

C L A S S I C S O U L , M O D E R N F O R M



ESPERANÇA 26

LUCE GLOBAL



LIVING *beautifully*



CLASSIC SOUL, *modern form*

Esperança 26 is a complete reconstruction of a traditional Lisbon building, located in the vibrant Santos neighborhood — an area celebrated for its creative energy, riverside charm, and elegant architecture.

The project comprises eight exclusive units, including six residential apartments and two street-facing commercial spaces, thoughtfully designed to blend contemporary comfort with classic Lisbon character.

Each apartment features modern finishes, optimized layouts, and abundant natural light, reflecting a refined balance between functionality and design. The reconstruction preserved the building's original charm while introducing high-quality materials and efficient construction standards throughout.

Esperança 26 embodies the essence of modern Lisbon living — where tradition meets innovation, in one of the city's most sought-after and dynamic districts.

ESSENCE *of Lisbon*

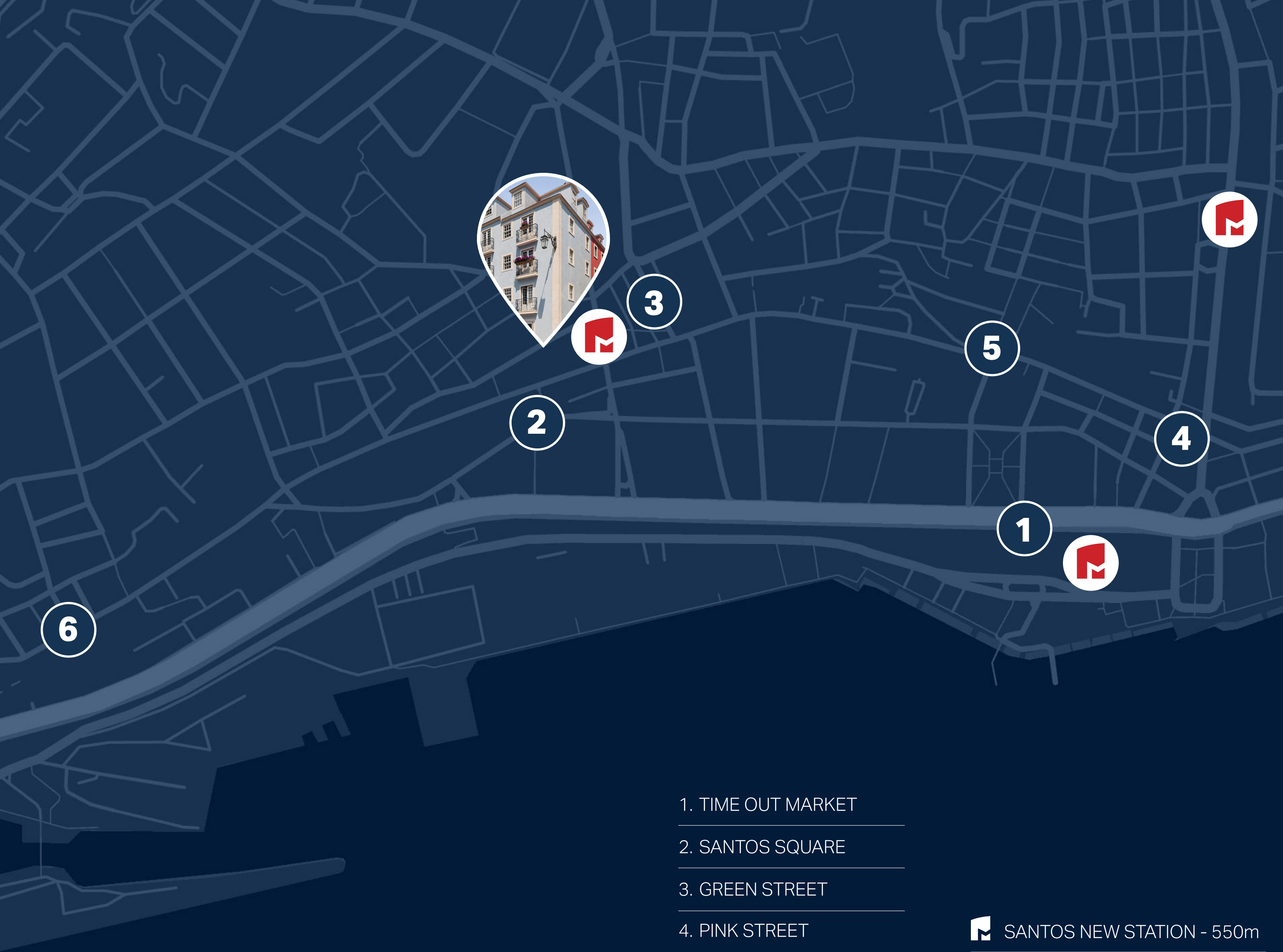
SANTOS - LISBOA, PORTUGAL

8 UNITS

572 SQM

6 RESIDENTIAL AND 2 COMMERCIAL UNITS





PRIME *location*

The building is located at Rua da Esperança 26, in the charming Santos district of Lisbon. This prime location combines the authenticity of a traditional Lisbon neighborhood with the vibrancy of one of the city's most dynamic areas. Just a short walk from the Tagus riverfront, Time Out Market, and the Cais do Sodré transport hub, Santos offers a unique blend of historic character, design culture, and modern lifestyle.

The area is home to a variety of restaurants, cafés, art galleries, and boutique shops, while maintaining a peaceful, residential atmosphere. Santos has become one of Lisbon's most desirable districts for real estate investment, reflecting a balance between authentic Lisbon charm and urban sophistication, with excellent connectivity to both the city center and the riverside.

- 1. TIME OUT MARKET
- 2. SANTOS SQUARE
- 3. GREEN STREET
- 4. PINK STREET
- 5. BICA ELEVATOR
- 6. NATIONAL ART MUSEUM

-  SANTOS NEW STATION - 550m
-  CAIS DO SODRÉ STATION - 1km
-  CHIADO STAION -1,2km

A modern, minimalist living room with a light-colored sofa, a dining table, and a staircase. The room features a light-colored wooden floor, a red textured rug, and a white door. The text "URBAN chic" is overlaid in the center.

URBAN *chic*



LIVING ROOM



KITCHEN



BEDROOM



BATHROOM





LIVING ROOM



KITCHEN



BEDROOM



LIVING ROOM



KITCHEN

BEDROOM



FLOOR PLANS

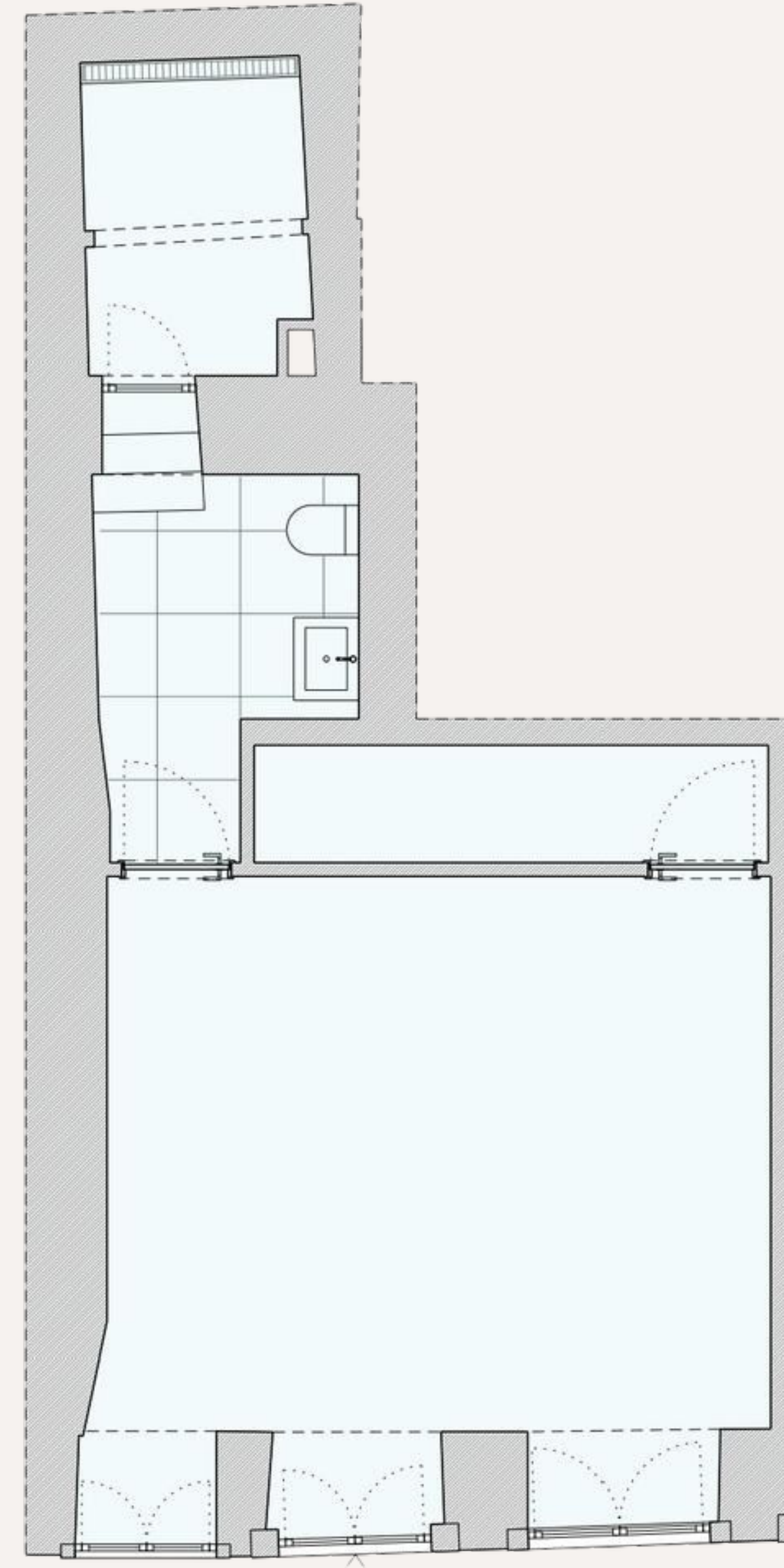
C L A S S I C S O U L , M O D E R N F O R M

GROUND FLOOR

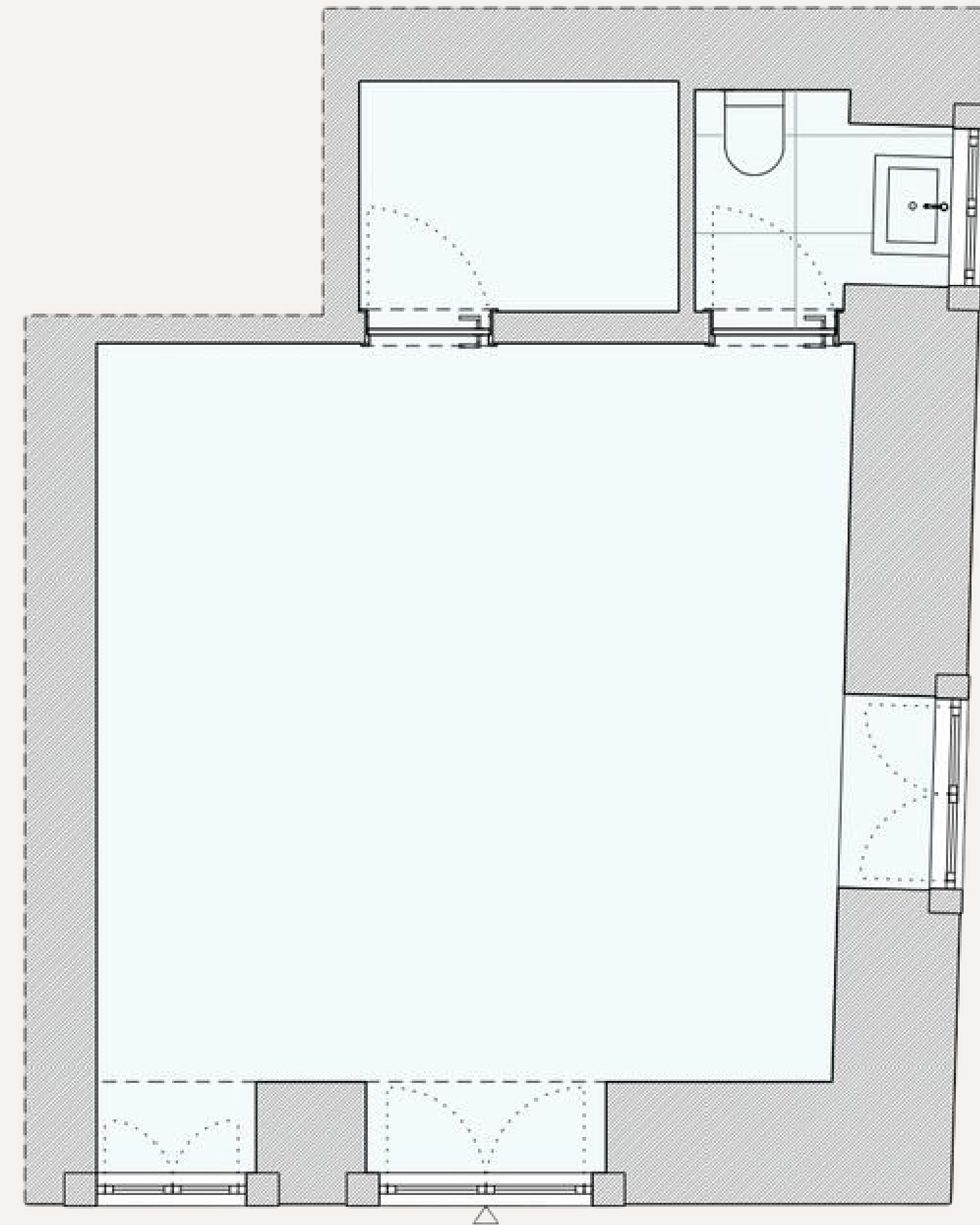
COMMERCIAL I

Interior area: 38 sqm

Exterior area: 3 sqm



GROUND FLOOR



COMMERCIAL II

Interior area: 38 sqm

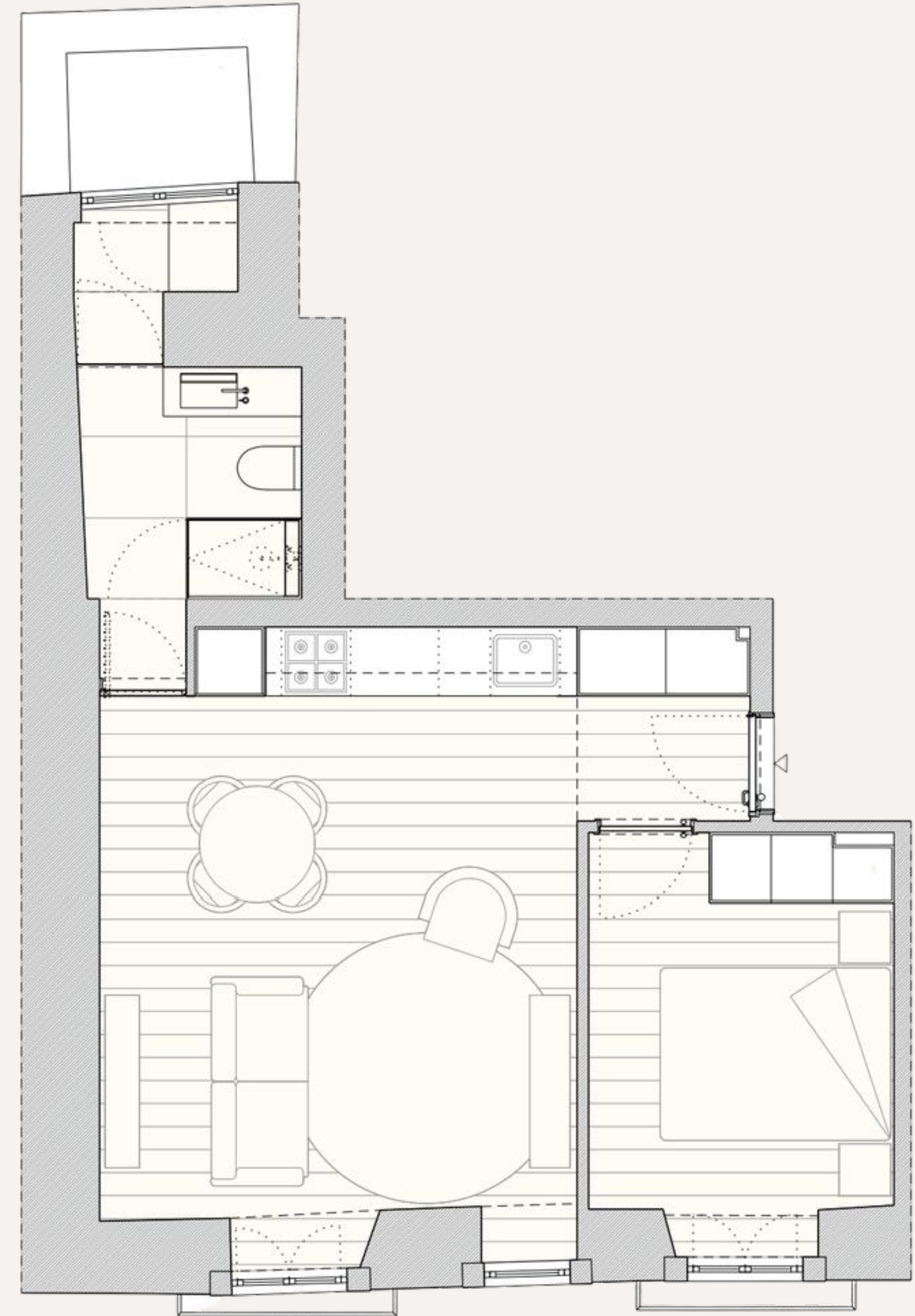
Exterior area: 3 sqm

FLOOR 1

T1

Interior area: 53 sqm

Exterior area: 1 sqm

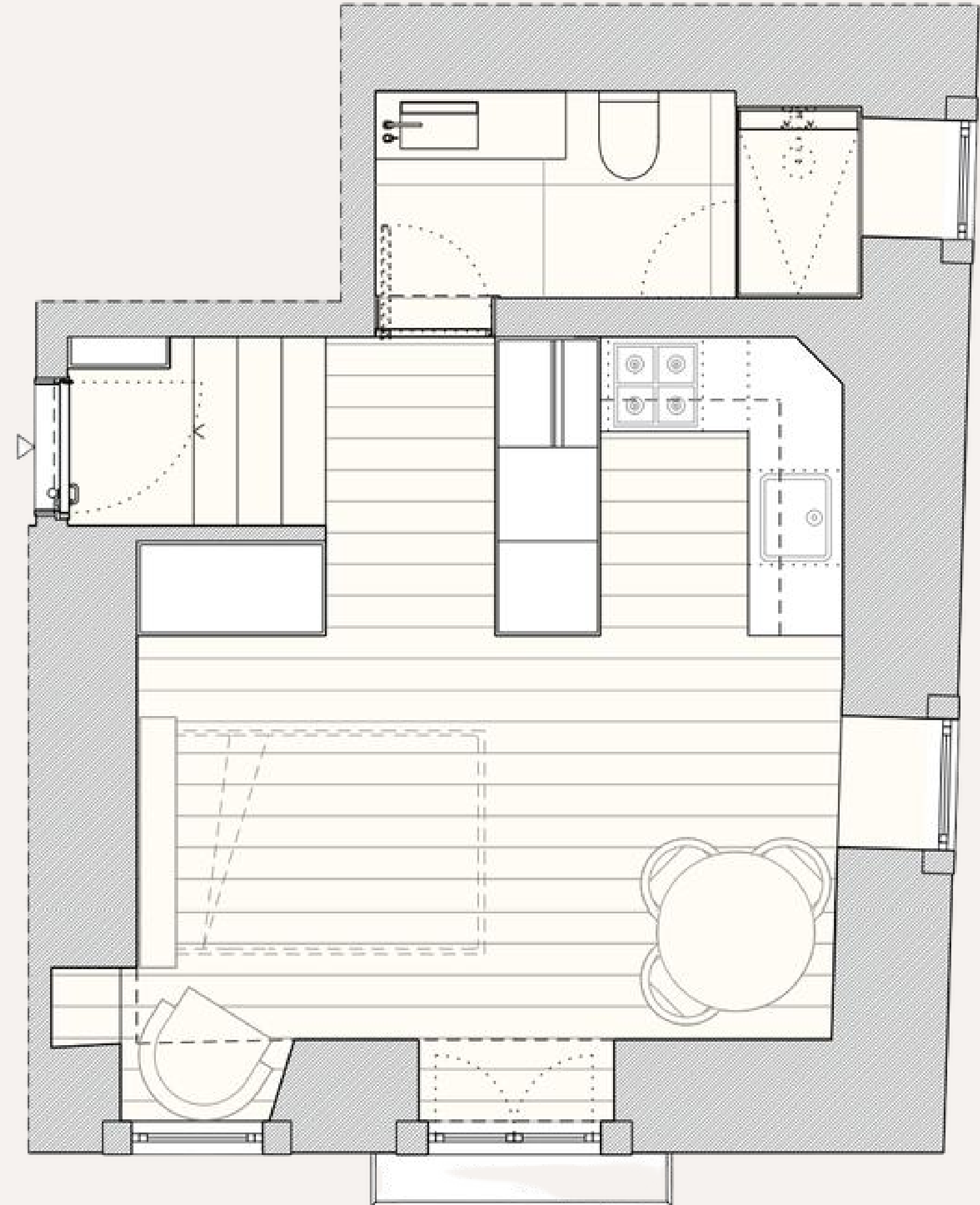


FLOOR 1

T0

Interior area: 38 sqm

Exterior area: 1 sqm

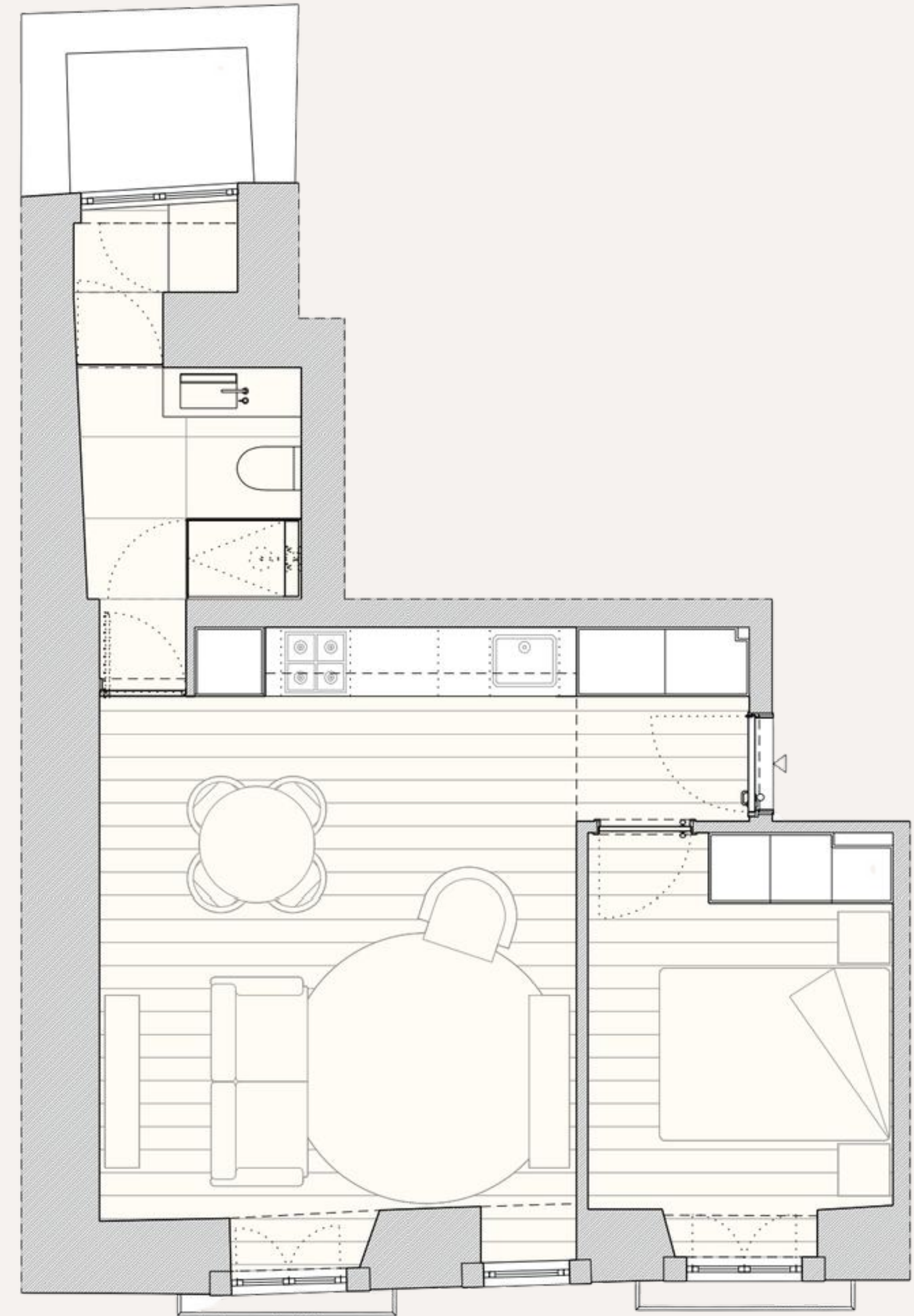


FLOOR 2

T1

Interior area: 53 sqm

Exterior area: 1 sqm

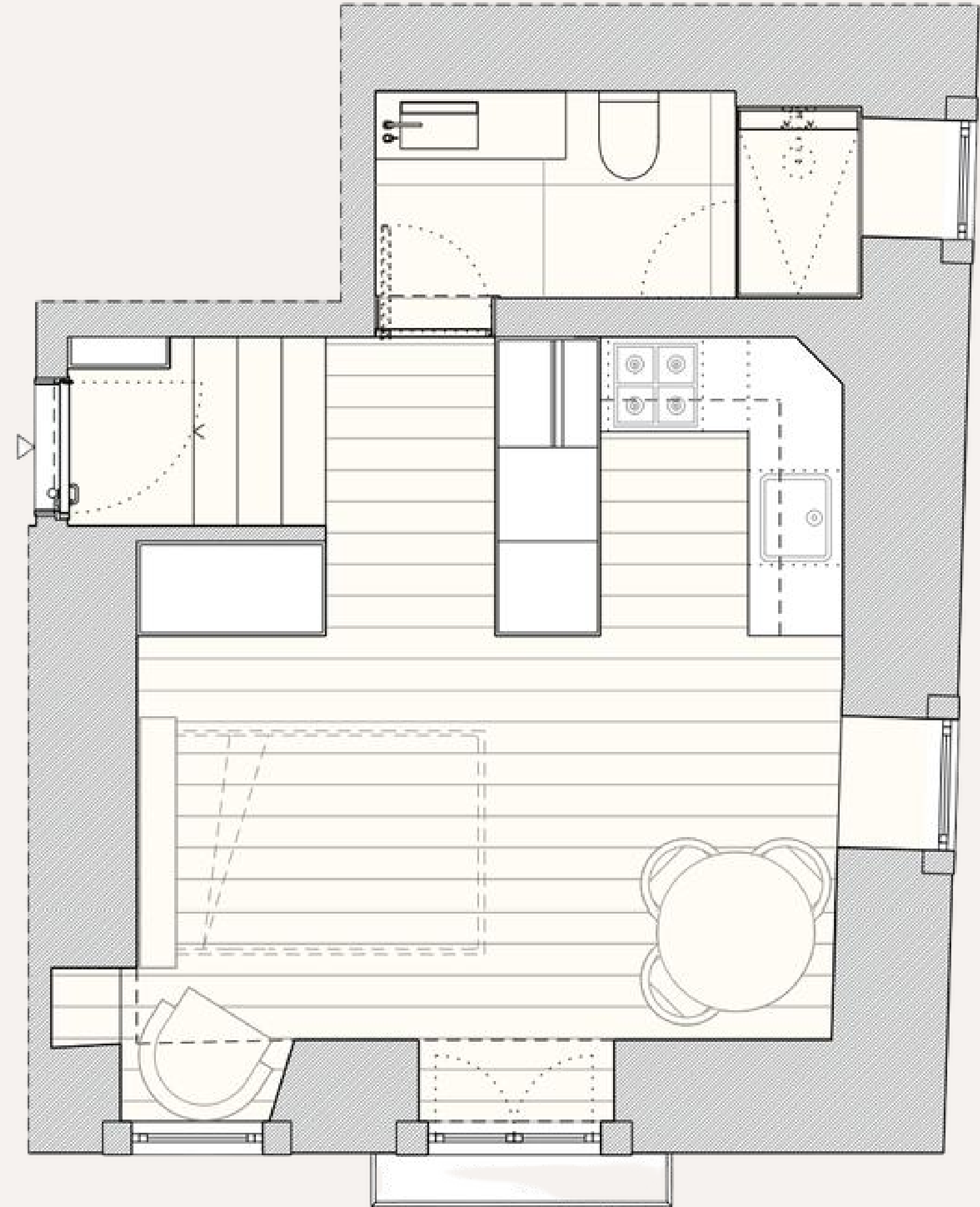


FLOOR 2

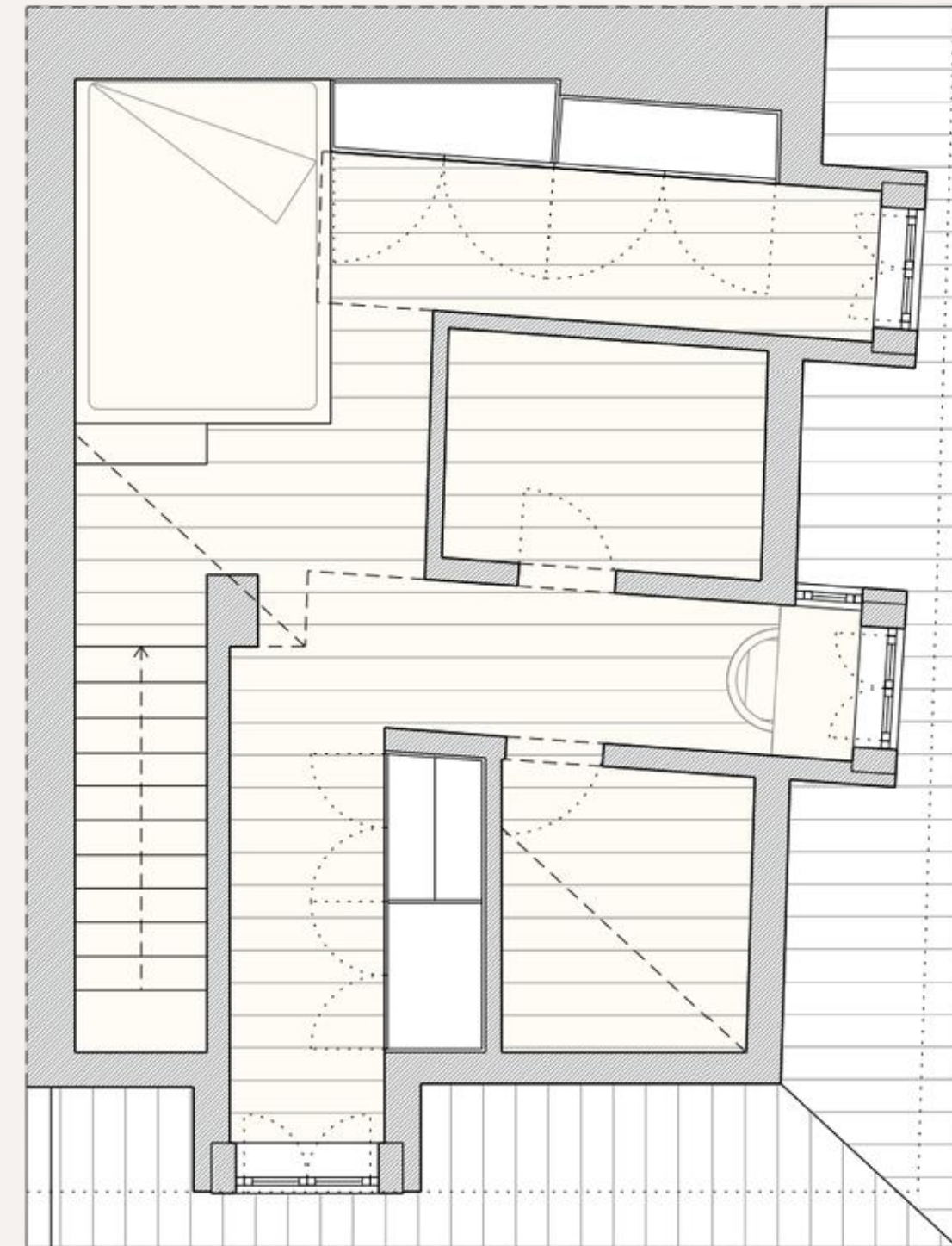
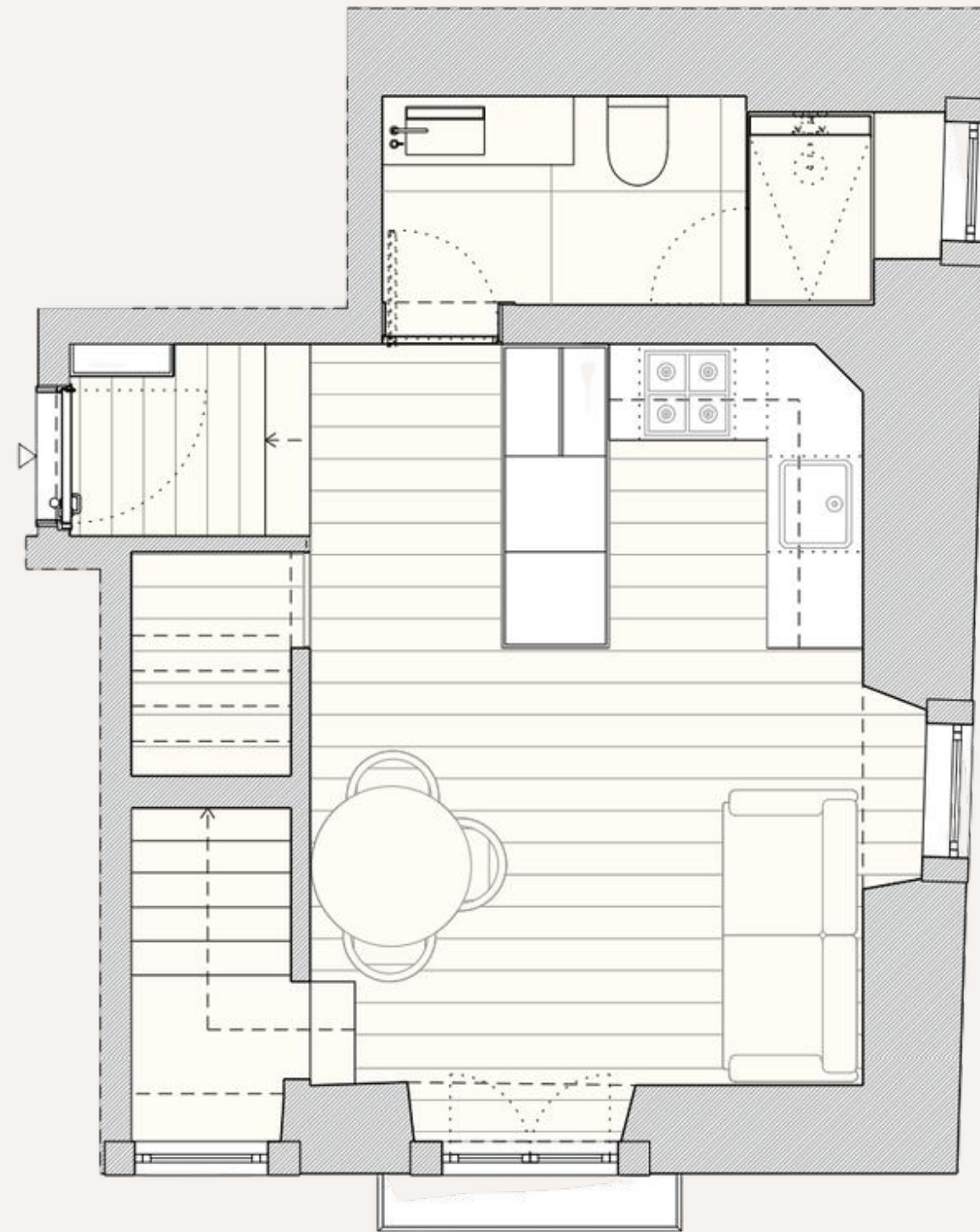
T0

Interior area: 38 sqm

Exterior area: 1 sqm

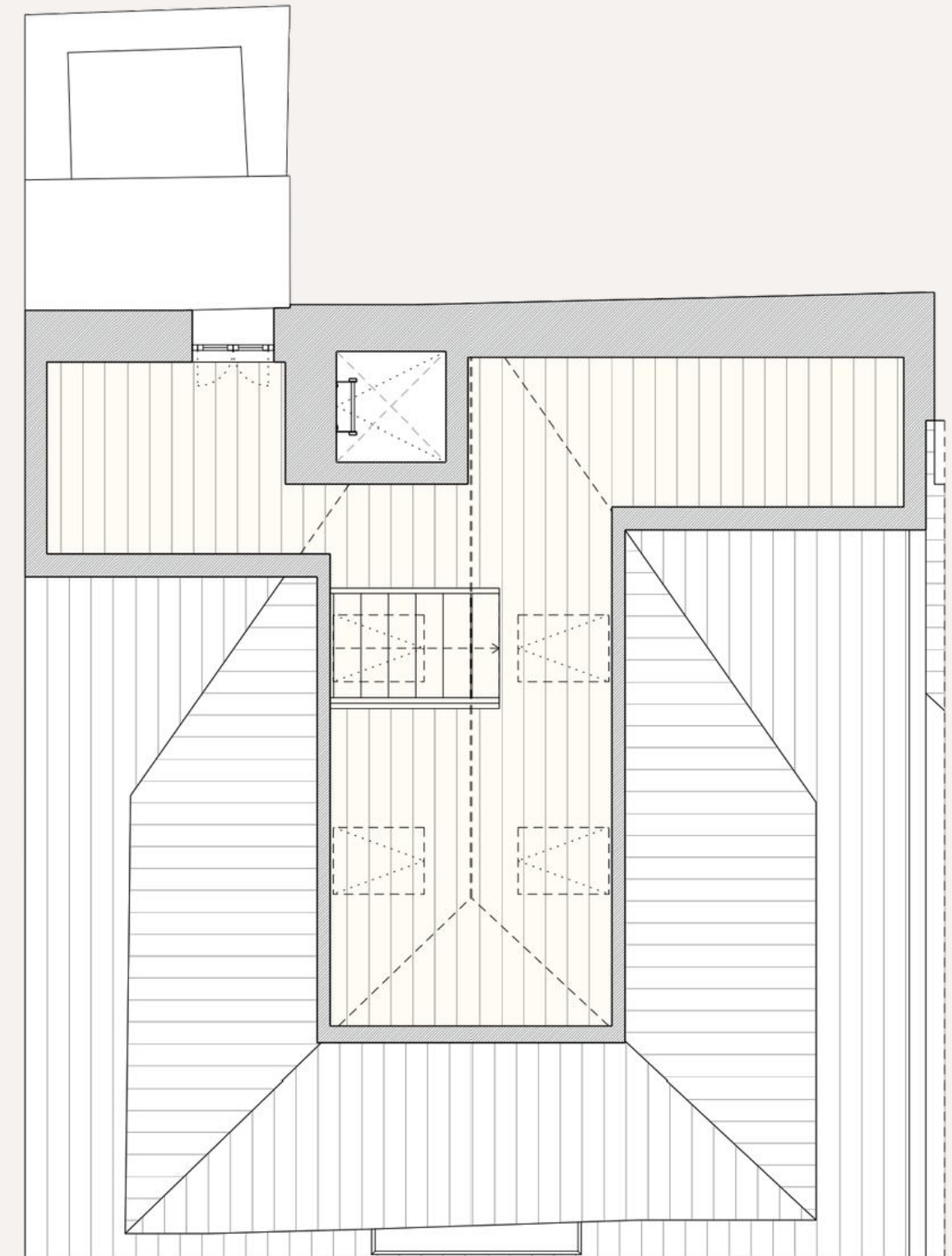
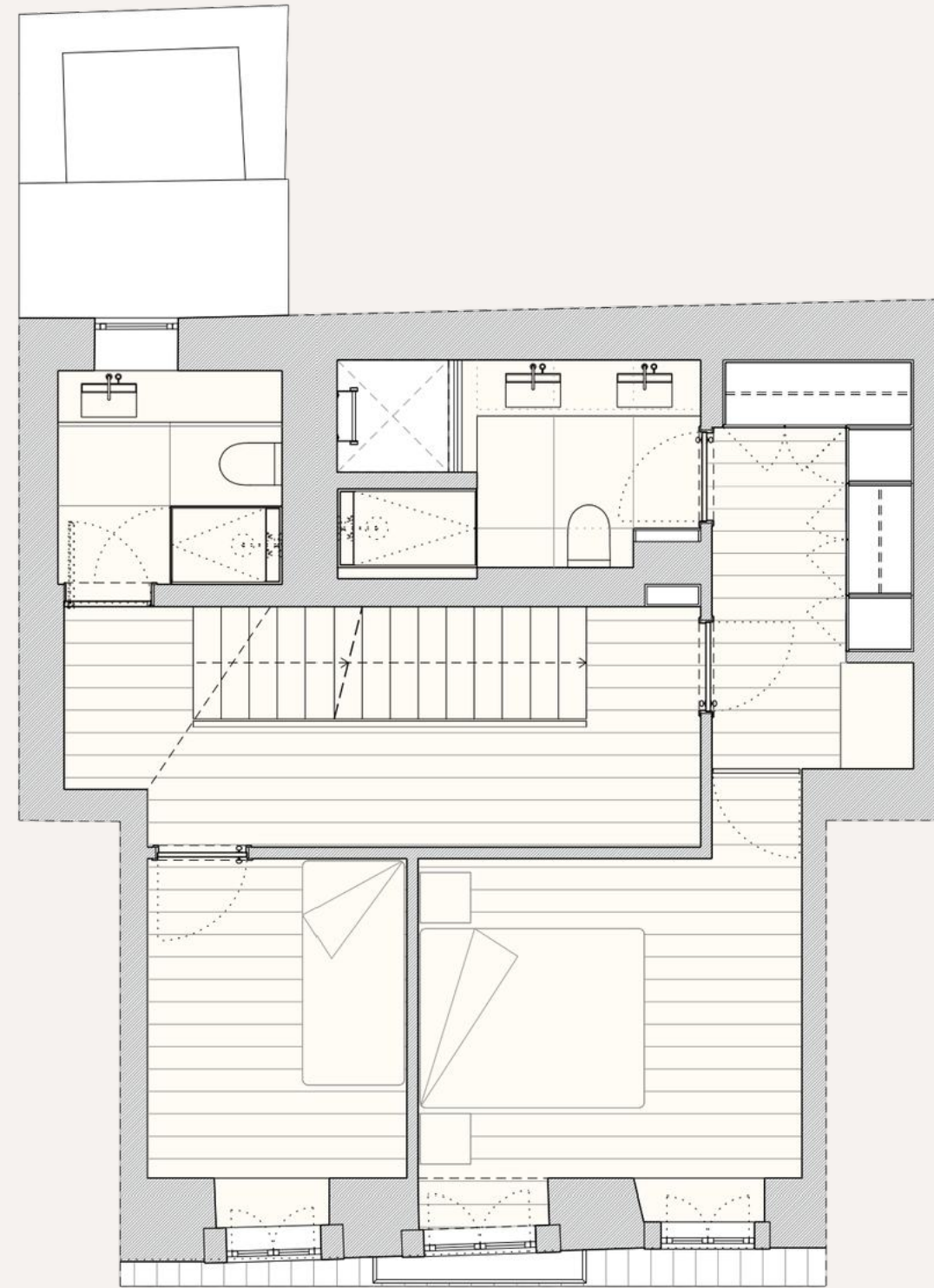
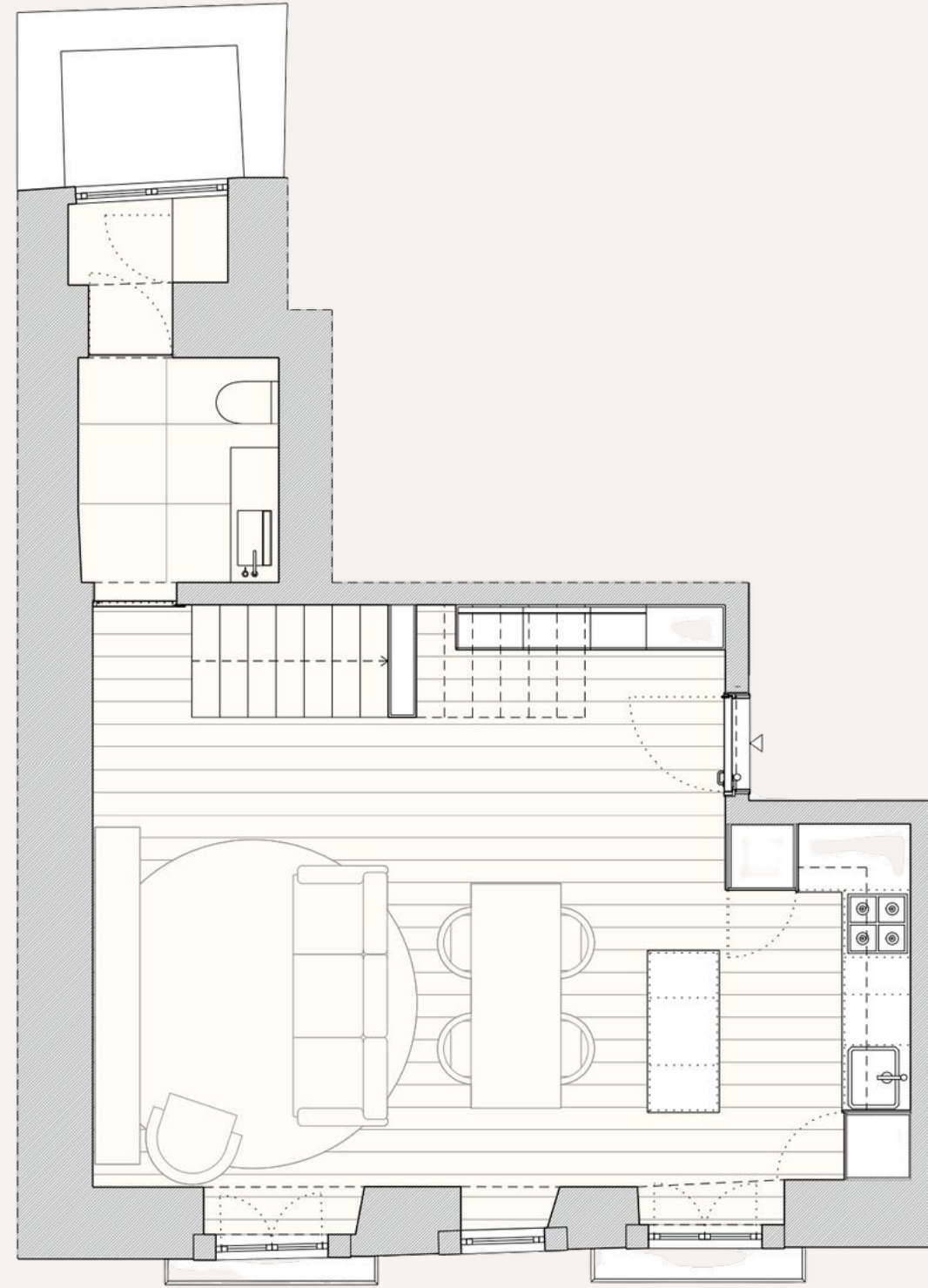


FLOORS 3 TO 4



T1 Duplex | Interior area: 73 sqm | Exterior Area: 1 sqm

FLOORS 3 TO 5



T3 Triplex | Interior area: 143 sqm | Exterior Area: 2 sqm

FINISHINGS

C L A S S I C S O U L , M O D E R N F O R M

DOORS & WINDOWS

- Entrance Door: TRIA Security Door (P400), Walnut Veneer or Lacquered MDF finish.
- Interior Doors: Swing & Pivot doors, Lacquered MDF (RAL Color), 40mm thick.
- Windows: Cortizo Hidden Sash & Sosoares Guillotine. RAL 5001 (Dark Blue) Aluminum.

KITCHENS

- Countertop: Silestone Persian White (20mm) with 12mm backsplash.
- Cabinetry: Moisture-resistant MDF base & fronts. Lacquered RAL 9010 / Off-White.
- Island: Silestone Persian White finish (20mm).
- Appliances: Built-in Bosch / Electrolux (Class A).

BATHROOMS

- Flooring: Margrés Calacatta (60x60) or Primus Vitória Technical (20x20).
- Walls: Primus Vitória 'Aloe' (10x10) & Glossy White (15x15).
- Ceilings: Knauf Hydro Plasterboard + CIN Vinylmatt (Anti-fungal).
- Vanity: Dekton 'Rem' top with integrated sink.

LIVING & CIRCULATIONS

- Flooring: Castrowood Dubai (Oak) multi-layered (15mm). Lioz Stone in Entrance.
- Walls: Stucco finish over Plasterboard + CIN Vinylclean (RAL 9010).
- Ceilings: Knauf Plasterboard system + CIN Vinylmatt (RAL 9010).
- Skirting: Lacquered MDF (10cm high) or Dekton (8mm).



C L A S S I C S O U L , M O D E R N F O R M



ESPERANÇA 26

LUCE GLOBAL

