RESIDENTIAL YET BUZZY.

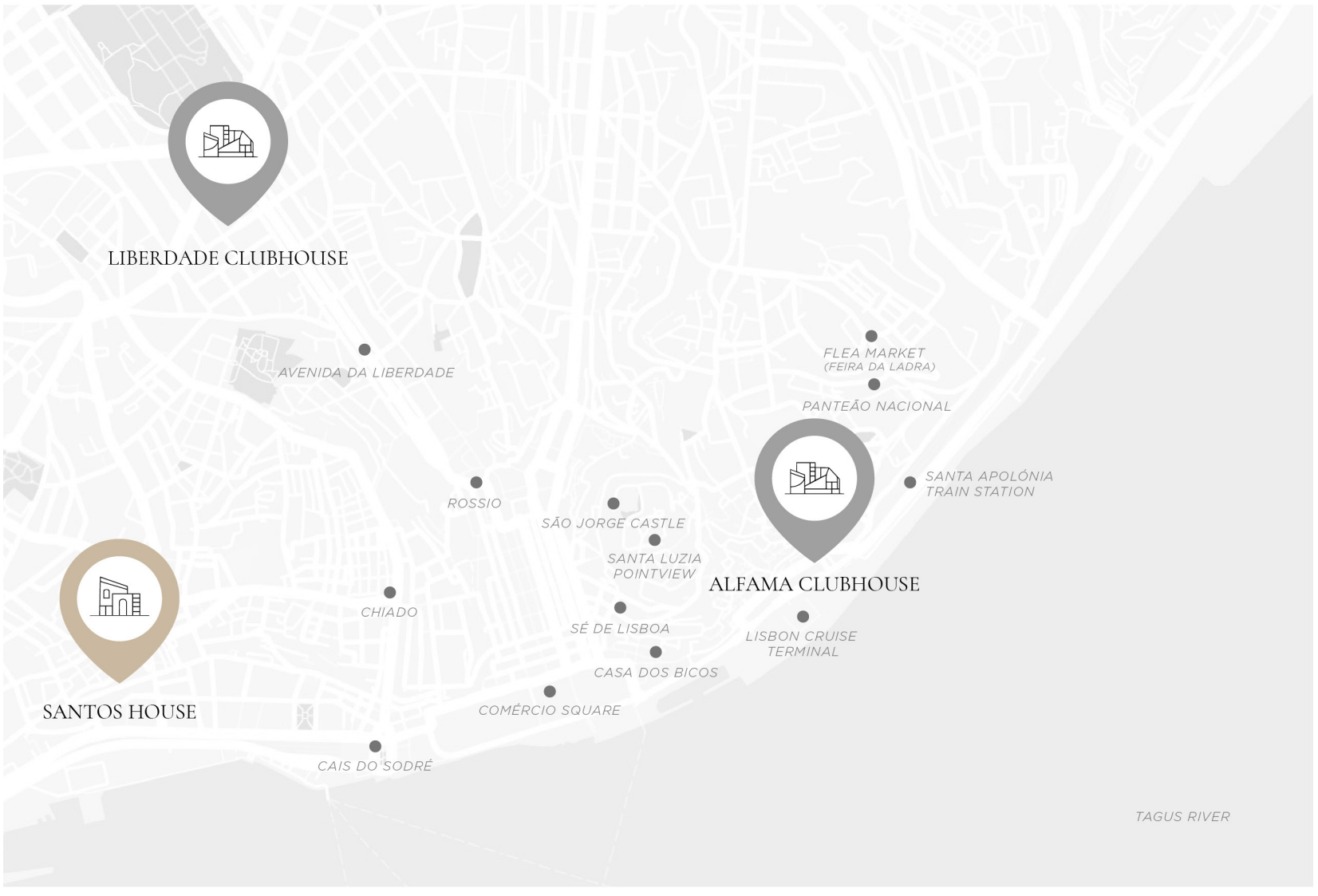
CHARMING STREETS AND SQUARES REVEAL TILE-COVERED TOWNHOUSES THAT RADIATE ELEGANCE, OLD MANSIONS STANDING AS TIMELESS SYMBOLS OF BRILLIANCE; AND ALONG THE RIVERSIDE, RENOVATED WAREHOUSES TRANSFORMED INTO LIVELY BARS AND RESTAURANTS. WITH ITS CHARISMA AND ENERGY, SANTOS SETS THE STAGE FOR EXTRAORDINARY CONTEMPORARY LIVING. THE LOCATION IS CENTRAL AND IS ONLY A SHORT DISTANCE AWAY BY FOOT, TRAM, TRAIN OR BUS FROM THE HISTORIC CITY CENTER. THE CURRENT EXPANSION OF THE METRO SYSTEM WILL SOON PROMISE EASY CONNECTIONS WITH THE REST OF THE CITY.

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. CAÍS DAS COLUNAS / 6. TERREIRO DO PAÇO / 7. ESTRELA GARDEN / 8. ALCANTÂRA DOCK / 9. FUTURE METRO STATION





LISBON OVERVIEW

ANDO LIVING

SANTOS HOUSE OVERVIEW



HISTORICAL BUILDING

ANDO LIVING SANTOS HOUSE IS COMPRISED OF 5 FLOORS WITH 32 APARTMENTS FROM 1 TO 3 BEDROOMS. THE ADDRESS HAS A WELL-DOCUMENTED HISTORY, DATING BACK TO 1648 WHEN THE KING OF PORTUGAL ORDAINED THE CONSTRUCTION OF A CONVENT FOLLOWING THE ARRIVAL OF CAPUCHIN FRIARS FROM BRITTANY, FRANCE.

WITH THE EXTINCTION OF RELIGIOUS ORDERS IN PORTUGAL IN 1834, THE BUILDING BEGAN TO BE USED AS A RESIDENCE FOR ORPHANS, BUT IN 1837 THE BUILDING WAS REDUCED TO ASHES. IN 1851, A NEW BUILDING WAS BUILT BY JOSE ANTONIO DA LUZ ROBIM.

TYPICAL FROM THAT PERIOD OF TIME, THE BUILDING HAS LARGE WINDOWS, WROUGHT-IRON BALCONIES AND A BEAUTIFUL TILED FACADE. HAVING ONE OF THE LARGEST TILED FACADE IN LISBON FOR A RESIDENTIAL BUILDING, IT HAS BEEN CLASSIFIED AS HERITAGE OF THE CITY'S INTEREST. THE ORIGINAL FEATURES ARE CAREFULLY PRESERVED WHILST INCORPORATING NEW ANTI-SEISMIC CONSTRUCTION TECHNIQUES, NOISE REDUCTION, THERMAL COMFORT AND ENERGY SAVINGS.

COMMON & TECHNICAL AREA
360 SQM

TOTAL CONSTRUCTION AREA
3,750 SQM

TOURISTIC LICENSED APARTMENTS ALLOWING TOURISTIC RENTAL
2,858 SQM, 32 APARTMENTS

RETAIL
573 SQM, 2 UNITS

REHABILITATION PROJECT

THE ORIGINAL CHARACTER AND CHARM OF THE BUILDING IS PRESERVED THROUGH A SENSITIVE RENOVATION THAT HONORS ITS STUNNING TILE FACADE AND ORNATED CEILINGS OF 3.5 METERS HIGH.

INTERIOR SPACES ARE REIMAGINED TO MEET THE NEEDS OF CONTEMPORARY LIVING, OFFERING BOTH PRIVACY AND COMMUNITY. THERE WILL BE 33 TASTEFULLY DESIGNED APARTMENTS RANGING FROM ONE TO THREE BEDROOMS.

TOURISTIC LICENSED APARTMENTS ALLOWING SHORT TERM RENTAL

OUR TOURISTIC LICENSED APARTMENTS ARE CREATED FOR THE DISCERNING CONTEMPORARY TRAVELER. DEVELOPED TO ANDO LIVING STANDARDS, THEY COMBINE LUXURIOUS FINISHES OF A 4-STAR HOTEL WITH THE WELCOMING COMFORT OF A HOME.

EACH APARTMENT WILL BE EQUIPPED WITH A KITCHEN, LIVING AND WORK AREA AND COMPREHENSIVE ON-DEMAND SERVICES, INCLUDING CONCIERGE SERVICES, BUILDING SECURITY AND A 24/7 VIRTUAL RECEPTION.

ART & CRAFTS – A CULTURAL EXPERIENCE

ANDO LIVING IS PASSIONATE ABOUT PROMOTING LOCAL ART, CRAFTS AND DESIGN, ENSURING A CULTURAL DISCOVERY EXPERIENCE FOR THE GUESTS.

A COLLECTION OF ARTWORKS IS BEING SPECIFICALLY DEVELOPED BY LOCAL ARTISTS FOR EACH ANDO LIVING HOUSE AND CLUBHOUSE.

FOR SANTOS HOUSE APARTMENTS AND COMMON AREAS, AN EXCLUSIVE SERIES OF ARTWORK IS BEING CREATED BY THE ARTISTS FARINHA & ROSA.

DRIED FLOWER BOUQUETS ARE CREATED FOR EACH APARTMENT BY MAISON ANGEA FROM THE NORTH OF PORTUGAL IN COIMBRA.

EACH APARTMENT WILL HAVE ART BOOKS BY ARTISTS CHOSEN BY OUR ANDO LIVING CREATIVE TEAM TO SHARE THEIR FAVORIT ART.

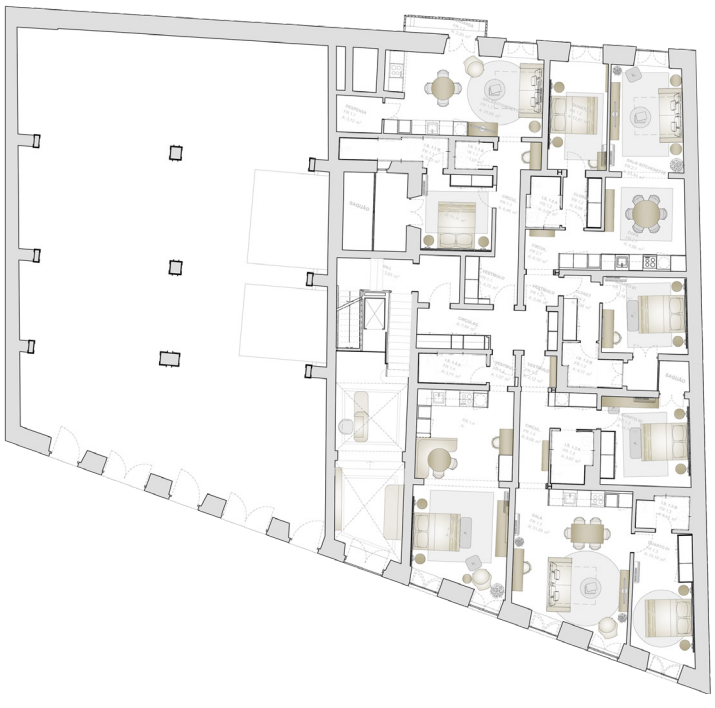


Farinha & Rosa artists



SANTOS HOUSE

FLOOR PLANS



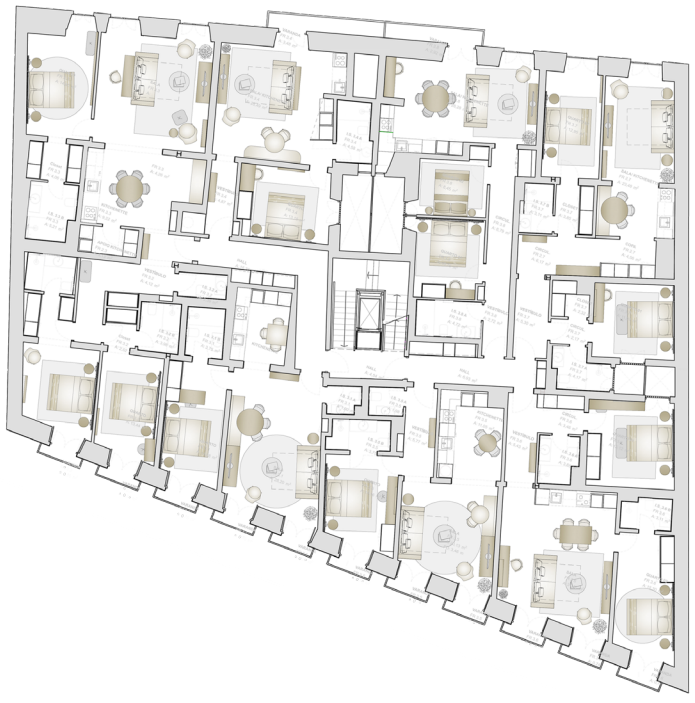
1ST FLOOR

4 APARTMENTS

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
329,60 SQM

CEILING HEIGHTS
2,40M



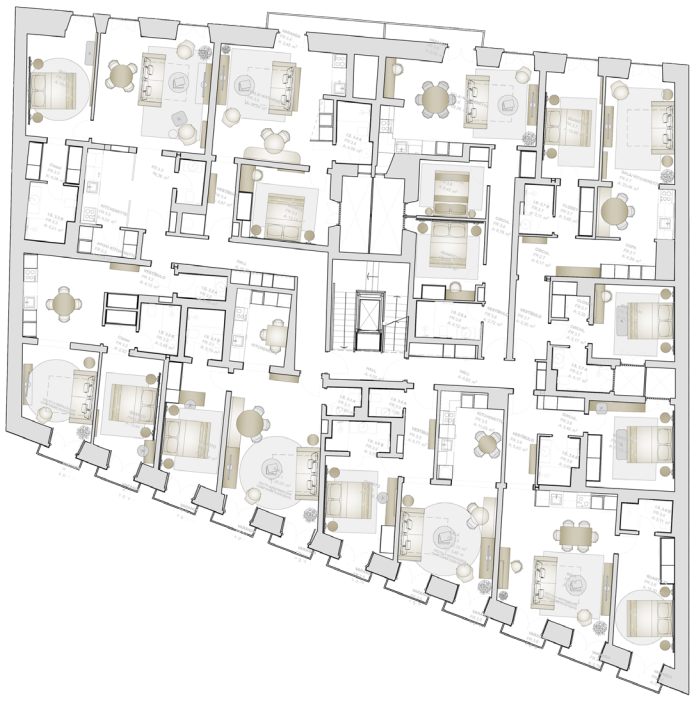
2ND - 3RD FLOOR

2.1	T1	67,32 SQM + BALCONY 2,29 SQM
2.2	T3	156,73 SQM + BALCONY 1,49 SQM
2.4	T1	66,04 SQM + BALCONY 3,48 SQM
2.5	T1	66,87 SQM + BALCONY 2,37 SQM
2.6	T2	97,24 SQM + BALCONY 2,26 SQM
2.7	T2	102,9 SQM
2.8	T2	77,62 SQM + BALCONY 2,92 SQM

TOTAL AREA PER FLOOR
649,53 SQM

7 APARTMENTS PER FLOOR

CEILING HEIGHTS
3,48M



4TH FLOOR

4.1	T1	67,32 SQM + BALCONY 2,29 SQM
4.2	T1	68,21 SQM + BALCONY 1,49 SQM
4.3	T1	88,52 SQM
4.4	T1	66,04 SQM + BALCONY 3,48 SQM
4.5	T1	66,87 SQM + BALCONY 2,25 SQM
4.6	T2	97,24 SQM + BALCONY 2,14 SQM
4.7	T2	102,9 SQM
4.8	T2	77,62 SQM + BALCONY 2,92 SQM

TOTAL AREA
649,29 SQM

8 APARTMENTS

CEILING HEIGHTS
3,48M



5TH FLOOR

5.1	T1	67,26 SQM + BALCONY 3,35 SQM
5.2	T1	150,72 SQM + BALCONY 1,39 SQM
5.4	T1	64,92 SQM + BALCONY 1,69 SQM
5.5	T2	122,88 SQM + BALCONY 3,09 SQM
5.6	T2	91,53 SQM
5.7	T2	76,58 SQM + 1,44 SQM

TOTAL AREA
584,85 SQM

6 APARTMENTS

CEILING HEIGHTS
2,80 TO 4 M



APARTMENT 1.1 | T1

GROSS PRIVATE AREA:	80,76 SQM
BALCONY:	2,30 SQM
EXPOSITION:	COURTYARD
FLOOR:	1
CEILING HEIGHT:	2,40 M



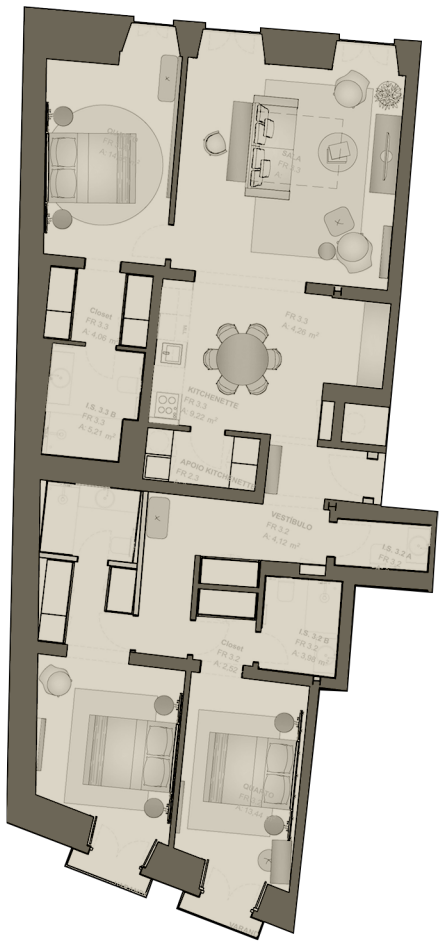
APARTMENT 1.2 | T2

GROSS PRIVATE AREA:	98,74 SQM
EXPOSITION:	COURTYARD
FLOOR:	1
CEILING HEIGHT:	2,40 M



APARTMENT 1.3 | T2

GROSS PRIVATE AREA:	100.2 SQM
EXPOSITION:	COURTYARD
FLOOR:	1
CEILING HEIGHT:	2,40 M



APARTMENT 2.2 | T3

GROSS PRIVATE AREA:	158,22 SQM
BALCONY:	1,49 M
EXPOSITION	CALÇADA MARQUÊS DE ABRANTES + COURTYARD
FLOOR	2
CEILING HEIGHT:	3,48 M

APARTMENT 3.2 | T3

GROSS PRIVATE AREA:	158,52 SQM
BALCONY:	1,49 M
EXPOSITION:	CALÇADA MARQUÊS DE ABRANTES + COURTYARD
FLOOR:	3
CEILING HEIGHT:	3,48 M



APARTMENT 2.4 | T1

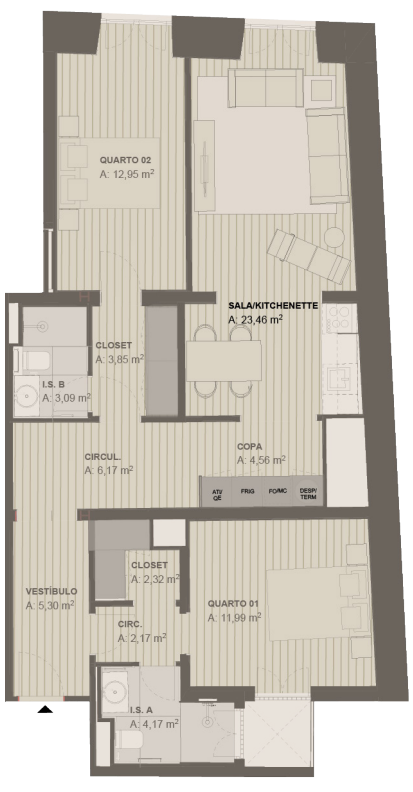
GROSS PRIVATE AREA:	69,52 SQM
BALCONY:	3,48 SQM
EXPOSITION:	COURTYARD
FLOOR:	2
CEILING HEIGHT:	3,48 M

APARTMENT 3.4 | T1

GROSS PRIVATE AREA:	69,52 SQM
BALCONY:	3,48 SQM
EXPOSITION:	COURTYARD
FLOOR:	3
CEILING HEIGHT:	3,48 M

APARTMENT 4.4 | T1

GROSS PRIVATE AREA:	69,52 SQM
BALCONY:	3,48 SQM
EXPOSITION:	COURTYARD
FLOOR:	4
CEILING HEIGHT:	3,48 M



APARTMENT 2.7 | T2

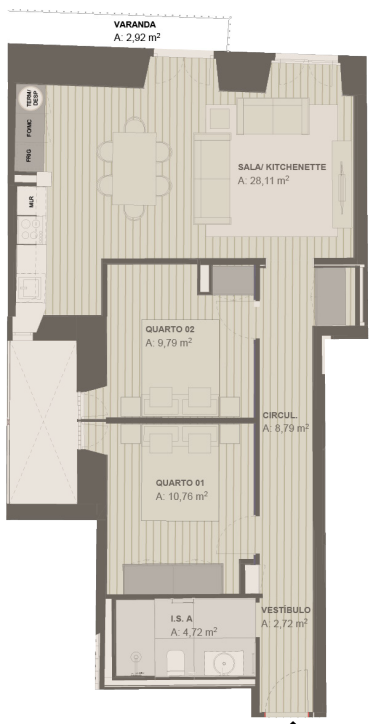
GROSS PRIVATE AREA:	102,90 SQM
EXPOSITION:	COURTYARD
FLOOR:	2
CEILING HEIGHT:	3,48 M

APARTMENT 3.7 | T2

GROSS PRIVATE AREA:	102,90 SQM
EXPOSITION:	COURTYARD
FLOOR:	3
CEILING HEIGHT:	3,48 M

APARTMENT 4.7 | T2

GROSS PRIVATE AREA:	102,90 SQM
EXPOSITION:	COURTYARD
FLOOR:	4
CEILING HEIGHT:	3,48 M

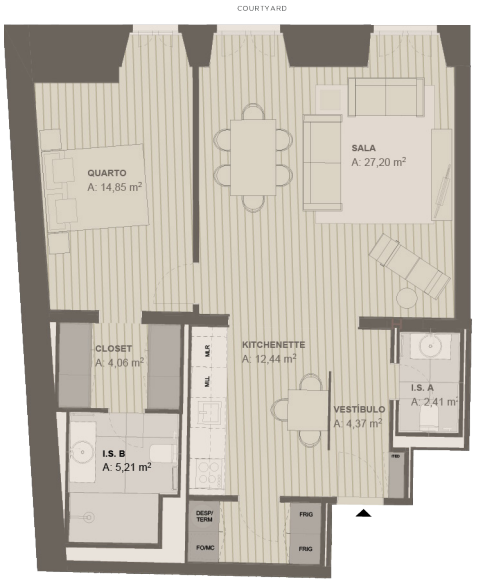


APARTMENT 2.8 | T2

GROSS PRIVATE AREA:	80,54 SQM
BALCONY:	2,92 SQM
EXPOSITION:	COURTYARD
FLOOR:	2
CEILING HEIGHT:	3,48 M

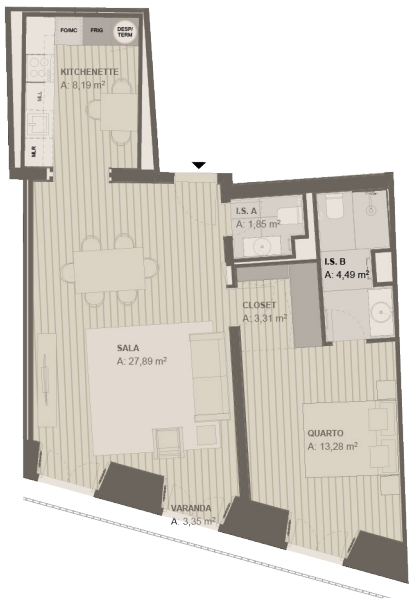
APARTMENT 3.8 | T2

GROSS PRIVATE AREA:	80,54 SQM
BALCONY:	2,92 SQM
EXPOSITION:	COURTYARD
FLOOR:	3
CEILING HEIGHT:	3,48 M



APARTMENT 4.3 | T1

GROSS PRIVATE AREA:	88,52 SQM
EXPOSITION:	COURTYARD
FLOOR:	4
CEILING HEIGHT:	3,48 M



CALÇADA MARQUÊS DE ABRANTES

APARTMENT 5.1 | T1

GROSS PRIVATE AREA:	70,61 SQM
BALCONY:	3,35 SQM
EXPOSITION:	CALÇADA MARQUÊS DE ABRANTES
FLOOR:	5
CEILING HEIGHT:	2,80 - 4 M



APARTMENT 5.2 | T2

GROSS PRIVATE AREA:	152,11 SQM
BALCONY:	1,39 SQM
EXPOSITION:	CALÇADA MARQUÊS DE ABRANTES + COURTYARD
FLOOR:	5
CEILING HEIGHT:	2,80 - 4 M



APARTMENT 5.4 | T1

GROSS PRIVATE AREA:	66,61 SQM
BALCONY:	1,39 SQM
EXPOSITION:	CALÇADA MARQUÊS DE ABRANTES + COURTYARD
FLOOR:	5
CEILING HEIGHT:	2,80 - 4 M



APARTMENT 5.7 | T2

GROSS PRIVATE AREA:	78,02 SQM
COURTYARD:	1,44 SQM
EXPOSITION:	COURTYARD
FLOOR:	5
CEILING HEIGHT:	2,80 - 4 M





RENDERINGS OF 2.2 SANTOS APARTMENT





RENDERINGS OF 2.2 SANTOS APARTMENT





RENDERINGS OF 2.6 SANTOS APARTMENT





RENDERINGS OF 2.6 SANTOS APARTMENT





RENDERINGS OF 2.7 SANTOS APARTMENT





RENDERINGS OF SANTOS RECEPTION

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