

ROSA⁵²

T B D E V E L O P M E N T S

PREMIUM RESIDENCES **IN THE HEART** OF LISBON

Rua da Rosa 52 offers a unique blend of tranquility and accessibility, nestled in a charming neighborhood with easy access to Lisbon's dynamic lifestyle.

Surrounded by a variety of services, boutique shops, and renowned restaurants, these exclusive residences provide the perfect balance of modern living and cultural immersion. Well-connected to the city's public transportation network, residents can enjoy seamless travel throughout Lisbon.



Located just a 3-minute walk from Praça Luís de Camões, Rosa 52 is a newly developed building offering four exclusive units. Each floor hosts a private apartment, designed with high-quality finishes that perfectly blend modern comfort and sophistication in a prime central location.

HONOURING *HERITAGE* EMBRACING **MODERNITY**

RESA

52



SOPHISTICATION IN THE HEART OF LISBON



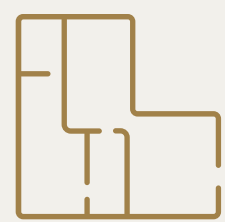
4 floors



1 store



3 apartments

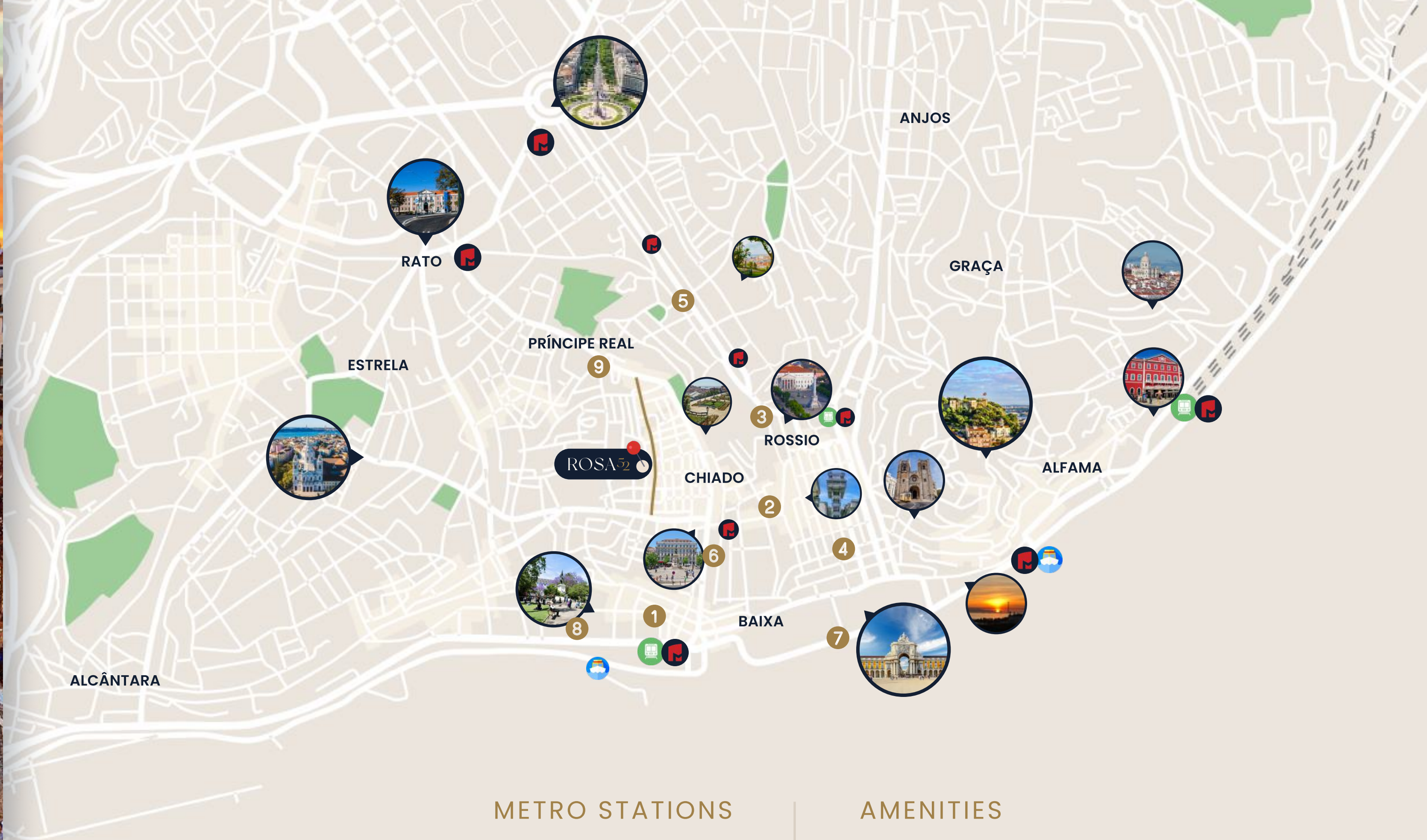


1 and 2 bedroom
apartments

This project revitalized a traditional Lisboete building, preserving its historic charm while adding a new floor to create a harmonious blend of old-world character and modern elegance.

Now home to three premium residences and one commercial unit, each space has been thoughtfully designed to offer the sophistication and comfort of contemporary living while respecting the building's unique heritage.





Located within a
5-minute walking
distance to Chiado

METRO STATIONS

- Baixa Chiado 500 m
- Rossio 750 m
- Restauradores 750 m
- Cais do Sodré 950 m
- Santa Apolónia 2,7 km

AMENITIES

- 1. Ribeira Market
- 2. Armazens do Chiado
- 3. Rossio Square
- 4. Rua Augusta
- 5. Avenida da Liberdade
- 6. Luis de Camões Square
- 7. Comércio Square
- 8. Dom Luis Square
- 9. Príncipe Real

LOCATION

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GALLERY



ROSA52



ROSA₅₂



ROSA₅₂



ROSA₅₂





ROSA₅₂



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FLOOR PLANS

GROUND FLOOR

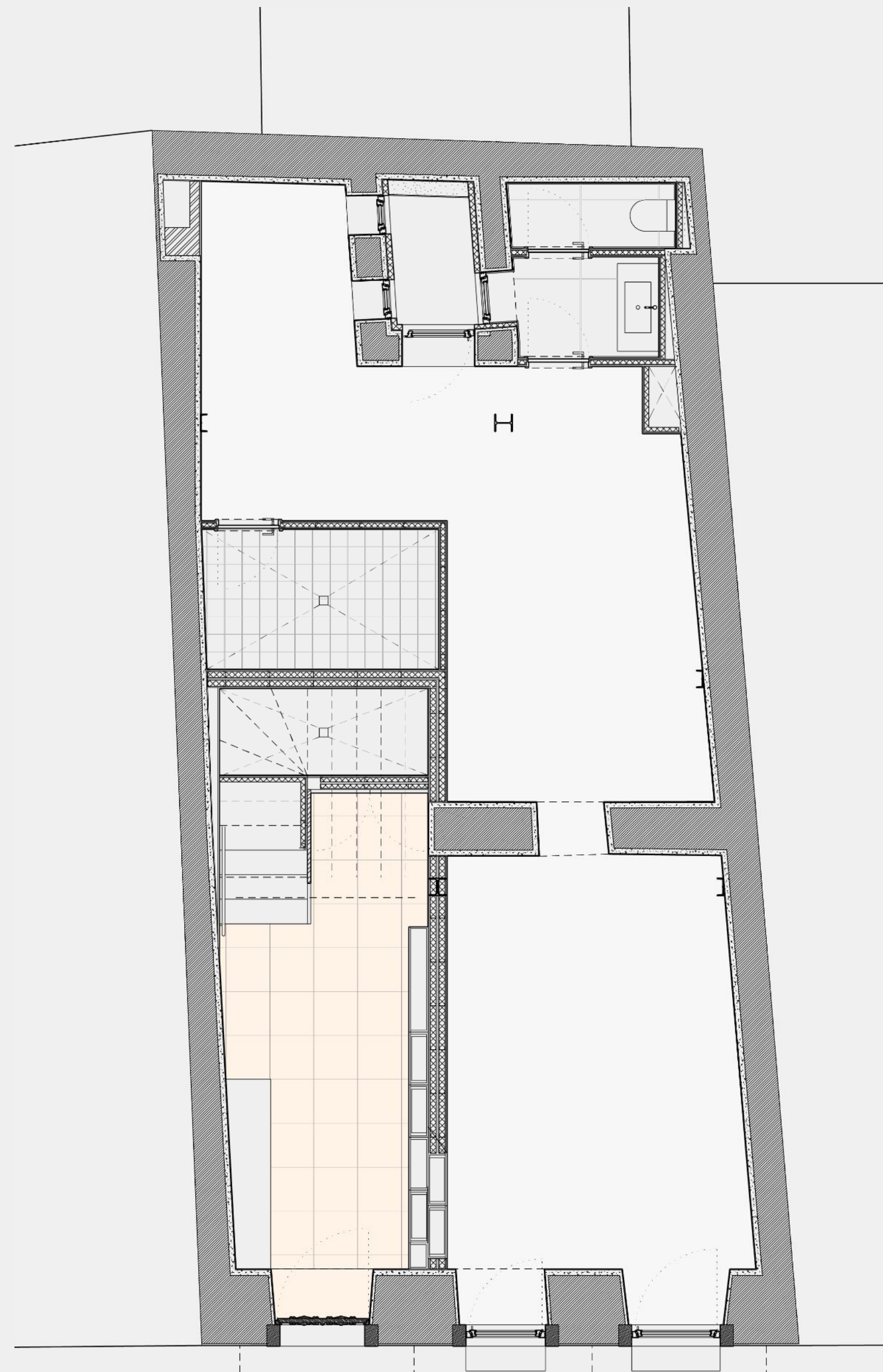
COMMERCIAL

2 sqm
EXTERIOR AREA

67 sqm
INTERIOR AREA

69 sqm
TOTAL AREA

ROSA⁵²



FIRST FLOOR

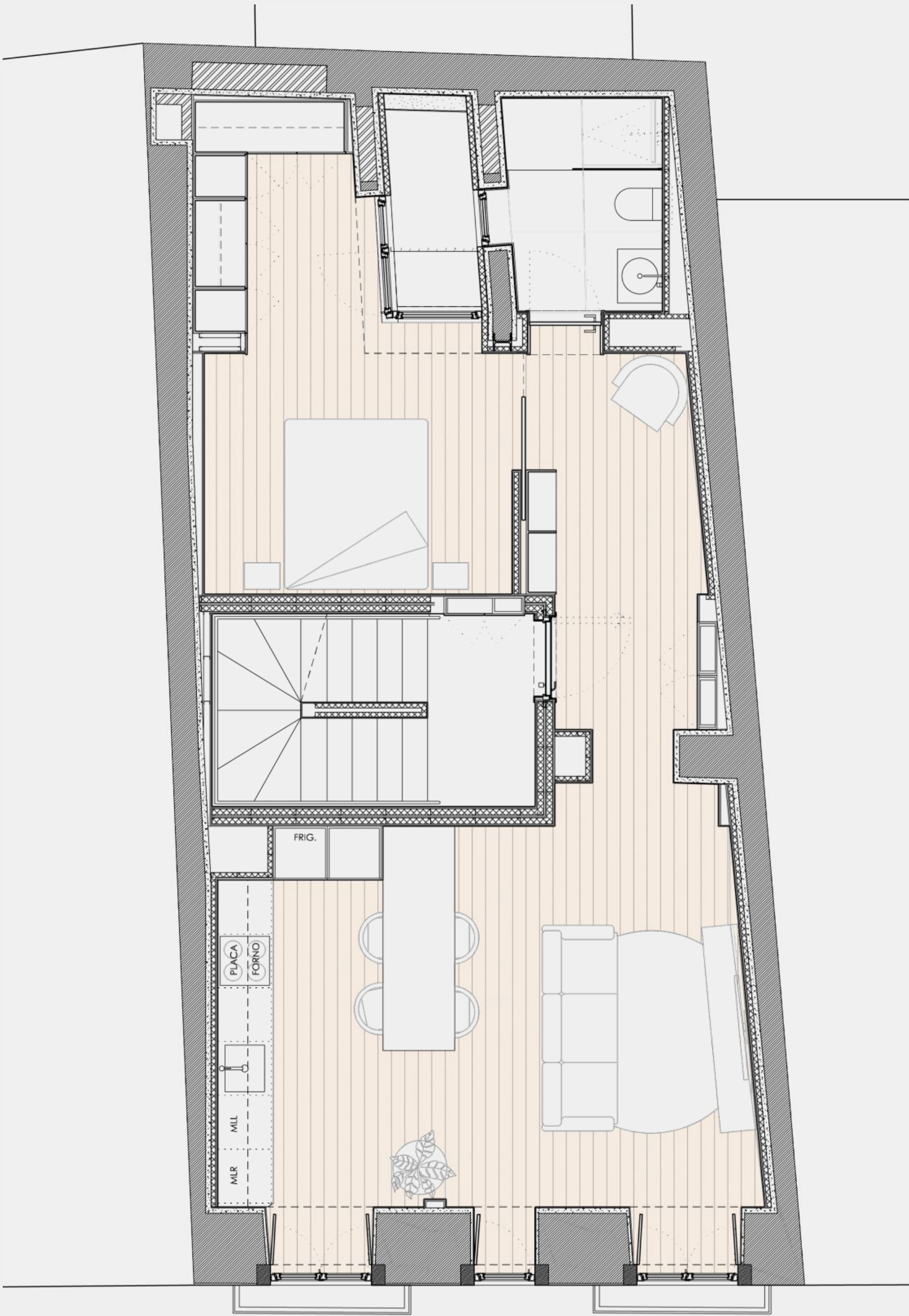
T1

2 sqm
EXTERIOR AREA

78 sqm
INTERIOR AREA

80 sqm
TOTAL AREA

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SECOND FLOOR

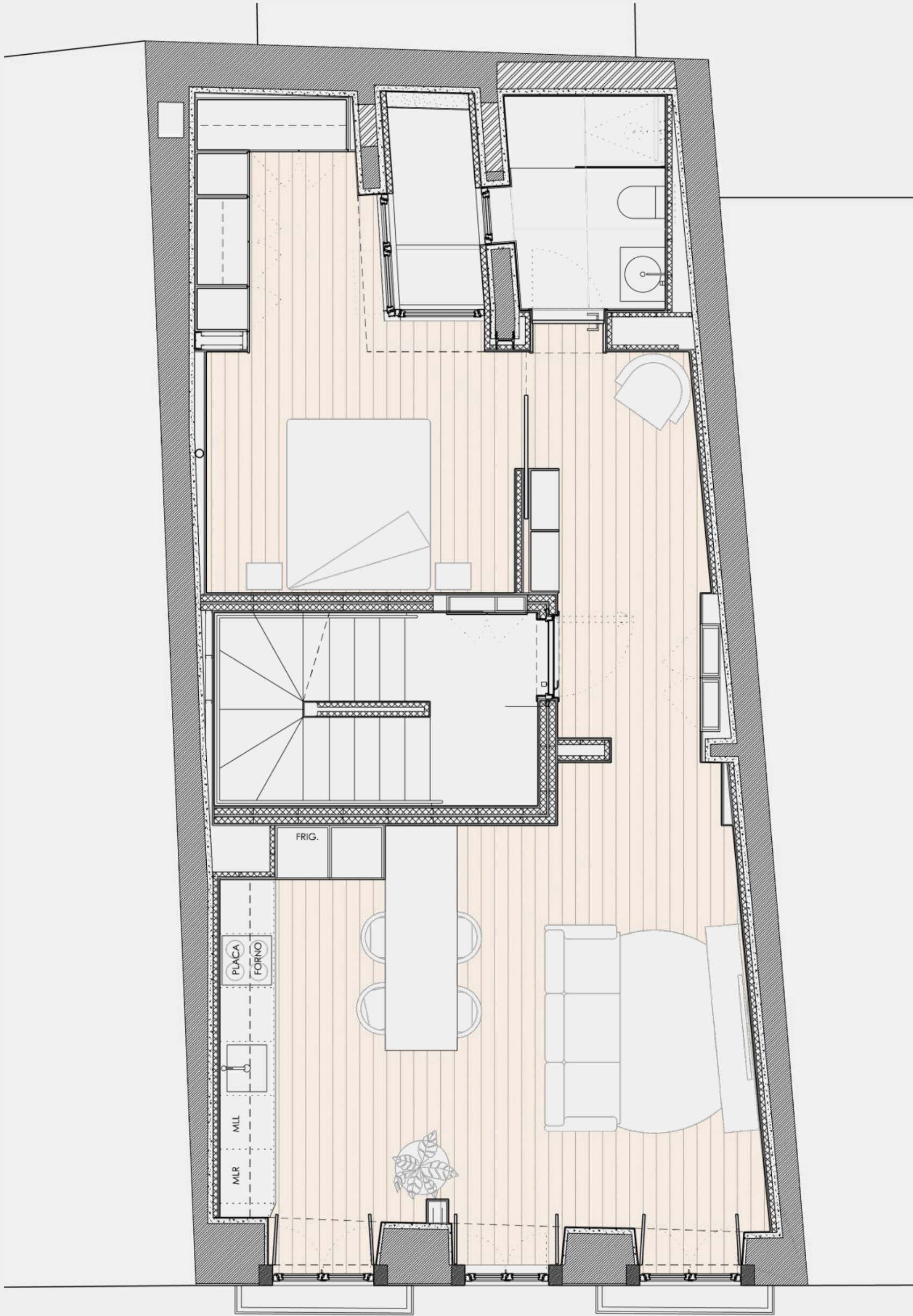
T1

1 sqm
EXTERIOR AREA

78 sqm
INTERIOR AREA

79 sqm
TOTAL AREA

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THIRD FLOOR

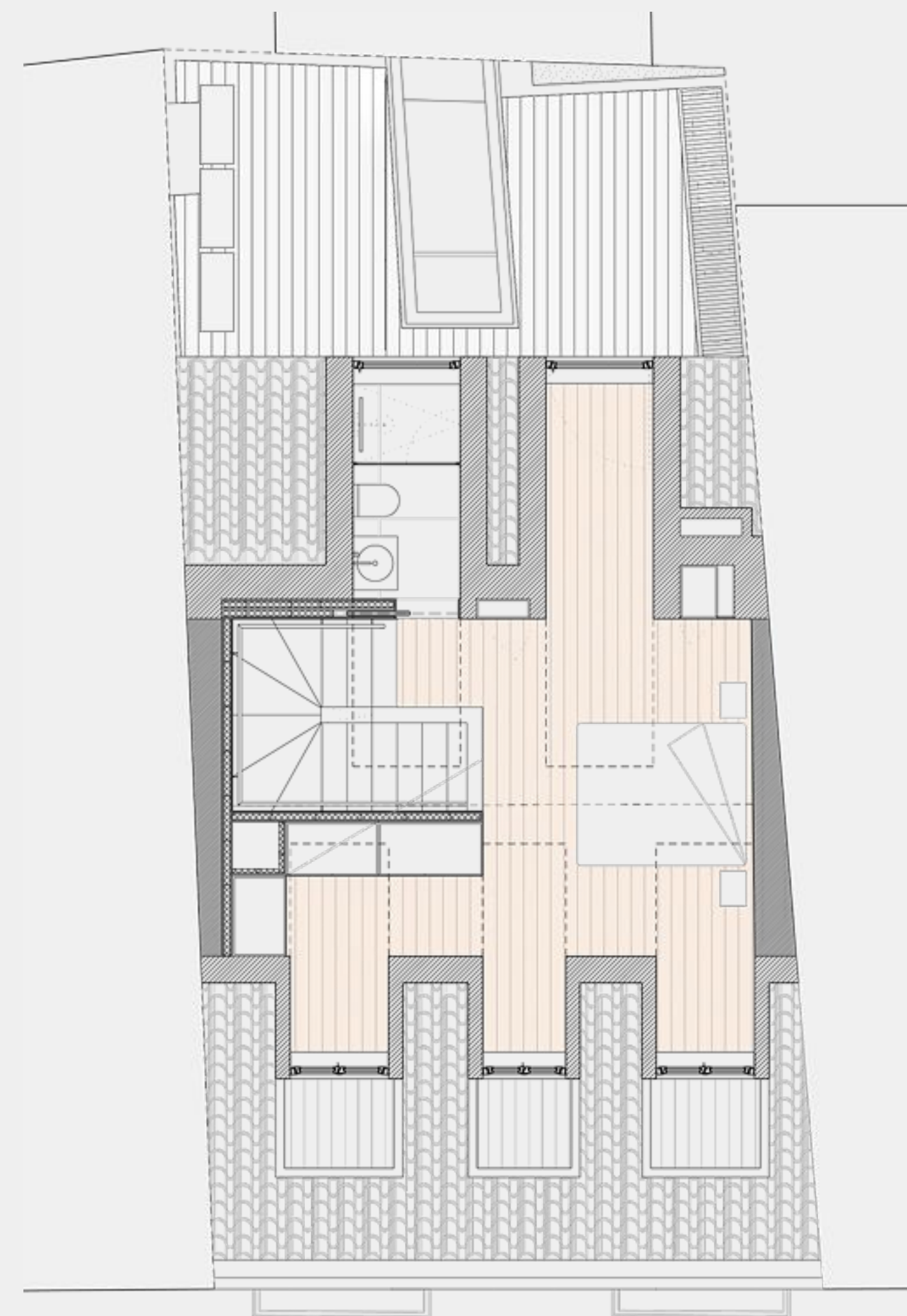
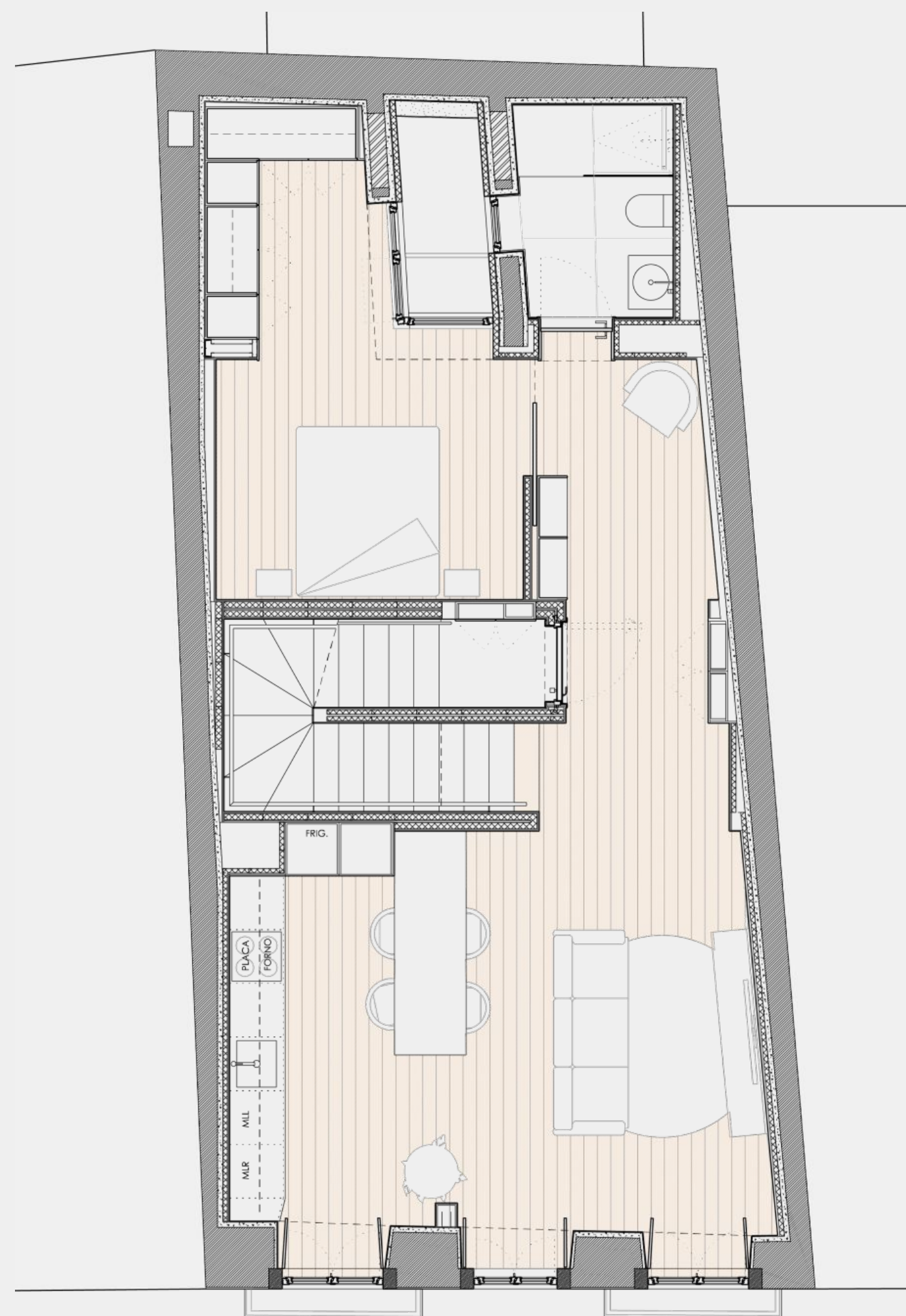
T2 DUPLEX

22 sqm
ROOFTOP TERRACE
& BALCONIES

123 sqm
INTERIOR AREA

145 sqm
TOTAL AREA

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FINISHINGS

DOORS & WINDOWS

ENTRANCE DOORS

Security entrance doors with safety locks

INTERIOR DOORS

Interior doors in painted wood with moulding frames and porcelain handles

WINDOWS

Wooden windows with thermal cut frame, double glazing

KITCHENS

COUNTERTOP

White marble-Effect quartz

LOWER CABINETS

Wood – White color

UPPER CABINETS

Wood

BATHROOMS

FLOORING

White marble effect tiles

WALLS

White marble effect tiles

CEILINGS

Plaster and stucco with waterproof off white paint

LIVING ROOMS, BEDROOMS AND CIRCULATIONS

FLOORING

Engineered flooring made of plywood and Oak veneer top-layer

WALLS

Off white painted plaster and stucco with mouldings

CEILINGS

Plaster and stucco with off white paint



Built-in kitchen appliances BOSCH

- Oven
- Exaustor
- Stove
- Integrated Fridge & Freezer
- Dishwasher
- Washing machine

Video Intercom System

Pre-Installation of Air Conditioning

APPLIANCES

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A C C E S S O U R W E B S I T E F O R M O R E I N F O R M A T I O N

