



DUCADO 39

LISBON REDEFINED



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REDEFINED





Forget
all you
thought
you knew
about
Portugal's
capital

At the historical *Duque de Loulé avenue*, there's the most extraordinary special place. A mix of rehabilitation and new development, inspired by memories of the past, making a stand in the present days and setting the pace for the future.

DUCADO 39, the Duque's house, is a timeless piece in an exquisite setting, connecting sophisticated living to everything Lisbon has to offer.

*Comfort meets luxury meets perfection.
And it all gets redefined now.*

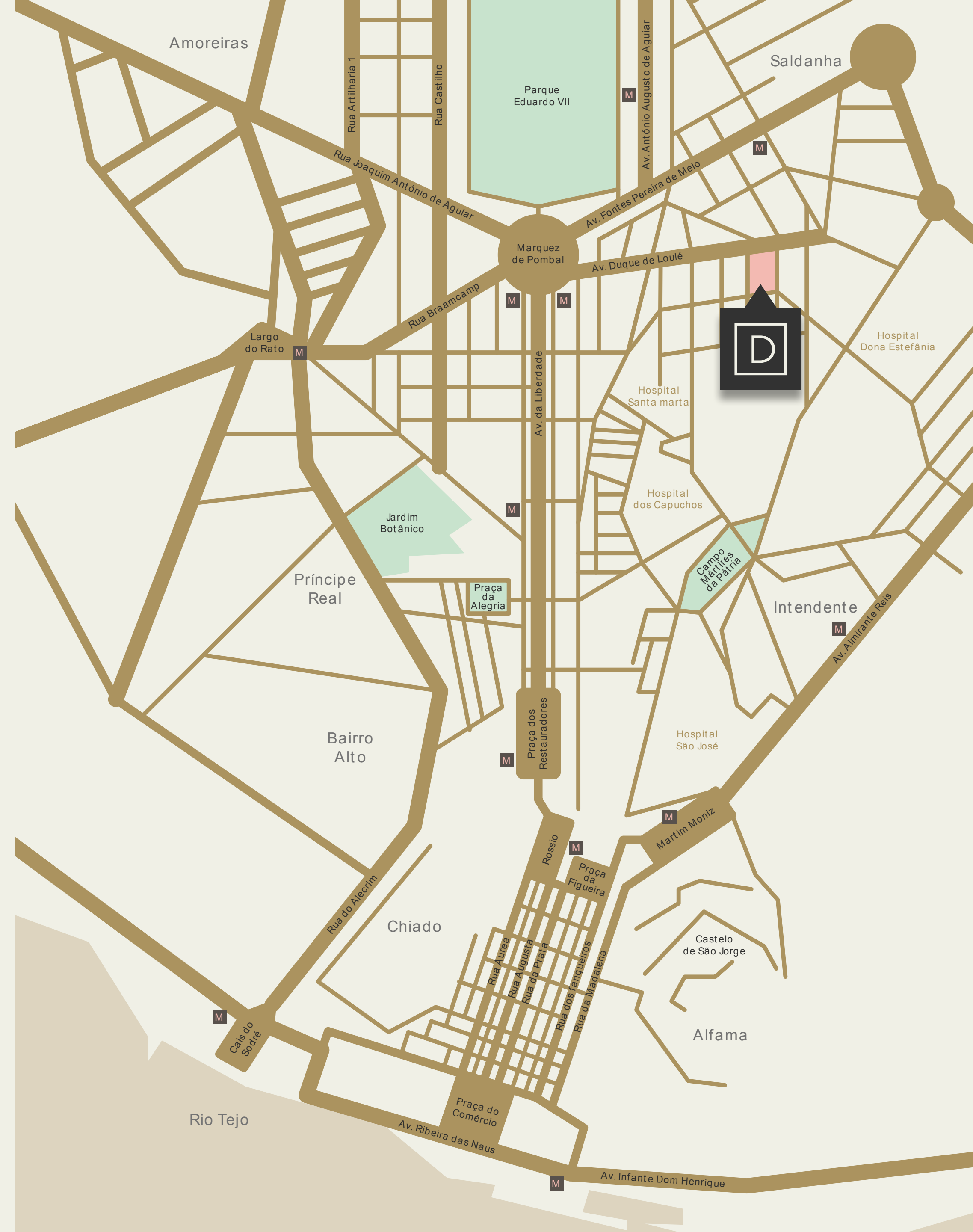


Feeling
the city's
HEARTBEAT

*We're at the perfect location,
at the very heart of Lisbon.*

In just a few minutes' walk, one of the city's main arteries awaits. Avenida da Liberdade and Marquês de Pombal are close to several subway stations and bus stops as well as to some of the most important transportation arteries, which allow easy access in and out of the city and a short 15 minute drive to the airport. From the beginning to the end of the day, we always get the full Lisbon experience.

*Everything that matters most
is within reach.
It doesn't get much better
than this.*





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It doesn't get much better
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A match
made in
LISBON





Lisbon's been repeatedly chosen as one of the most desired cities to live in and travel to. None of that is by chance.

Despite the constant presence of a glorious past in its streets, monuments and buildings, everything here shows us the way to the future. To live in Lisbon is to be constantly at a crossroads between heritage and innovation, culture and new experiences, in a multifaceted and always changing urban life. This isn't just another European capital, it's always been the home of different cultures, influences and ideas.

There's always so much to do in this city. And it's always calling our name.





Way beyond
GREATNESS





*Just imagine this:
a dreamlike place,
a world of convenience
within arm's reach
and a 24/7 in-house
concierge service.*

DUCADO 39 is offering various sized apartments from 1 to 3 bedrooms, with an emphasis on optimized livable spaces, private parking, lobby doorman and condominium management. With top quality materials chosen for the finishes and a unique environment, it provides an utmost refined and relaxed urban pulse living, along with an exquisite penthouse with mesmerizing city views stretching all the way to the river.



This is where
it all starts.



*A bit of excellence
in every single detail.*

- *Light industrial high-end mood*
- *Big bright grey tiles (80X80)
OR concrete floor*
- *Concrete and dark wood
bathrooms and kitchen*
- *White / light grey / off-white
+ brown leather*





- *Modern lightning elements*
- *Kitchen concrete combined with darker color and wood finishings*
- *Wood & straw elements*
- *Open spaces & dark framed separations*

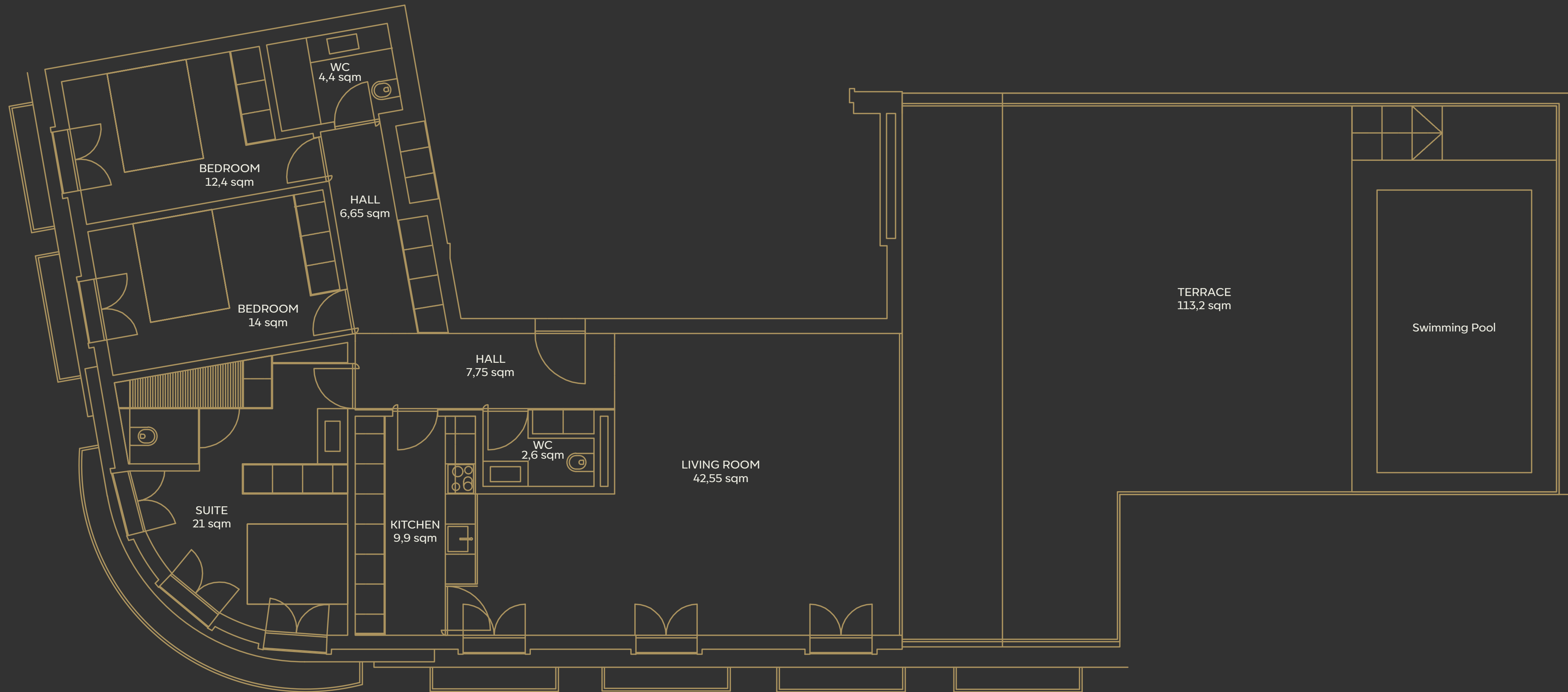




| Unit | Typology | Floor | Parking | GPA | Balconies |
|------|-----------|-------|---------|-----|-----------|
| 1 | T1 Duplex | 0 | 1 | 97 | 35 |
| 2 | T1 | 0 | 0 | 76 | 0 |
| 3 | T2 | 0 | 1 | 101 | 0 |
| 4 | T2 | 1 | 1 | 97 | 24 |
| 5 | T3 | 1 | 1 | 144 | 15 |
| 6 | T1 | 1 | 0 | 48 | 25 |
| 7 | T2 | 1 | 1 | 100 | 17 |
| 8 | T2 | 2 | 1 | 97 | 14 |
| 9 | T3 | 2 | 1 | 144 | 0 |
| 10 | T1 | 2 | 0 | 48 | 22 |
| 11 | T2 | 2 | 1 | 100 | 0 |
| 12 | T2 | 3 | 1 | 97 | 14 |
| 13 | T3 | 3 | 1 | 144 | 0 |
| 14 | T1 | 3 | 0 | 48 | 22 |
| 15 | T2 | 3 | 1 | 100 | 0 |
| 16 | T2 | 4 | 1 | 97 | 14 |
| 17 | T3 | 4 | 1 | 144 | 0 |
| 18 | T1 | 4 | 0 | 48 | 22 |
| 19 | T2 | 4 | 1 | 100 | 0 |
| 20 | T3 | 5 | 1 | 97 | 14 |
| 21 | T3 | 5 | 1 | 144 | 0 |
| 22 | T2 | 5 | 1 | 121 | 48 |
| 23 | T2 | 6 | 1 | 96 | 14 |
| 24 | T3 | 6 | 2 | 134 | 119 |
| 25 | T2 | 7 | 1 | 96 | 14 |
| 26 | T3 | 7 | 1 | 134 | 22 |

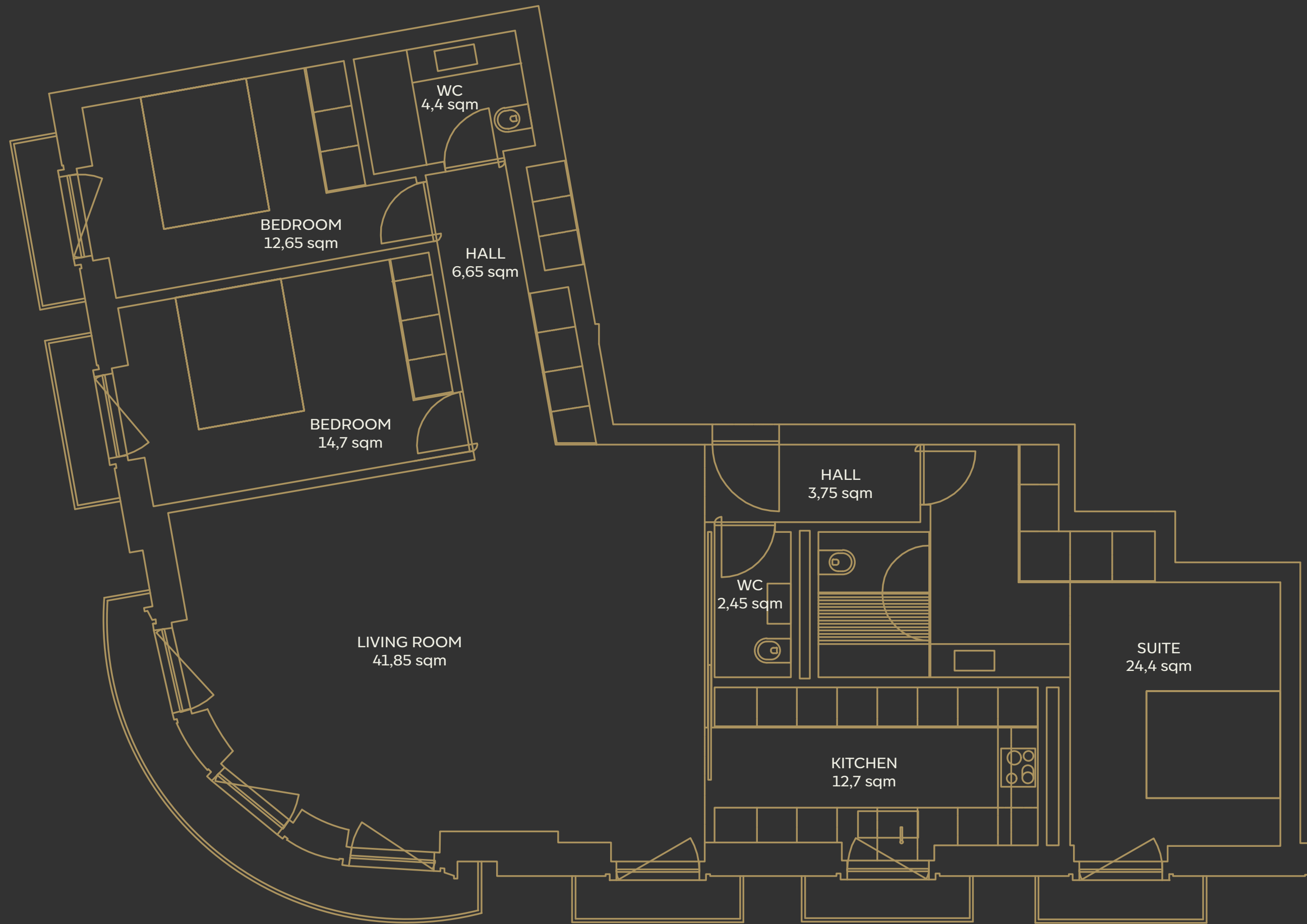
T3+Swimming Pool

Floor 6



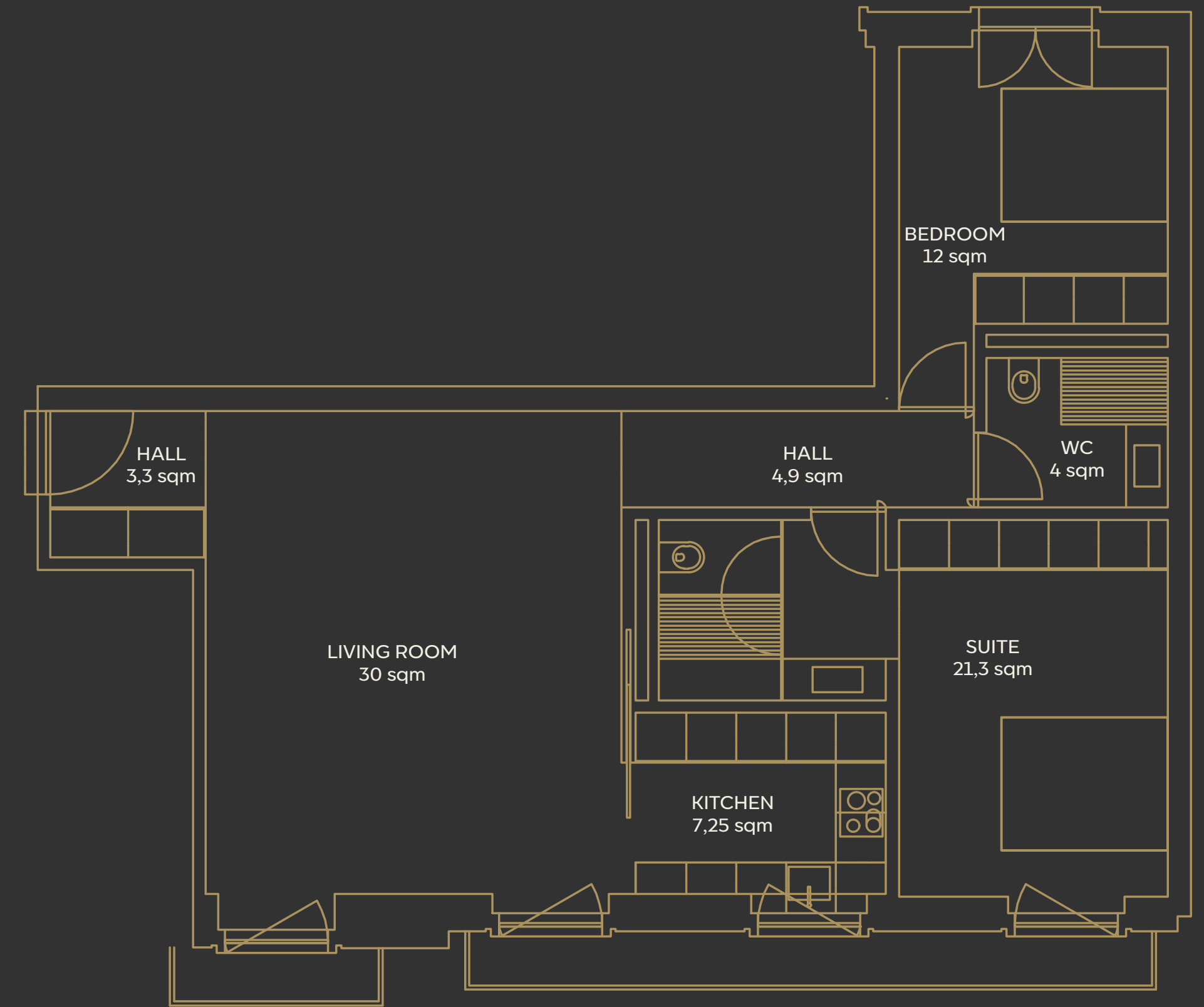
T3

Floor 1, 2, 3, 4, 5

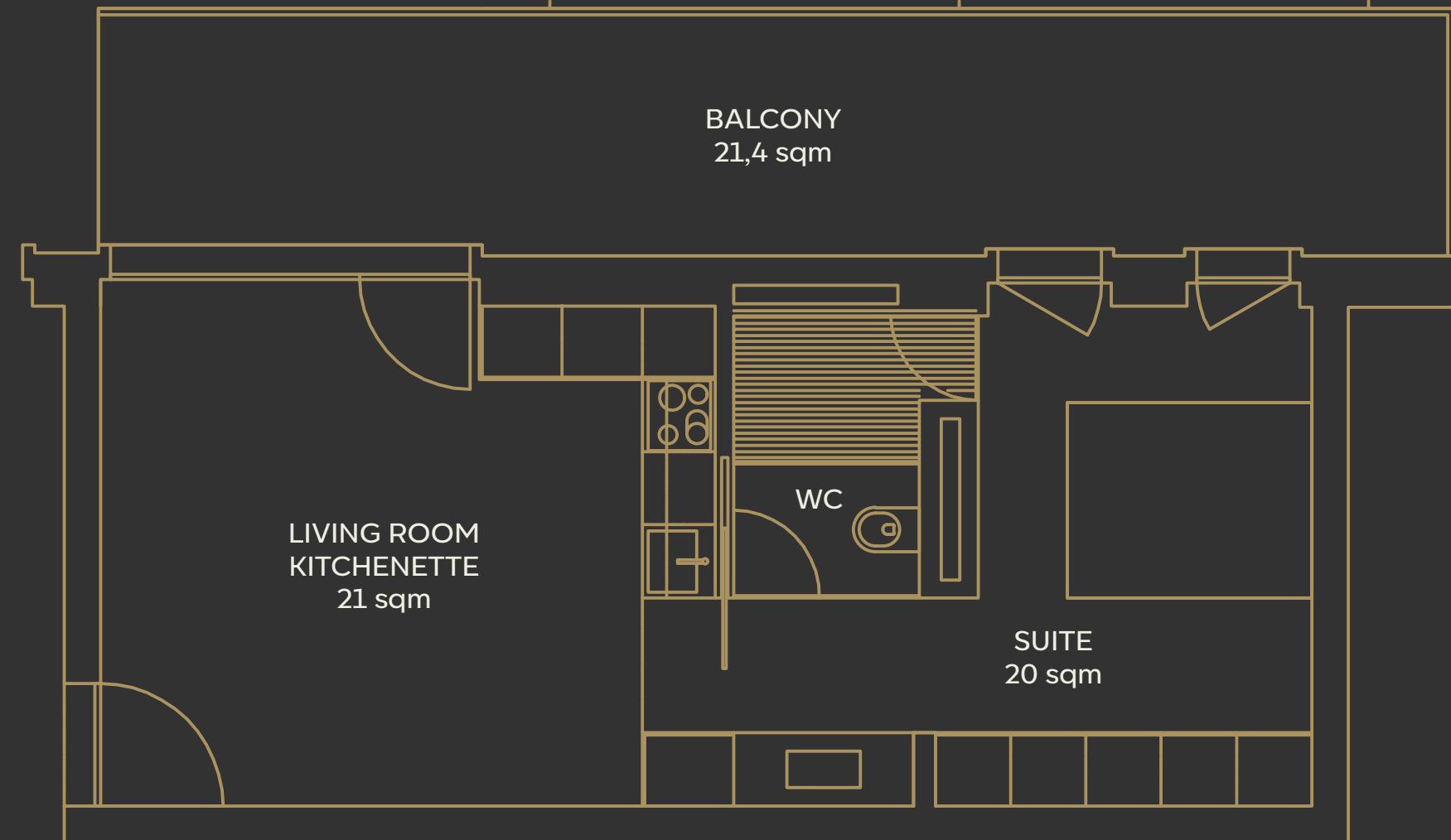


T2

Floor 2, 3, 4



T1
Floor 2, 3, 4





D U C A D O 39

LISBON REDEFINED

DEVELOPED BY



SALES BY



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The list of materials/finishings or brands suggested by the developer are indicative and can be replaced by similar solutions if needed.