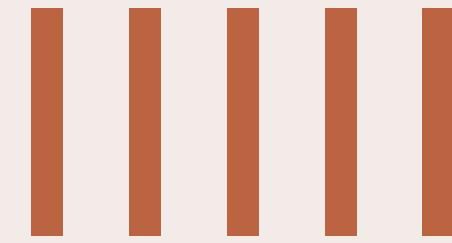


IIII

REPÚBLICA⁵
RESIDENCES





*Elegant apartments
in Lisbon's
central business district.*

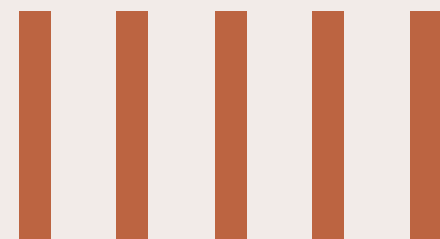
**REPÚBLICA⁵ IS AN EXCLUSIVE
COLLECTION OF ELEGANTLY UNDERSTATED
APARTMENTS IN ONE OF LISBON'S MOST
PRESTIGIOUS NEIGHBOURHOODS.**

Designed by renowned architects, Saraiva + Associados,
it has been created for people who enjoy excellence
in every aspect of their lives.





Welcome to
your new home
in Lisbon's most
central location.





A new standard for city living.

The elegant residents' lobby opens onto the secluded Rua das Picoas, yet is just a few steps away from the opulence and rich heritage of Avenida da República. It is the perfect combination: exquisitely designed homes in a neighbourhood that enthrals, entertains and inspires.

6 RUA DAS PICOAS, 1050-053 LISBON



REPÚBLICA⁵
RESIDENCES



|||||
REPÚBLICA⁵
RESIDENCES

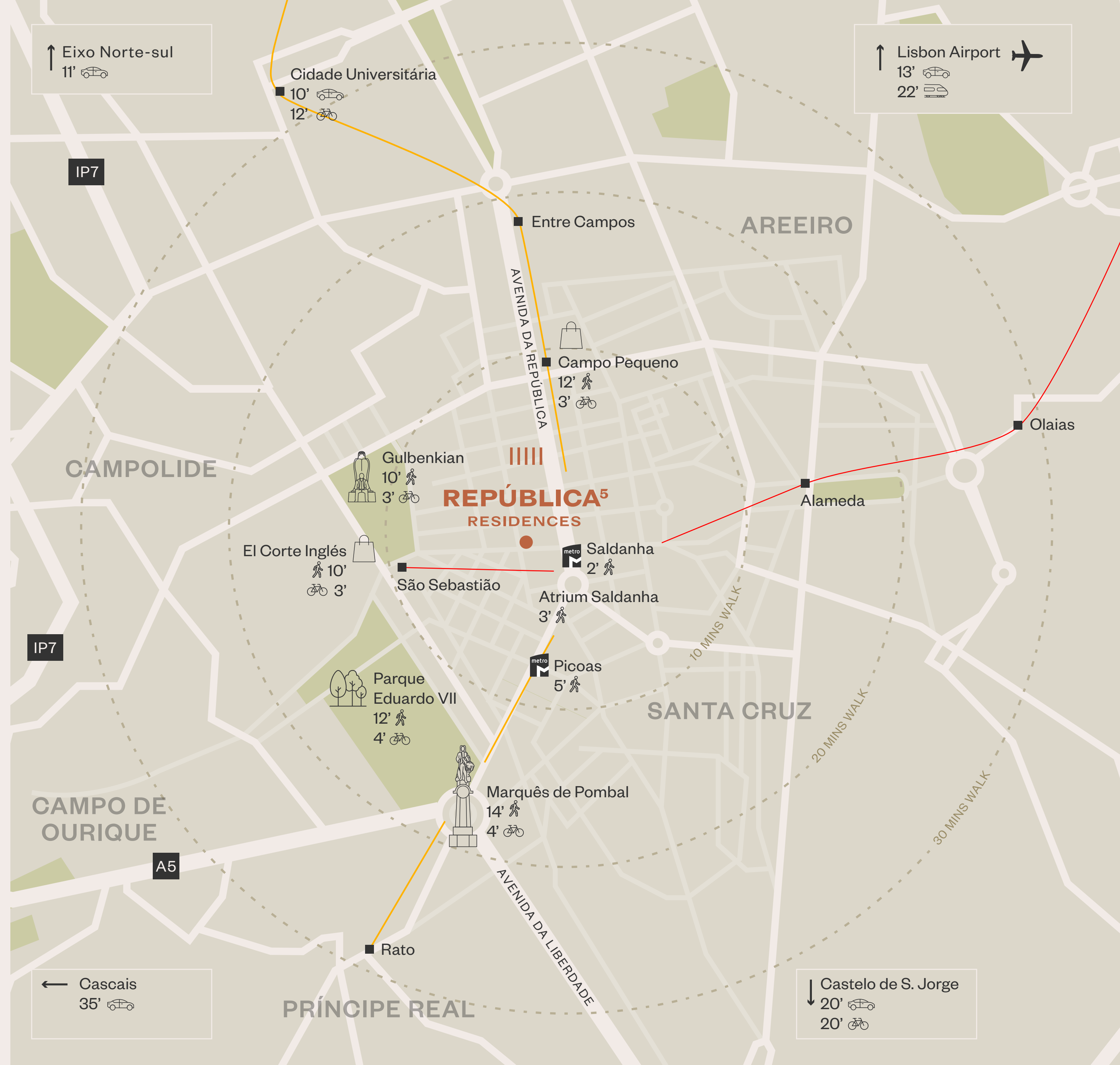
 **SALDANHA METRO**



Well connected *walkable* *neighbourhood.*

República⁵ is at the heart of one of Lisbon's most prestigious districts. Opening onto Av. da República with a metro station on the doorstep and surrounded by many of the city's best shops, restaurants, galleries and parks, everything it has to offer is within easy walking distance.

Saldanha metro	2'	
Atrium Saldanha	3'	
Picoas metro	5'	
El Corte Inglés	10'	3'
Gulbenkian	10'	3'
Parque Eduardo VII	12'	4'
Campo Pequeno	12'	3'
Marquês de Pombal	14'	4'
Avenida da Liberdade	14'	4'





*An exclusive location.
An exceptional lifestyle.*



República⁵ is at the heart of Lisbon's Avenidas Novas neighbourhood, close to the city's finest shops, restaurants, world-famous galleries, museums and parks.

New build residential properties in this area rarely come to market, and certainly none with this level of design aesthetic and prestige. It is a unique opportunity to live in and enjoy one of Europe's great city neighbourhoods.



↑ Parque Eduardo VII
12 mins 🚶

→ Linha d'Água
13 mins 🚶



↑ Avenida da Liberdade
20 mins 🚶



↑ Saldanha Square
2 mins 🚶



← Atrium Saldanha
3 mins 🚶



Everything you want in a home. Everything you need in a neighbourhood.

5 PLACES TO EAT LUNCH

- 1 **Linha d'Água** Relaxed waterside café
- 2 **Cura** Contemporary one Michelin star fine dining
- 3 **Praia no Parque** Sunset, cocktails & seafood
- 4 **The Green Affair** Inspired vegan cooking
- 5 **Eleven** Mediterranean one Michelin star cuisine

5 CULTURAL HOTSPOTS

- 6 **Museu Calouste Gulbenkian** Art collections surrounded by large gardens
- 7 **Casa-Museu Dr. Anastácio Gonçalves** Museum of 16th c. Portuguese painting
- 8 **Cinema Nimas** Independent movie theatre
- 9 **Culturgest** Cultural center for concerts, theatre & art exhibitions
- 10 **Campo Pequeno** Multi-use complex hosting concerts, shows and exhibitions

5 PLACES TO RECHARGE

- 11 **Ritz Spa at Four Seasons Hotel Ritz** Luxurious massages and body treatments
- 12 **Parque Eduardo VII** 26 hectares of landscaped park

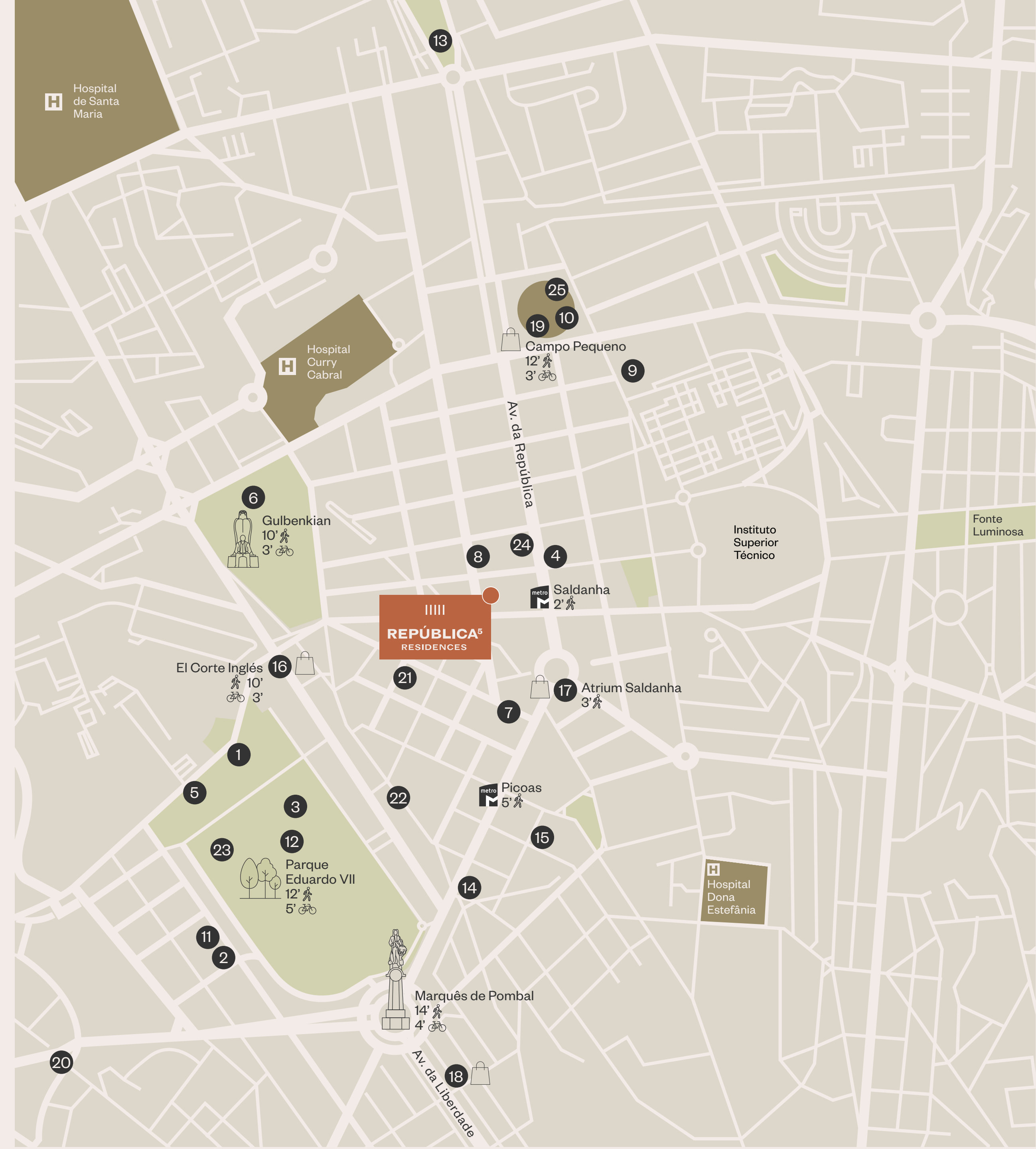
- 13 **Jardim Mário Soares** Tranquil green oasis
- 14 **Holmes Place** Lisbon's largest gymnasium
- 15 **Lumen Hotel & The Lisbon Light Show** Immersive light experience

5 PLACES TO SHOP

- 16 **El Corte Inglés** The famous department store
- 17 **Atrium Saldanha** Upscale stores & eateries
- 18 **Avenida da Liberdade** Luxury shopping street
- 19 **Campo Pequeno shopping centre** Retail, food and leisure
- 20 **Amoreiras shopping centre** Retail destination with panoramic views

5 PLACES FOR THE FAMILY

- 21 **Didatic** Children's books and games for all ages
- 22 **Puzzle Room Lisbon** 'Escape room' experience
- 23 **Botanical Garden in Eduardo VII park** – Greenhouse with three distinct gardens
- 24 **Gelateria Versailles** Handcrafted ice cream
- 25 **Parque Infantil Marquês de Marialva** Outdoor kid's playground



An exterior as *naturally elegant as* every home within.

The façade of República⁵ sets the tone for the entire building. Extensive use of natural materials distinguishes it from neighbouring stone and terracotta architecture, yet it feels utterly at home.

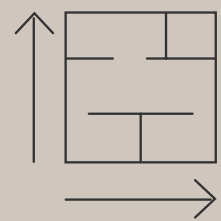
Clean lines and an elegant design language create their own rhythm but also keep in tune with the surrounding community. Most apartments have their own private balcony, either looking out across the peaceful street, or with a view over green spaces and private garden.



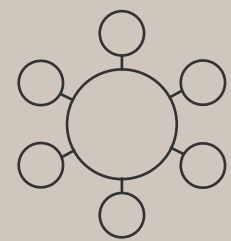


A tranquil sanctuary.

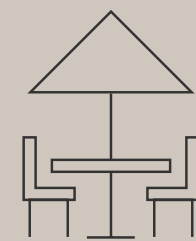
The materials and colour palette used throughout República⁵ – in common spaces and every apartment – have been chosen to create a cool, calming ambience. The use of natural materials, including locally-sourced limestone lioz stone and solid oak herringbone flooring, also reduces acoustic volume and optimises thermal performance and comfort.



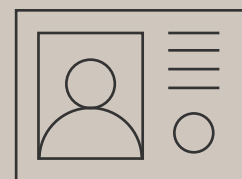
20 apartments from 36 sq m to 219 sq m



Designed by renowned architects, Saraiva + Associados



Outdoor terraces

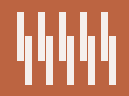


Video intercom keyless entry system



Gated resident parking with 23 places prepared for EV charger





Luxury living *tailored to fit your lifestyle.*

From delightful pied-à-terre studios to four-bedroom duplexes with private swimming pools, República⁵ has a range of apartments to suit a variety of lifestyles.

Each home appeals in a different way, yet all have so much in common: excellence, elegance and a desirable, prestigious location.



TO STUDIO APARTMENT



T1 ONE-BEDROOM APARTMENT



T2 TWO-BEDROOM APARTMENT



T4 FOUR-BEDROOM APARTMENT AND DUPLEX





T0

STUDIO APARTMENT



3 units | 36.3 sq m

Ergonomically designed apartments with generous open-plan living, cooking, dining and sleeping space with separate shower-room and WC.

Premium built-in appliances are tucked behind elegant kitchen units.



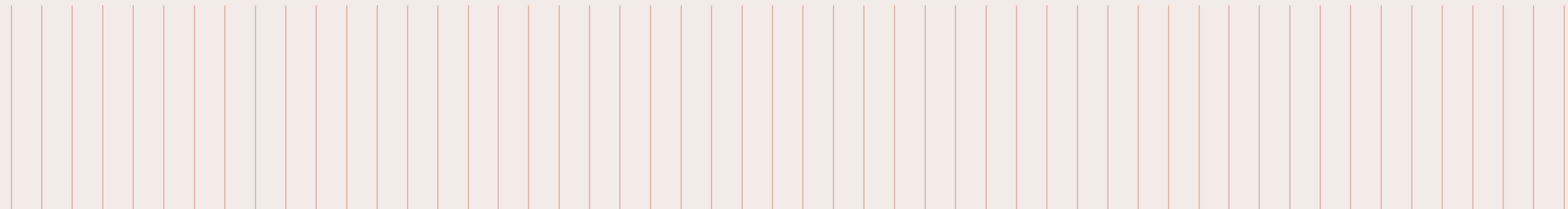


T1

ONE-BEDROOM APARTMENT

6 units | From 53 sq m to 82.1 sq m

Spacious apartments with combined living, dining and cooking space. Separate light-filled bedroom and contemporary bathroom with shower over bath. Lioz stone floor and Calacatta marble basin. WC & bidet.





T2

TWO-BEDROOM APARTMENT

9 units | From 83.3 sq m to 105.3 sq m

Scandi-inspired clean lines and natural surface materials are used throughout these elegant two-bedroom apartments. Generous open-plan living and dining space, with large glazed sliding door/wall leading to private balcony.





T2

TWO-BEDROOM APARTMENT



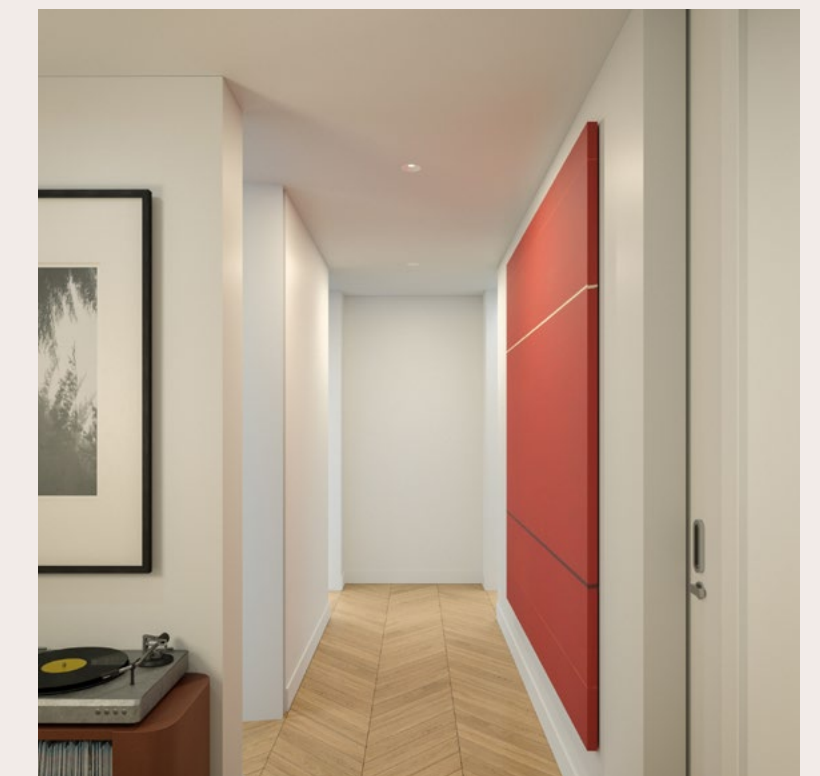


T4

FOUR-BEDROOM APARTMENT

1 unit | 176.5 sq m

Indulgent use of space and light, impeccable design and exquisite surfaces come together in these premium, four-bedroom apartments.



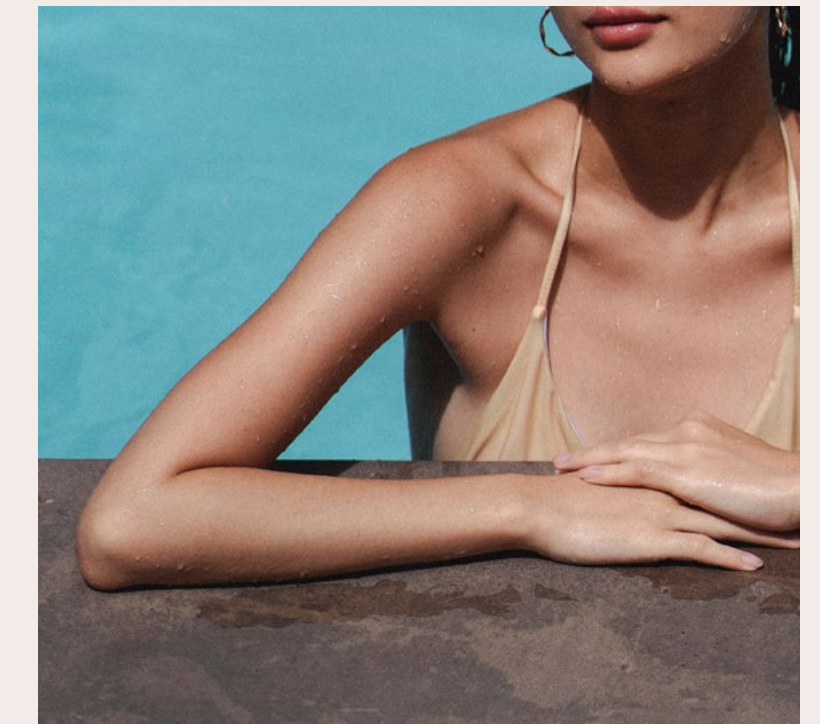


T4

FOUR-BEDROOM DUPLEX

1 unit | 219.3 sq m

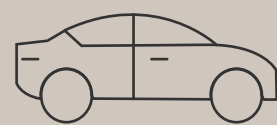
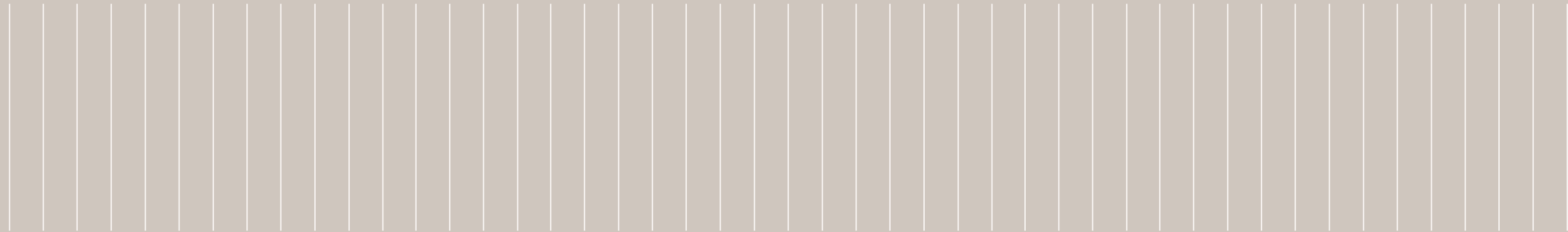
There's an indulgent amount of relaxation space, whether escaping the sun's heat in the airy, cool living area, or soaking it up outside on your private terrace and pool.





Step in. *Step up.*

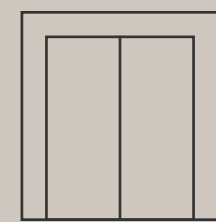
Premium surface materials in common areas, including marble flooring and brushed brass details, set the standard high as soon as you step inside República⁵.



Secure underground parking garage with allocated space for each apartment



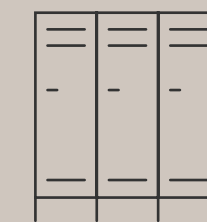
23 parking spaces prepared for EV chargers



2 internal elevator allows direct access to ground floor lobby and all resident floors



Bicycle storage area



Storage space available for residents

A rare opportunity
to live in and enjoy
one of Europe's most
prestigious neighbourhoods.

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DELIVERY FROM FIRST QUARTER OF 2024



CBRE

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ARCHITECTURE + URBAN PLANNING

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IIII

REPÚBLICA⁵
RESIDENCES