



MARTINHAL
RESIDENCES

The Penthouse Collection

Bright, light and stylish apartments with terraces and balconies, all with views to the River Tagus and adjacent to an attractive park. Carefully detailed and designed to the highest standards, these stunning apartments — 3 - 5 bedroom residences — will be Best-in-their-class in Lisbon and enjoy access to unique Martinhal services.

Martinhal Residences



Martinhal Residences is a new development of stylish, city apartments in the Park of Nations.

The development is the latest in the series of luxury family experiences by the award-winning Elegant Group, the owners and developers of the luxurious Martinhal Hotels & Resorts.

Martinhal Residences offers a range of attractive options designed for multi-generational living. With the contemporary touch of world-class Portuguese architect, Eduardo Capinha Lopes, every apartment has been designed for the ultimate comfort of families. Details such as generous dining spaces and open access to tree-adorned balconies bring to life a vision for the future of urban family homes – all with the highest specifications.

These superb branded residences include only 7 duplex penthouses on the top floors with views onto the River Tagus, the Park “Cabeço das Rolas” and the Park of Nations area. Together with the architect, the developers have chosen the best materials and products for finishings and fit-out. From our Bulthaup kitchens to the Margres Prestige range Calacata tiles in the bathrooms to the Iroko wooden floors, we bring a new definition to luxury living in Lisbon.





CUF
Private Hospital

Lisbon International
Airport

Lisbon
Marina

Lisbon Oriente
Train Station

Shopping Centre
Vasco da Gama

Lisbon
Oceana

Lisbon
Casino





“Park of Nations – a great
neighbourhood in Lisbon
to reside in.”

Penthouse

3 BEDROOMS + 1

Dual aspect duplex apartment with river park views and views over Park of Nations.

Open plan living and kitchen area with island and social breakfast bar.

On the lower floors are 2 bedrooms with en-suite bathrooms and built in wardrobes. There is a private lift leading to the upper floor.

On the upper floor there is bedroom 3 with en-suite with built in wardrobes and a sliding door to a 4th room which could be used as an office or child's room.

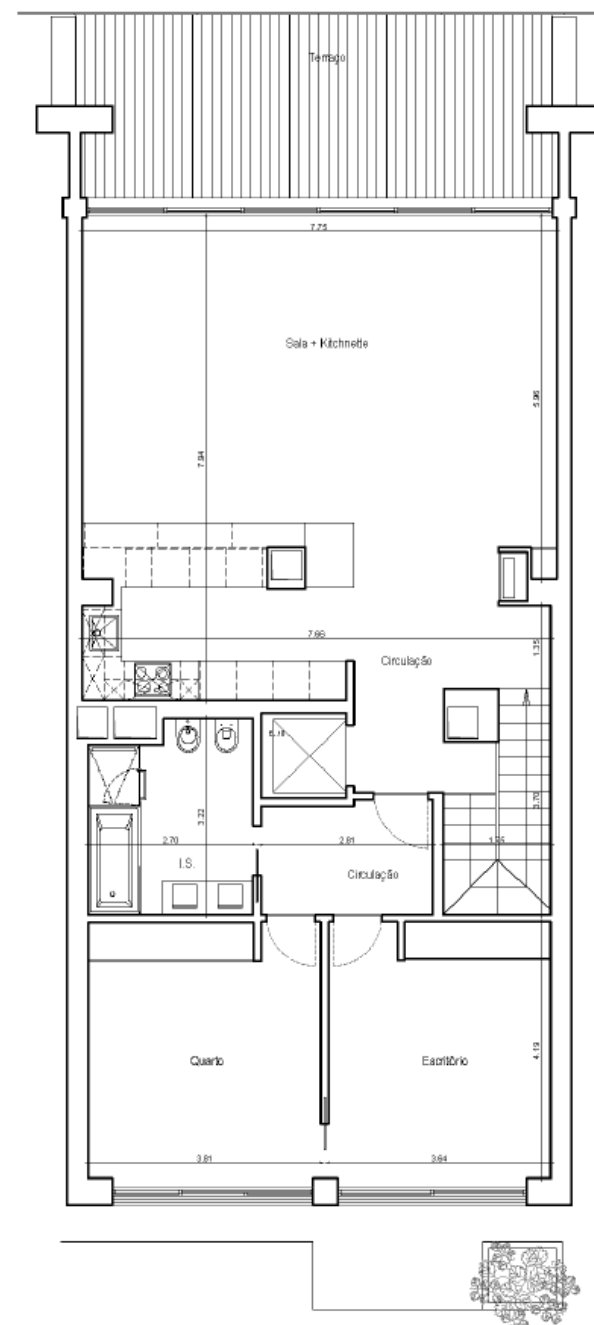
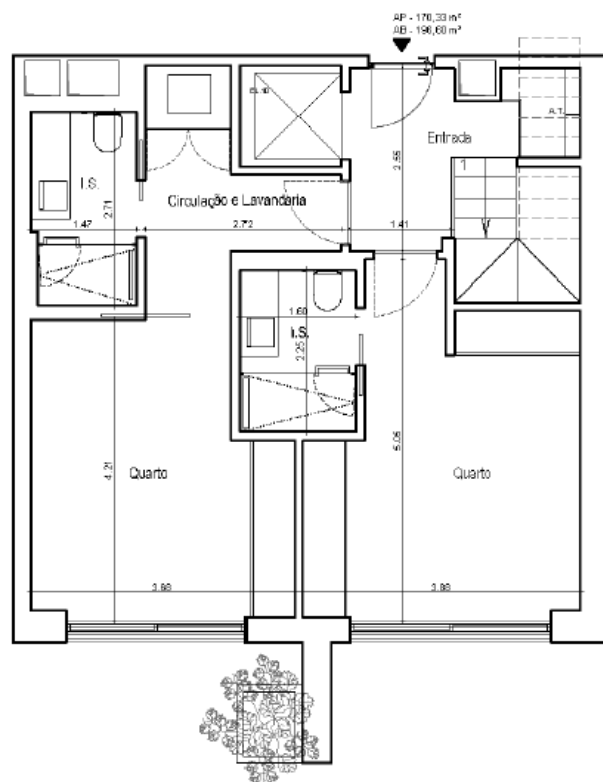
At least 15 floor to ceiling windows.



FLOORPLAN

Fraction EU
13th & 14th floor

APARTMENT SIZE: 196.6 m²
BALCONY SIZE: 23.22 m²
TOTAL AREA: 219.82 m²

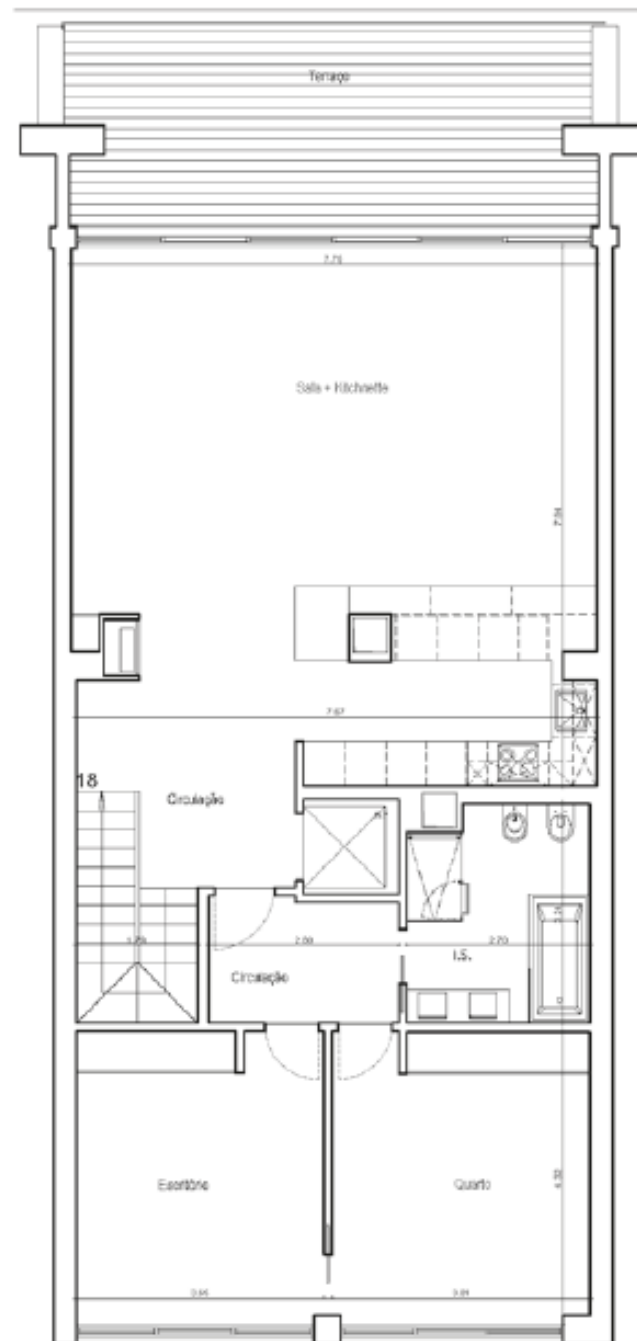
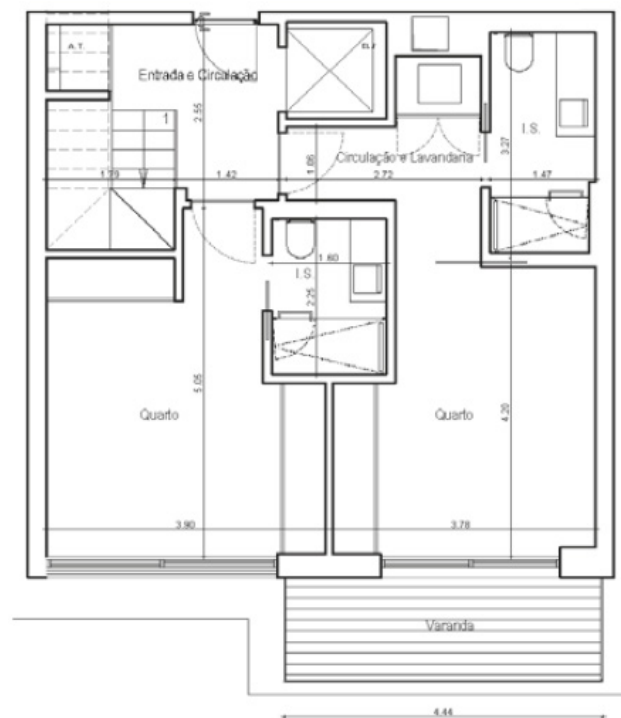
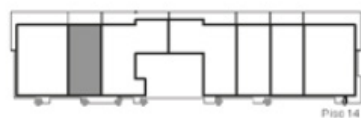
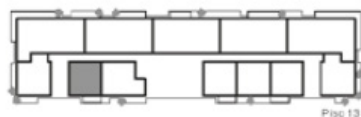




FLOORPLAN

Fraction EL
13th & 14th floor

APARTMENT SIZE: 196,04 m²
BALCONY SIZE: 32,39m²
TOTAL AREA: 228,43m²



Central Penthouse

4 BEDROOMS + 1

Dual aspect duplex apartment with river park views and views over Park of Nations.

One of two apartments which exclusively open on 14th floor. Large open plan living and kitchen area with island and social breakfast bar.

On the lower floors are 2 bedrooms with en-suite bathrooms and built in wardrobes. There is a private lift leading to the upper floor.

Bedroom 3 has an en-suite bathroom and panoramic river views.

Bedroom 4 has an en-suite with a door to a 5th room which could be used as an office or child's room.

At least 17 floor to ceiling windows.



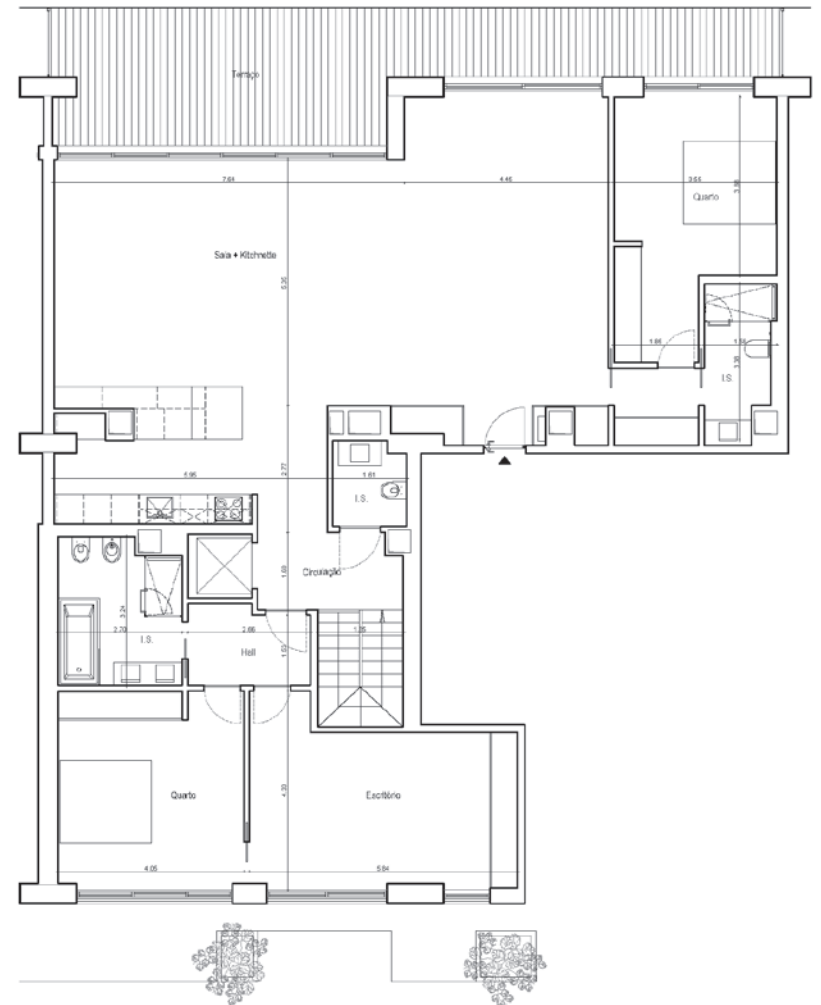
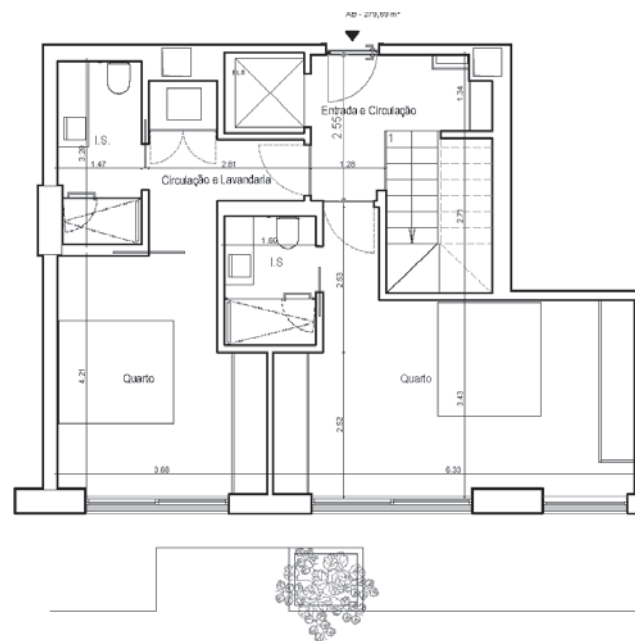
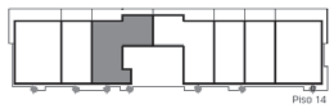
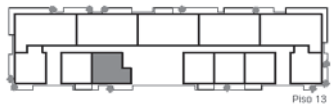
FLOORPLAN

Fraction EK
13th & 14th floor

APARTMENT SIZE: 279,69 m²

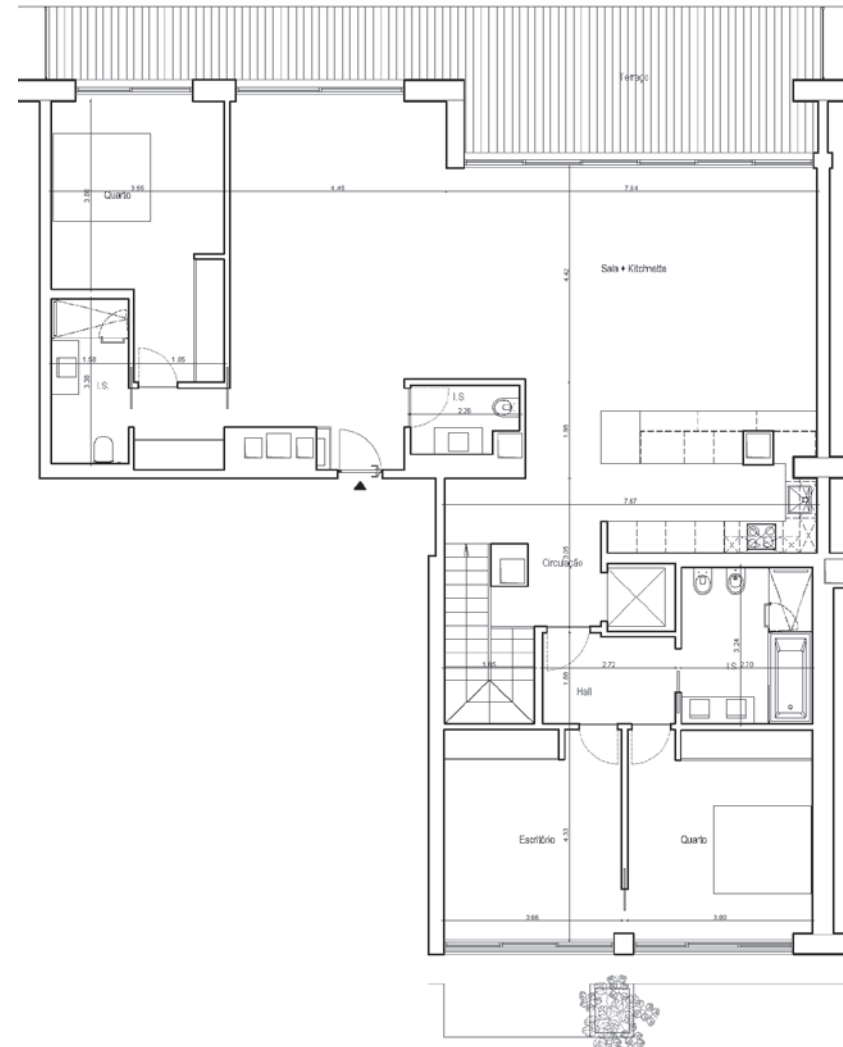
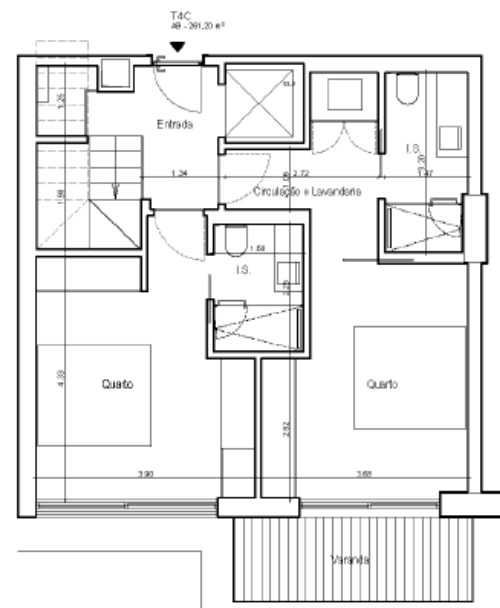
BALCONY SIZE: 37,88m²

TOTAL AREA: 317,57m²



Fraction EV
13th & 14th floor

TOTAL AREA: 306,33m²









Corner Penthouse

4 BEDROOMS + 1

Triple aspect duplex apartment with river park views and views over Park of Nations.

Large open plan living and kitchen area with island and social breakfast bar.

On the lower floors are 2 bedrooms with en-suite bathrooms and built in wardrobes. There is a private lift leading to the upper floor.

Bedroom 3 has an en-suite bathroom and built in wardrobes over looking Park of Nations.

Bedroom 4 has an en-suite with a door to a 5th room which could be used as an office or child's room.

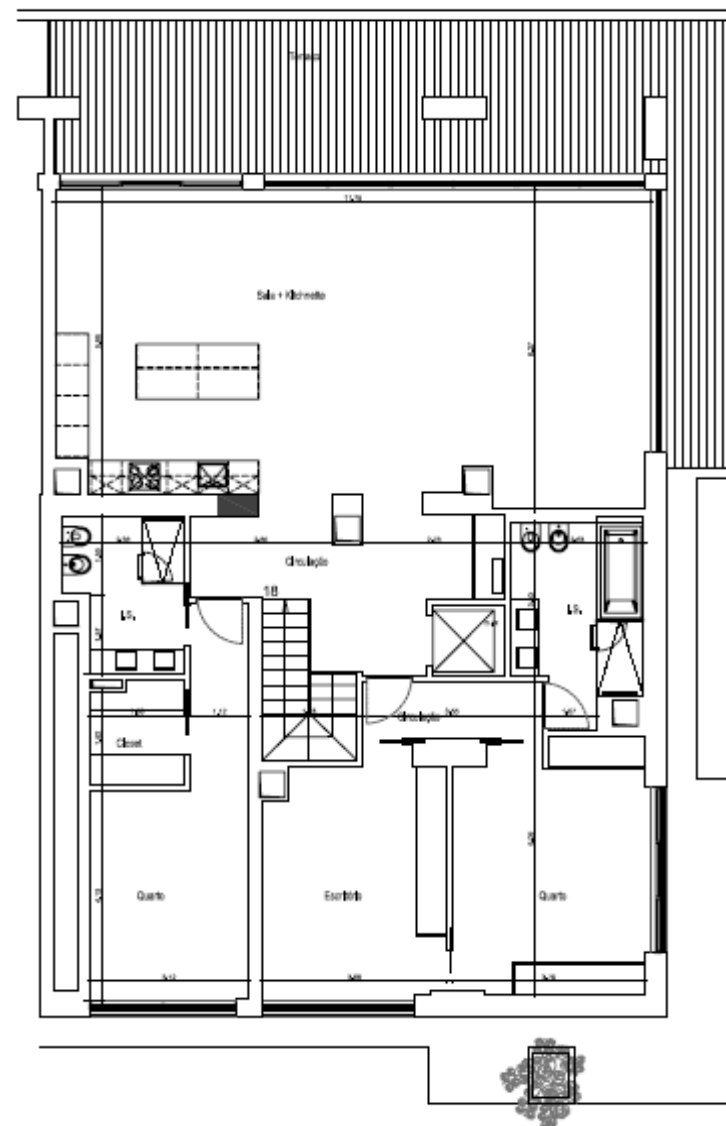
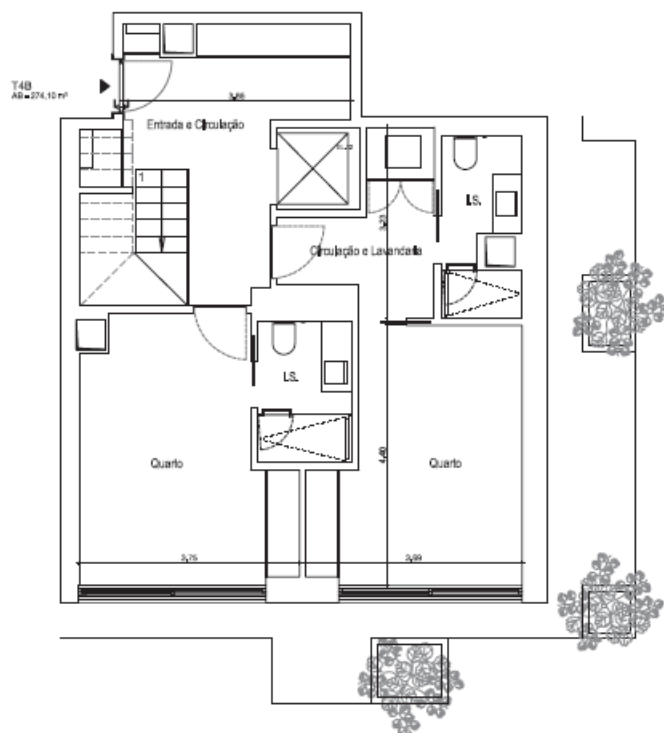
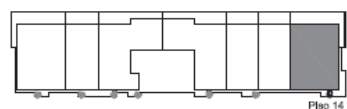
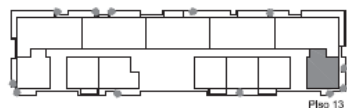
At least 21 floor to ceiling windows.



FLOORPLAN

Fraction ES
13th & 14th floor

APARTMENT SIZE: 274,10m²
BALCONY SIZE: 52,32m²
TOTAL AREA: 326,42m²





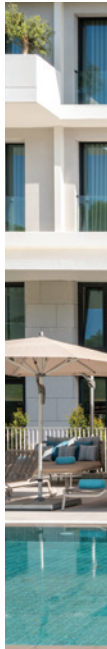




Terrace Restaurant



Terrace Bar



Gym



The Team

MARTINHAL

The Elegant Group is built on 20 years' experience creating and managing high quality assets in Portugal. The group is the developer, owner and operator of the Martinhal Family Hotels & Resorts – a unique brand of luxury family hospitality and real estate.

Roman and Chitra Stern are the entrepreneurs behind the Elegant Group. Together, this international and dynamic couple from Switzerland and Singapore, parents to four children all born here in Portugal, have developed award-winning hotel and residential properties with a unique proposition for family holidays. They have worked hard to establish their businesses and reputation in Portugal and they have been recognized with various awards as successful entrepreneurs.



1



2



4



3

- 1 | Martinhal Sagres
- 2 | Martinhal Chiado
- 3 | Martinhal Residences
- 4 | Martinhal Quinta

The resort development in Martinhal Sagres established the group's reputation as a leading developer in Portugal. The 5-star resort on a 415.000 sq m plot at the corner of the Algarve's stunning coast includes 37 hotel rooms, 132 village houses, 50 townhouses and villas with unique designs and a range of high quality leisure, sports and food and beverage facilities.

Between 2015 and 2016, they opened 3 other Martinhal hotels and resorts in the Algarve and greater Lisbon. Their latest opening of the world's first city-centre luxury family hotel in Lisbon's cultural quarter, Chiado is especially interesting as it is a truly unique property in the middle of Lisbon's old town. All four Martinhal hotels & resorts are based on private investors acquiring villas and apartments with the option to enter their property into the letting pool of the operator. Since its inception in 2010, Martinhal has had an excellent reputation with owners.

The couple has become known for creating destinations that have global appeal. To date, they have sold over 300 Martinhal branded apartments and houses to individual expatriate buyers alone. Savills has recently picked Martinhal as one of the top 3 branded residences brands in Europe. They have also invested and delivered in other real-estate classes in the Lisbon area such as the neighbouring Ageas headquarters to Martinhal Residences (completed in December 2021) and the United Lisbon International School, which opened in September 2020 and already has more than 310 students and still growing.



Roman Stern, CEO, Owner, Founder of Elegant Group

Chitra Stern, CEO, Owner, Founder of Martinhal Resorts and United Lisbon International School

Martinh​al Residences

BUILDING SPECIFICATION

BUILDING STRUCTURE

- The main structure of the building is made up of columns, beams and slabs in reinforced concrete.
- The foundations and retaining walls of the building are of reinforced concrete on firm ground.
- The interior walls are in plasterboard with thermal and acoustic insulation and plastered with a smooth finish.
- The exterior walls are made of thermal blocks with external isolation, metal sheets and wood film-coated aluminium profiles.

EXTERIOR APARTMENT FINISHES

- Solar and acoustic double-glazing windows and door frames throughout the apartment.
- Recessed LED low energy downlighting.
- Walls and ceilings in ivory white.
- Wood veneered doors.
- Door and window sills in stone (Azul Valverde or similar).
- Balconies surfaced ceramic tiles, weather resistant, wooden deck look.
- Glass panels for balcony fencing.

INTERIOR APARTMENT FINISHES

- Interior walls are in plasterboard with acrylic paint.
- False ceilings are in plasterboard with acrylic paint.
- Floor finishes in bedrooms, living room and corridors are in varnished, engineered wood.
- Floor finishes in bathrooms, ensuites and WCs are in porcelain tiling.
- Interior doors are in wood with acoustic seal, lacquered in white, skirtings in MDF lacquered in white.
- Exterior doors are with acoustic seal and panelled.
- Wardrobes are with high density panels, lacquered in white.

KITCHENS

- Contemporary style kitchens with laminated worktop finish
- Integrated stainless-steel sinks.
- Chrome taps and fittings.
- Bespoke kitchen cabinets finished with contemporary high gloss.
- Corian, (or similar) worktop (and where appropriate splash backs).
- Integrated oven, electrical hob, dishwasher and fridge/ freezer, washer/dryer.
- Cooker hood extractor.
- Kitchen appliances in Miele or similar.

BATHROOMS / ENSUITES

- Ceramic tiling in floors and (partially) in walls.
- Contemporary white sanitaryware and wall mirror with led.
- Contemporary chrome taps and fittings.
- Shower with glass division wall.
- Slimline shower trays
- Rain shower head and handheld shower.
- Shower base - ceramic mosaic.
- Wall mounted sanitary ware.
- Washbasin counter in Corian, TriStone (or similar) with suspended vanity unit, wood veneer finish.
- Bathroom walls are partially in ceramic tiles and partially plasterboard with acrylic paint.

ELECTRICAL FINISHES AND LIGHTING

- Complete electrical installation, in walls protected by plastic tubing, number of plugs and switches in all rooms.
- Home automation system KNX with entry level functionality.
- TV and radio plugs installed in the living room and bedrooms.
- Smoke detectors in all rooms, connected with the building's main fire detection facility.
- Ceiling light fittings with led technology.
- Recessed low energy downlights in kitchens and bathrooms.

WATER SUPPLY AND SEWAGE

- Domestic drainage system in PVC.
- Distribution of hot and cold water made from high density polyethylene tubing PEAD with all brass fittings.

TELECOMMUNICATIONS AND DATA

- High speed internet connection and digital television points to living room, kitchen and all bedrooms.
- Pre-wired for two satellite television provider and two Portuguese mobile and fixed telecommunications service providers.
- Telephone line with plugs in the living room and bedrooms with connection to central reception and external telephone network.

HEATING, COOLING

- Heating and cooling air conditioning system with fan coils installed on the false ceiling with individual controls in bedrooms and living room.
- Renovation of interior air of the apartments through centralized air handling units.

NEW HOME WARRANTY

- 5 (five) year warranty provided in respect to any structural defects and 2 (two) year warranty provided in respect to materials and equipment.

COMMUNAL AREAS

- Elevator hall and corridors carpeted or in ceramic tiles.
- Stairs between floors in uncoated, waterproof concrete.
- Landscaped garden with pool, children playground area and outdoor seating area.
- Landscaped entrance area.
- Access to apartment by way of staircase or four lifts accessing all floors.
- Additional underground car parking available to promissory buyer for monthly rental.
- Free cycling underground car parking.

ENVIRONMENTALLY FRIENDLY INFRASTRUCTURES AT PARK OF NATIONS

- Hot and cold water is being produced centrally for all buildings in Park of Nations and then made available through pipes to each building and apartment.
- The rubbish produced in each apartment and building at Park of Nations is being collected through a pipe system from each building and then processed centrally.

DISCLAIMER

- This apartment and building specification is intended to provide a general indication of the proposed development and floor layouts at Martinhal Residences. The content of this document has been produced prior to the completion of Martinhal Residences.
- The developer reserves the right to alter any part of Martinhal Residences development, specification or floor layouts, at any time.
- The information provided herein is believed to be correct but is not guaranteed.





Contact

info@martinhalresidences.com
www.martinhalresidences.com

The Martinhal Residences show apartment is receiving visitors for viewing of our quality of finishes and to experience the stunning views.

OUR PARTNERS



Disclaimer: This brochure and the information contained within it do not form part of any contract or any offer for sale, nor part of a contract or offer for sale, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. Any photographs, computer generated images, drawings, plans, models, specification details or other information provided about the property ('information') are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or images are indicative of the quality and style of the development and location as of March 2018, and do not represent the actual fittings and furnishings at this development. As with any development, there is contingency surrounding the views as they may be subject to change due to other Lisbon developments changing over time. Information in respect to distances and timings are given as way of guidance only and should not be relied upon by a buyer. Any reference to or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. All such details should be checked by the buyer's solicitor. Tax may be payable in addition to the purchase price of the property in accordance to the national or local law applicable. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development of the property (or any parts thereof), and accordingly any information given is entirely without responsibility on the part of the sellers, their agents or their respective employees. April 2019.

