



COLINA

ALTA CAXIAS

[www.altacaxias.pt](http://www.altacaxias.pt)

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# PURE LIFE

AN INNOVATIVE AND EXCLUSIVE  
CONDOMINIUM, EMBEDDED IN  
NATURE, WHILST OFFERING  
A REMARKABLE LIFESTYLE

COLINA is an iconic building with elegant yet contemporary lines that form an ecosystem designed to be lived in with comfort, whilst pioneering trends for a sustainable urban lifestyle.

Based on the hillside away from the busy streets but just a few minutes from the center of Lisbon, in **COLINA holidays start every day when returning to the peace and quiet of home.**

COLINA provides the opportunity to enjoy a retreat with high standards of living, in an idyllic natural environment near to the beach, and at the same time with the comfort of being close to the big city and all its vitality.

# AN OASIS ON THE DOORSTEP OF LISBON

THE ATLANTIC BREEZE MIXES WITH THE SHADES OF THE COUNTRY-SIDE AND ALLOWS THE EYE TO TRAVEL ACROSS THE *TEJO* RIVER AND OUT TO THE SEA

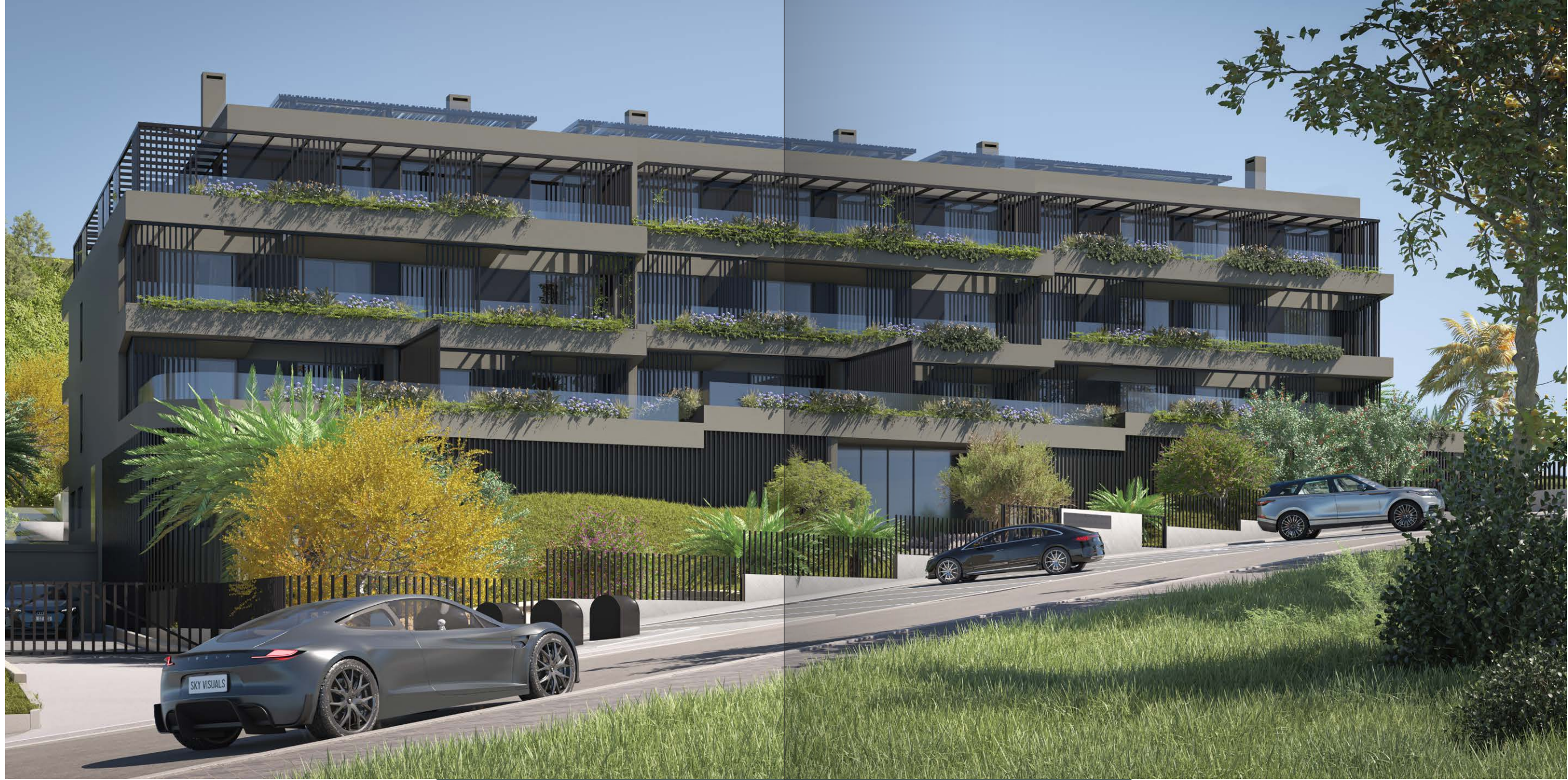
A few minutes from the center of Lisbon, **COLINA** is located in a residential area offering a quiet urban setting and an unspoiled natural scenery, in the heart of a green corridor less than ten minutes away from the beach.

Right on the doorstep of Lisbon, Caxias is a singular cultural and scenic phenomenon, in contrast to the country's capital. It was developed on the fringes of the city and is still a small town

surrounded by a green flora, with a village feel and spaced-out rhythms, proud of its rich heritage and its well-groomed and trimmed gardens.

Its wide sandy beach, well protected from the winds, gives it the inspiring appeal of the ocean horizon and allows you to enjoy the many sunny days.





OUTDOOR

SEA AND NATURE  
OFFER PERFECT  
CONDITIONS FOR THE  
PRACTICE OF OUTDOOR  
SPORTS AND  
VARIOUS CULTURAL  
OUTDOOR ACTIVITIES

Sea and nature invite to take long walks, to enjoy the various cultural outdoor activities that take place throughout the year and offer perfect conditions for the practice of outdoor sports. Caxias completes its offer with state of the art facilities for different kinds of sports, such as *Cidade do Futebol*.

To preserve a unique landscape, a large urban park will be created that will integrate Caxias within a protected green space, which will extend along the Ribeira de Barcarena to the Fábrica da Pólvora

and will connect the Forte de São Bruno, on the seafront, with Paço de Arcos.

**COLINA takes advantage of a quick access to Lisbon, by Estrada Marginal** (a road that goes from Lisbon-Cascais on the coast) **and the country's main routes.**

Door-to-door in 15 minutes to Marquês de Pombal and only 20 minutes to the airport.



REFERENCE POINTS

Convento da Cartuxa  
 Quinta Real de Caxias  
 Forte de São Bruno  
 Caxias Railroad Station  
 Caxias Beach  
 Paço de Arcos Beach  
 Capela de Nossa Senhora das Dores  
 Cidade do Futebol  
 Jamor's various sports facilities

Federação Portuguesa de Atividades  
 Subaquáticas  
 Passeio Marítimo  
 Swim Together - Escola de Nataçã  
 de Águas Abertas  
 Ribeira da Barcarena  
 Quinta da Fonte  
 Lagoas Park  
 Estrada Marginal  
 A-5 Estoril-Lisboa Highway

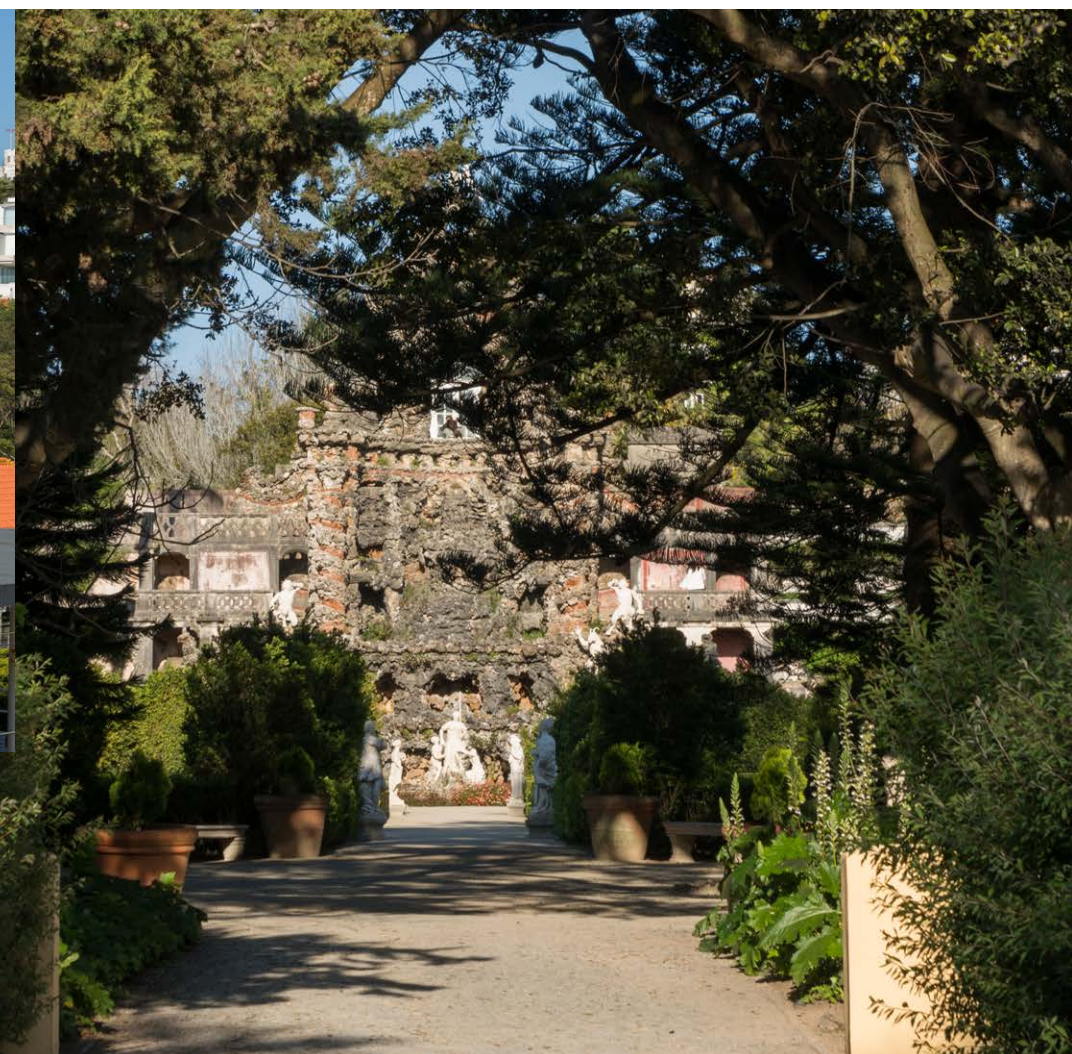


At the end of the 16th century, the friars from Cartuxos de São Bruno found in the unpopulated and almost virgin lands of Caxias — next to the Barcarena stream — a perfect natural environment for a life of retreat and contemplation, in the recently founded Convento da Cartuxa de Laveiras.

Amidst this tranquility and during the 18th century, on the farms that had been built to the south of the convent, Infante D. Francisco — son of D. Pedro II of Portugal — ordered the construction of a leisure farm that would satisfy the sophisticated tastes of the social life of that period, which included a small summer palace and idyllic gardens in the style of Versailles.

The construction of Convento da Cartuxa lasted until 1736, while Quinta Real de Caxias was only finished in 1832.

# BACK TO THE ROOTS



SINCE THEN, CAXIAS HAS BENEFITED FROM THE ROYAL FAMILY'S TASTES AND REQUIREMENTS, ENHANCING ITS REPUTATION AS A RETREAT AND LEISURE DESTINATION

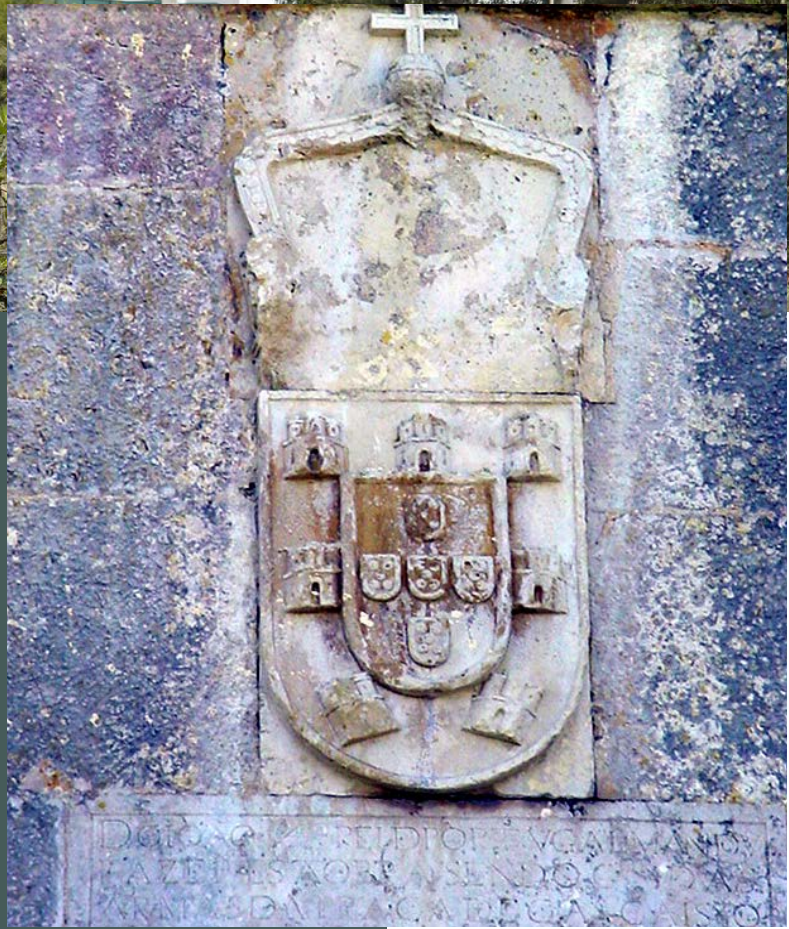
During the 19th century, **Quinta Real de Caxias was the only royal palace by the sea, which served as the summer residence of the royal family**, and attracted the Portuguese elite who began to settle along the coast and on the slopes of the valley.

The legacy left by kings and friars safeguarded Caxias from the urban pressure of the 20th century, allowing it to preserve its serene character and nature's strong protagonism.

In the 21st century, **surrounded by green spaces, beaches, culture and sports facilities, Caxias' potential and pleasant urban environment has attracted a young and increasingly international community.**

### THE LEGACY LEFT BY KINGS AND FRIARS SAFEGUARDED CAXIAS FROM THE URBAN PRESSURE OF THE 20TH CENTURY

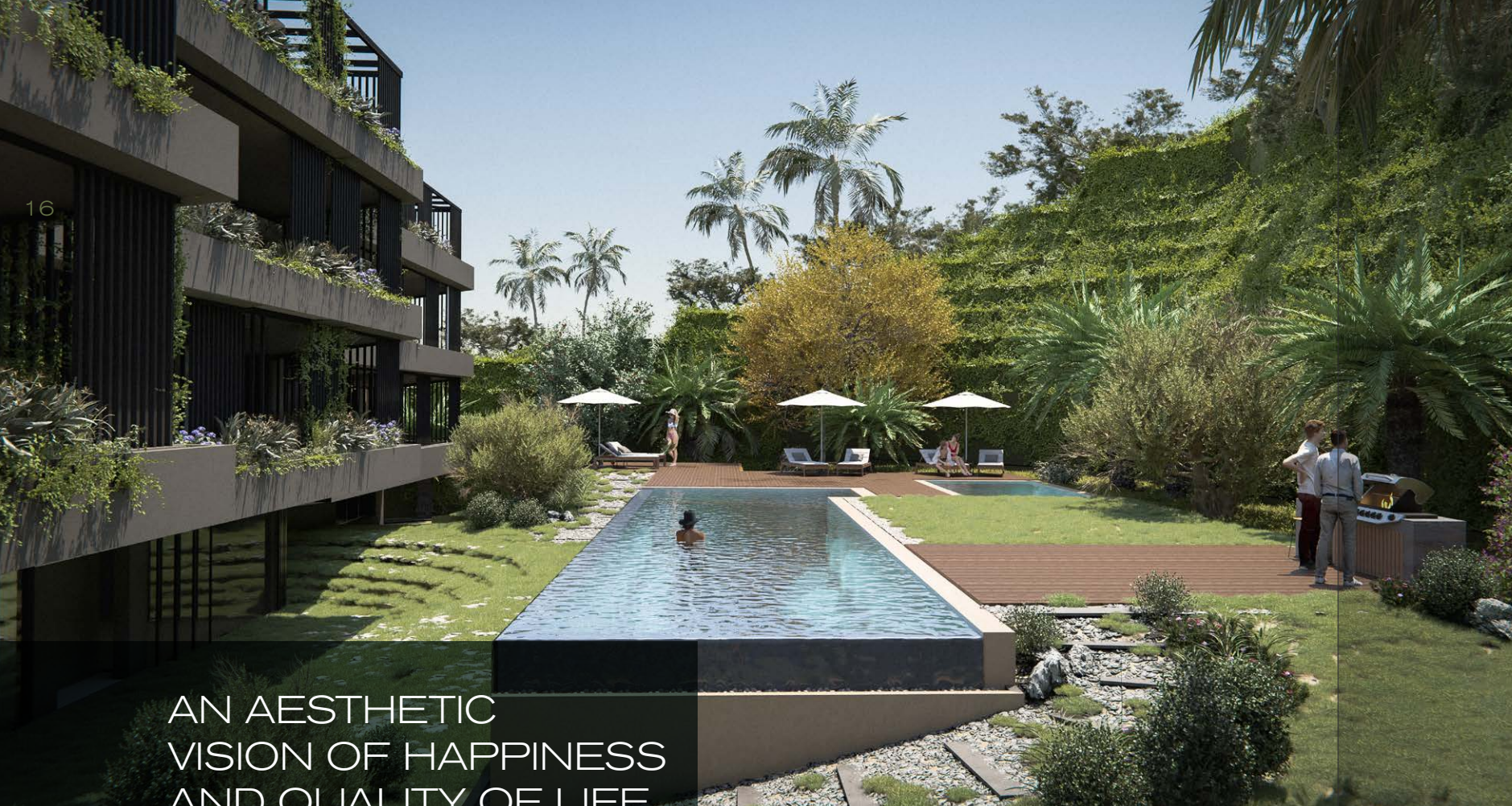
Caxias positions itself in the highest level of innovation and creativity, with the pulse of Oeiras Valley, an investment project, public and private, that has been providing the municipality with excellent infrastructure in several areas, promoting business, culture, science and technology aiming to make Oeiras a global hub and a talent destination.





# URBAN NATURE





16

AN AESTHETIC  
VISION OF HAPPINESS  
AND QUALITY OF LIFE,  
ENVIRONMENTAL  
VALUES, STYLE  
AND PERSONALITY



With a refined and discreet contemporary image, COLINA adapts to the terrain and blends harmoniously with the landscape that surrounds it.

A three-story building divided into three non-aligned blocks, forming an asymmetrical shape, positions this development within the urban fabric, making it the perfect companion, nestled in the relief and the silhouette of the hills that guard the coast.

The neutral tones of the buildings and the exterior landscaping highlight the changing colors of the abundant vegetation that surround COLINA and safeguards the privacy of the residents.

A functional architecture and aesthetic vision conveys happiness and quality of life, environmental values, style and personality.

The entrance to COLINA explores the slope of Calvet Magalhães street. The pedestrian access is made by a leveled path, flanked by a sculpted and secluded private garden, which shelters the entrance and creates an atmosphere of peace and comfort.

POOL

The difference of street heights allows the making of two separate entrances for vehicles: one for the boxes located on the underground floor and the other for the boxes and additional parking spaces located on the ground floor.

The three residential buildings that make up COLINA share a common entrance hall leading to each building's lifts and staircases. Block A is located to the west, Block C to the east, and Block B occupies the central position.

In the main atrium, the reflections of the polished Estremoz marble, with its pale tones and subtle shaded veins, contrasts with the vivid greens of nature and the black and grey tones that continue to the exterior.

The reception leads to a large common space that continues on to the garden towards the back, a private oasis with a swimming pool, a children's playground and natural spaces to provide the comfort of COLINA also in the outdoor spaces.





GROUND FLOOR



# A STIMULATING EXPERIENCE

COLINA IS AN EXCLUSIVE RESIDENTIAL DEVELOPMENT THAT ALLOWS YOU TO ENJOY NATURE WITHOUT LEAVING THE CITY



LIFESTYLE  
*a modern*

POOL

Fully equipped communal facilities invite to enjoy the condominium and a contemporary, dynamic and healthy lifestyle, reinforcing the community character of COLINA.

COLINA offers many different leisure options and the conditions to **enjoy nature without missing any urban comforts.**

**A large common space can be found on the ground floor, in addition to the reception area, a social room, condominium room and gym cater to the diverse needs and interests of the residents.** The ground floor connects the front garden with the back garden, an outdoor area that offers absolute privacy, lush green spaces, swimming pool, a children's playground, vegetable gardens and barbecue area.

**Each property has parking facilities for two cars and additional parking for bicycles.** Garage are equipped with a charger for electric cars, USB and micro USB sockets. Some boxes can also provide additional storage space.

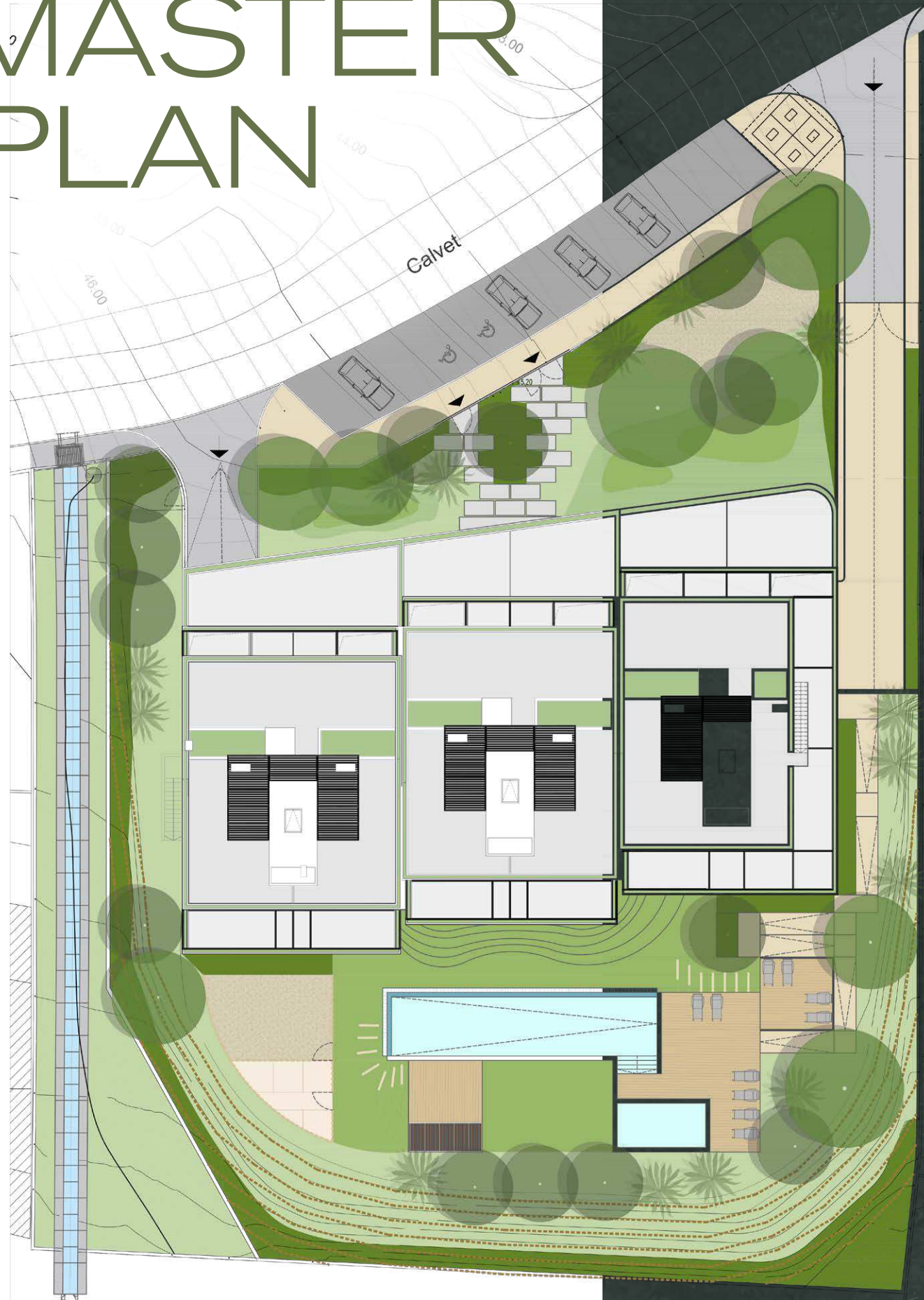
The 17 parking boxes are distributed between the underground and the ground floor, which also includes six additional spaces, for vehicles of people with reduced mobility.

Residents have a private laundry room outside the apartments.

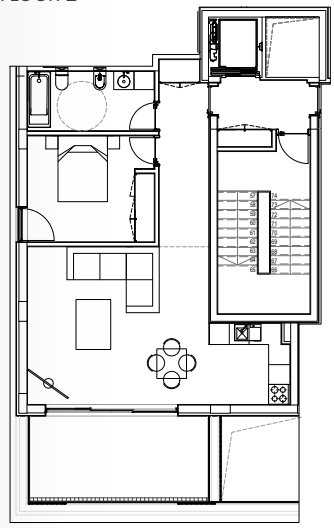
And there is a designated park for pets in the front garden.



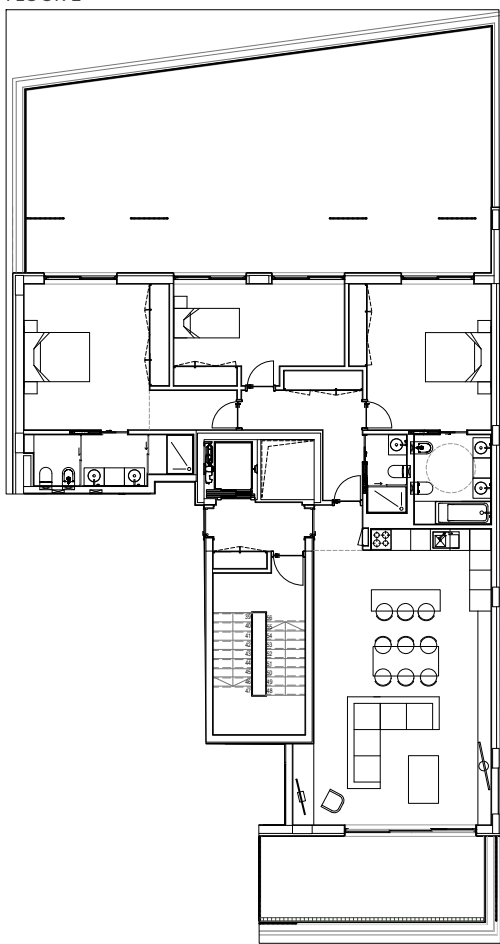
# MASTER PLAN



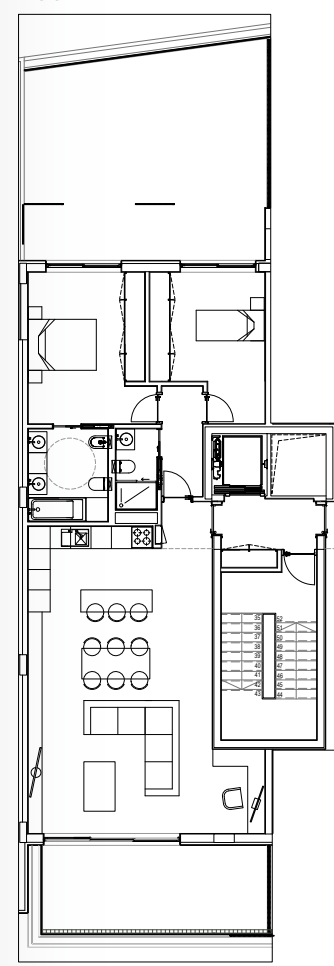
ONE-BEDROOM APARTMENT FLOOR 2



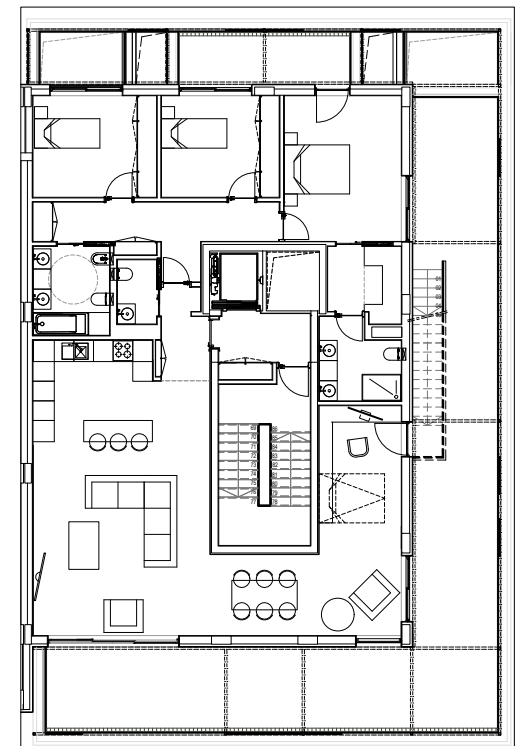
THREE-BEDROOM APARTMENT FLOOR 1



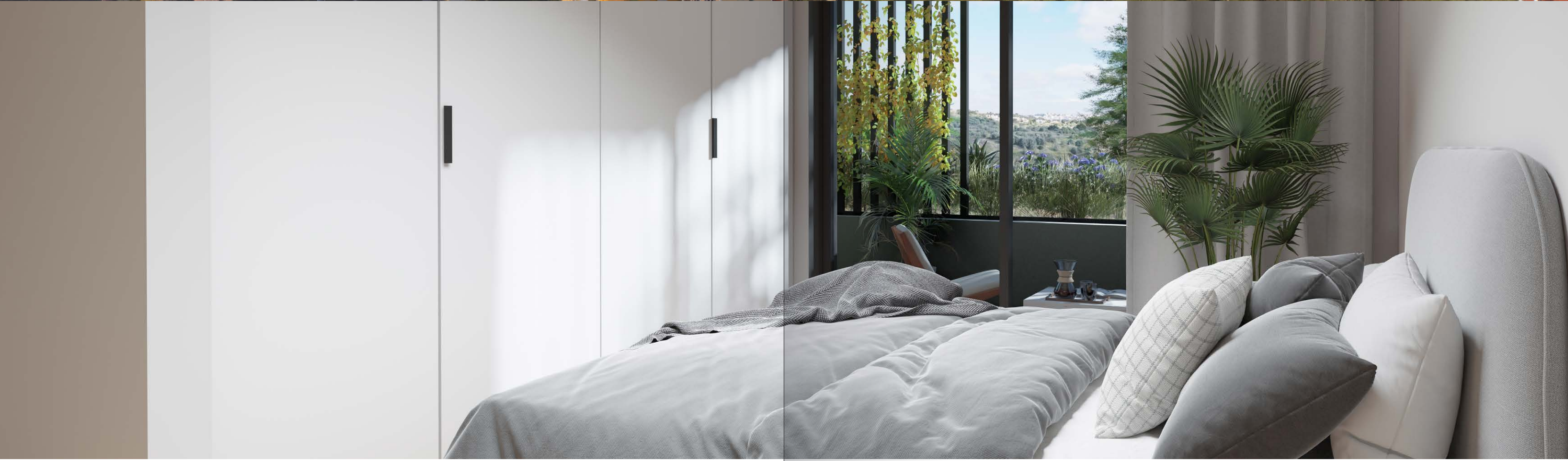
TWO-BEDROOM APARTMENT FLOOR 1



THREE+ONE-BEDROOM APARTMENT FLOOR 3



# APARTMENTS



BEDROOM

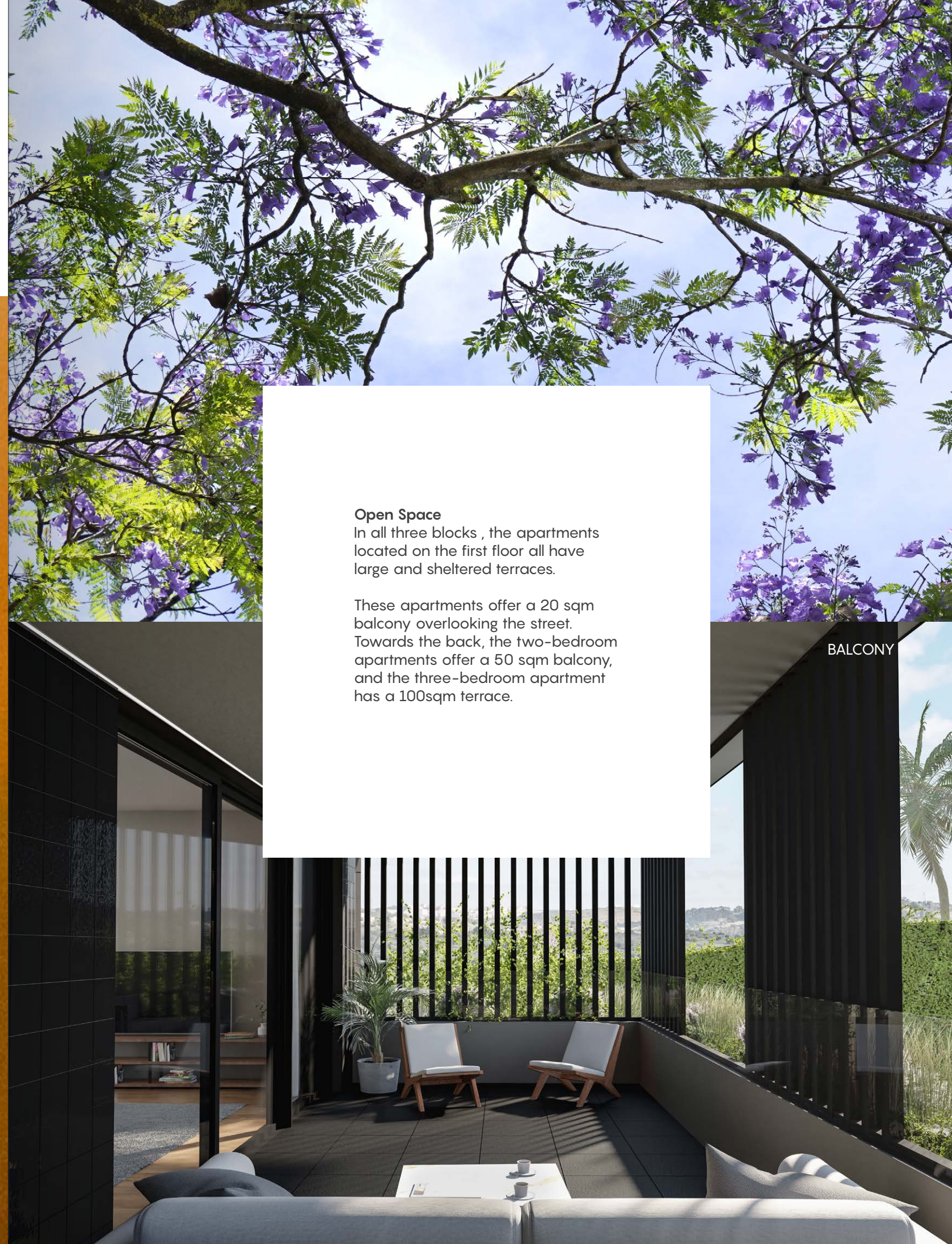
# RADIANT ELEGANCE

LARGE GLAZED WINDOWS, BALCONIES AND GENEROUS TERRACES OFFER A LARGE DIMENSION TO THE EXTERIOR DWELLINGS, AND FLOOD ROOMS AND BEDROOMS WITH LIGHT

COLINA presents a collection of 17 modern and spacious apartments. The proposal covers 3 one-bedroom apartments, 10 two-bedroom apartments, 3 three-bedroom apartments and 1 three-bedroom+1.

The living rooms facing south have an open plan kitchen and offer fluid movement enhancing togetherness.

The balconies, seamed by aesthetic glass railings and decorated with flower boxes, face both fronts. High quality protection elements guarantee perfect exposure to natural light, intimacy and comfortable thermal and acoustic insulation.



## Open Space

In all three blocks, the apartments located on the first floor all have large and sheltered terraces.

These apartments offer a 20 sqm balcony overlooking the street. Towards the back, the two-bedroom apartments offer a 50 sqm balcony, and the three-bedroom apartment has a 100sqm terrace.

BALCONY



## LIVING ROOM

### THE PROPOSAL COVERS 3 ONE-BEDROOM APARTMENTS, 10 TWO-BEDROOM APARTMENTS, 3 THREE-BEDROOM APARTMENTS AND 1 THREE-BEDROOM+1

#### **Watchtower over the Atlantic/Tejo**

On the upper floor, COLINA presents a lateral setback of the facade that creates balconies of astonishing dimensions.

The top floor apartments also have access to a garden terrace on the roof for exclusive use, where residents can enjoy a privileged view over the valley in exceptional privacy.

In Block A facing west, the 175 sqm three-bedroom+1 apartment offers a spacious en-suite with a practical closet, two bedrooms and an additional room, which can be used as a bedroom, office, atelier or playing room. More than 100 sqm of balcony space, which surrounds most of the apartment. Access to the roof can be done either by an interior staircase or an exterior staircase from the balcony.

The one-bedroom and three-bedroom apartments are located to the east in block C, one per floor. The one-bedrooms have 70 m<sup>2</sup>, a living room and kitchenette with a balcony facing south and a window to the east. The bright and welcoming bedrooms are facing east.

The three-bedroom apartments have a total area of 156 sqm, with two en-suites and a bedroom. The living room and open plan kitchen, as well as the bedrooms, all connect to large balconies.

The two-bedroom apartments are located in blocks A and B, with areas exceeding 110 sqm, and offer an en-suite and a bedroom. The bedrooms are provided with private balconies and the living room and kitchen area have an area of 50 sqm.







GROUND FLOOR



# QUALITY, COMFORT & DESIGN

## COLOUR AND LIGHT ARE GUIDES, INSPIRE AND EMPHASISE

COLINA uses quality materials, simple and pure, and a design focused on details to complete an elegant and functional environment. **The delicate balance between luxury and a family atmosphere defines each space.**

**Colour and light are guides, inspire and emphasise**, incorporating themselves into architectural elements to create harmonious shapes and spaces that change and adapt with the use.

The apartments take advantage of natural light and offer cosy living rooms bedrooms, with solid oak wood floors that underline the warm atmosphere and the feeling of cosiness.

The fluid distribution of space and the use of a generous ceiling height give way to abundant and useful storage.

BALCONY



## THE APARTMENTS TAKE ADVANTAGE OF NATURAL LIGHT



BEDROOM



BATHROOM

The kitchens are open, modern and practical, with an island bench area. They are fully equipped and radiate with a distinctive touch. State-of-the-art appliances and elements with an intense-black contemporary design contrast with the white marble and lacquered furniture.

The marble is the highlight of the bathrooms: white tones in the common facilities and *verde de Serpa* marble on white lacquered furniture in the en-suites. The en-suites' bathrooms are equipped with double-sinks.

Highlighting the small details, **a soft and considered presence of technology contributes to the day-to-day well-being**, whether with ambient sound in the lobby and common areas, efficient and discreet air conditioning system, or electric shutters and heated towel rails in the bathrooms.

# A RESPONSIBLE ECOSYSTEM

AN ECOLOGICAL, SUSTAINABLE AND VITALISING ISLAND

COLINA conveys an ambitious vision of the future: sustainable construction, based on resource efficiency and ecological principles, aimed at creating a healthy environment that offers balanced and lasting comfort, without compromising future generations.

**Due to the combination of sustainable techniques, materials and solutions COLINA received the LIDERA environmental certification, recognising the commitment of a project to sustainability in Portugal.**

In the construction process, natural engineering techniques were used to maximize the terrain and solar orientation and create an ecological, sustainable and vitalising island.

A vast array of passive measures and energy efficiency solutions were implemented, ranging from thermal masonry exterior walls, providing thermal and acoustic insulation, to double glazing and double-leaf

blinds with polyurethane filling, to ensure the highest insulation possible for windows.

The materials were chosen with a low ecological footprint in mind, giving preference to recycled, local or proximity materials, whilst maintaining the highest quality.

The perfectly insulated roofs, with integrated solar panels harvesting renewable energy, blend in not to disturb the aesthetics or inhibit the use of space, designed to be yet another leisure area for residents, with vegetable soil and a relaxed and intimate environment.

The accesses to COLINA, to both pedestrians and vehicles, are adapted to serve people with reduced mobility.



OUTDOOR

# NATURAL BALANCE

ARCHITECTURE AND NATURE CREATES ENVIRONMENTS THAT STIMULATE THE SENSES

**COLINA gives great importance to natural spaces, and nature returns with inspiration and care.**

From the outset, the front garden was intended to be a decompression zone that opens the door to an intimate and exclusive ecosystem.

**The harmony between architecture and nature creates environments that stimulate the senses and integrate into the lives of residents, creating surprises and hidden spaces, inspiring mystery and tranquility.**

Flower boxes along the entire façade display a palette of colours and aromas that continue and overlap throughout the year on the windows of the houses, illuminating the entire street and giving a charming exterior to COLINA.

The flora symphony and harmoniously arranged architectural details allows a variety of comunal green spaces that magnify the aesthetic values of COLINA and contribute with originality and subtlety to the well-being of its residents.

Towards the back, COLINA presents itself as a natural refuge, a paradise set aside exclusively for its residents' rest and leisure. **The land's slope was used to create a terraced landscape, overcoming the difference in altitude, which also protects and shapes the garden.**

Due to their ability to regenerate, low maintenance and minimal ecological impact, a plant selection of mainly native species give life to COLINA.



# A WORLD APART

THE PROPOSITION FOR  
A LIFE IN HARMONY  
WITH NATURE

The rhythm of seasons and time can be felt in COLINA with nature's presence during each hour of the day.

Without leaving home, COLINA offers the kind of happiness only daily contact with nature and life outdoors can provide, in a safe and exclusive environment.

To escape the day-to-day routine of the city and in able to clear the mind, COLINA has an exclusive and private orchard oriented to the back that offers a world of experiences and activities for the entire family the whole year round. **Leisure, rest and health are at the forefront.**

A communal swimming pool measuring almost 50 meters long and a separate children's pool, surrounded by a generous sun deck area, allow to practice swimming, relaxation and to enjoy the countless benefits of water in the warm months.

A playground amidst the outdoor spaces with their abundant vegetation spark the imagination of every child, and provides freedom and in a safe environment to live out their adventures.

Communal gardens made up of five plots growing medicinal and aromatic herbs delight the senses of COLINA's residents, scenting the air with flavours and fragrances, an explosion of shapes and colours complete the proposition for a life in harmony with nature.

Furthermore the barbecue area encourages outdoor living in the condominium.



BEDROOM



# COLINA

ALTA CAXIAS

e  
mer  
ge

Mota-Engil  
Real Estate Developers



SOLIDA  
CAPITAL  
EUROPE