



ALVALADE 18-20

LISBON • PORTUGAL
A HOME. A LIFE. A LEGACY.

Property Highlights

An Extraordinary Private Residence for the Most Discerning Buyer

An extraordinary private residence located in one of Lisbon's most prestigious and sought-after neighborhoods. This remarkable estate combines architectural elegance, world-class amenities, privacy, and exceptional craftsmanship.

Residence

- 7-Bedroom Luxury Estate
 - 1 Grand Primary Suite
 - 2 Additional Suites
 - 2 Additional Bedrooms
 - 2 Staff Suites with Private Bathrooms

Dimensions

- Over 10,760 sq. ft. of Gross Construction Area
- Over 9,250 sq. ft. of Private Living Space
- Approximately 10,760 sq. ft. Lot

Quality & Finishes

Recently renovated throughout to the highest standards, the residence showcases premium materials, bespoke finishes, and meticulous ongoing maintenance.

Notable features include:

- Premium Technal aluminum window systems
- Electric shutters throughout
- Daikin VRV climate-control system providing individualized heating and cooling
- Dual high-capacity Immergas boilers with backup hot-water storage
- Dual water-pressure system ensuring optimal performance throughout the residence

- Heated mirrors in primary bathrooms
- Emergency water-reserve systems
- Comprehensive security system with monitored alarm service and perimeter video surveillance
- Lightning protection system
- Fully enclosed and private grounds

Lower Level | Wellness & Entertainment Floor

Designed as a private wellness retreat, the lower level offers a truly exceptional lifestyle experience.

At its center is an impressive indoor heated swimming pool measuring approximately 41 feet by 16 feet. Water temperature, ambient temperature, and humidity levels are individually controlled to create the perfect year-round environment. The pool is equipped with underwater lighting and a counter-current wave system ideal for aquatic exercise.

Complementing the pool area is a six-person Jacuzzi, a Turkish bath, and a stunning indoor tropical garden featuring mature banana trees, creating a tranquil resort-style atmosphere.

A luxurious spa bathroom serves this area and includes a premium steam shower with hydrotherapy functions.

The wellness area connects seamlessly to a beautifully landscaped outdoor courtyard featuring traditional Portuguese stonework, illuminated water features, decorative tile panels, and bronze sculptures by renowned Portuguese artist Timóteo.

A dramatic glass wall separates this retreat from an expansive marble-clad entertainment lounge divided into three distinct environments:

- A formal living area featuring a fireplace and designer FENDI furnishings.
- An intimate dining space overlooking the gardens, serviced by a dedicated dumbwaiter connecting directly to the main kitchen.
- A secondary lounge with garden access, an interior courtyard garden, and a full-size billiards table.

The entertainment area benefits from independent climate-control zones for enhanced comfort.

Also located on this level:

- Heated six-car garage finished in marble with automatic gates
- Two staff suites with private bathrooms
- Driver's facilities and wardrobe area
- Fully reinforced walk-in vault and secure safe room

Main Level

The main level welcomes residents and guests through an elegant marble-clad entrance hall featuring a refined powder room and spacious guest cloakroom.

The gourmet kitchen is finished in granite and equipped with premium cabinetry and high-end appliances. Adjacent is a generously sized laundry and utility area with extensive storage and direct access to a private terrace.

A formal dining room accommodates up to fourteen guests and showcases a bespoke multi-tone marble dining table of exceptional design.

An additional room fitted with custom Italian Poliform wardrobes offers flexible use as a dressing room, executive office, or private study.

A sophisticated reception and living room opens onto a large balcony, creating a perfect setting for both formal entertaining and relaxed family living.

Upper Level | Private Family Quarters

The private level comprises:

- Grand Primary Suite with private bathroom and walk-in closet
- Two additional suites with en-suite bathrooms and dressing areas
- Two further bedrooms served by a shared luxury bathroom

Designed to provide privacy, comfort, and functionality, this level serves as an elegant sanctuary within the residence.

Interior Design & Furnishings

The residence is appointed with furnishings and decorative elements from some of the world's most prestigious luxury brands.

Highlights include:

- Designer furnishings, textiles, and accessories by FENDI
- Selected furniture and lighting pieces by VERSACE
- Premium TEMPUR bedding systems
- Fine art collections
- Custom luxury draperies
- Exclusive lighting fixtures, rugs, decorative objects, and bespoke interior elements

Every detail has been carefully curated to create an atmosphere of timeless elegance, sophistication, and understated luxury.

A Rare Opportunity

A truly exceptional Lisbon estate offering unparalleled wellness facilities, grand-scale entertaining spaces, world-class finishes, and complete privacy in one of the city's most distinguished residential addresses.