



THE REPUBLIC

95

THE REPUBLIC 95

Where past and present  
meet in a luxurious way

THE REPUBLIC 95



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LOCATION

Lisbon, Portugal



One of the most beautiful  
european capitals

# MODERN, CLASSY AND FULL OF CHARM

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Lisbon is a city that enchants with its unique combination of charm, modernity and history dating back over a thousand years. Located on the banks of the River Tagus (Tejo), Lisbon is a metropolis that captivates visitors with its winding streets, picturesque squares and colourful buildings, with influences from various civilizations and eras. The city exudes an irresistible enchanting, where traditional architecture blends harmoniously with contemporary elements.

The city's modernity is evident in its vibrant cultural, gastronomic and artistic scene. Bairro Alto and Cais do Sodré are lively areas full of bars, restaurants and nightclubs that attract locals and tourists in search of entertainment and good food. It is also home to a thriving art scene, with world-class museums, art galleries and cultural events throughout the year.

However, Lisbon's real treasure is its rich and fascinating history. The historic center, known as the Alfama district, is a maze of narrow alleys and old houses, where you can feel the city's Arab and medieval heritage. São Jorge Castle, an 11th century Moorish fortress, offers breathtaking views of the city and takes visitors on a journey back in time. Lisbon is also famous for its traditional azulejos, which adorn churches, palaces and building façades, telling stories from centuries gone by.

The perfect balance between the historic past and a look to the future.



## THE REPUBLIC 95

In the heart of the city, we find Avenidas Novas, an area that combines tradition and modernity in a unique way. Among the wide, tree-lined avenues, **Avenida da República stands out as one of the most emblematic**, full of points of interest that celebrate culture, art and nature. This majestic avenue is known for its beauty and elegance. The ornate details, tiled façades and Art Nouveau elements are striking features that give it a unique appeal.



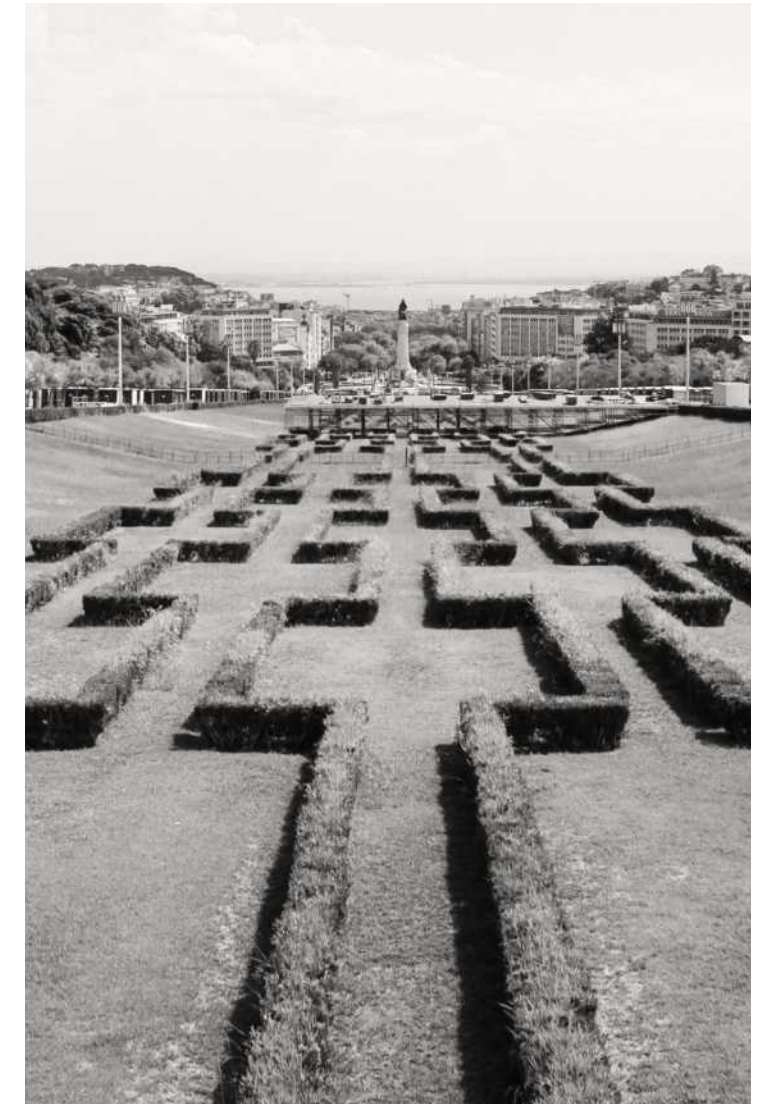
Lisbon Historic Center - Landscape



Campo Grande Garden



Calouste Gulbenkian Foundation - Gardens



Eduardo VII Park



The Republic 95 - Façade

## AVENIDA DA REPÚBLICA: A WINDOW TO LISBON

Flanked by imposing building façades from the early 20th century, Avenida da República offers a glimpse of Belle Époque charm combined with the dynamism of a modern city. A walk along the avenue is a journey through time and an opportunity to experience the true spirit of Lisbon.

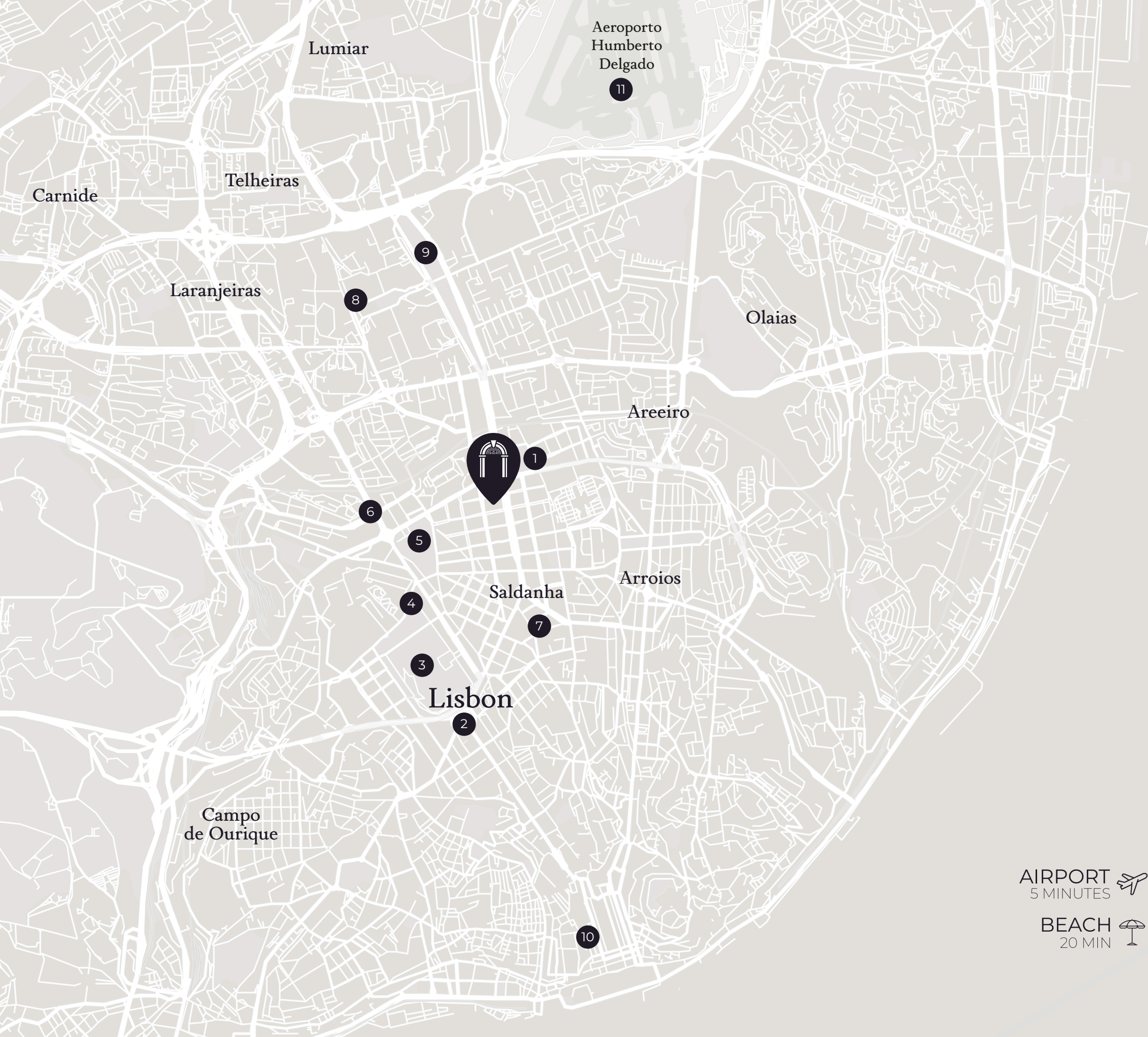
**Campo Grande Garden:** A veritable green oasis in the heart of Lisbon. This enchanting park offers a refuge from the hustle and bustle of the city, with its serene lakes, ancient trees and vast lawns.

**Calouste Gulbenkian Foundation:** This renowned cultural institution houses one of Portugal's most impressive art collections, with works spanning centuries of art history, from Egyptian antiquities to contemporary pieces. In addition, offers an effervescent cultural environment, with concerts, temporary exhibitions and events that enrich Lisbon's cultural life.

**Cosmopolitan coffees and restaurants:** Avenida da República is also a perfect place to enjoy Lisbon's gastronomy. Charming cafés and restaurants line the sidewalks, offering everything from traditional Portuguese dishes to international cuisine.

In short, Avenida da República is much more than a simple avenue; it is a synthesis of the charm and diversity that Lisbon has to offer.





## POINTS OF INTEREST

# Premium and Central Location

With its points of interest that celebrate culture, art and nature, Avenida da República encapsulates the essence of the city and invites you to explore the treasures hidden in its streets and squares, where Lisbon's past and present intersect in a unique and unforgettable way.

Live in one of the city's most iconic avenues and enjoy the bountiful offer of rich experiences that celebrate its remarkable heritage.

- 1 Campo Pequeno
- 2 Marquês de Pombal
- 3 Eduardo VII Park
- 4 El Corte Inglés
- 5 Caloust Gulbekian Foundation
- 6 Spain Square
- 7 Saldanha (business district)
- 8 University city
- 9 Campo Grande garden
- 10 Lisbon downtown
- 11 Airport



WELCOME TO  
**The Republic 95**

Welcome to The Republic 95, where historical heritage and modernity merge in a unique concept that results in an architectural masterpiece. Located in the heart of Lisbon, The Republic 95 has everything you're looking for.



6 FLOORS

14 APARTMENTS T2, T3, T4+1

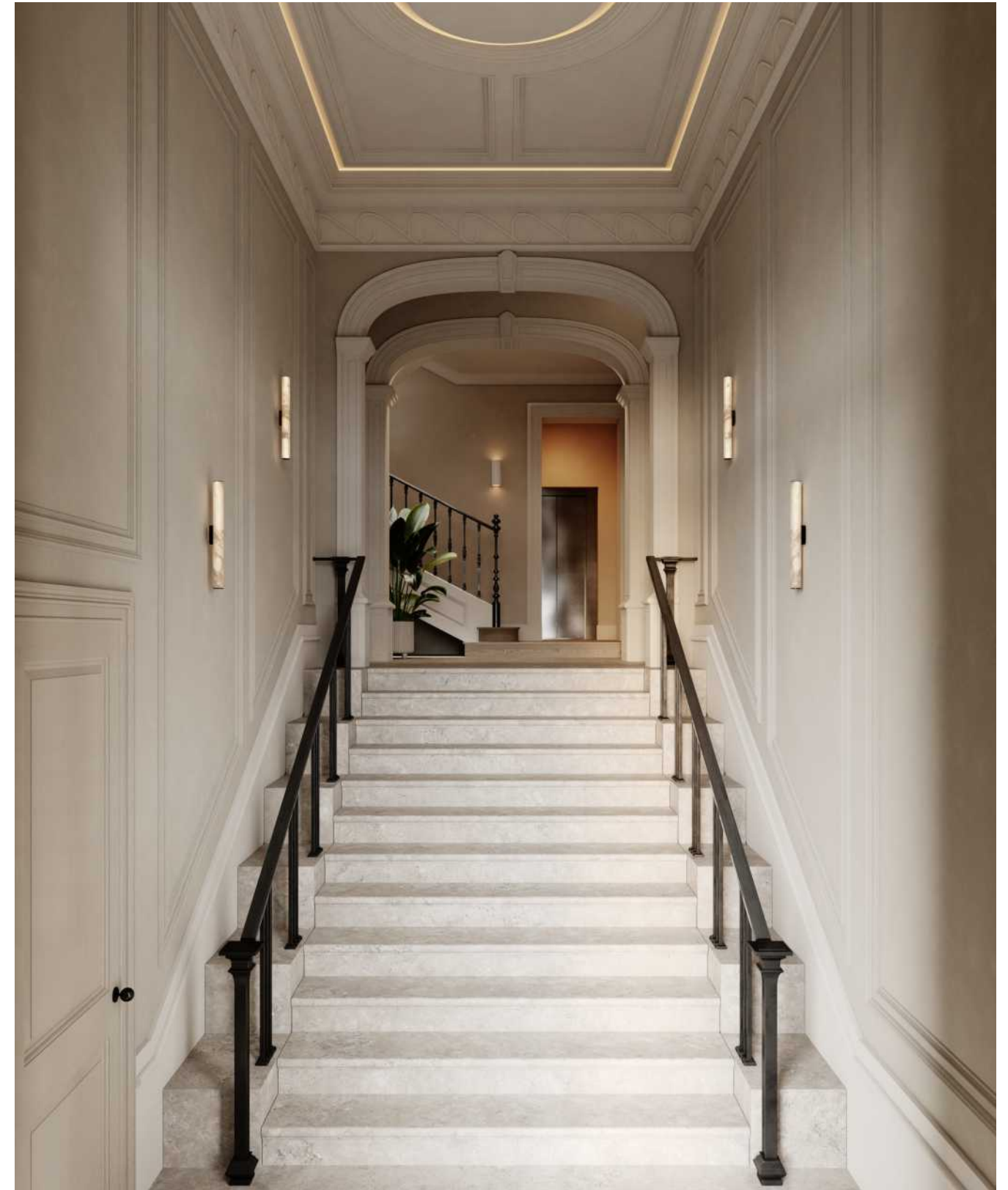
109 SQM TO 302 SQM

HIGH END FINISHINGS AND HIGH CEILINGS

BALCONIES AND GARDEN

PARKING AND STORAGE ROOM

GARDEN



## THE REPUBLIC 95

# A BUILDING FULL OF HISTORY

The República 95 is the result of the rehabilitation of a listed building which stands out for the neoclassical style of the 19th century.

This unique project combines a careful choice of luxury finishes with the preservation of some architectural elements of the original building, such as the 1920s façade and details like the original wooden floors and coffered ceilings.



Architectural elements of the original building - Coffered Ceilings



Coffered Walls



Original wooden floors

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GLAMOUR  
& ELEGANCE



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# Apartments

The Republic 95 is an exquisite real estate venture featuring 13 luxurious apartments, ranging from T1 to T3 typologies, with living spaces spanning between 52 and 202 square meters. This development is characterized by its opulent finishes and glamorous design, promising a lavish living experience for its residents.



3 APARTMENTS T1  
5 APARTMENTS T2  
5 APARTMENTS T3



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# The Penthouse

This striking T4+1 Penthouse with 302 sqm is the result of a subtle rehabilitation that has preserved the building's memory while enhancing its original beauty - High, carved ceilings and walls, also as original wood floors. With a terrace, balconies and 3 parking spaces, it has everything to meet the high requirements of a demanding public.



T4+1 PENTHOUSE



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