



## Vacant building in the center of Vila Sintra, approved project for 9 apartments

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
EUR 1,600,000

عقار لل:  
السعر:

Portugal  
Lisbon  
Lisbon  
20/01/2025

موقع  
بلد:  
الدولة / المنطقة / المحافظة:  
مدينة:  
نشر:  
وصف:

This project is an example of how contemporary architecture and heritage appreciation can coexist, promoting a functional and integrated Sintra without losing its historical charm.

### Requalification Project in the Historic Center of Sintra

The intervention foresees the restoration and expansion of existing buildings, with the preservation of stone masonry facades and the insertion of new modern elements that will optimize functionality and improve the quality of life of future residents. On the upper floor, a balcony with a pergola will be added, offering an outdoor space integrated into the environment, while on the ground floor a simple gable roof will be created, respecting traditional architecture.

Located in the heart of the historic center of Sintra, this project involves three buildings facing Rua Soto Maior, with a patio located at the back. The proposal contemplates the transformation and expansion of the properties, creating a collective residential building that combines history and modernity.

**\*\*Concept and Intervention\*\***

The project is divided into two types of intervention:

- **\*\*Deep Rehabilitation\*\***: Updating the interior of the buildings with modern materials and technologies, preserving their historical essence.



- **Traditional Methods**: Use of classical techniques to ensure aesthetic and cultural harmony with the landscape of Sintra.

The old stables building will be transformed into a living space composed of two fractions, integrating into the complex in a functional way and respectful of its history.

### **Urban Integration**

The buildings are fluidly connected to Rua Soto Maior and the rear patio, accessed by a side street. The patio will be reorganized as a small patio, optimizing the use of spaces and separating functions, with a focus on valuing housing use under a horizontal property regime.

**Restoration and Conservation**: Preservation of the main facades, gables and alignment of the rear façade on the ground floor. Traditional techniques and materials will be used to maintain the historical and cultural identity.

- **Reconstruction and Adaptation**: Expansion of the old ground floor building of the stables, including the creation of a basement floor for parking and storage rooms. The main façade will be maintained, reinforcing the balance between the new and the traditional.

The entrance to the basement, where the parking lot will be installed, will be made from the patio, allowing direct and practical access, without compromising the aesthetics and fluidity of the urban space.

The use of modern techniques in combination with traditional methods aims to create a harmonious environment, respecting the architectural legacy of the city and promoting sustainable and innovative development for future generations.

**Distribution of Housing Units**: The building will consist of houses of different types, with emphasis on functionality and comfort. The distribution is as follows:

Floor-1 : one apartment(T1)

Floor 1: three housing units (T3, T2 and T2).

Floor 2: two housing units (T2 and T2).

Floor 3: Two housing units (T2 and T2.)

4th floor: 1 bedroom apartment with use of attic in mansard.

Each unit is designed to maximize natural light and ventilation, creating spacious and pleasant environments, with a focus on the well-being of residents. In addition, the project incorporates sustainable solutions, such as the use of eco-friendly materials and energy-efficient technologies, aligning with modern and responsible housing trends.



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### مشترك

تشطيب قدم مربع:  
حجم كبير:

1216.1 م  
808 م

### Lease terms

Date Available:

### معلومة اضافية

رابط الموقع:

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