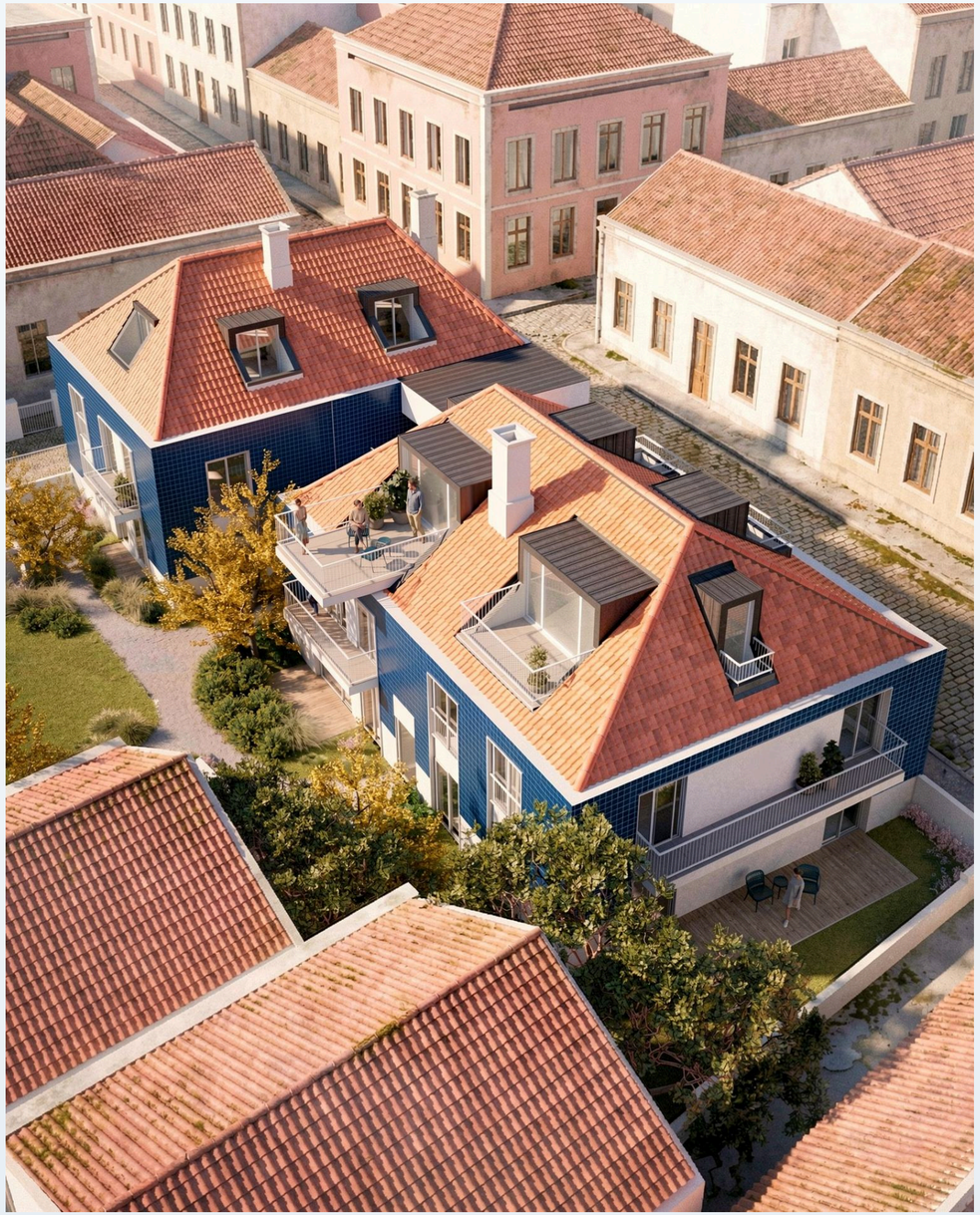

Trafaria
Residences





A PLACE BY THE TAGUS

TRAFARIA · SOUTH BANK OF THE TAGUS

10
apartments, one or two bedrooms

up to **144** m²
of garden

50 m
from the beach

25 min
from Lisbon

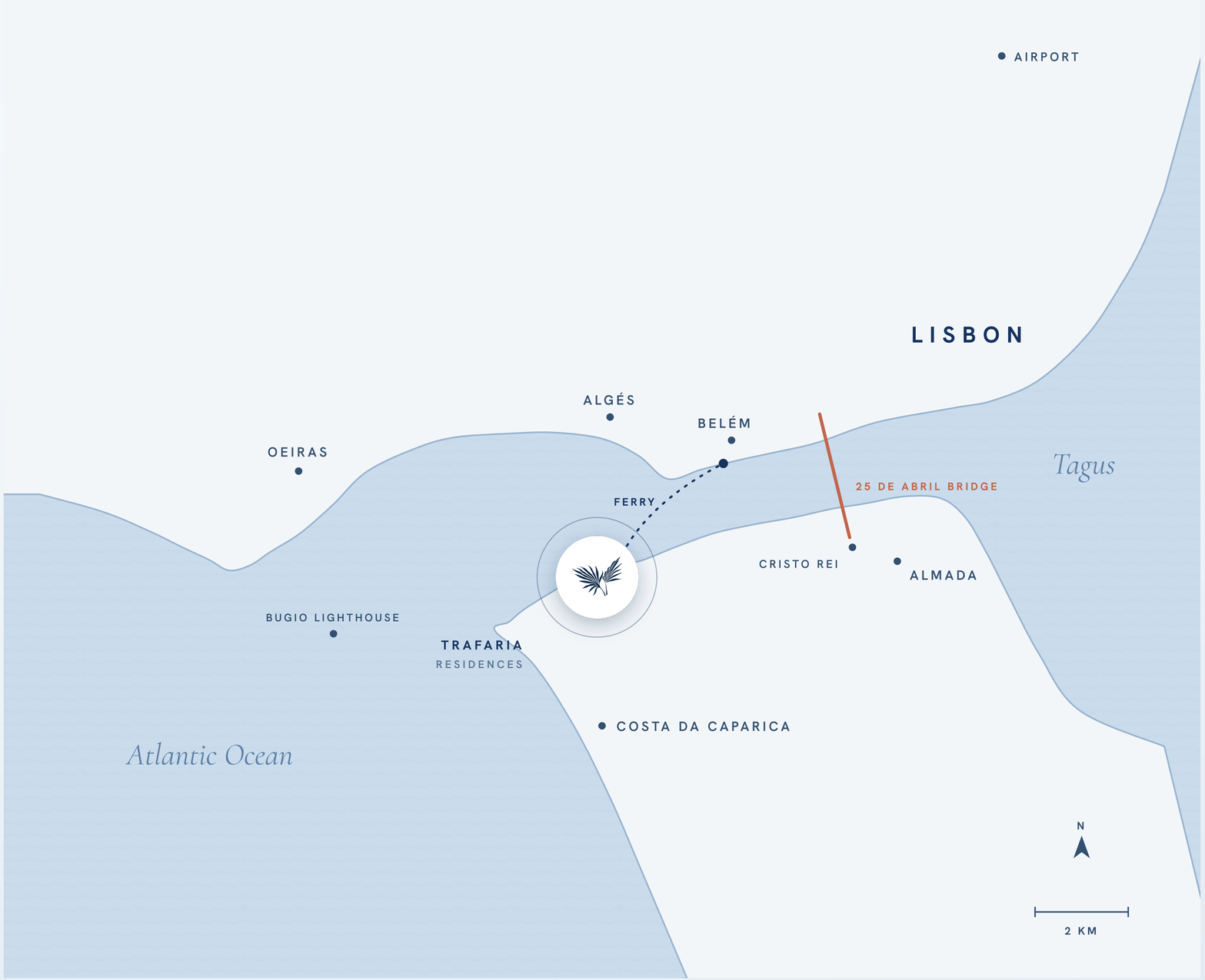
In Trafaria, where the Tagus meets the Atlantic, two new buildings hold ten apartments with one or two bedrooms. Life here follows the rhythm of the river, its passing boats and the changing light on the water. The architecture keeps to the scale of the old fishing village. Lisbon lies just opposite, and the beach is at the end of the street.

BETWEEN RIVER AND OCEAN

AT THE MOUTH OF THE TAGUS

A former fishing village on the south bank, Trafaria looks across to Lisbon from the river mouth. The beach is 50 m away, the long beaches of Costa da Caparica ten minutes by car, and the ferry crosses the Tagus to Belém.

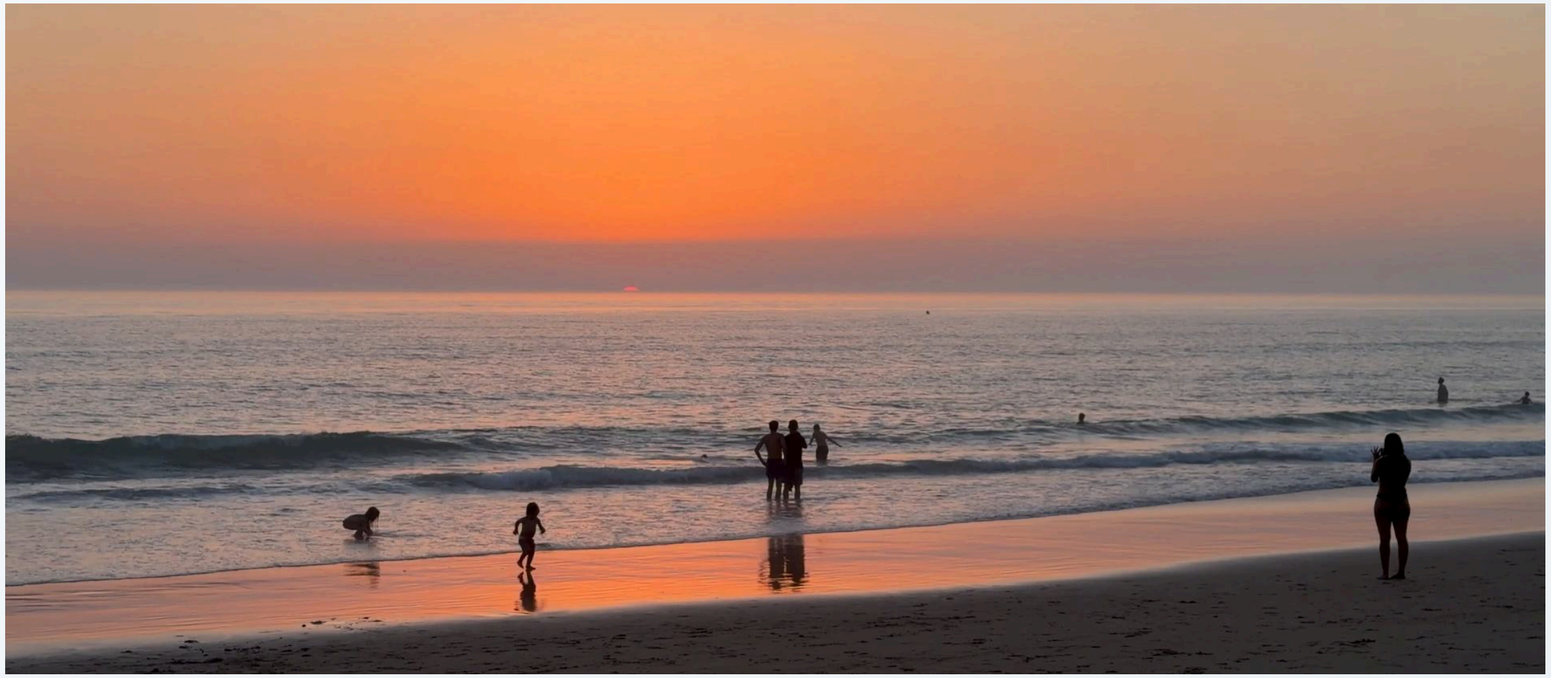
Illustrative map



LIFE
BY THE RIVER

BEACH AND RIVER

Late afternoons on the sand, summer swims, walks along the water and the sun setting over the mouth of the Tagus: in Trafaria, life is lived outdoors, to the rhythm of the tides.









LOCAL LIFE

FROM THE RESIDENCES

01	Trafaria beach	50 m
02	Ferry to Belém	≈ 25 min crossing
03	Costa da Caparica	≈ 10 min by car
04	Central Lisbon	≈ 25 min by car
05	Lisbon Airport	≈ 30 min by car

Indicative times, outside rush hour.



THE TAGUS FROM THE LIVING ROOM

THE VIEW





The residence and its garden, 50 m from Trafaria beach.

ON A VILLAGE SCALE

THE BUILDINGS

Two three-storey buildings, Poço Novo and Bombarda, with tiled roofs, blue glazed ceramic façades and a stone base. At the heart of the plot lies a garden of up to 144 m^2.

Poço Novo Building	5 APARTMENTS
Bombarda Building	5 APARTMENTS



OUTDOORS, AT HOME

OUTDOOR SPACES

From the ground floor right up to the attic, all ten apartments have their own outdoor space.

01

Ground-floor terraces

From 6 m^2 to 74 m^2 of terrace.

02

First-floor balconies

On the first floor, each of the four apartments has its own balcony of 5 to 12 m^2.

03

Balconies in the roof

Under the roof, the two attic apartments have several balconies set into the roof, up to 12 m^2.

T1 · T2

APARTMENTS

Ten one- and two-bedroom apartments on three floors, in two buildings.

- TERRACE OR BALCONY
- GARDEN UP TO 144 M²
- BEACH 50 M AWAY
- ENERGY RATING B / B–



RIVER LIGHT, ALL THE WAY INSIDE

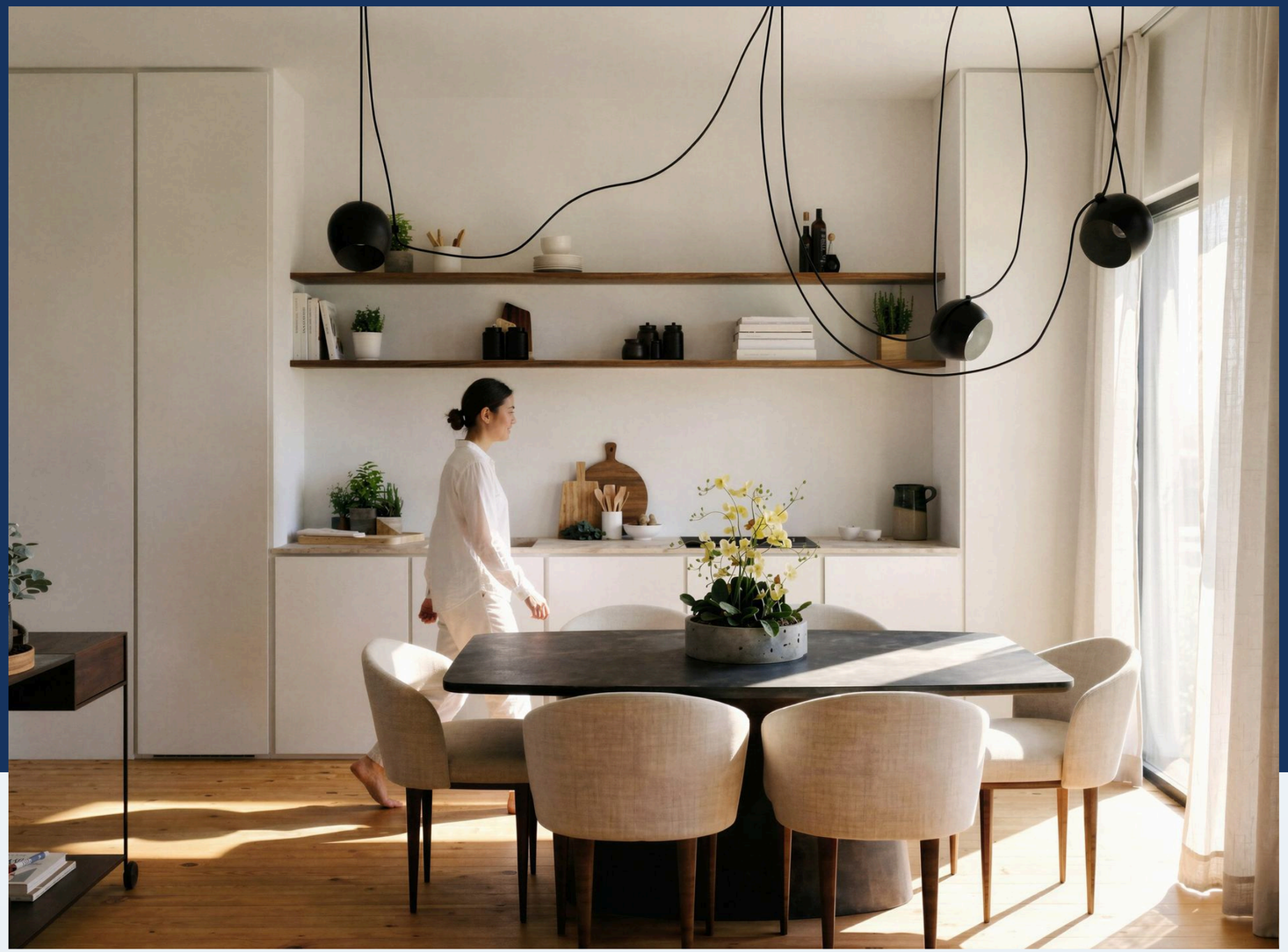
INTERIORS





Large windows, oak-toned floors, pale walls: simple interiors made for the light of the estuary and for everyday life.

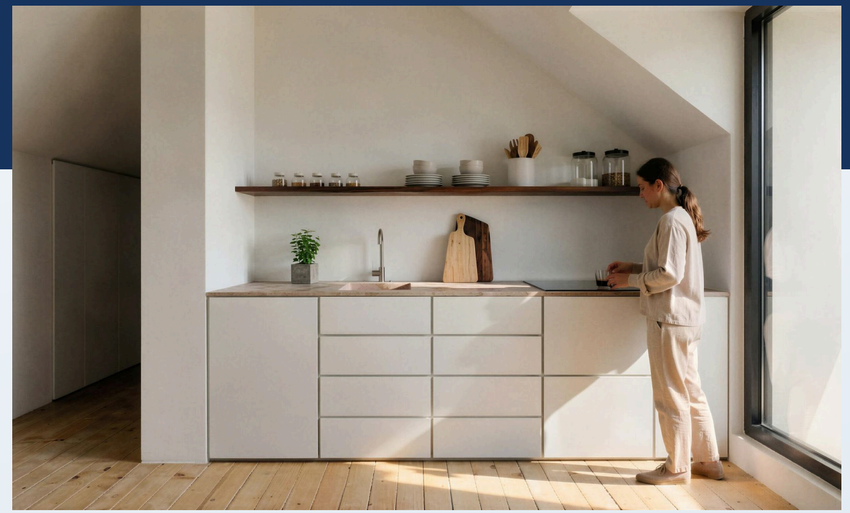




OPEN-PLAN LIVING

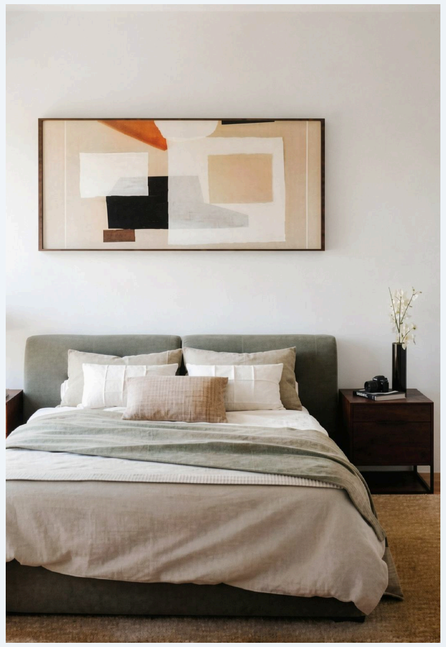
EVERYDAY LIFE

Kitchen and living room share one open, bright space: the place for family meals and evenings with friends.









BEDROOMS AND BATHROOMS

REST

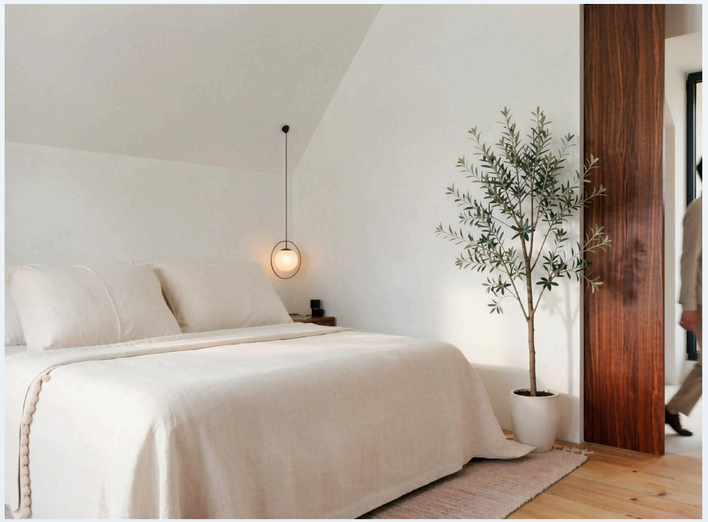
Quiet bedrooms full of natural light, and bathrooms with simple lines in pale tones and wood.

UNDER THE ROOF

ATTIC

Beneath the tiled roof, two one-bedroom apartments with sloping ceilings, each with an en-suite bedroom and five balconies cut into the roof slopes.





2

attic one-bedroom apartments

5

balconies in each

12 m^2

the largest balcony



THE APARTMENTS

TYPES, AREAS AND ENERGY



APT.	TYPE	FLOOR	BUILDING	NET AREA	OUTDOOR	ENERGY
A	T1	Ground floor	Bombarda	42.65 m²	13.90 m²	B–
B	T2	Ground floor	Bombarda	66.10 m²	7.80 m²	B
C	T2	First floor	Bombarda	60.75 m²	4.60 m²	B–
D	T2	First floor	Bombarda	66.10 m²	7.80 m²	B
E	T1	Attic	Bombarda	47.90 m²	7.50 m²	B–
F	T2	Ground floor	Poço Novo	70.75 m²	74.40 m²	B–
G	T2	Ground floor	Poço Novo	70.50 m²	6.40 m²	B–
H	T2	First floor	Poço Novo	73.60 m²	11.85 m²	B–
I	T2	First floor	Poço Novo	73.55 m²	6.30 m²	B–
J	T1	Attic	Poço Novo	52.05 m²	22.05 m²	B–

10 apartments **3** T1 · **7** T2 **43–74 m²** net floor area **5–74 m²** outdoor space

Indicative diagram: positions on a given floor are simplified. Areas from the sales plans. Energy ratings from ADENE pre-certificates.

MATERIALS CHOSEN TO LAST

FINISHES

Simple, durable materials, many of them made in Portugal.

01

Façades

Blue glazed ceramic, a stone base and tiled roofs.

02

Floors

Oak tones in the living areas, porcelain tiles in the bathrooms, timber on the terraces.

03

Kitchens

Fitted kitchens with a quartz worktop and built-in Bosch appliances.

04

Bathrooms

Wall-hung sanitary ware, a shower with a glass screen, a wooden vanity unit and a lit mirror.

05

Comfort

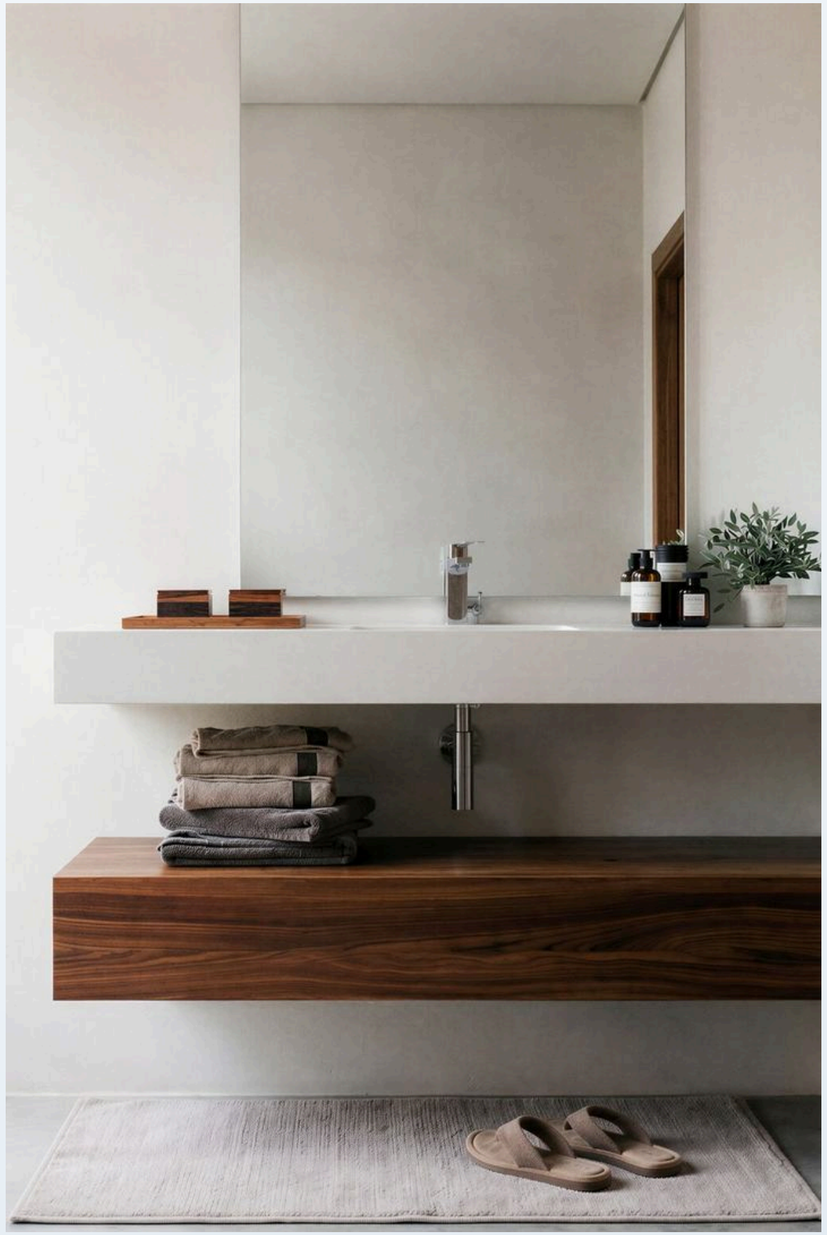
Air conditioning, double glazing and built-in LED lighting.

06

Security and storage

A security entrance door, built-in wardrobes and white lacquered interior doors.

Materials and equipment are indicative; the developer may replace them with equivalents. The full finishes schedule is available on request.





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DISCLAIMER

For information only, not contractual. Computer-generated images, plans and areas are indicative; furniture and decoration not included. Materials and equipment may be replaced by equivalents. Energy ratings from ADENE pre-certificates. Lifestyle photographs are illustrative.

Trafaria
Residences

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