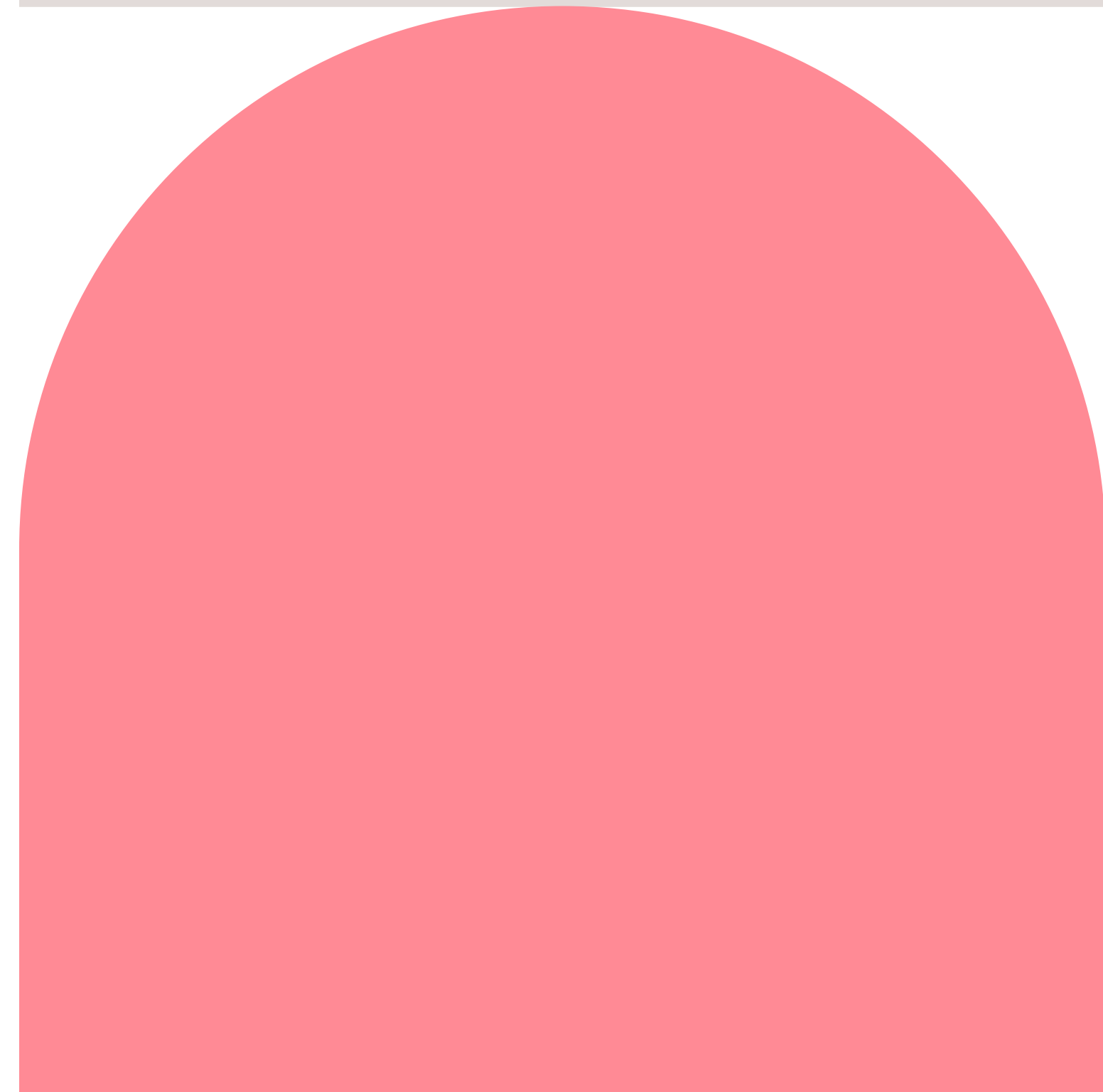
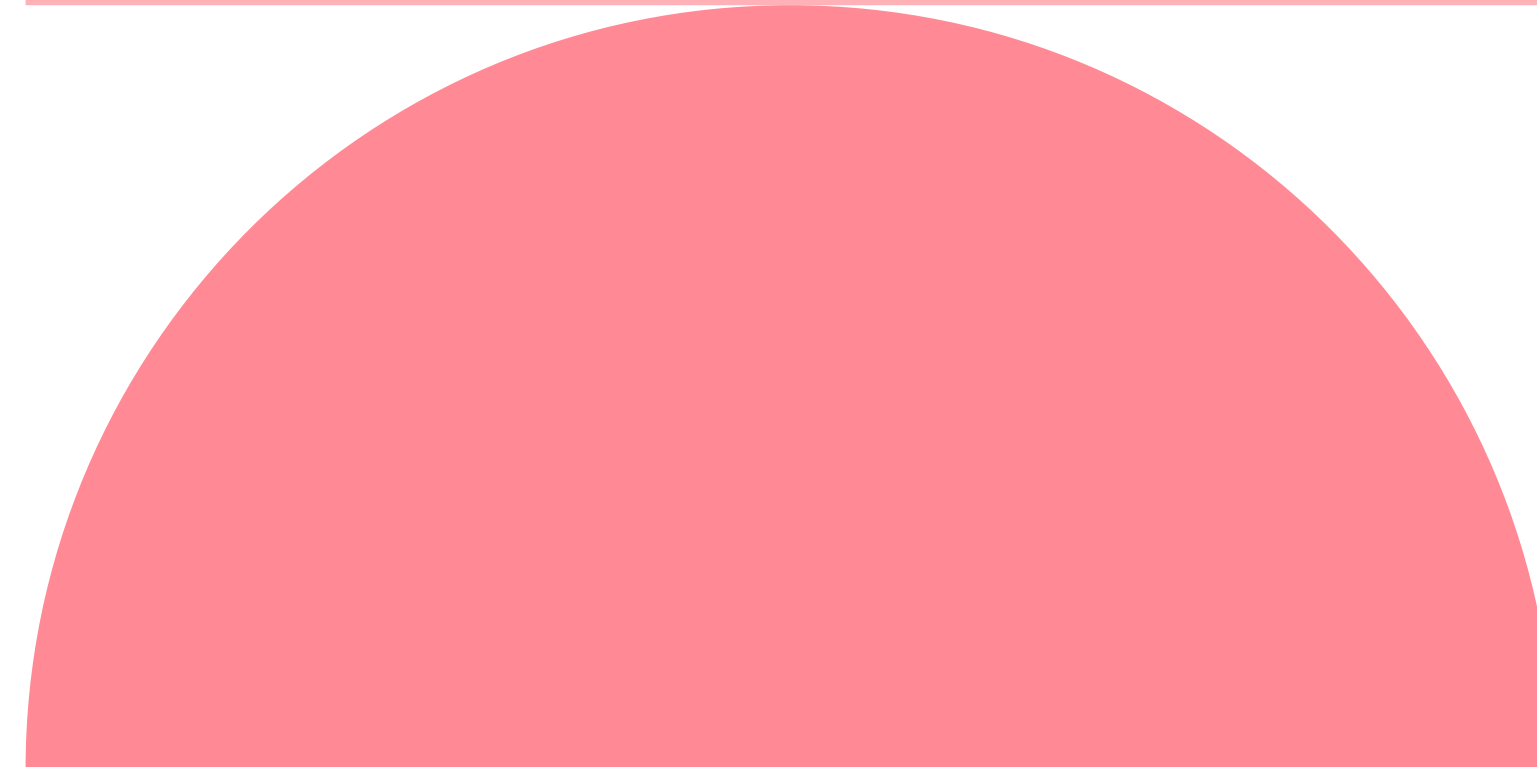
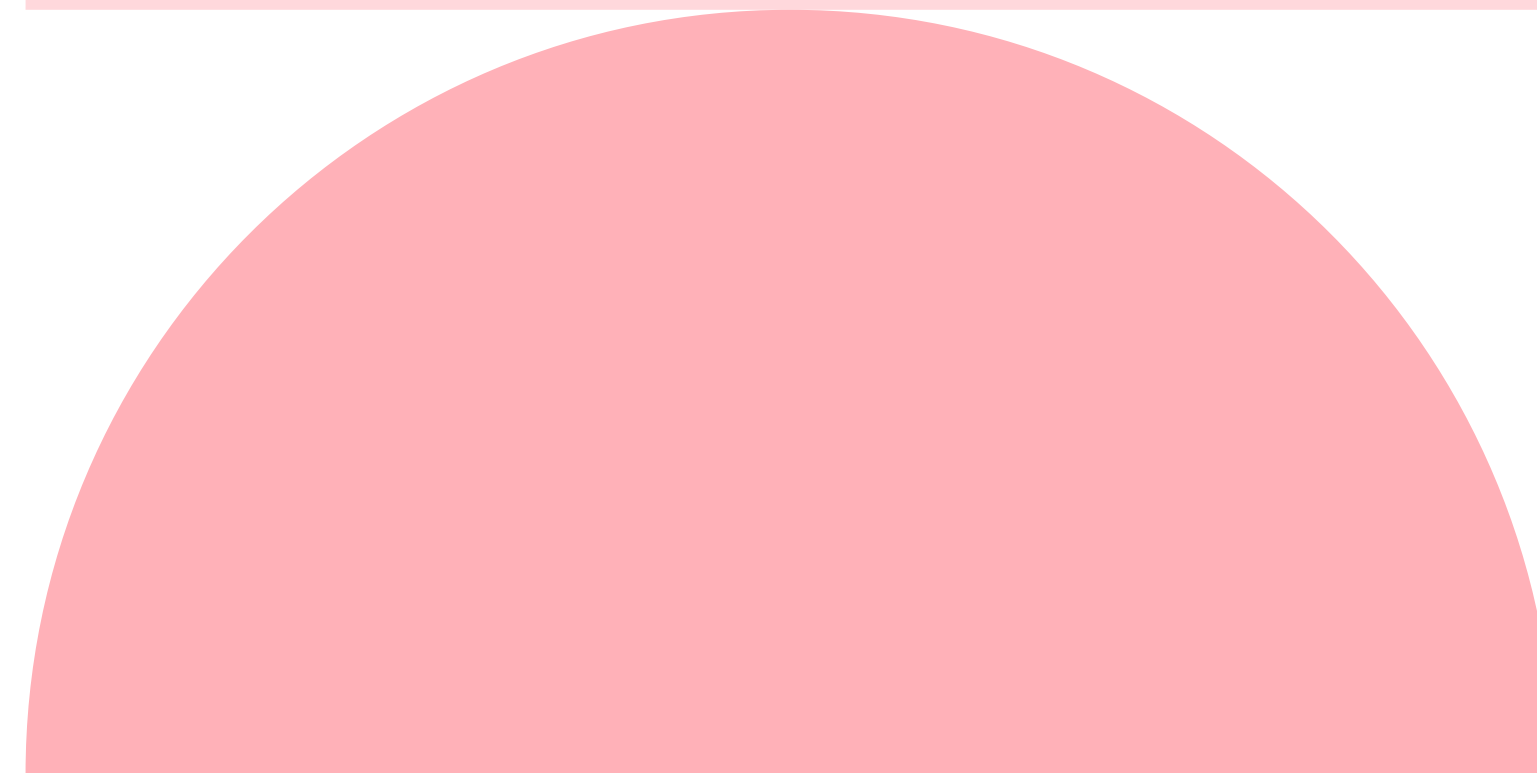
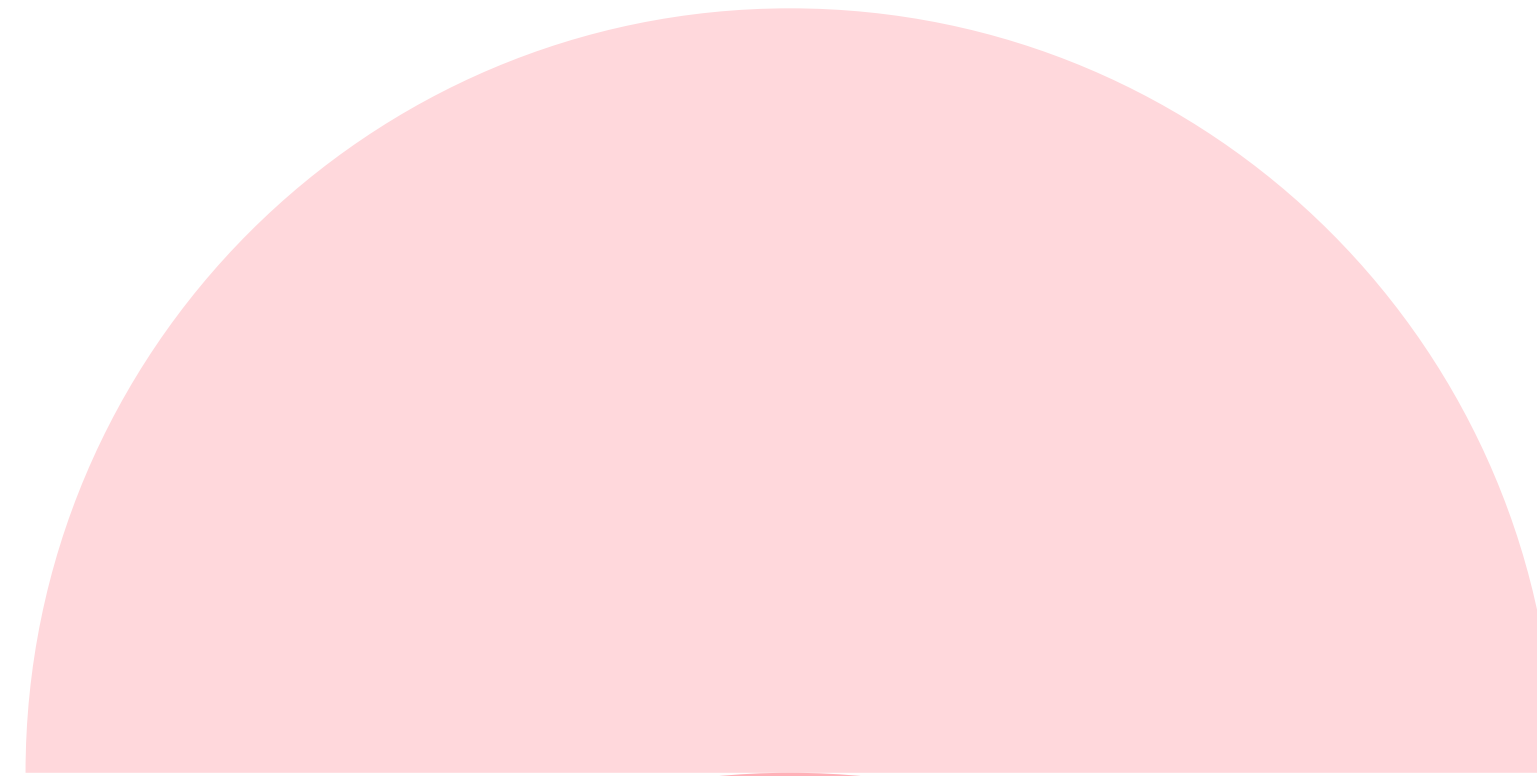


**D1**



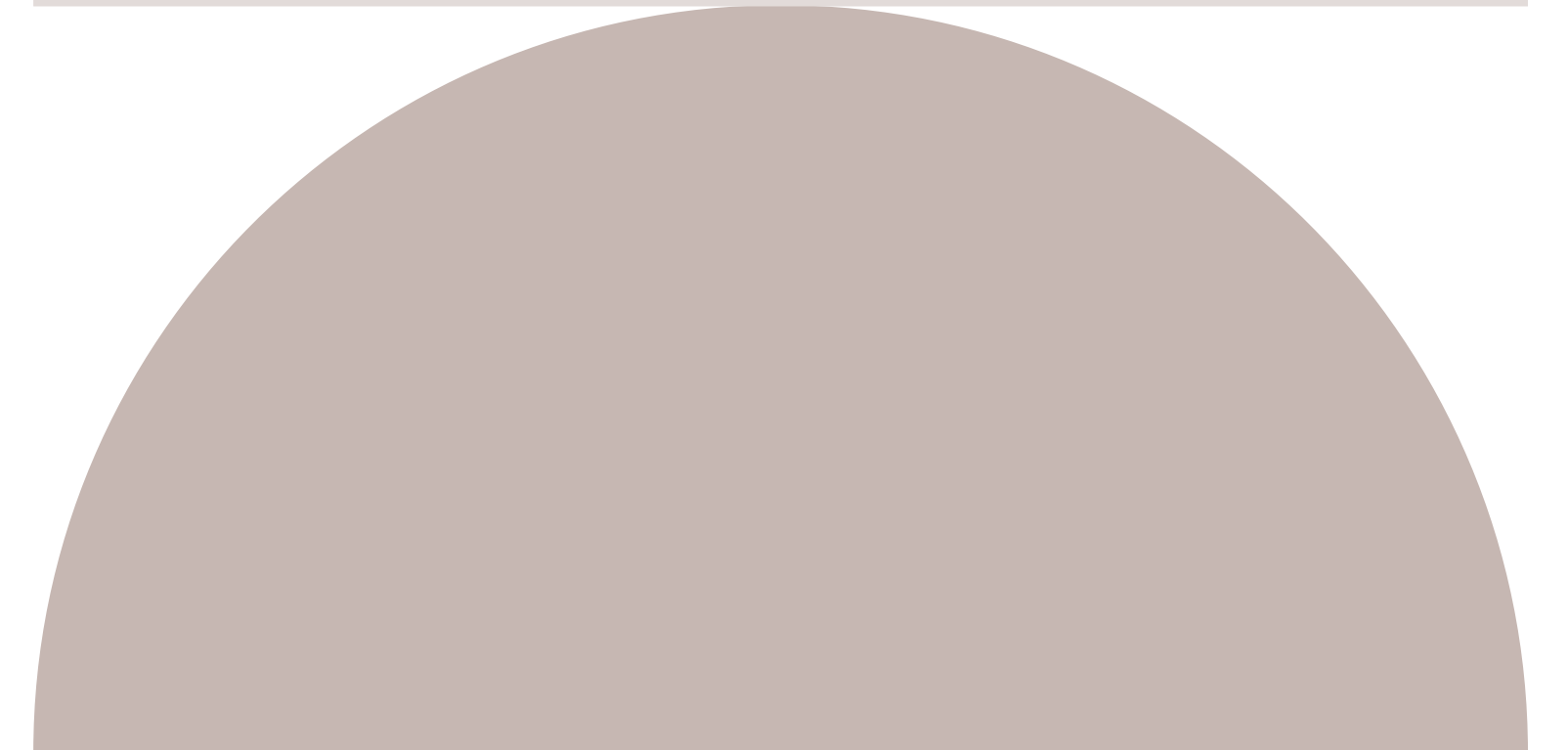
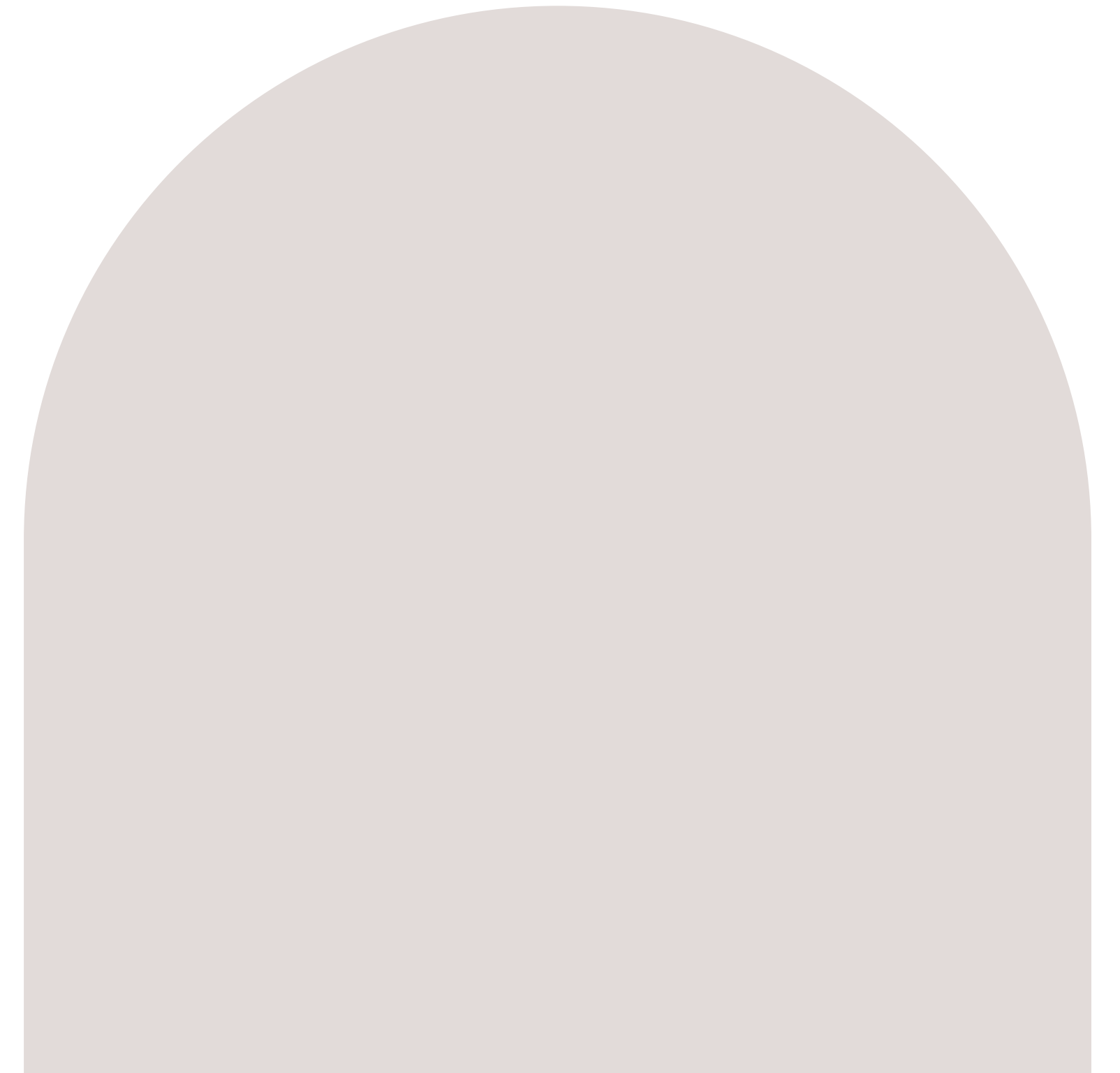
Ground Floor

**D2**



First Floor

**D3**



Second + Third Floors



---

*Dialogue*  
*Draw*  
*Dignify*

---

Experience comfortable living in the heart of Lisbon, within a contemporary rehabilitation that respects and enriches the building's history. The intervention values the existing structure and preserves its memory, delicately adapting it to the demands of modern urban living.



Set within a neighbourhood shaped by a history of proximity, work and living in community, the building on Rua D. Dinis holds memories deeply connected to Lisbon's economic and social evolution. Built in the mid 19<sup>th</sup> century and completed in 1850, this edifice of unmistakable nobility had among its first owners Augusto Alves Diniz, a representative of Banco do Minho, an institution that played a significant role in stabilising the country's

finances after the civil war, supporting emigration, industrial development and the public works of the 19<sup>th</sup> century. In 1919, the ground floor opened to the neighbourhood with the installation of a bakery, a place of daily encounters and familiar aromas, where the oven and chimney still remain today as quiet traces of that past. These elements endure not as decorative features, but as authentic fragments of a life once lived in that space.

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# *Density Delicacy Development*

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Now, the rehabilitation emerges from an attentive, sensitive and rigorous approach, led by a multidisciplinary team spanning architecture, development and construction. This collaborative endeavour results in a balanced intervention, where professionalism, care and precision are reflected in every decision, respecting the building's memory while shaping a new chapter.

The future is projected with quiet ambition. A place reinvented for living, where past and present enter into dialogue, offering spaces designed for a conscious, comfortable way of inhabiting the city, deeply connected to Lisbon's identity.



## Rehabilitating in the heart of Lisbon demands a sensitivity that transcends mere construction; it requires the ability to listen to the place.

The Edifício D. Dinis project is born from this dialogue between the noble past of a property with singular characteristics and the fluidity of contemporary life. The building asserts itself as a manifesto of exclusivity, where luxury is not defined by excess, but by the generosity of space and the precision of detail.

On the exterior, the memory of the former bakery is elevated to a scenic element, merging the iconic chimney with the serenity of the garden and the pool. The project thus establishes a synthesis between architectural legacy and modern sophistication, returning to the city a property where the past serves as the foundation for contemporary comfort.

Miguel Saraiva, Architect

[www.saraivaeassociados.com](http://www.saraivaeassociados.com)



Located in a central and well-established area of Lisbon, the building sits within a balanced neighbourhood defined by proximity, diversity and authenticity. Between quiet residential streets and active urban arteries, daily life unfolds on foot, with traditional shops, emerging creative spaces and a genuine Lisbon way of living, where past and present naturally coexist.

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# *Dynamic Distinct Diverse*

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Living here means embracing an urban lifestyle that is both practical and healthy. Neighbourhood cafés, contemporary restaurants, cultural spaces and nearby green areas create a dynamic yet welcoming environment. It is a place that invites living beyond the home, while offering a calm, comfortable and carefully restored retreat to return to.





The location provides immediate access to a wide network of essential services, including schools, supermarkets, local commerce, social and cultural facilities, as well as public transport. Excellent connections to different parts of the city simplify everyday life and ensure efficient mobility, making this area particularly attractive for experiencing Lisbon with comfort and convenience.





- M

Metro

+

Pharmacy

S

Supermarket
- 1

Salesianos de Lisboa School
- 2

Santo Condestável Church
- 3

Campo de Ourique Market
- 4

Cinema Europa Public Library
- 5

Parada Garden
- 6

Redbridge International School
- 7

Casa Fernando Pessoa
- 8

Santa Isabel Church
- 9

Pedro Nunes High School
- 10

Jardim Escola João de Deus – Estrela
- 11

British Cemetery
- 12

Estrela Garden
- 13

Estrela Basilica
- 14

Amoreiras Shopping Center
- 15

Charles Lepierre School
- 16

Amoreiras Garden
- 17

Arpad Szenes-Vieira da Silva Foundation
- 18

Water Museum – Mãe d’Água das Amoreiras
- 19

Ginásio Clube Português
- 20

Nacional Swimming Club
- 21

Palácio de São Bento / Assembly of the Republic
- 22

Shaare Tikvah Synagogue
- 23

National Museum of Natural History and Science
- 24

Lisbon Botanical Garden
- 25

Príncipe Real Garden
- 26

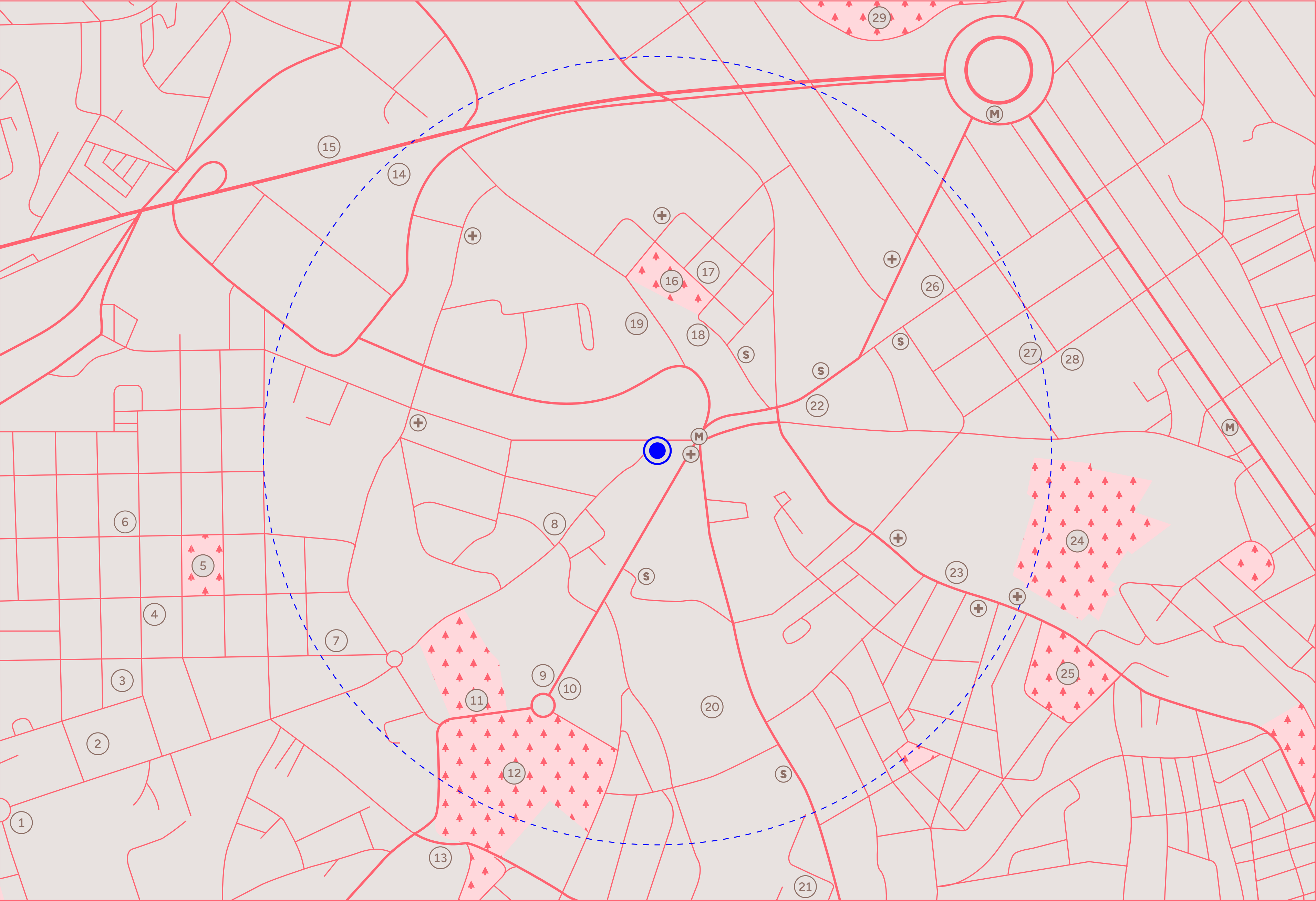
Arquitecto Cosmelli Sant’Anna Public Library
- 27

Sociedade Nacional de Belas Artes
- 28

Cinemateca Portuguesa – Museu do Cinema
- 29

Parque Eduardo VII

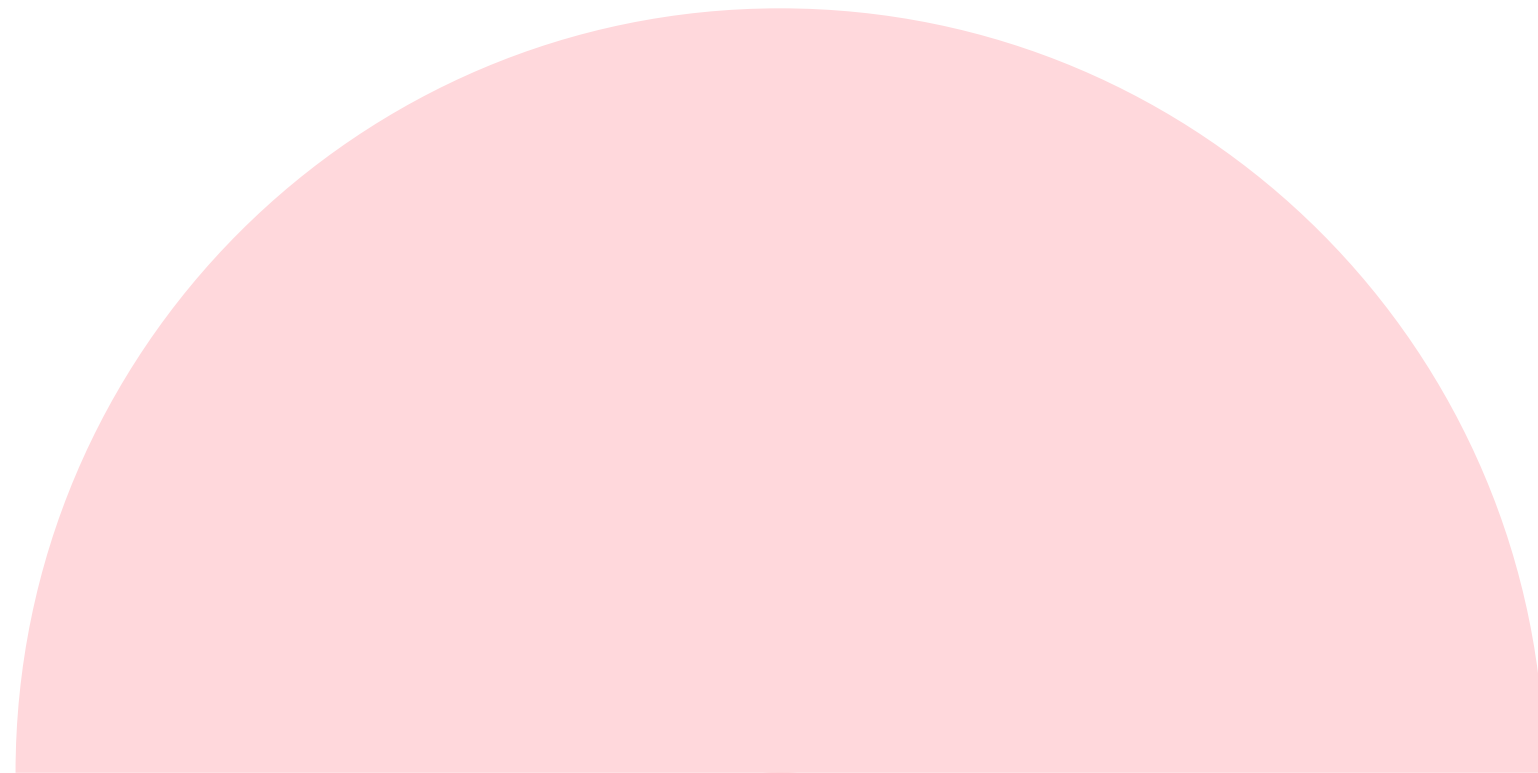
--- Up to 15 min. walk



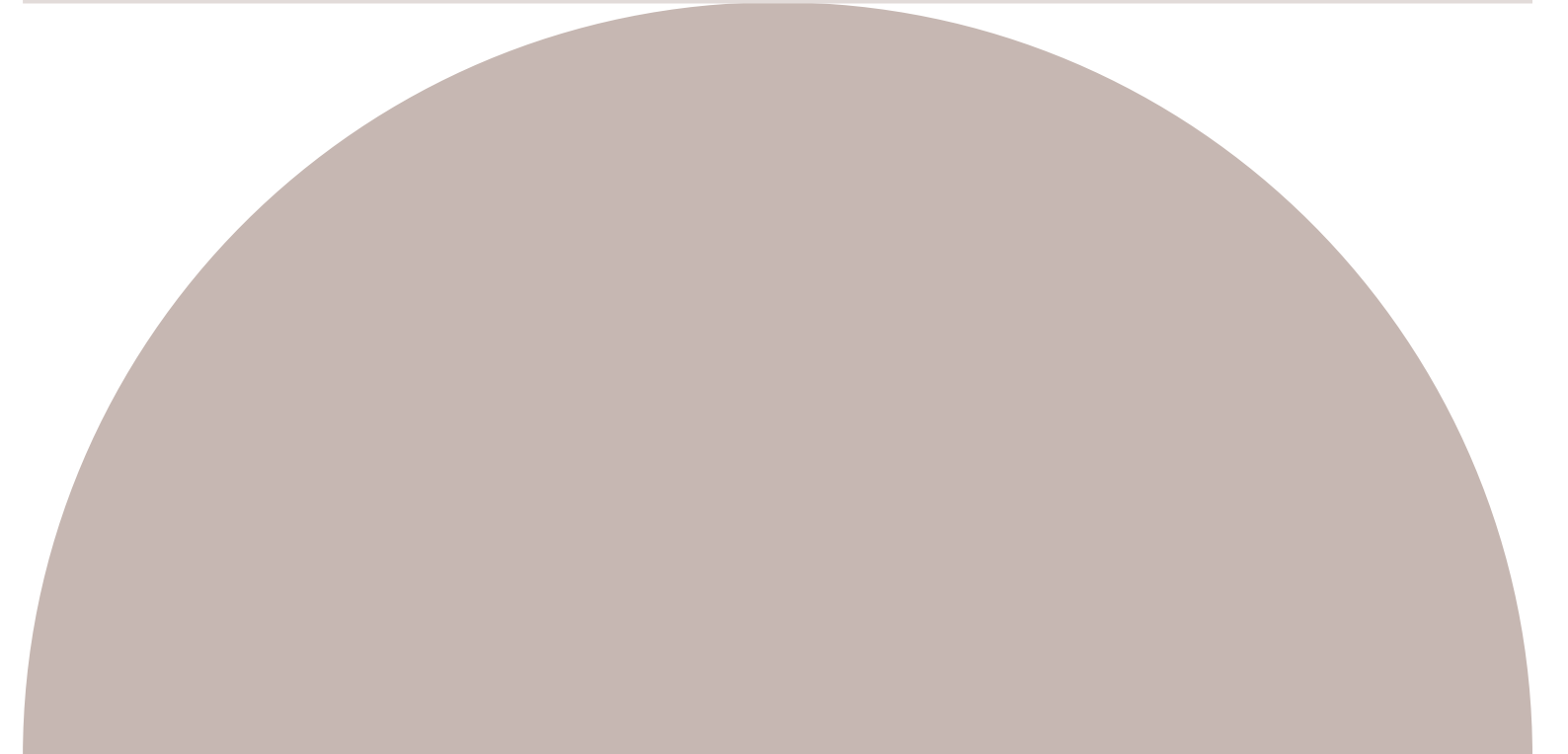
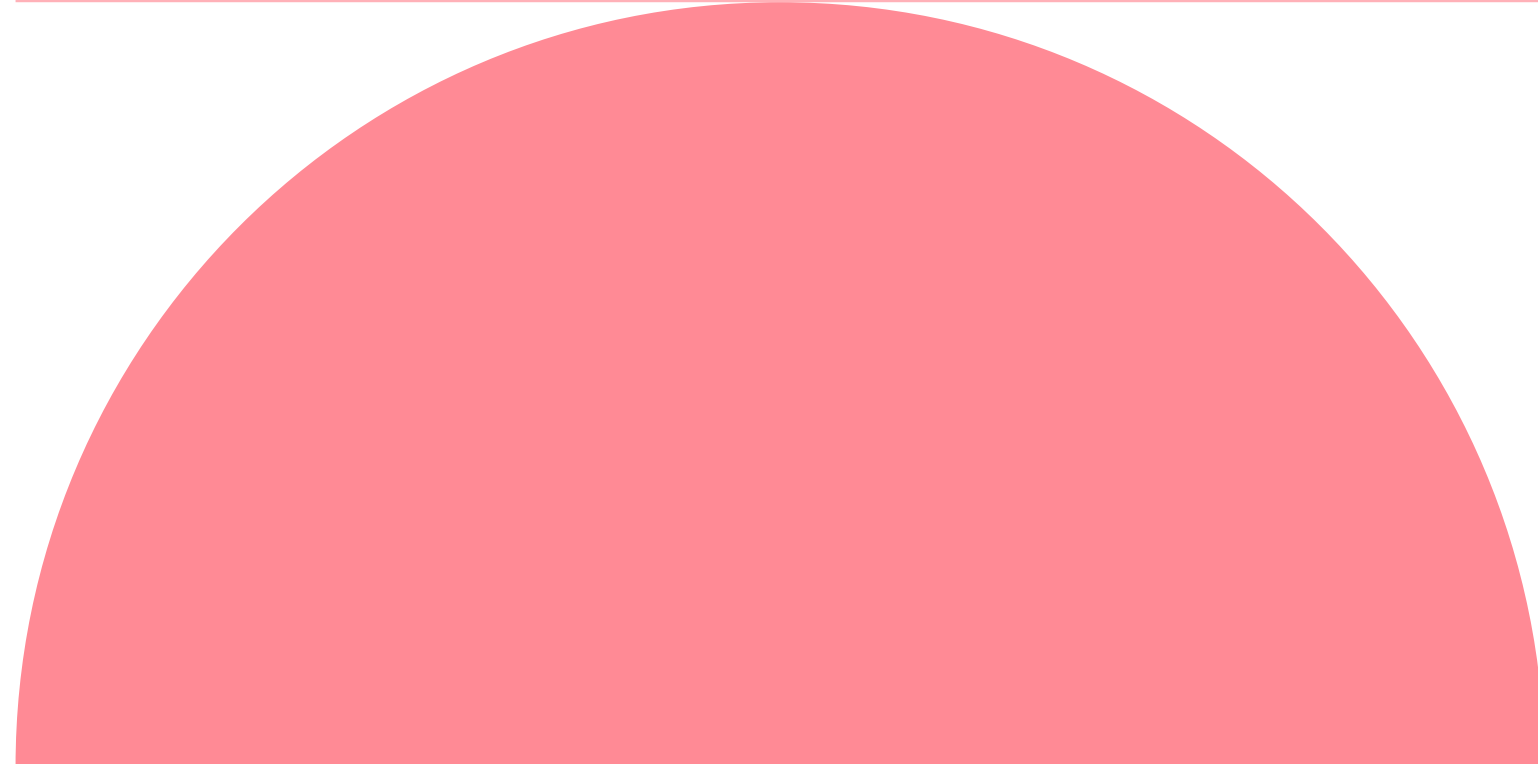
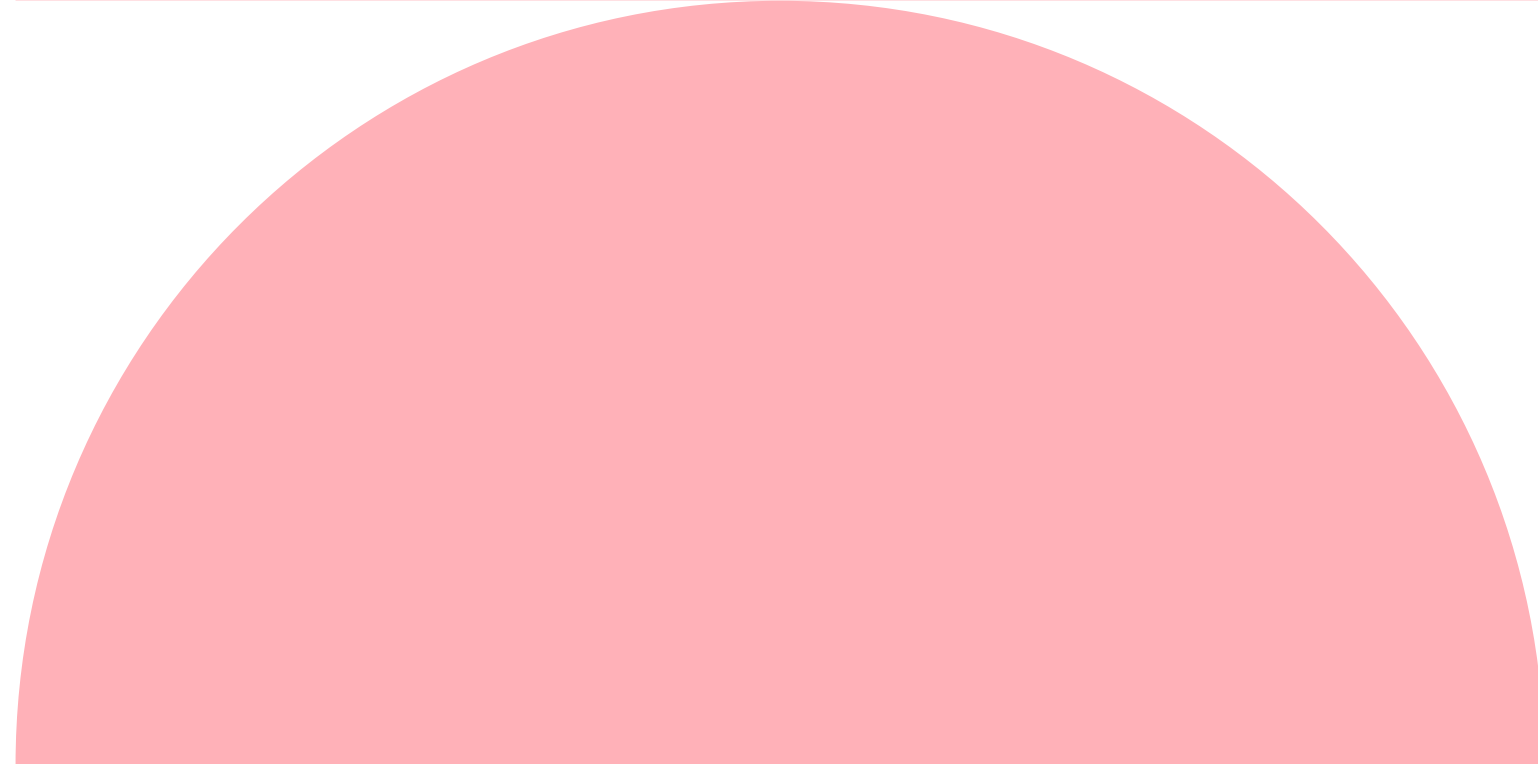
**D1**



**D**



**D**



Ground Floor

First Floor

Second + Third Floors



Ground Floor  
Typology T4

Total Area (GCA) 232 sqm  
Interior Area (carpet) 178 sqm  
Exterior Area (GCA) 171 sqm  
Storage (GCA) 12 sqm  
Parking (nr) 2

The interior space extends naturally outdoors, where the greenery of the garden is reflected on the surface of a private pool. A rare setting in the city centre, where the former bakery chimney is preserved as a sculptural element, harmonising memory, leisure and tranquillity.

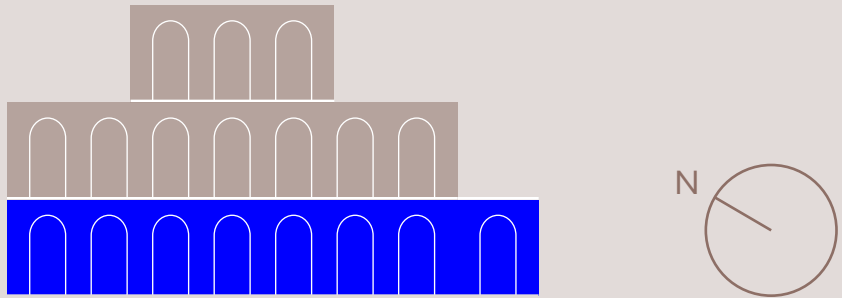




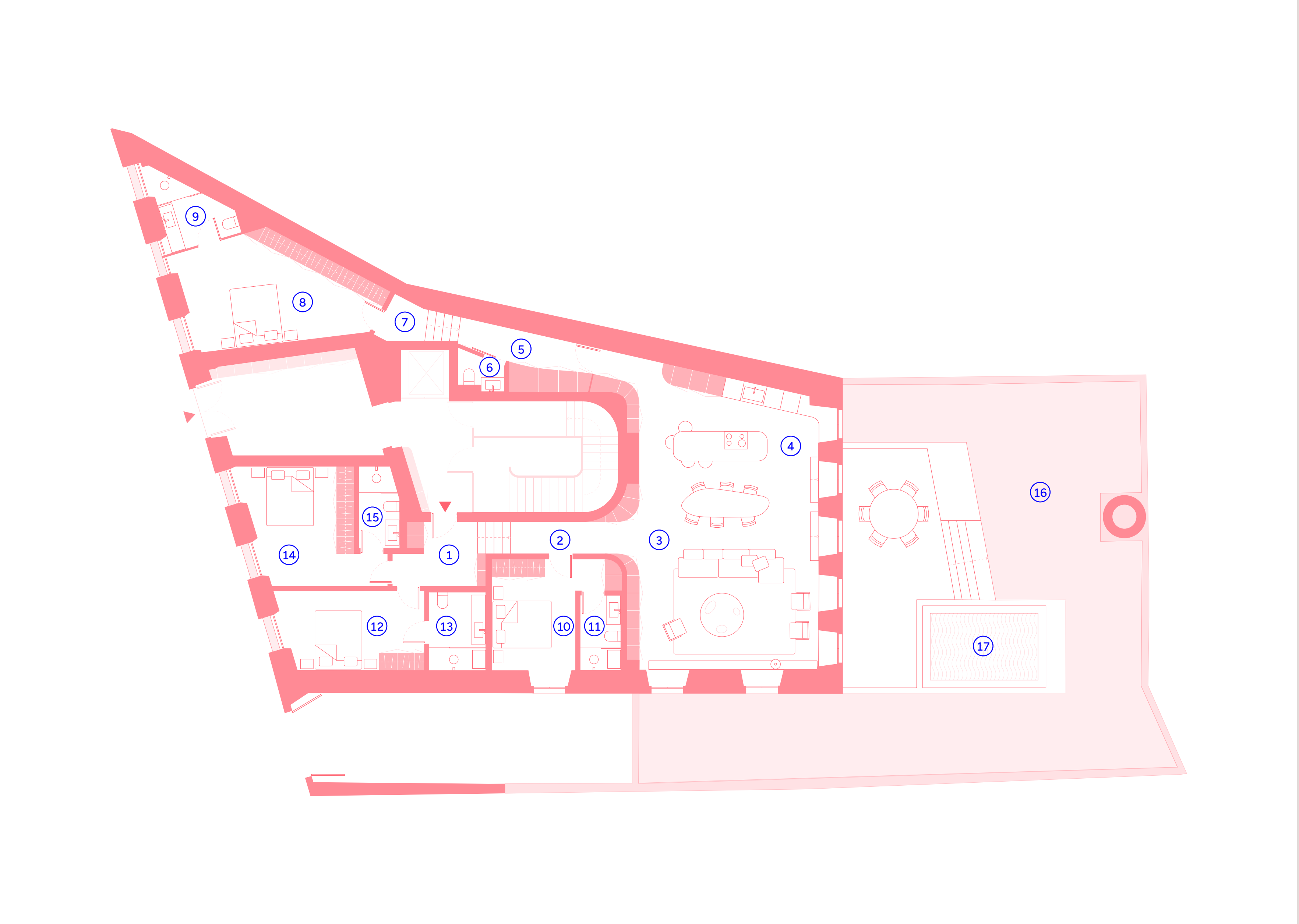




|                         |     |
|-------------------------|-----|
| T4                      | sqm |
| Interior Area (GCA)     | 232 |
| Interior Area (carptet) | 178 |
| Exterior Area (GCA)     | 171 |
| Storage (GCA)           | 12  |
| Parking (nr)            | 2   |
| ① Entrance hall         | 6   |
| ② Circulation           | 5   |
| ③ Living room           | 52  |
| ④ Kitchen               | 20  |
| ⑤ Circulation / Laundry | 7   |
| ⑥ Social WC             | 2   |
| ⑦ Antechamber           | 3   |
| ⑧ Master suite          | 22  |
| ⑨ Bathroom              | 6   |
| ⑩ Suite                 | 13  |
| ⑪ Bathroom              | 4   |
| ⑫ Suite                 | 13  |
| ⑬ Bathroom              | 5   |
| ⑭ Suite                 | 16  |
| ⑮ Bathroom              | 4   |
| ⑯ Garden                | 155 |
| ⑰ Swimming Pool         | 16  |



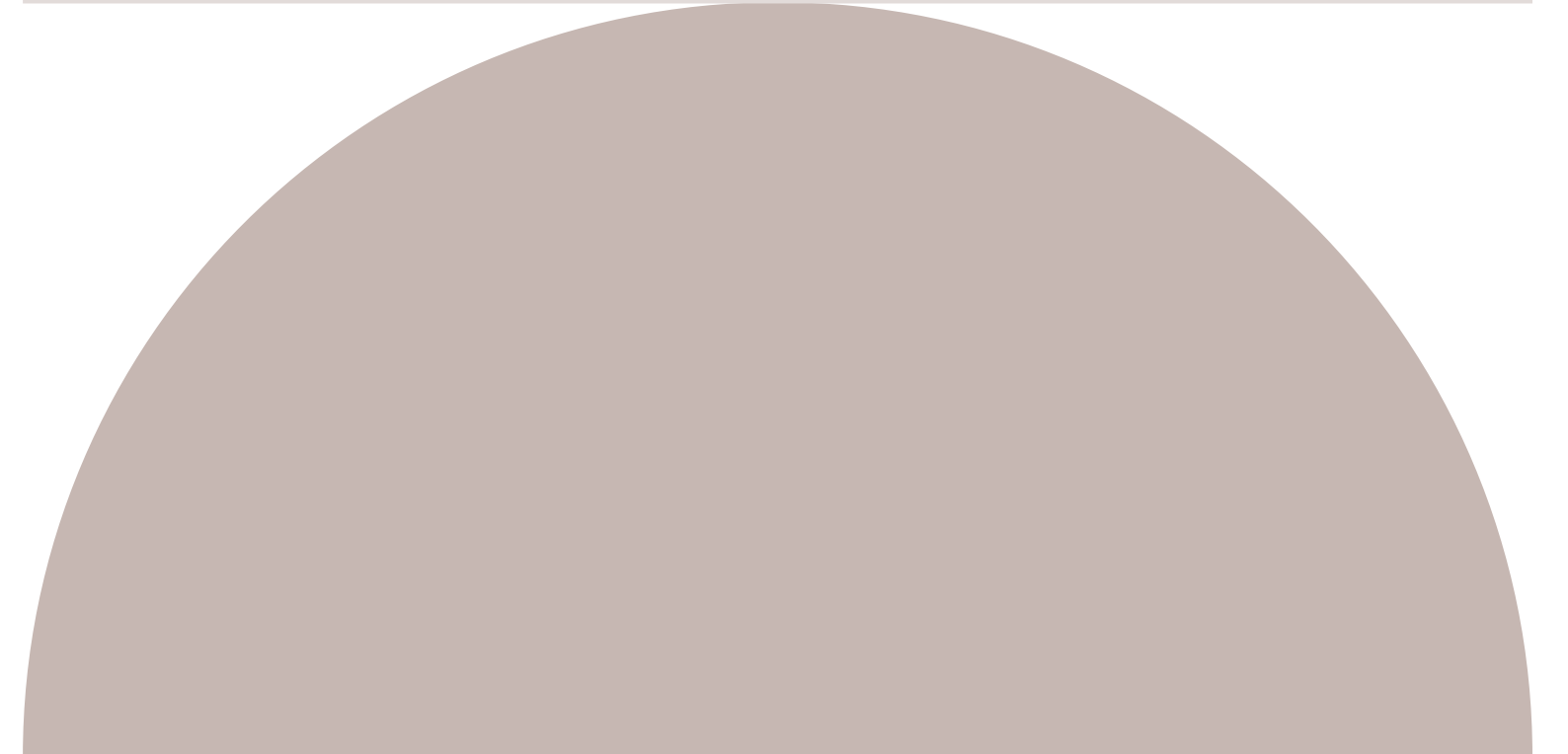
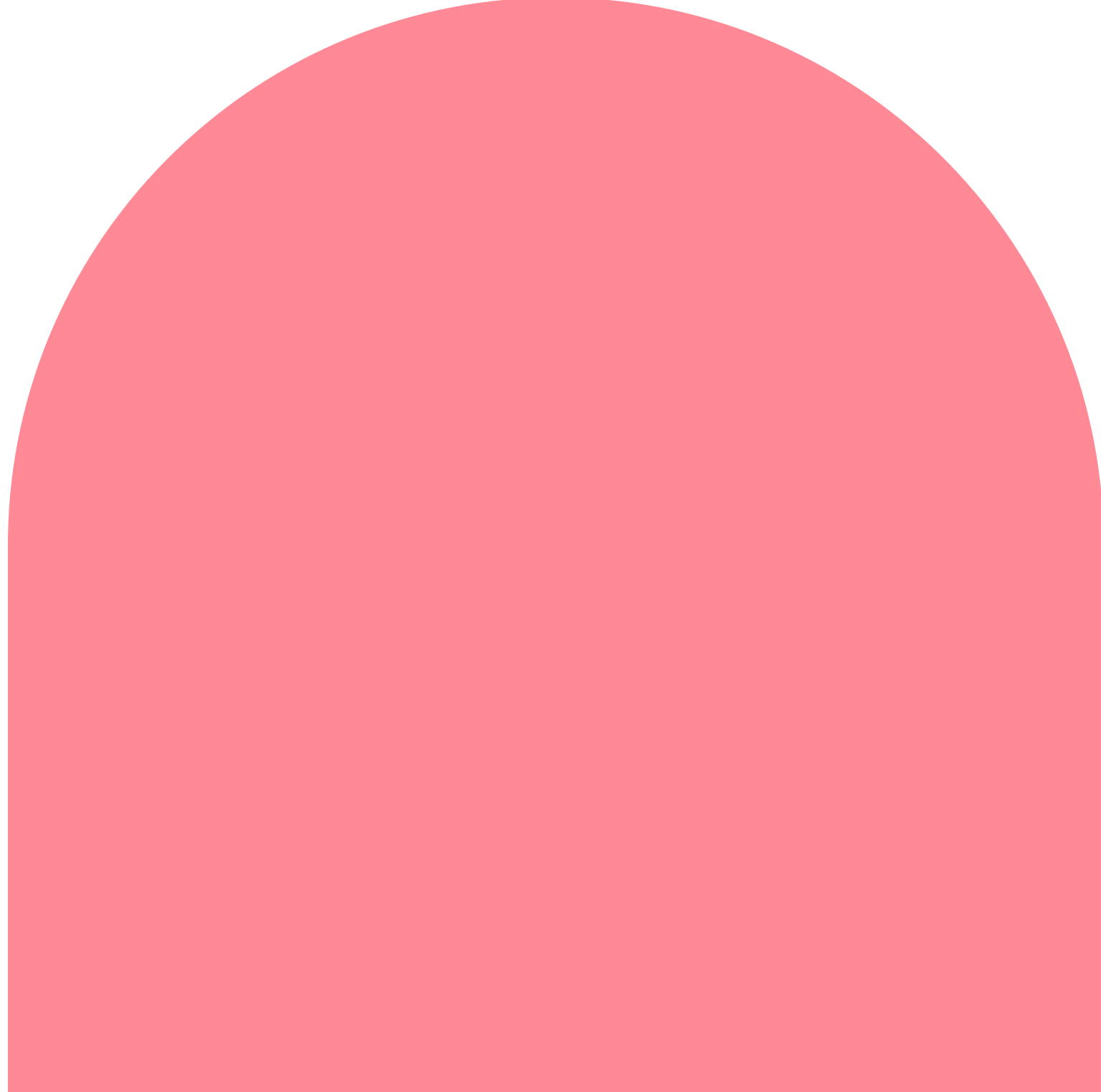
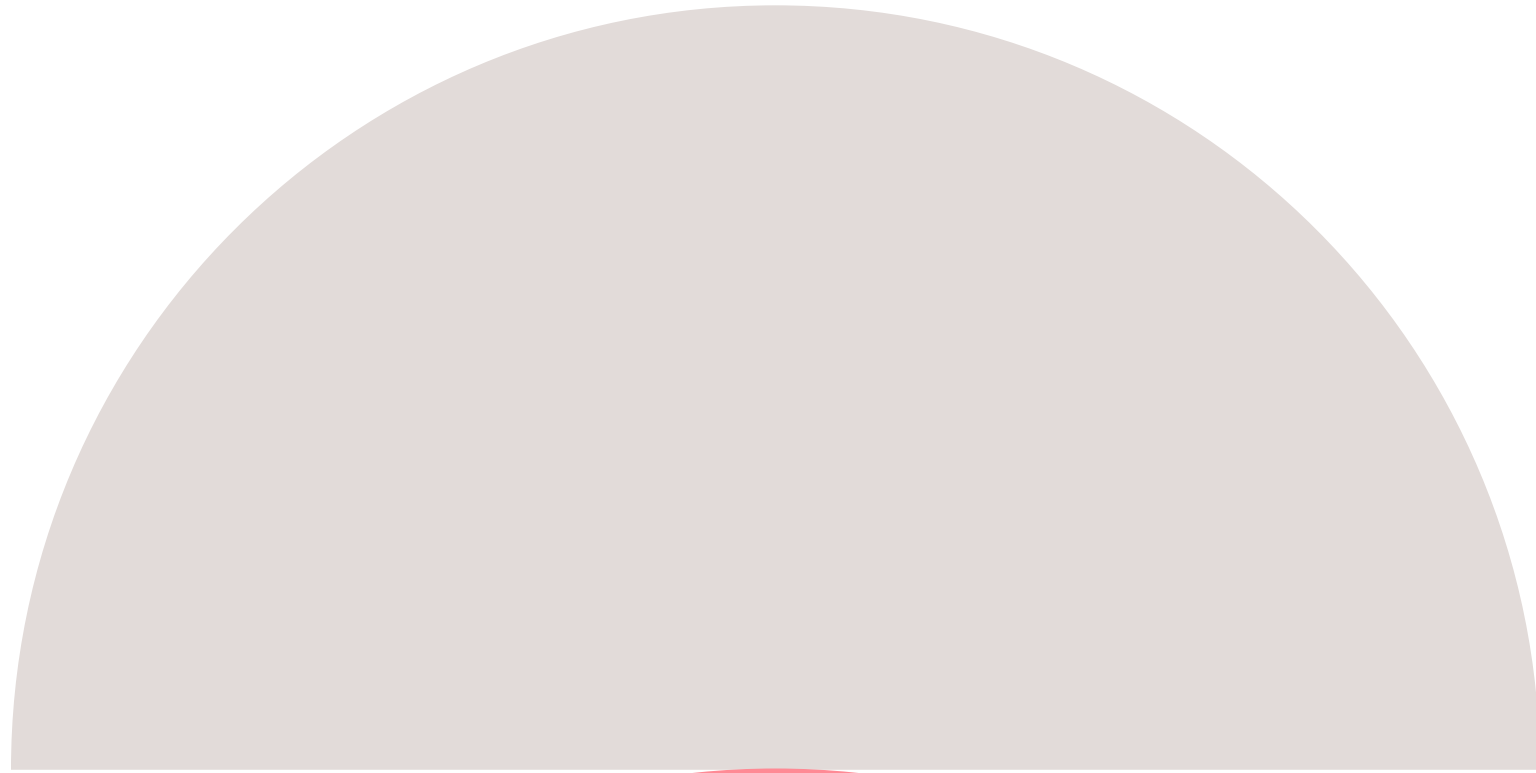
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D

D2

D



Ground Floor

First Floor

Second + Third Floors



First Floor  
Typology T4

Total Area (GCA) 258 sqm  
Interior Area (carpet) 207 sqm  
Exterior Area (GCA) 34 sqm  
Storage (GCA) 12 sqm  
Parking (nr) 2



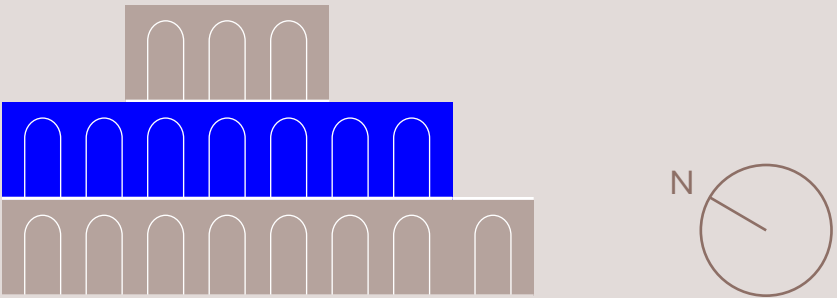


Located on what was once the building's principal floor, this apartment reflects its history and generous proportions. The spatial quality of the main living room is enhanced by abundant natural light and extends onto an outdoor terrace, creating an elegant balance between interior and exterior.

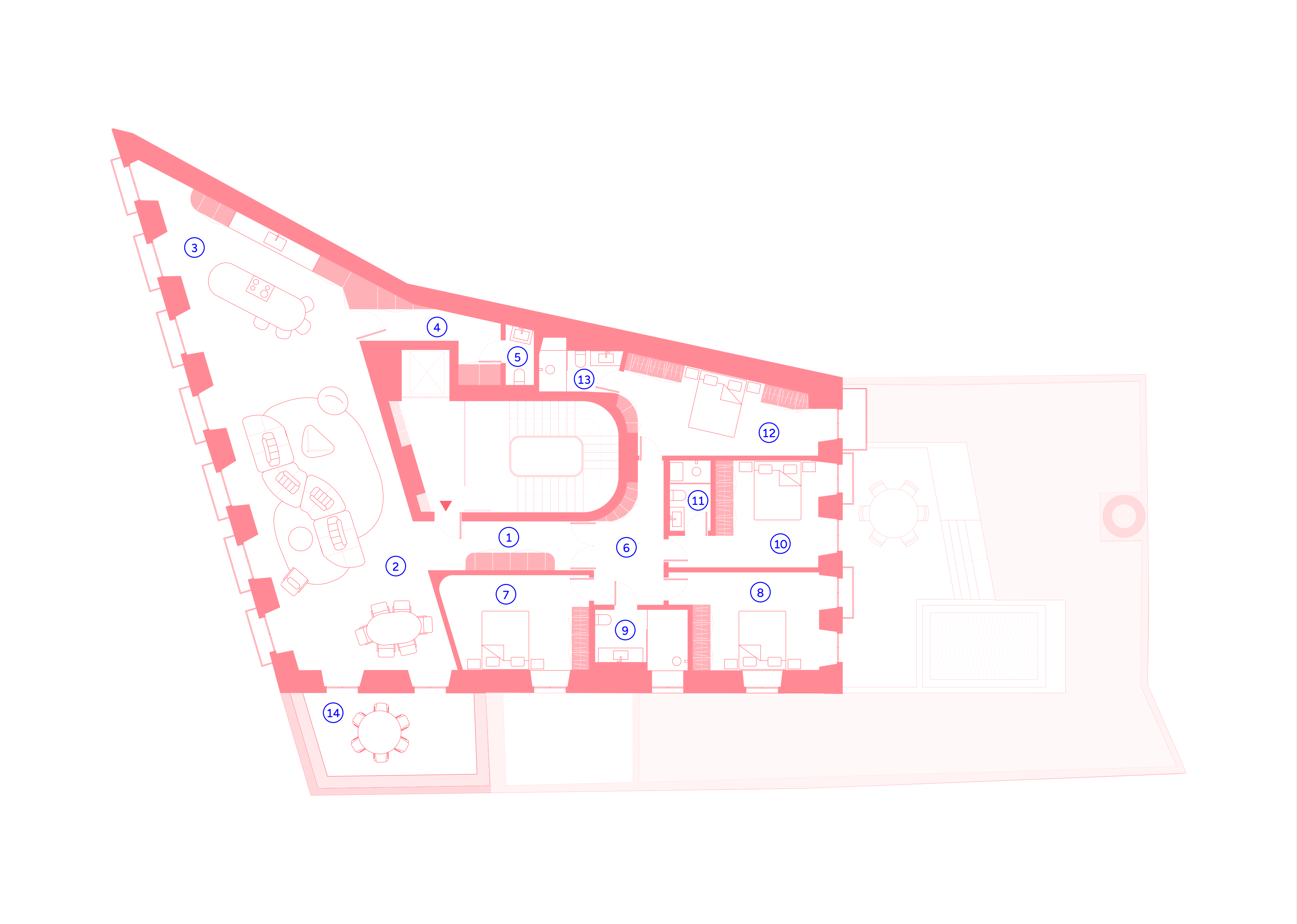




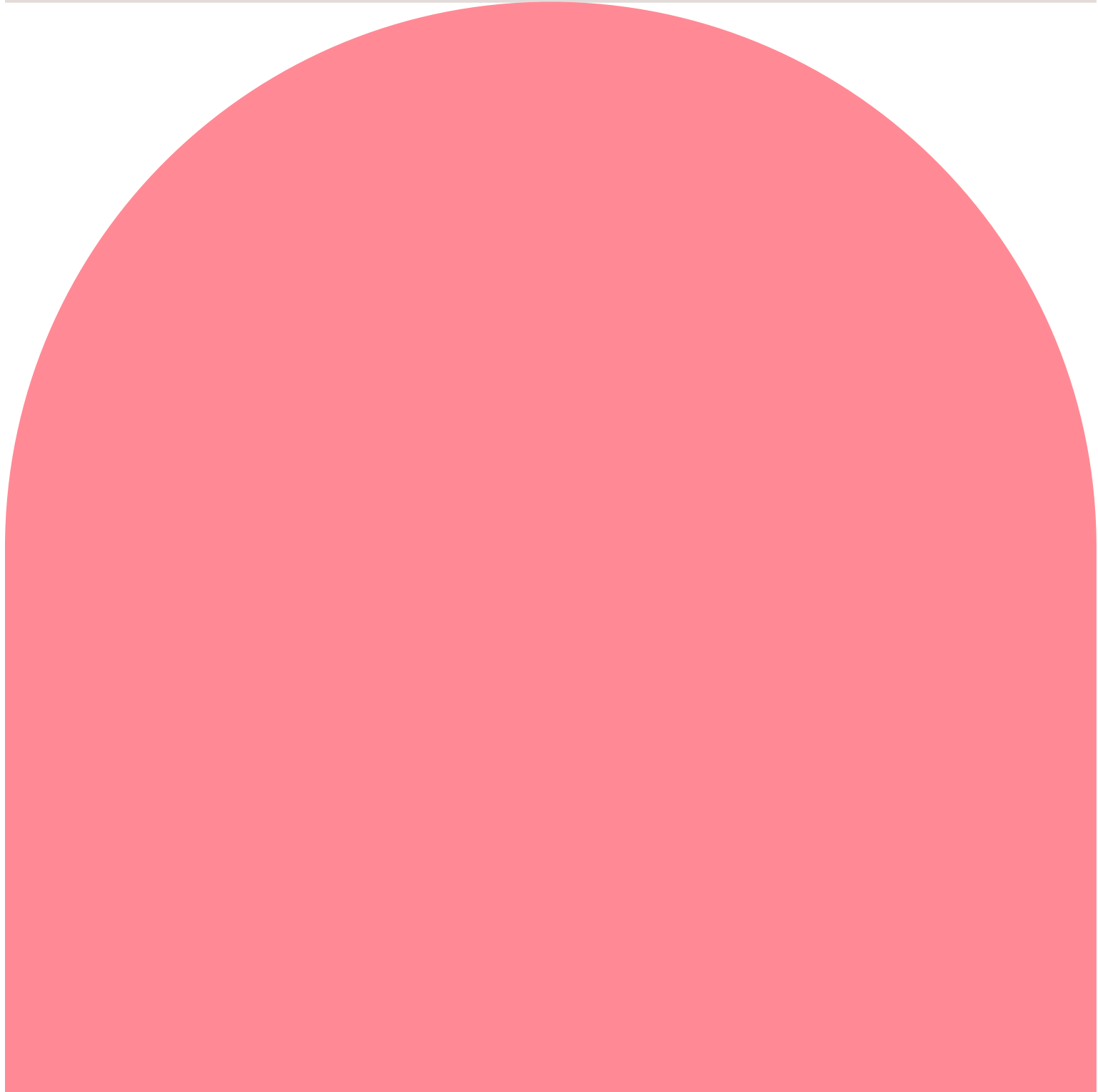
|                               |     |
|-------------------------------|-----|
| T4                            | sqm |
| Interior Area (GCA)           | 258 |
| Interior Area (carpet)        | 207 |
| Exterior Area (GCA)           | 34  |
| Storage (GCA)                 | 12  |
| Parking (nr)                  | 2   |
| ① Entrance hall               | 10  |
| ② Living room and dining area | 62  |
| ③ Kitchen                     | 30  |
| ④ Circulation / Laundry       | 9   |
| ⑤ Social WC                   | 2   |
| ⑥ Circulation                 | 10  |
| ⑦ Bedroom                     | 16  |
| ⑧ Bedroom                     | 18  |
| ⑨ Shared bathroom             | 7   |
| ⑩ Suite                       | 16  |
| ⑪ Bathroom                    | 3   |
| ⑫ Suite                       | 19  |
| ⑬ Bathroom                    | 5   |
| ⑭ Terrace                     | 16  |



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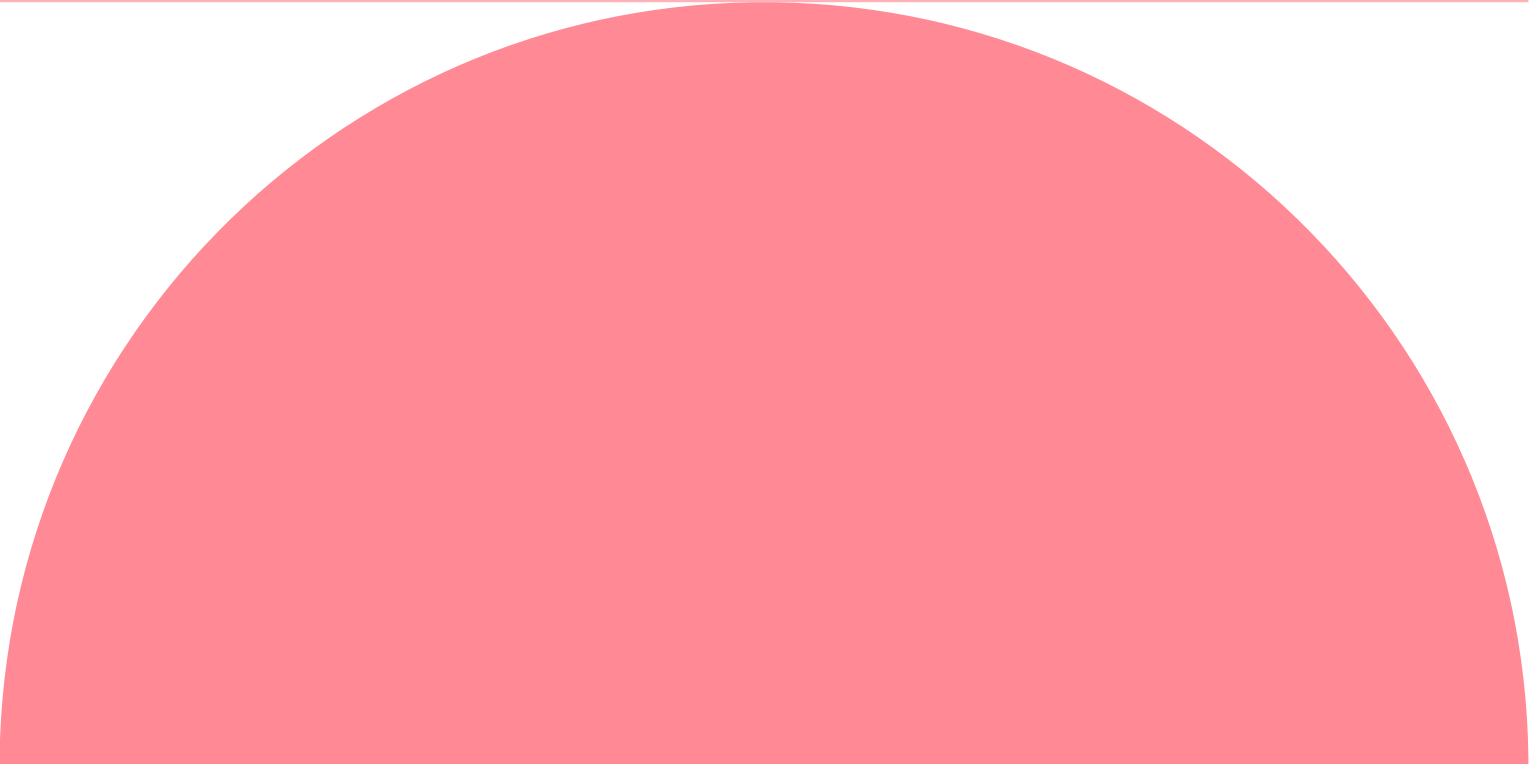
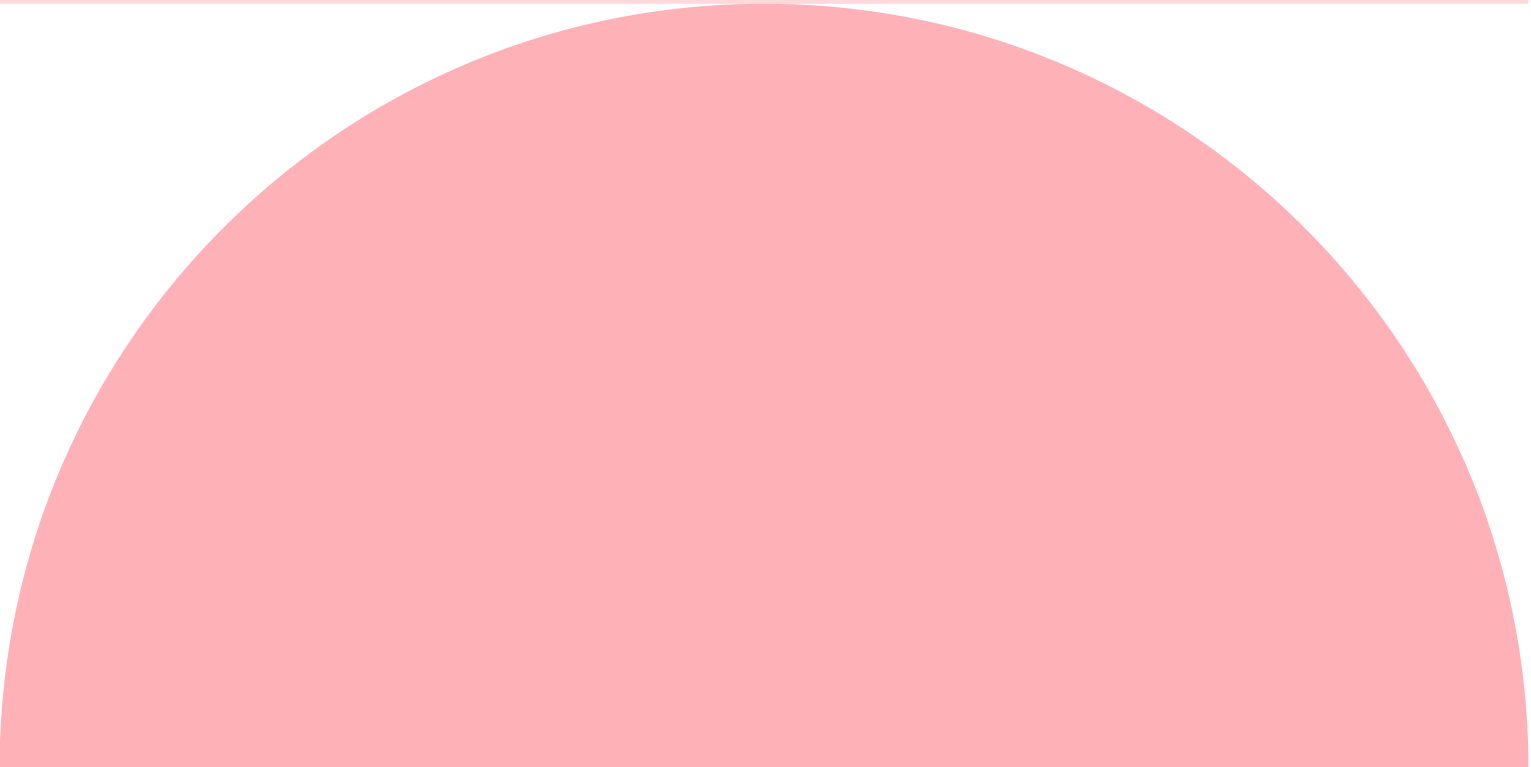
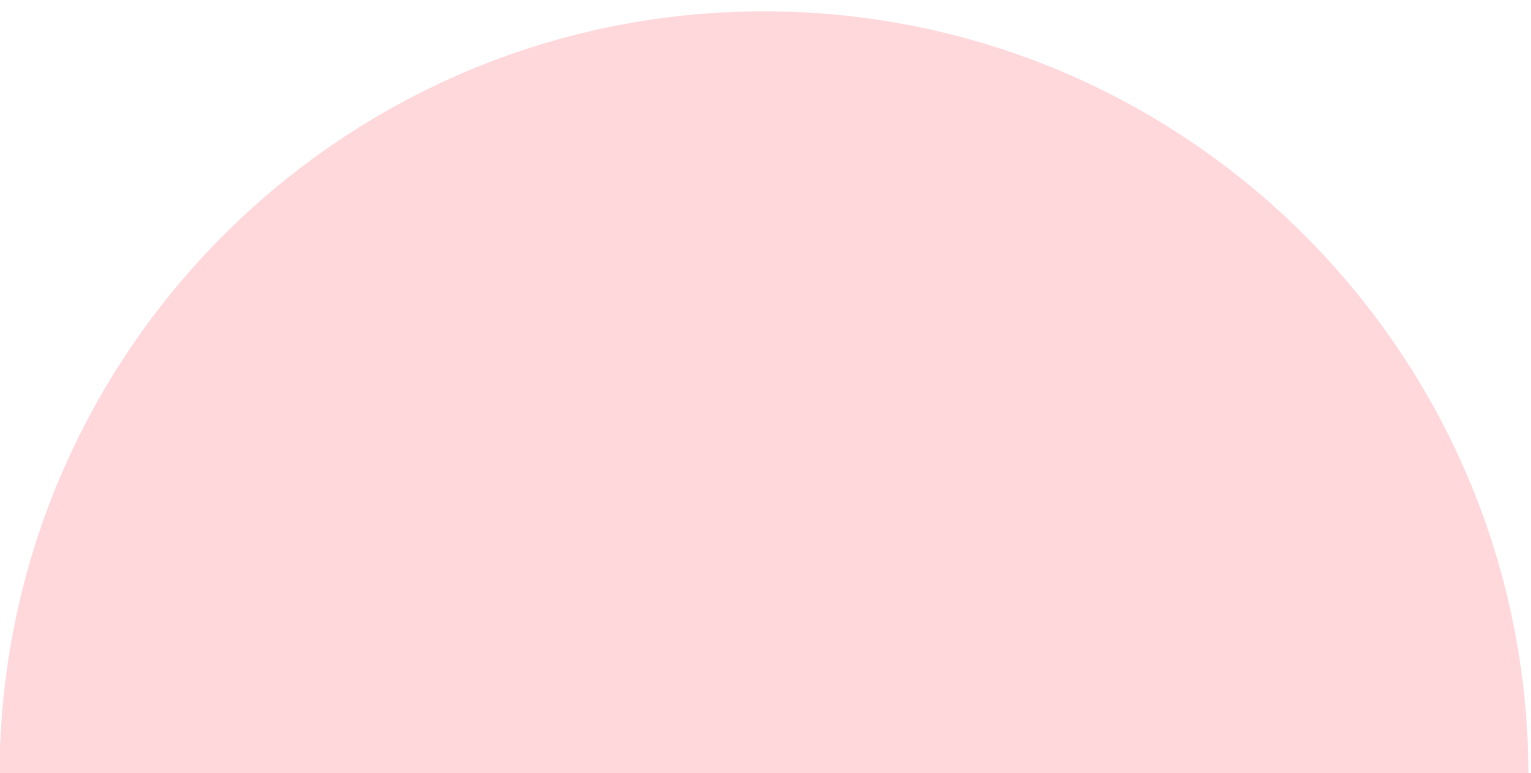


D



Ground Floor

D



First Floor

D3



Second + Third Floors



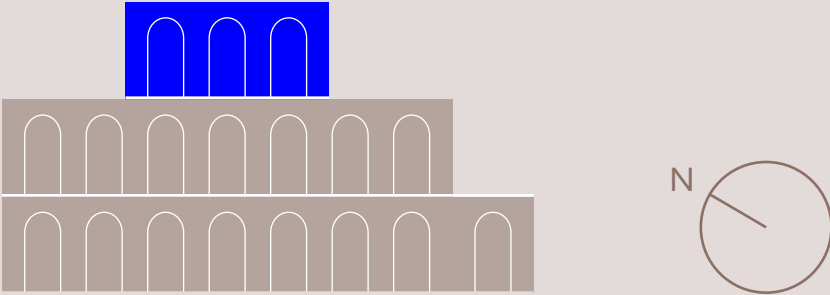
Second + Third Floors  
Typology T5

Total Area (GCA) 327 sqm  
Interior Area (carpet) 226 sqm  
Ceiling Height Below 2m  
Area (carptet) 18 sqm  
Exterior Area (GCA) 5 sqm  
Storage (GCA) 21 sqm  
Parking (nr) 3

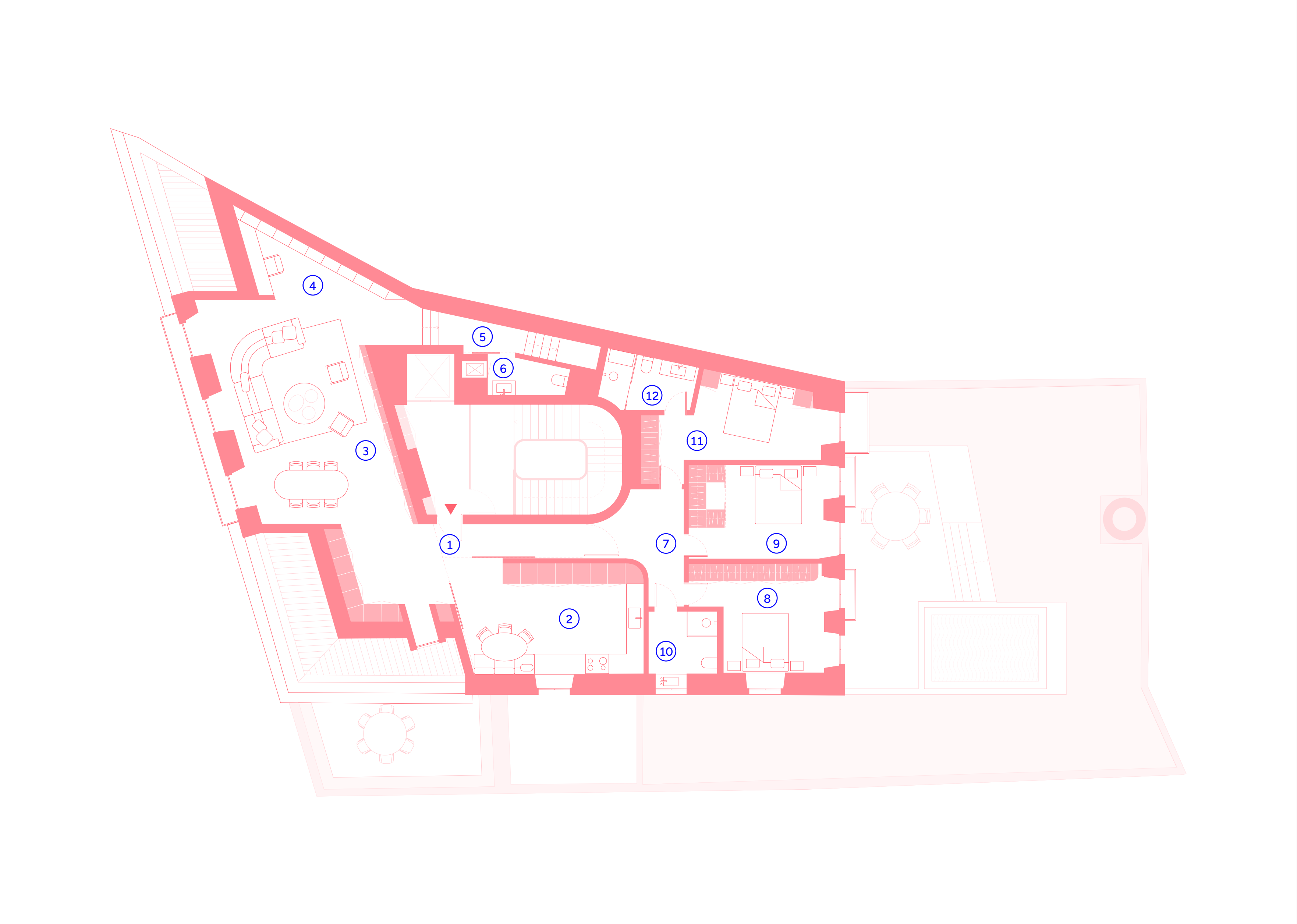
A versatile and light-filled duplex defined by the dynamic lines of the roof. The geometry of the roof allows for increased ceiling height, enhancing the sense of space and light, and creating flexible environments suited to different ways of living.



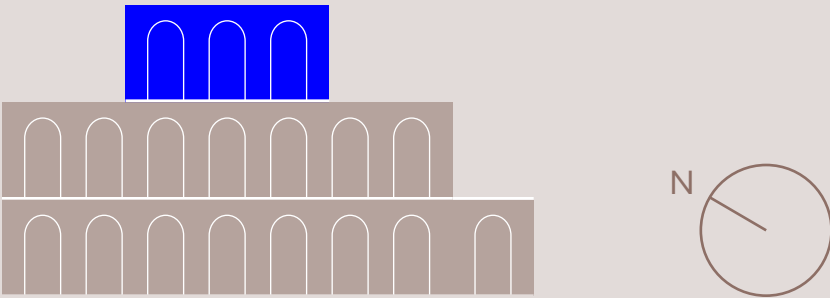
|                                       |                 |
|---------------------------------------|-----------------|
| T5 Duplex                             | sqm             |
| Interior Area (GCA)                   | 327             |
| Interior Area (carpet)                | 226             |
| Ceiling Height Below 2m Area (carpet) | 18              |
| Exterior Area (GCA)                   | 5               |
| Storage (GCA)                         | 21              |
| Parking (nr)                          | 3               |
| ① Entrance hall                       | 8               |
| ② Kitchen                             | 25              |
| ③ Living room                         | 57 + 3 below 2m |
| ④ Library                             | 8 + 2 below 2m  |
| ⑤ Circulation                         | 4               |
| ⑥ Shared bathroom                     | 3               |
| ⑦ Circulation                         | 9               |
| ⑧ Bedroom                             | 17              |
| ⑨ Bedroom                             | 16              |
| ⑩ Shared bathroom                     | 6               |
| ⑪ Suite                               | 17              |
| ⑫ Bathroom                            | 6               |



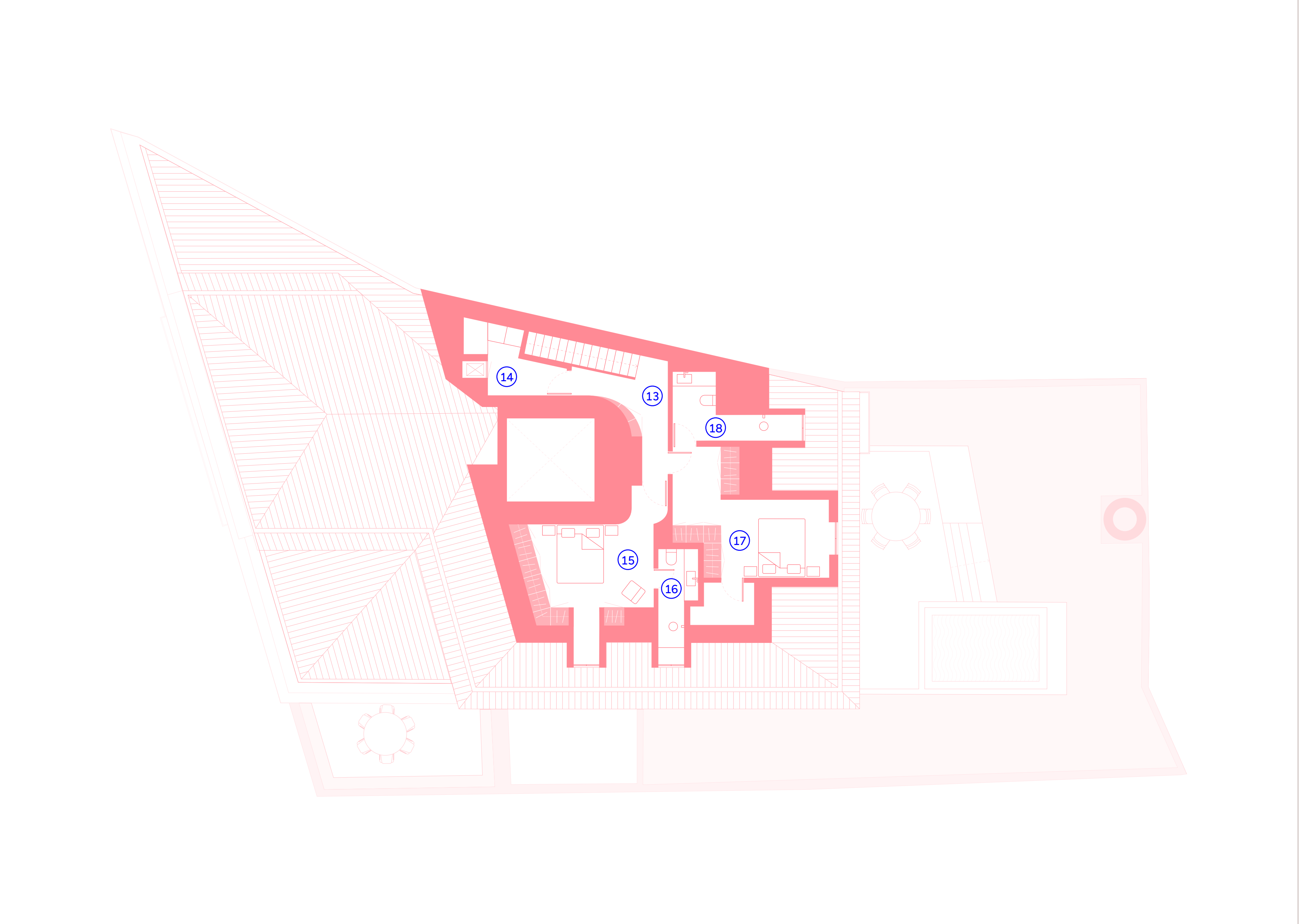
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|                                                    |                 |
|----------------------------------------------------|-----------------|
| T5 Duplex                                          | sqm             |
| Interior Area (GCA)                                | 327             |
| Interior Area (carpet)                             | 226             |
| Ceiling Height Below 2m Area (carpet) <sup>2</sup> | 18              |
| Exterior Area (GCA)                                | 5               |
| Storage (GCA)                                      | 21              |
| Parking (nr)                                       | 3               |
| ⑬ Circulation                                      | 7               |
| ⑭ Laundry                                          | 4 + 2 below 2m  |
| ⑮ Suite                                            | 13 + 5 below 2m |
| ⑯ Bathroom                                         | 4               |
| ⑰ Suite                                            | 16 + 5 below 2m |
| ⑱ Bathroom                                         | 6 + 1 below 2m  |



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# D1



Ground Floor

# D2



First Floor

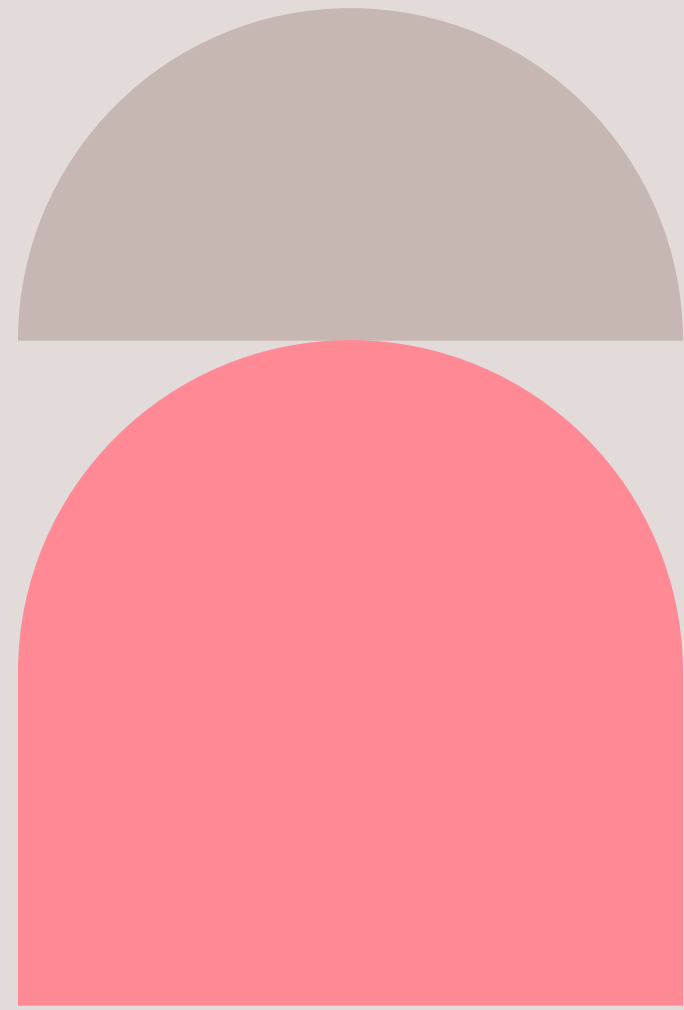
# D3



Second + Third Floors

The shared spaces extend the identity of the building. The transition between street and interior is mediated by the entrance hall, offering a calm and discreet welcome. In the parking area – practical and abundant – the former bakery oven is preserved, integrating memory with functionality.



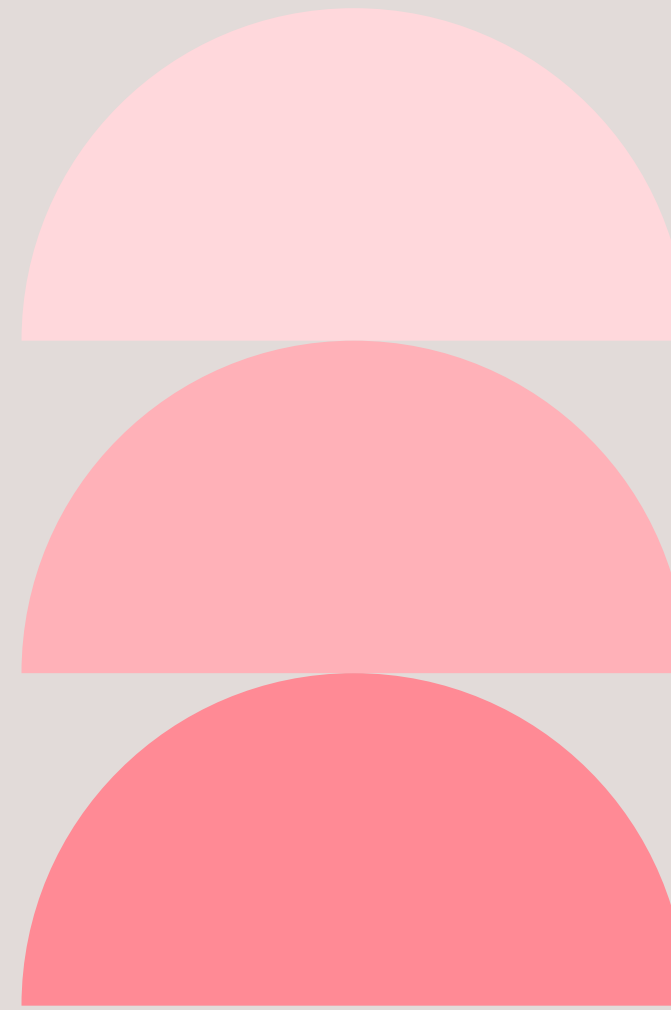


Edifício D. Dinis is a historic building reborn within a contemporary frame. Behind its noble mid-nineteenth-century façade, three distinctive residences have been created for the way Lisbon is lived in today – generous in space, restrained in gesture and uncompromising in the materials that meet the hand and the eye.

The building stands in one of the city's most established quarters, a ten-minute walk from Lisbon's most sought-after addresses, yet remains a calm and private retreat from the life around it. Every material and finish has been selected for the quiet assurance of its quality rather than display.

Solid timber underfoot, Portuguese stone and tile, and a curated suite of European craftsmanship come together with the building's own memory – the former bakery's chimney preserved as a sculptural presence, its oven integrated into the garage below.

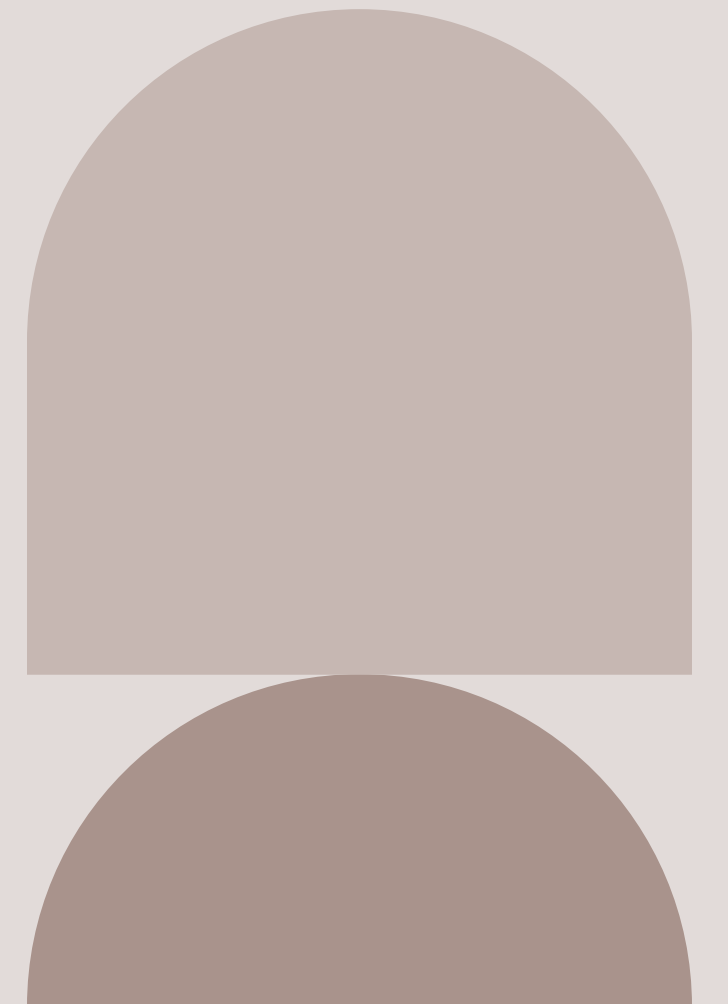
The result is a specification of rare coherence, where heritage and modern comfort are held in a single, considered language. Luxury, here, is measured not in excess but in the precision of every detail.



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# *Design Detail Durability*

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A considered specification – every material, fitting and finish chosen to endure.



### Floors & Joinery

Solid timber flooring, laid in either straight running-board or classic herringbone parquet. Bespoke timber-finished wardrobes are fitted to every bedroom, carrying the warmth of the wood throughout.

### Stone & Tile

Viúva Lamego azulejos – from one of Portugal's most storied tile houses – paired with fresh-cut Lioz limestone and composed in changing patterns across the bathrooms and patios.

### Kitchens

Open kitchens with a central island in the D1 and D2 residences; a self-contained kitchen in the D3 duplex. Equipped with Miele appliances, Liebherr wine conditioning, Bora induction and a Quooker instant-boiling tap.

### Bathrooms & Fittings

Dornbracht brushed-stainless tapware – modern in line, enduring in build – set against the Lioz stone and azulejo surfaces.

### Climate & Technology

Underfloor heating throughout, supported by full HVAC climate control. High-performance Wi-Fi reaches every room, supported by a dedicated wired network in shared and private areas alike.

### Parking & Storage

A beautifully resolved garage – a timber feature wall, a living green wall and an electric-vehicle charging point at each of the seven spaces. A generous private storage room accompanies every residence.

For Teixeira Duarte, and particularly for the new business unit ARCH by Teixeira Duarte, the Dom Dinis project, promoted by The Art of Living, Imobiliária, Lda., represents both an honour and a responsibility.

Intervening in a building with such heritage, located within a consolidated urban fabric, requires technical rigour and close attention to detail, while offering a unique opportunity to enhance the existing legacy through contemporary solutions focused on quality, comfort and durability.

Edifício Dom Dinis reflects the shared commitment of the developer, architects, designers and contractor in the joint delivery of a distinctive project, where architecture, engineering and construction converge to create lasting value for its residents and for the city of Lisbon.

Teixeira Duarte

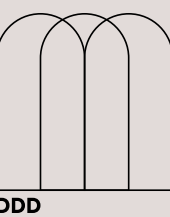
[www.archbyteixeiraduarte.com](http://www.archbyteixeiraduarte.com)



Architecture



Developer



Construction



Project Coordination  
and Site Supervision



Legal



Finance



Imagery



Strategy and Design



Location  
Rua D. Dinis 5–7, Lisboa

Project Year  
2027

Construction Area  
1.700 sqm



Tell us what you are looking for. Get in touch or visit us  
at Rua Dom Dinis 5, 1250-018 Lisbon.  
Follow the project on Instagram and discover  
how to begin your next chapter here.

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