



Castelhana, Sociedade de Mediação
Imobiliária, Unipessoal Lda - AMI 3497

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ALEA

LISBON APARTMENTS





ALEA was born from the careful renovation of a traditional building on Rua da Madalena, in the heart of Baixa Pombalina.

Respecting the historical identity of the property and the urban setting of this area of high heritage interest, the project transforms a typical Lisbon building into a contemporary, functional and elegant residential complex.

5

Floors

1677 m² gross area

12

Apartments

T0 — T2+1

3

Retail spaces

62,97 m² — 424,19 m²

2026

Planning

In construction



THE PRIVILEGE OF DOWNTOWN.

Living at ALEA means enjoying a rare privilege in the centre of Lisbon: the possibility of living downtown while seeing the city from above.

Lisbon reveals itself in striking views over historic rooftops, hills and the river, creating a constant connection between the interior and the urban landscape.

Located in a higher and more sheltered part of Baixa, ALEA offers tranquillity, light and perspective, in contrast to the energy of the city at its feet.



Actual view from the apartments.



Between the river and the castle hill, Rua da Madalena is located in one of the most emblematic and desirable areas of the city.

Part of the Urban Rehabilitation Area and the Baixa Pombalina Safeguard Plan, this is a place where history remains present in every façade, but where urban life is renewed daily with local commerce, culture, services, mobility and a unique atmosphere.



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The ALEA apartments are the result of a clever reorganisation of the building, which has optimised the interior space and created spacious, functional and bright units.

The renovation preserves the original structure and character, while introducing durable materials, contemporary solutions and modern layouts — some with access to the attic, mezzanines or small outdoor areas.



EN SUITE



T2



LIVING ROOM

T1



BEDROOM
T1



Combining the authenticity of a historic building with the modernity of a carefully renovated project, ALEA offers apartments designed for those seeking comfort, privacy and a balanced urban lifestyle.

The spacious layouts, abundant natural light and attention to detail result in a residential complex that elevates the experience of living in downtown Lisbon.



SHOP

Retail Space
3 Units
62,97 m² — 424,19 m²

T0+1

Openspace + Mezzanine
1 Unit
150,12 m²

T0

Openspace
2 Units
43,99 m² — 45,71 m²

T1

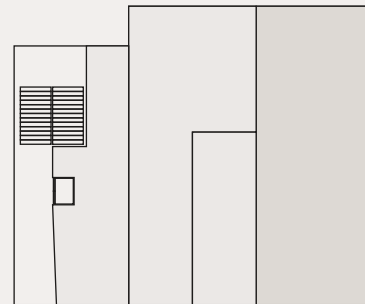
1 Bedroom
5 Units
50,28 m² — 73,87 m²

T2

2 Bedrooms
2 Units
118,17 m² — 120,20 m²

T2+1

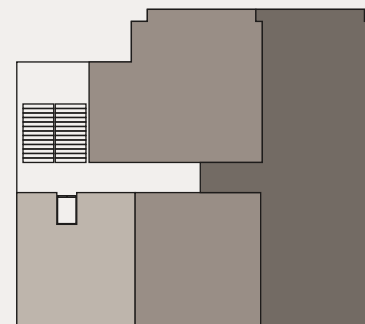
2 Bedroom + Storage
2 Units
128,64 m² — 190,92 m²



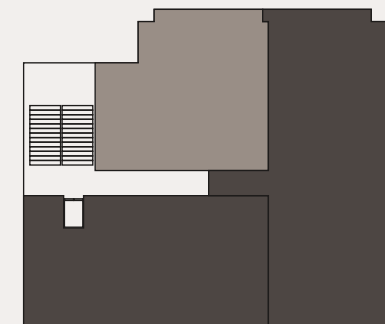
FLOORS -1 & 0



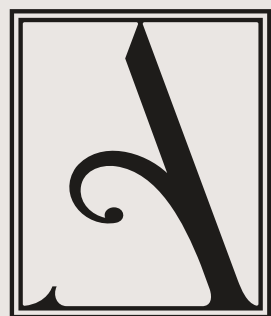
FLOOR 1



FLOOR 2



FLOORS 3 & 4



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UNITS	USE	TPOLOGY	FLOOR	INTERIOR	EXTERIOR	GROSS AREA
A	Retail	Shop	0 + (-1)	390,00 m ²	34,19 m ²	424,19 m ²
B	Retail	Shop	0	76,41 m ²	-	76,41 m ²
C	Retail	Shop	0	62,97 m ²	-	62,97 m ²
D	Housing	T0 + 1	0	150,12 m ²	-	150,12 m ²
E	Housing	T0	1	43,98 m ²	1,73 m ²	45,71 m ²
F	Housing	T1	1	50,28 m ²	1,74 m ²	52,02 m ²
G	Housing	T2	1	116,44 m ²	1,74 m ²	118,17 m ²
H	Housing	T1	1	68,10 m ²	-	68,10 m ²
I	Housing	T0	2	43,99 m ²	-	43,99 m ²
J	Housing	T1	2	50,28 m ²	-	50,28 m ²
K	Housing	T2	2	116,43 m ²	3,76 m ²	120,20 m ²
L	Housing	T1	2	67,66 m ²	3,76 m ²	71,42 m ²
M	Housing	T2 + 1	3 + 4	126,48 m ²	2,16 m ²	128,64 m ²
N	Housing	T2 + 1	3 + 4	186,07 m ²	4,85 m ²	190,92 m ²
O	Housing	T1	3	70,11 m ²	3,76 m ²	73,87 m ²



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*All the information contained in this document is merely indicative,
may be subject to change and is not contractual in nature.*