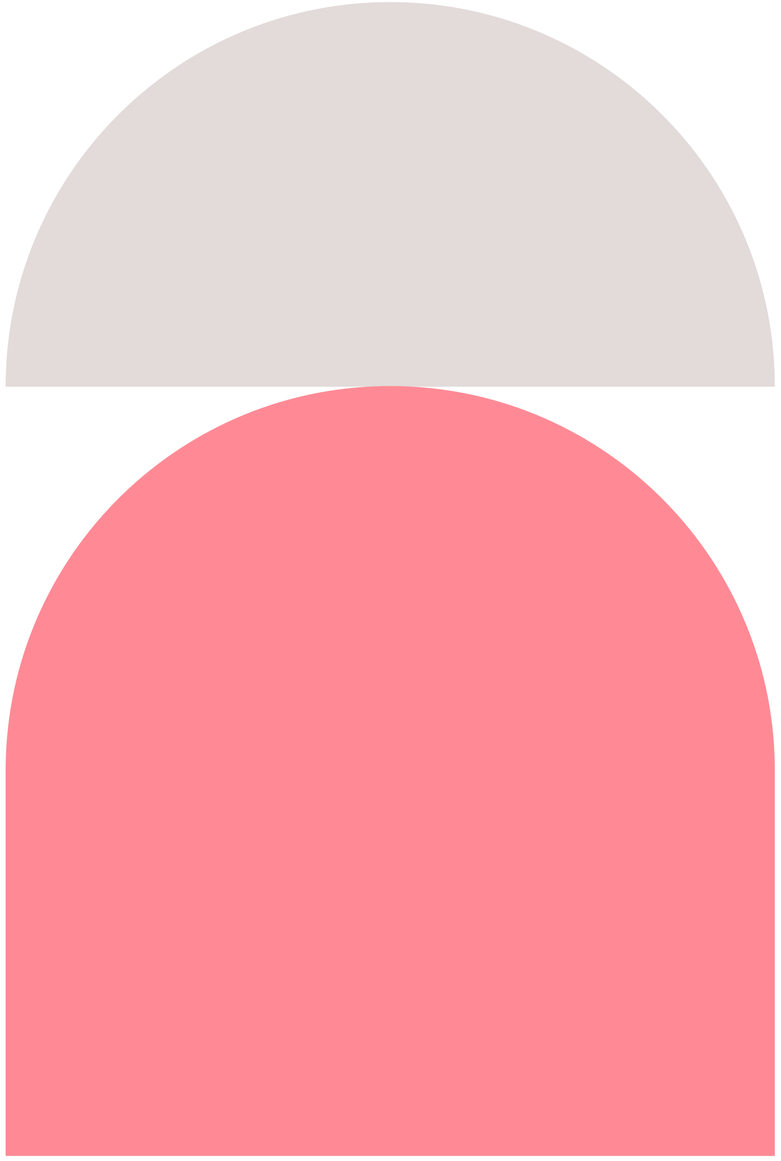
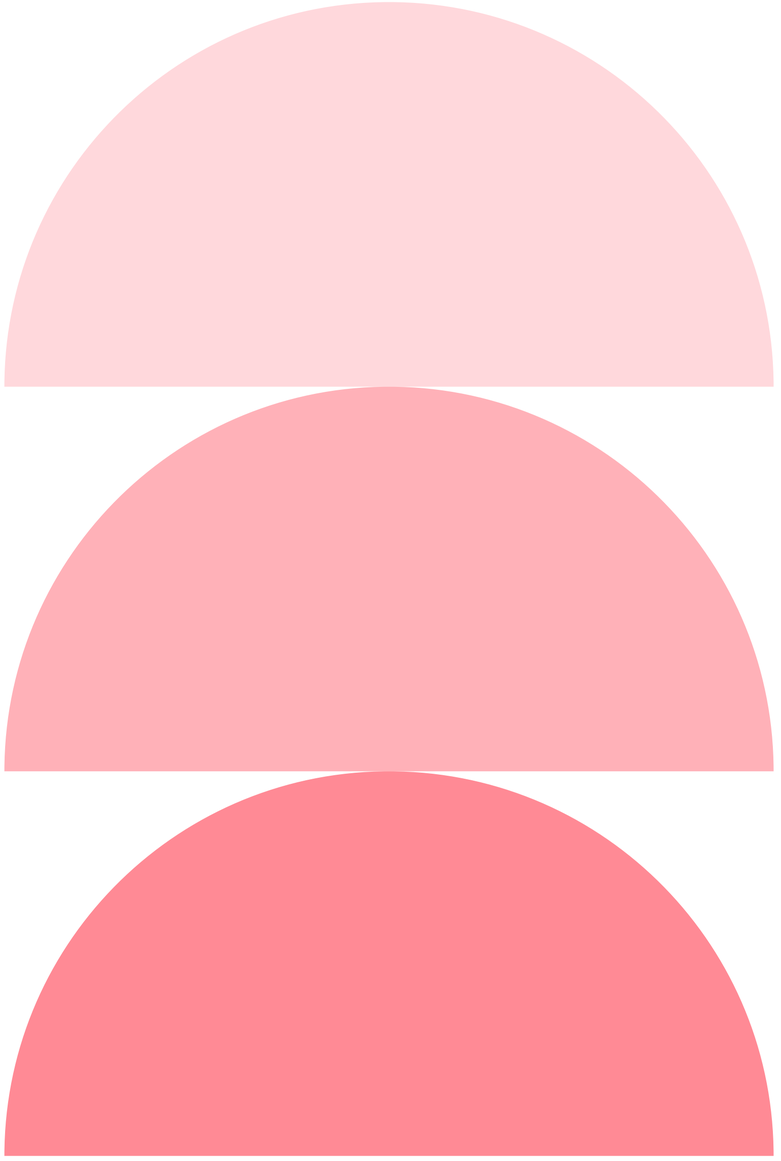
D1



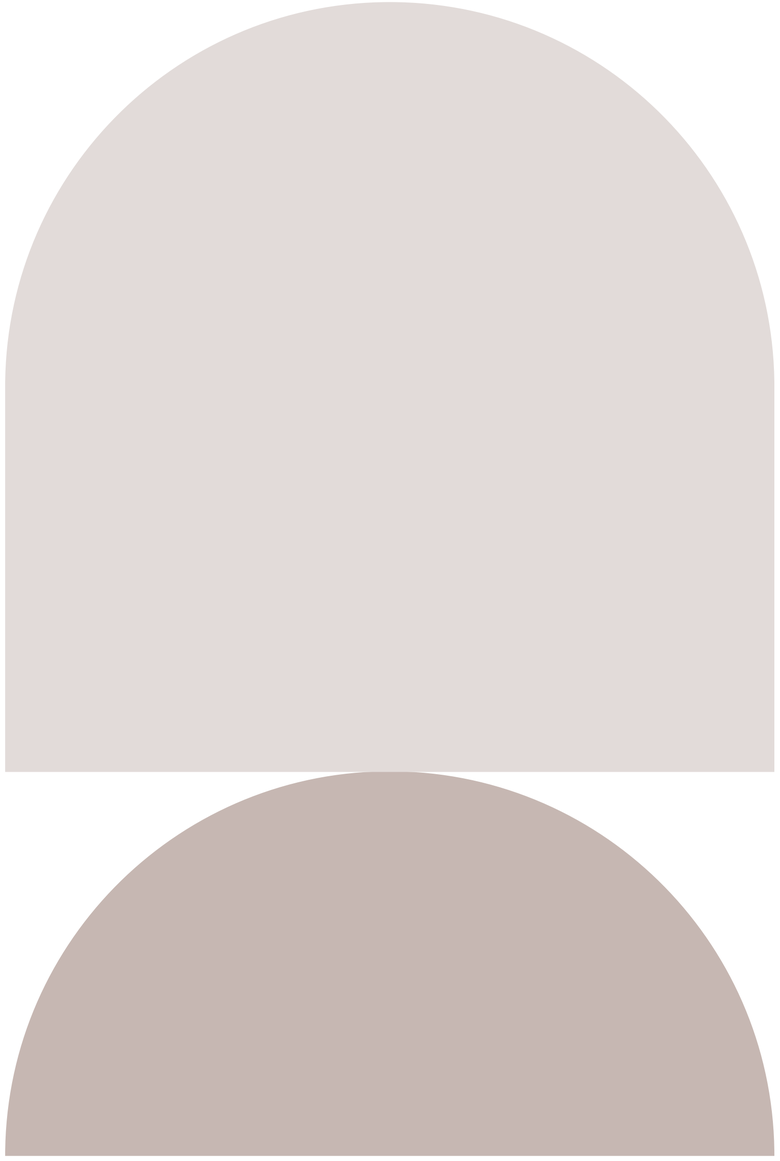
Ground Floor

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 19th 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 19th 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.

Density Delicacy Development



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

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.

Dynamic
Distinct
Diverse









Neighbourhood



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.









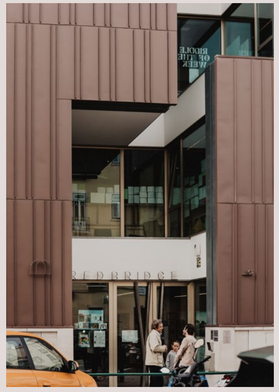






The location provides immediate access to a wide network of essential services, including schools, supermarkets, local commerce, social and cultural facilities, as well as public transport. Excellent connections to different parts of the city simplify everyday life and ensure efficient mobility, making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



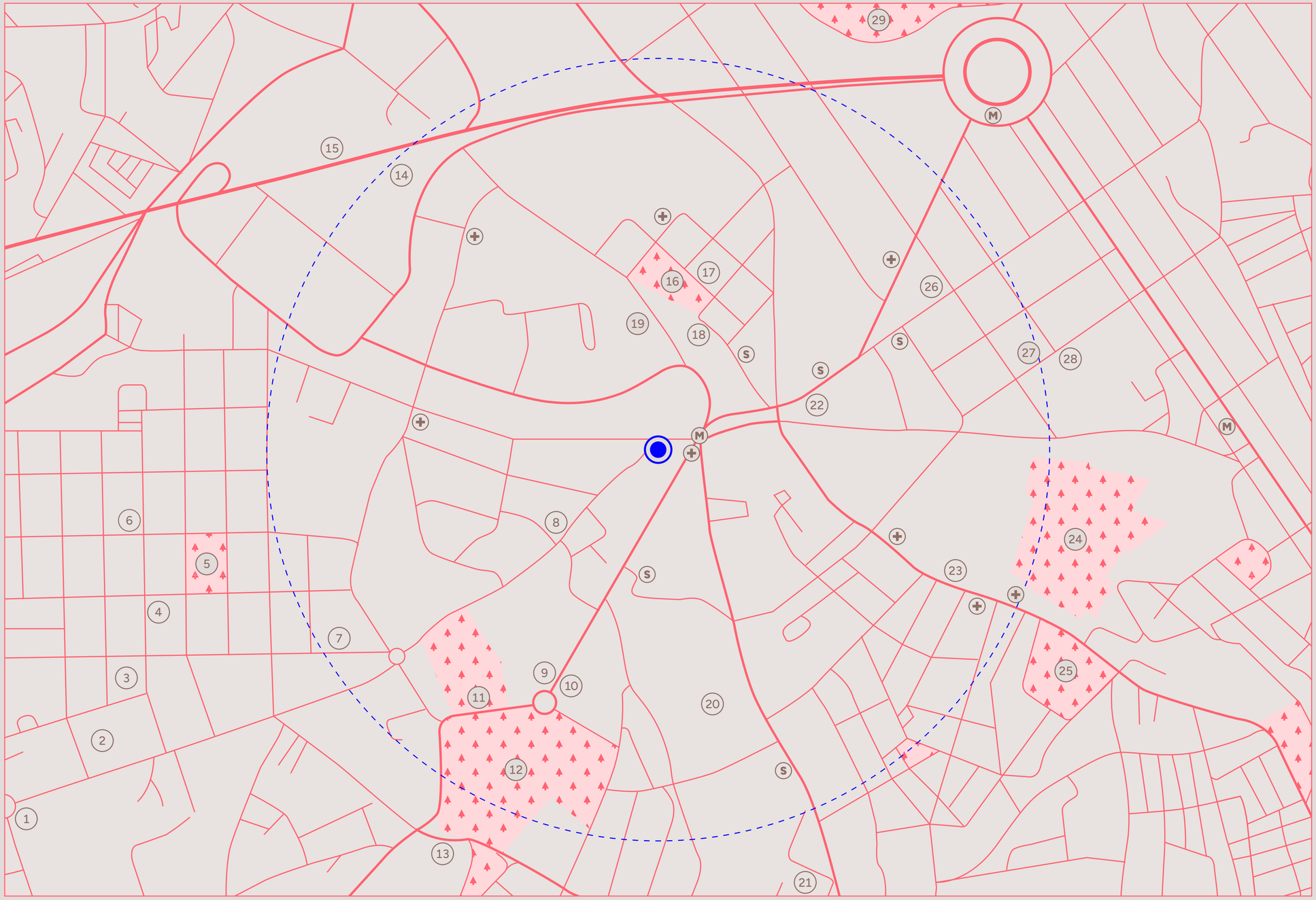






Neighbourhood

DDD Lisboa



Ⓜ Metro
⊕ Pharmacy
Ⓢ 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 National 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



Ground Floor

D

First Floor

D

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.







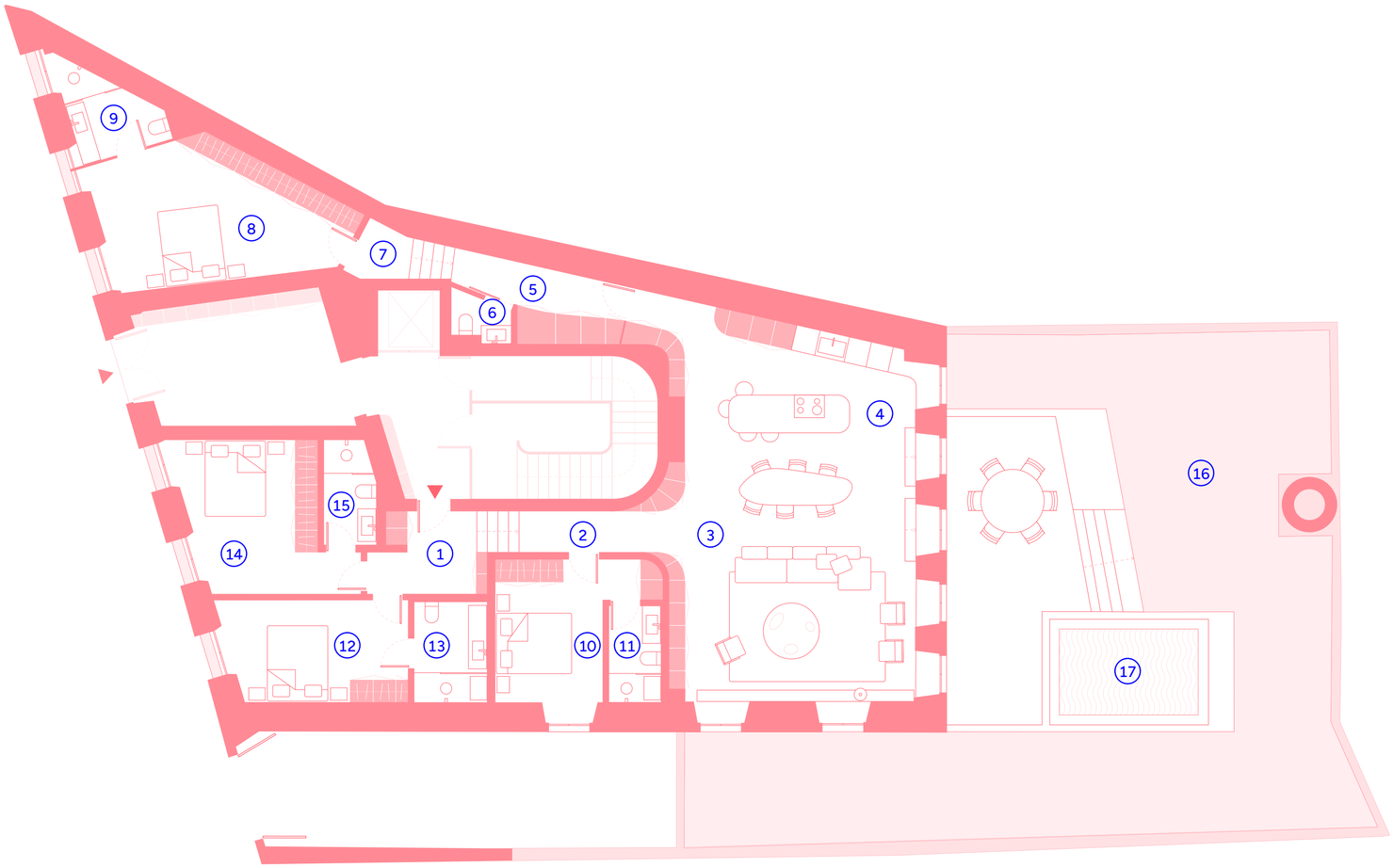


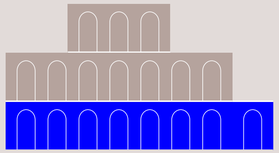


T4 sqm

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







The information, images and areas contained in the plans are merely indicative and may, within the scope of the licensing procedure and of the construction works, notably for administrative, technical, commercial, or legal reasons, be subject to modifications, alterations and/or adjustments without prior notice, and therefore have no contractual value.

D

Ground Floor

D2



First Floor

D

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.





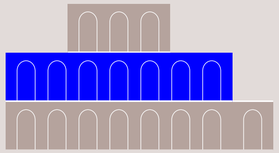


T4 sqm

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.

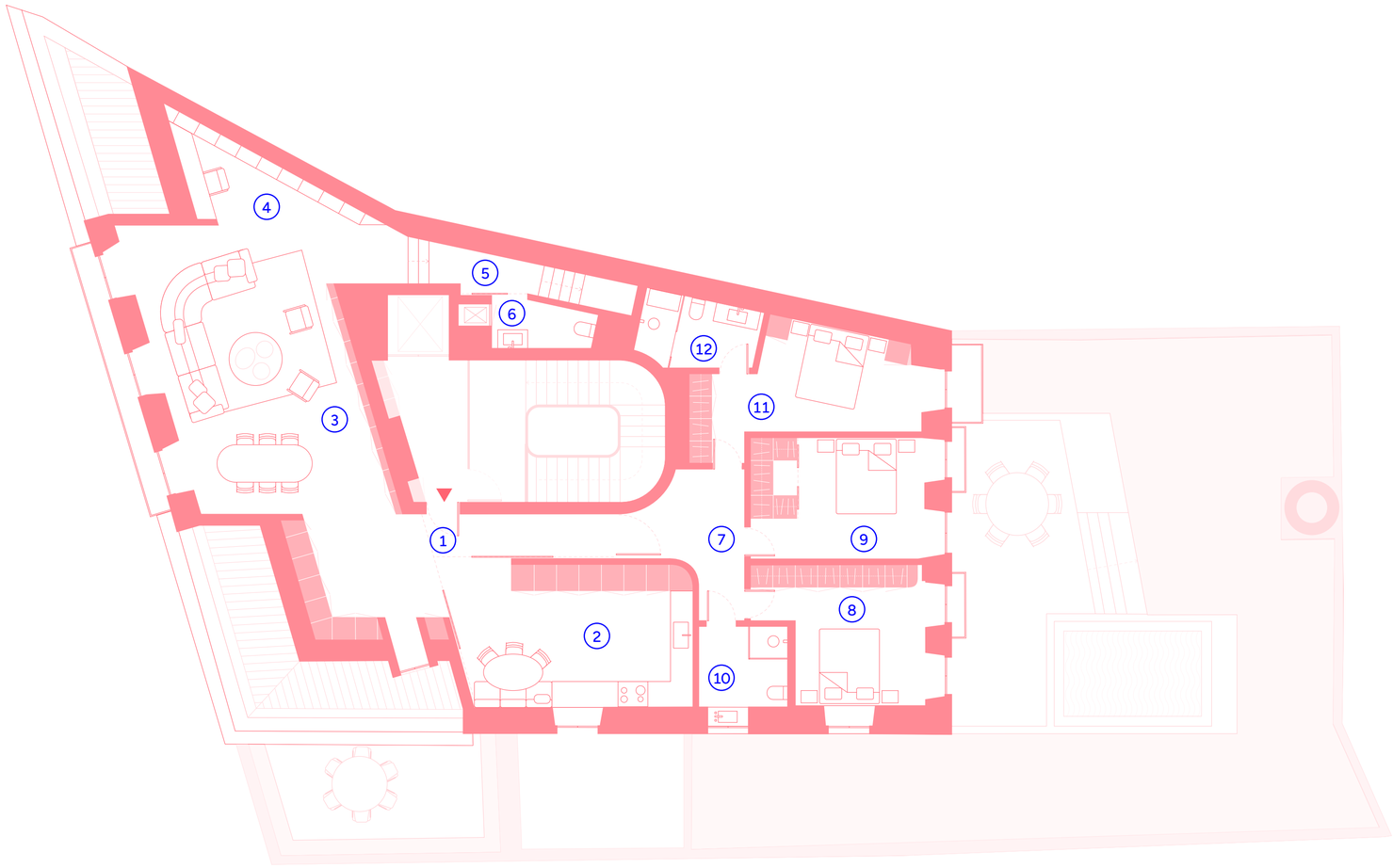


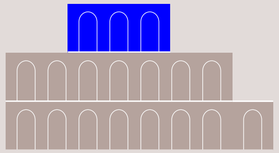


T5 Duplex sqm

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





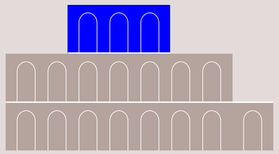


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T5 Duplex sqm

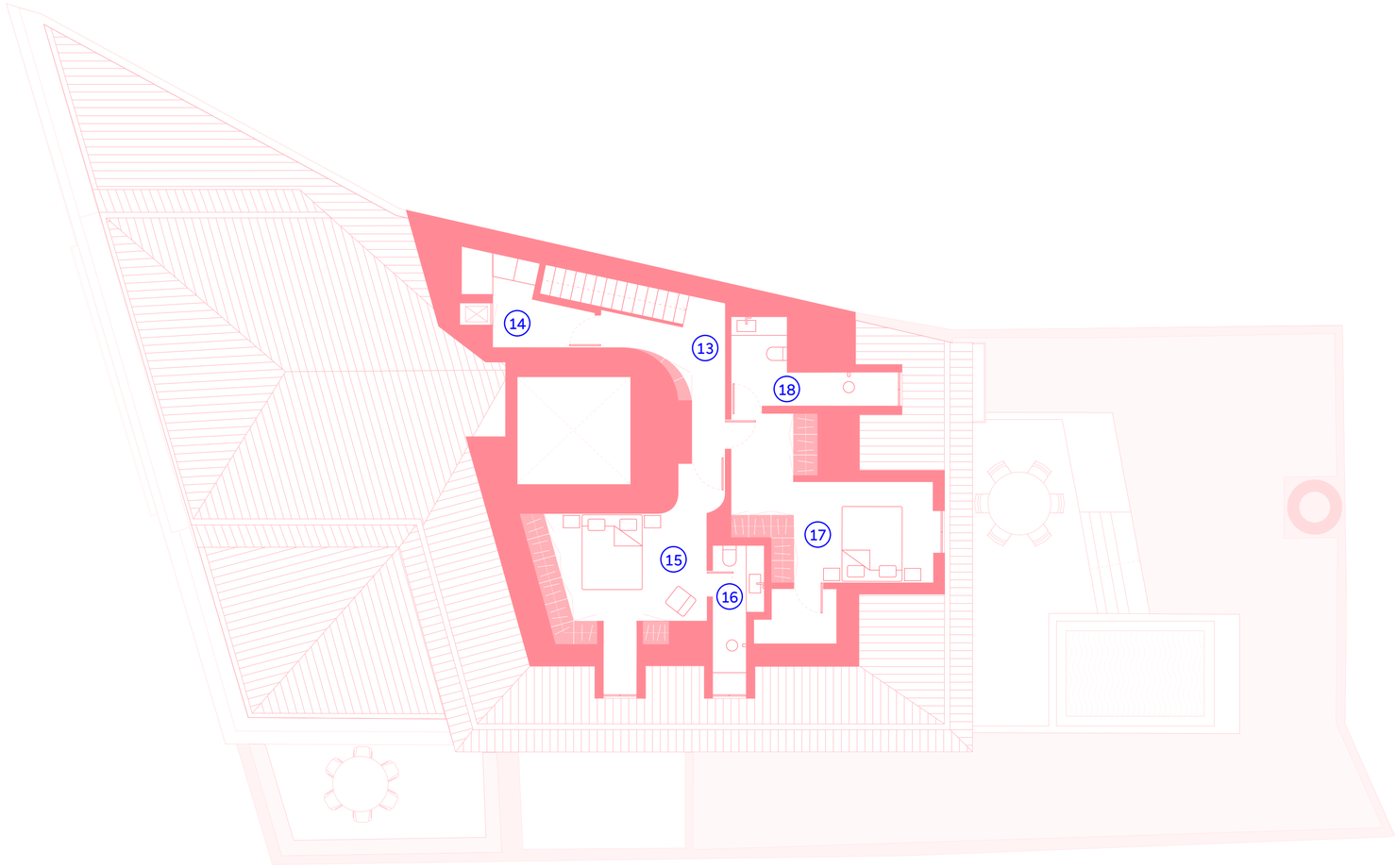
Interior Area (GCA)	327
Interior Area (carpet)	226
Ceiling Height Below 2m Area (carpet) ²	18
Exterior Area (GCA)	5
Storage (GCA)	21
Parking (nr)	3

(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.





Design Detail Durability

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.





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

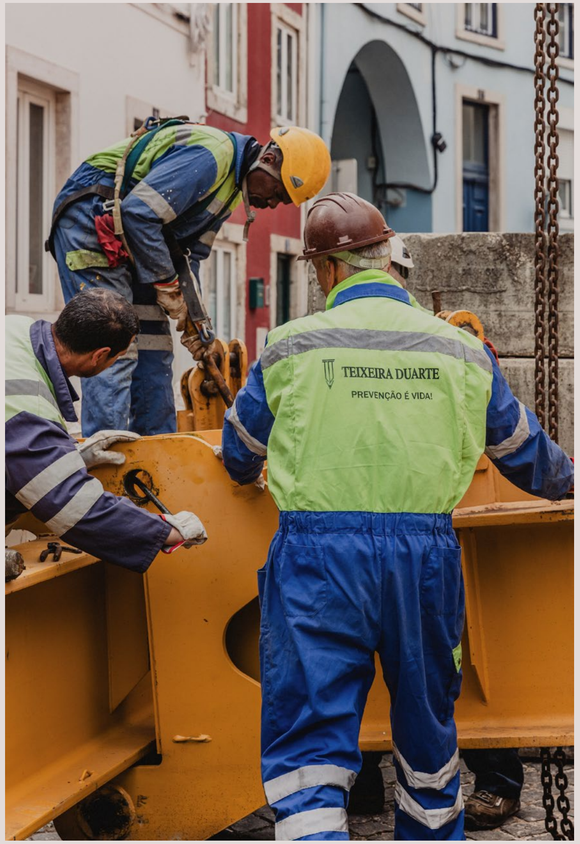
Dornbracht brushed-stainless tapware – modern in line, enduring in build – set against the Lioz stone and azulejo surfaces.

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



Architecture

S+A
SARAIVA+ASSOCIADOS

Developer

AoL - The Art Of Living

Construction

arch by Teixeira Duarte

Project Coordination and Site Supervision

ENESCOORD
GESTÃO DE PROJETOS E OBRAS

Legal

Abreu: advogados

Finance

Caixa Geral de Depositos

Imagery

18/25 Research Studio for Architectural Visualization

Strategy and Design

Space Collectors

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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João Pinto Coelho
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The images presented are for illustrative purposes only and are intended to convey the overall concept of the project.
Furniture, decorative elements and equipment are not included.