



Flipstone

APOLÓNIA COLLECTION
Where history
meets the future

Studios to 2-bedroom
apartment



Lisbon tradition with a contemporary outlook

On Rua Cruz de Santa Apolónia, between Alfama and the Tagus River, a project is born that respects the memory of the place while anticipating the future of the city.

This is where **Apolónia Collection** emerges: a residential development that combines Lisbon's historic identity with discreet and elegant contemporary architecture. Designed by architect **Tiago Silva Dias**, this is a project conceived for quality living, light, and meaning.

Far from artificiality and fully integrated into the real life of the neighbourhood, the building offers functional apartment layouts, outdoor spaces, and an authentic urban environment, in one of the city's most genuine settings.



Identity

**AUTHENTIC LISBON,
TRULY LIVED.**

A neighbourhood with real history, streets that tell centuries of life, and an organic relationship with the city. The preservation of the original layout, traditional materials, and natural integration into Alfama's urban fabric ensure a genuine living experience that is hard to replicate.



Value

**A SOLID ASSET IN THE
HEART OF THE CITY.**

A historic location, limited supply, and consistent demand make Apolónia Collection a safe choice, whether for living or investing, with strong prospects for sustained appreciation.



Well-being

**SPACES DESIGNED
FOR LIVING WELL.**

Bright interiors, balanced layouts, and a strong connection to the outdoors through patios and terraces. Architecture that values everyday comfort, natural light, and quality materials.





Location

Between Alfama and the Tagus, in the city centre

EVERYTHING YOU NEED
WITHIN 15 MINUTES.

On foot (up to 15 minutes)

- 1 Tagus River
Riverfront - 3 min
- 2 Alfama - 5 min
- 3 Fado Museum - 6 min
- 4 Primary School - 6 min
- 5 Santa Apolónia Station - 7 min

By car (up to 15 minutes)

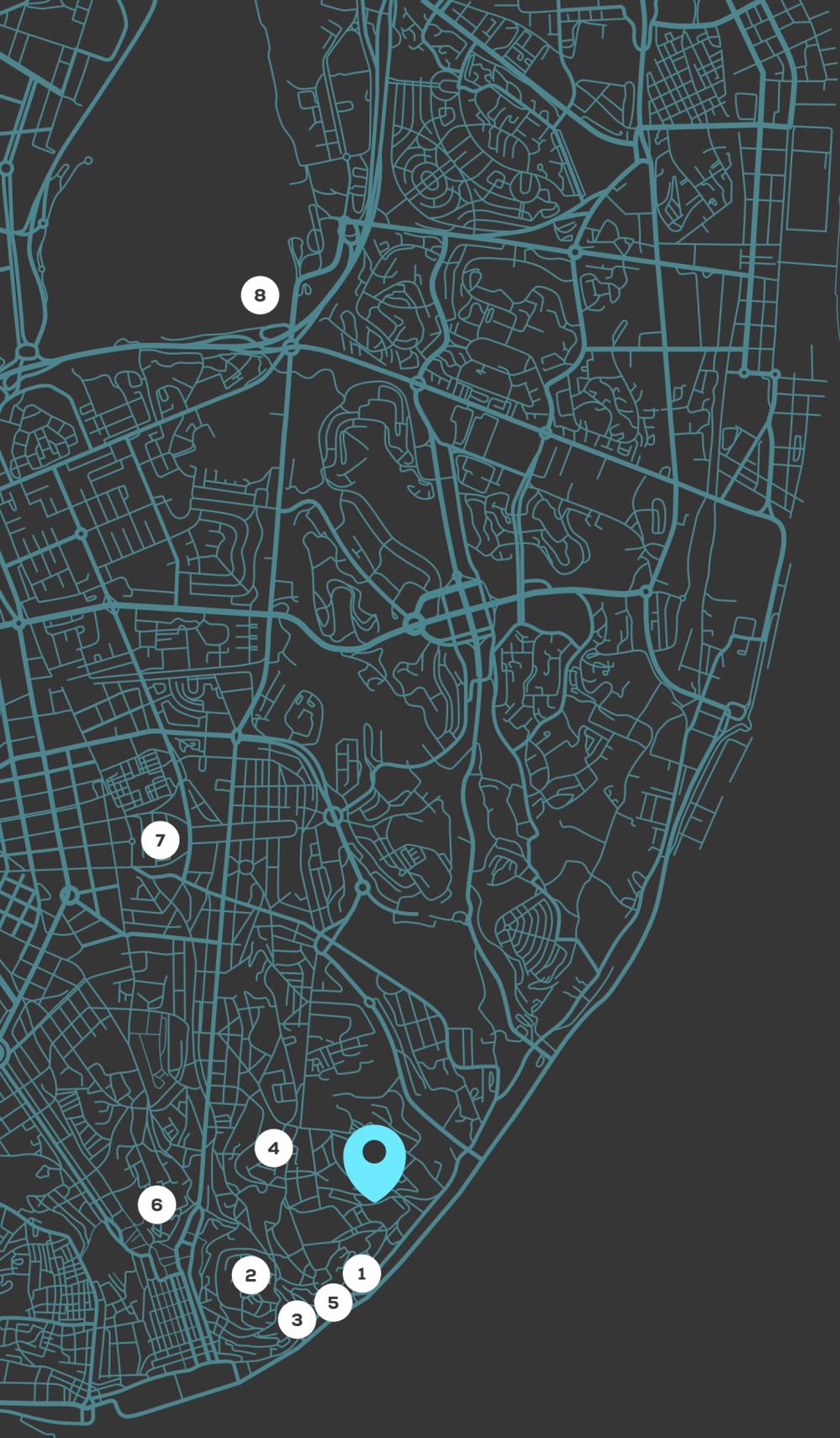
- 6 São José Hospital - 10 min
- 7 Instituto Superior Técnico - 15 min
- 8 Lisbon Airport - 15 min

Living on Rua Cruz de Santa Apolónia means being at the heart of historic Lisbon, with the river as a backdrop and the entire city within reach.

Step outside and Santa Apolónia Station is just minutes away, connecting you to the metro, trains, and the whole city.

Walk down to the riverfront for a stroll along the Tagus, or head up through Alfama's streets to discover viewpoints, local shops, and historic restaurants.

More than a central location, Apolónia Collection offers the privilege of living in a neighbourhood with soul, identity, and a future.





The Building

An author-designed project, created for your life

Comprising an exclusive collection of apartments ranging from **studios to one- and two-bedroom units**, Apolónia Collection adapts to different lifestyles – from a functional urban base to a permanent residence or a secure investment.

Many units enjoy a strong connection with the outdoors through private terraces, interior patios, and a shared courtyard – an extremely rare feature in Alfama.

Natural light, efficient layouts, and high-quality finishes make this project an intelligent response to living well, in the right place.

















Amenities & Finishes





Amenities

At **Apolónia Collection**, every detail has been designed to provide a more comfortable, functional, and efficient daily life.

SUPERIOR INSULATION

Façade with external thermal insulation system (ETICS), aluminium window frames with thermal break and double glazing, ensuring maximum acoustic and thermal comfort.

CLIMATE CONTROL & COMFORT

Heat pump for water heating and pre-installation of A/C in bedrooms and living rooms.

SMEG KITCHENS

Fully equipped kitchens with SMEG appliances (hob, oven, extractor hood, dishwasher, washing machine, and refrigerator).

FUNCTIONALITY

White lacquered wardrobes with linen-textured melamine interiors.



Finishes

The selection of materials reflects Lisbon's timeless elegance, combining natural wood with the nobility of stone.

LIVING ROOMS & BEDROOMS

Multi-layer oak wood flooring for a warm and welcoming atmosphere. Plastered and white-painted walls to maximise natural light.

KITCHENS

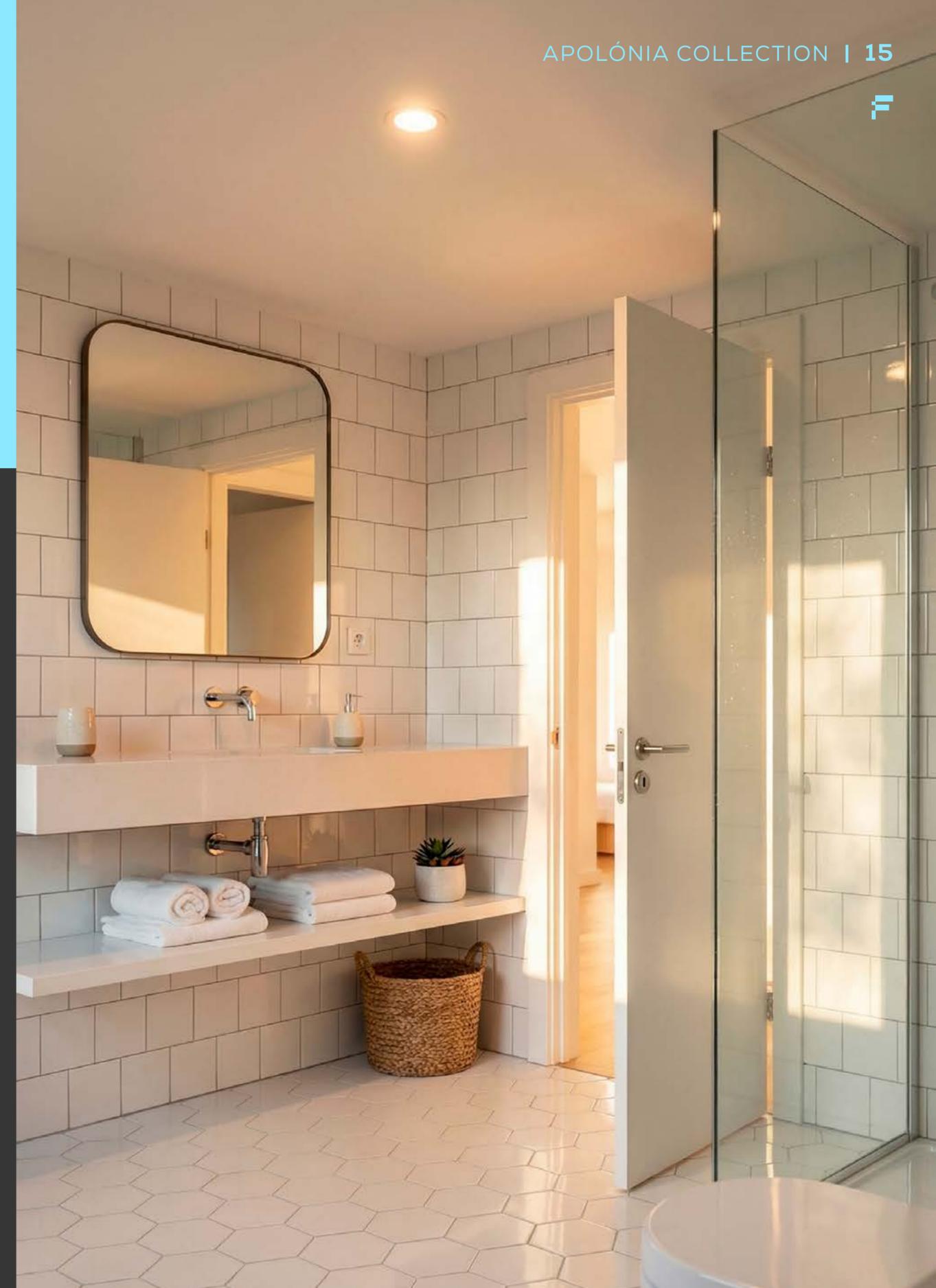
Countertops and island fronts in natural stone. Moisture-resistant MDF cabinets finished in matte white lacquer.

BATHROOMS

Ceramic wall coverings by Love Tiles (Marble White), natural stone countertops, and wall-hung sanitary ware by Sanindusa. Designer taps by Bruma.

CARPENTRY

Doors and skirting boards in matte white lacquered wood, with brushed stainless steel hardware by JNF.





Layouts & Areas

Spaces designed with logic and lightness, adapted to how you live—and how you want to live.

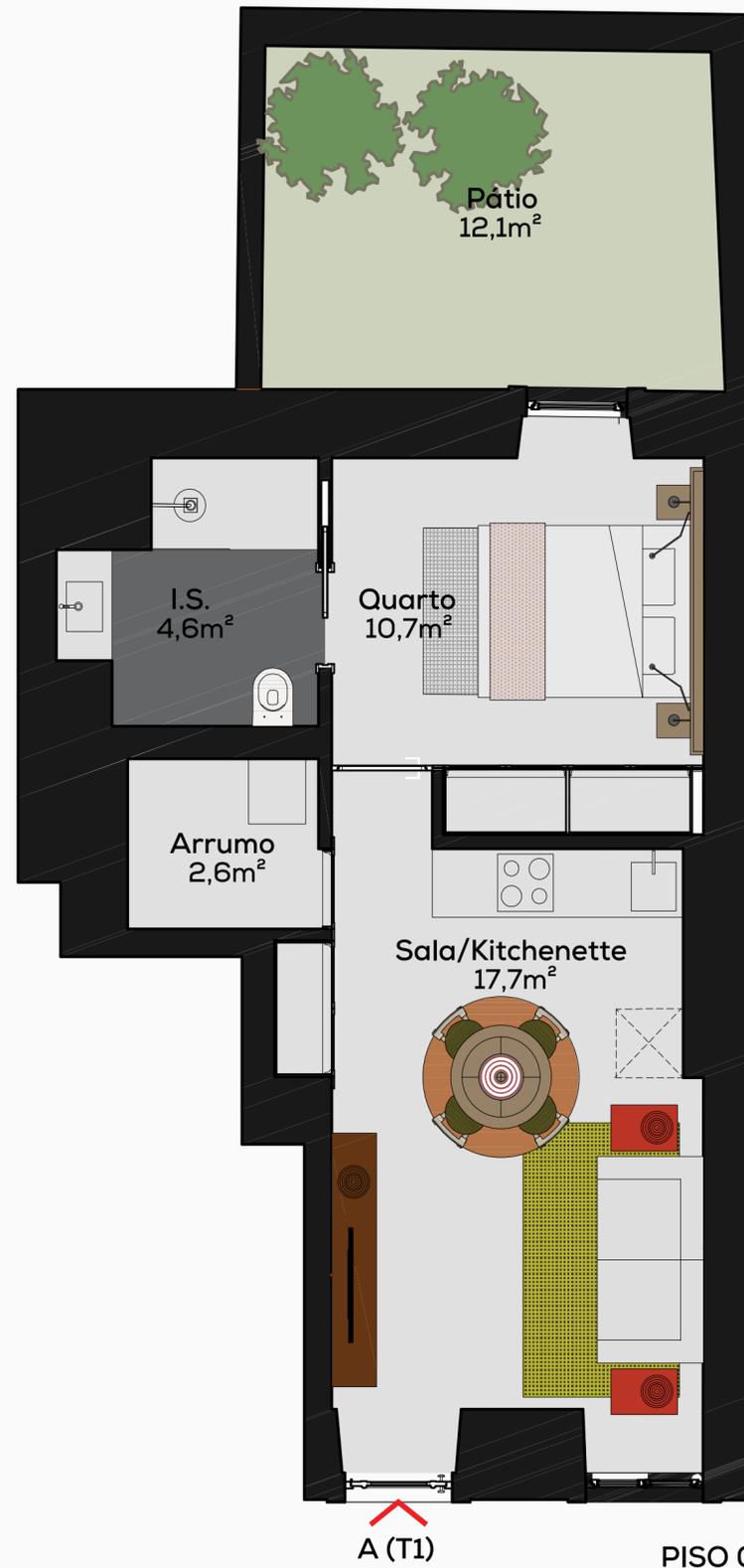
(Apartments from Ground Floor to 4th Floor, including studios, one and two-bedroom units, some with suites, storage rooms, terraces, gardens, swimming pool, and river views.)



Layouts

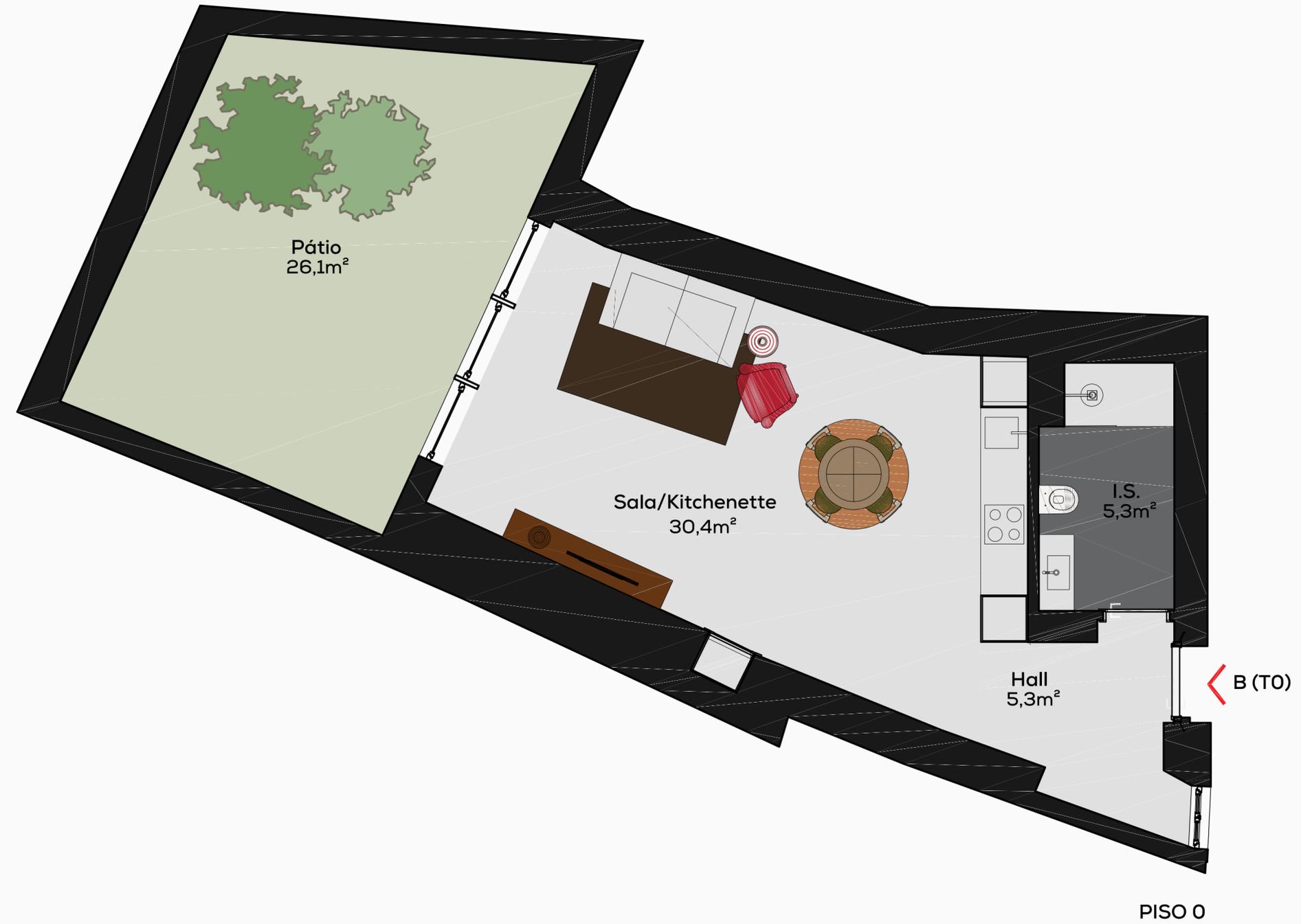
FLOOR 0
Unit A | T1

SILVA DIAS
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Layouts



FLOOR 0

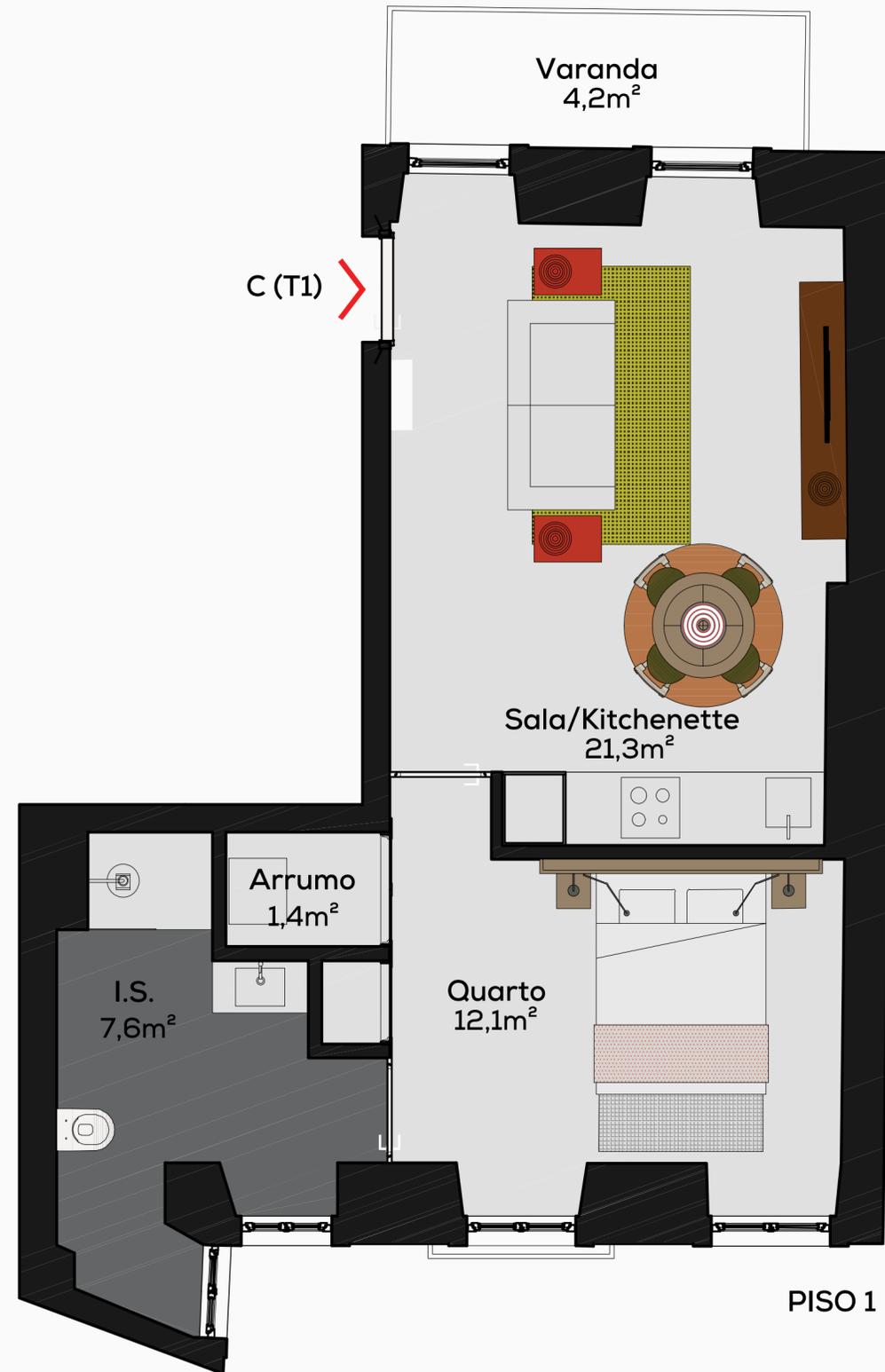
Unit B | T0



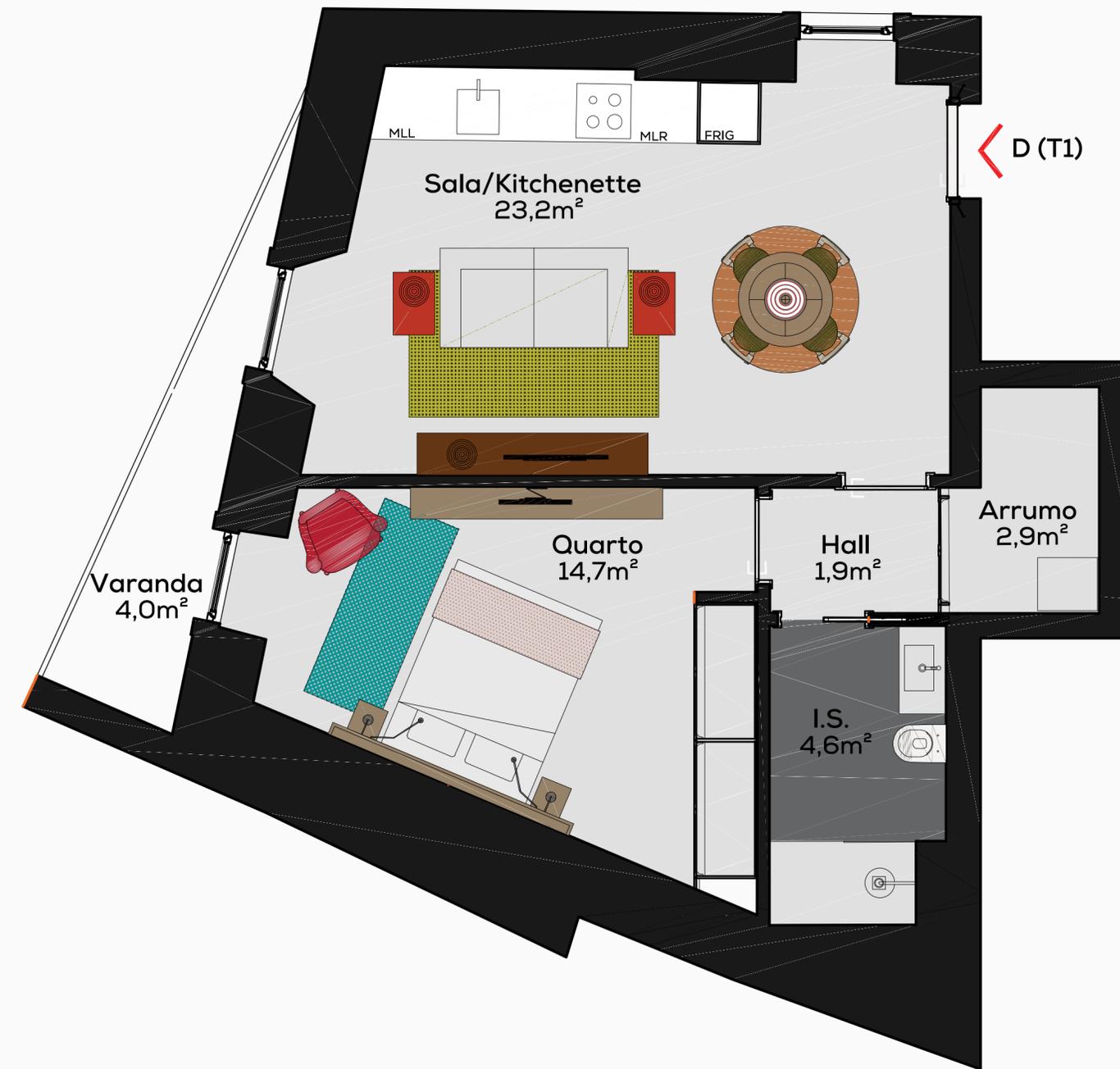
Layouts

FLOOR 1
Unit C | T1

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Layouts



PISO 1

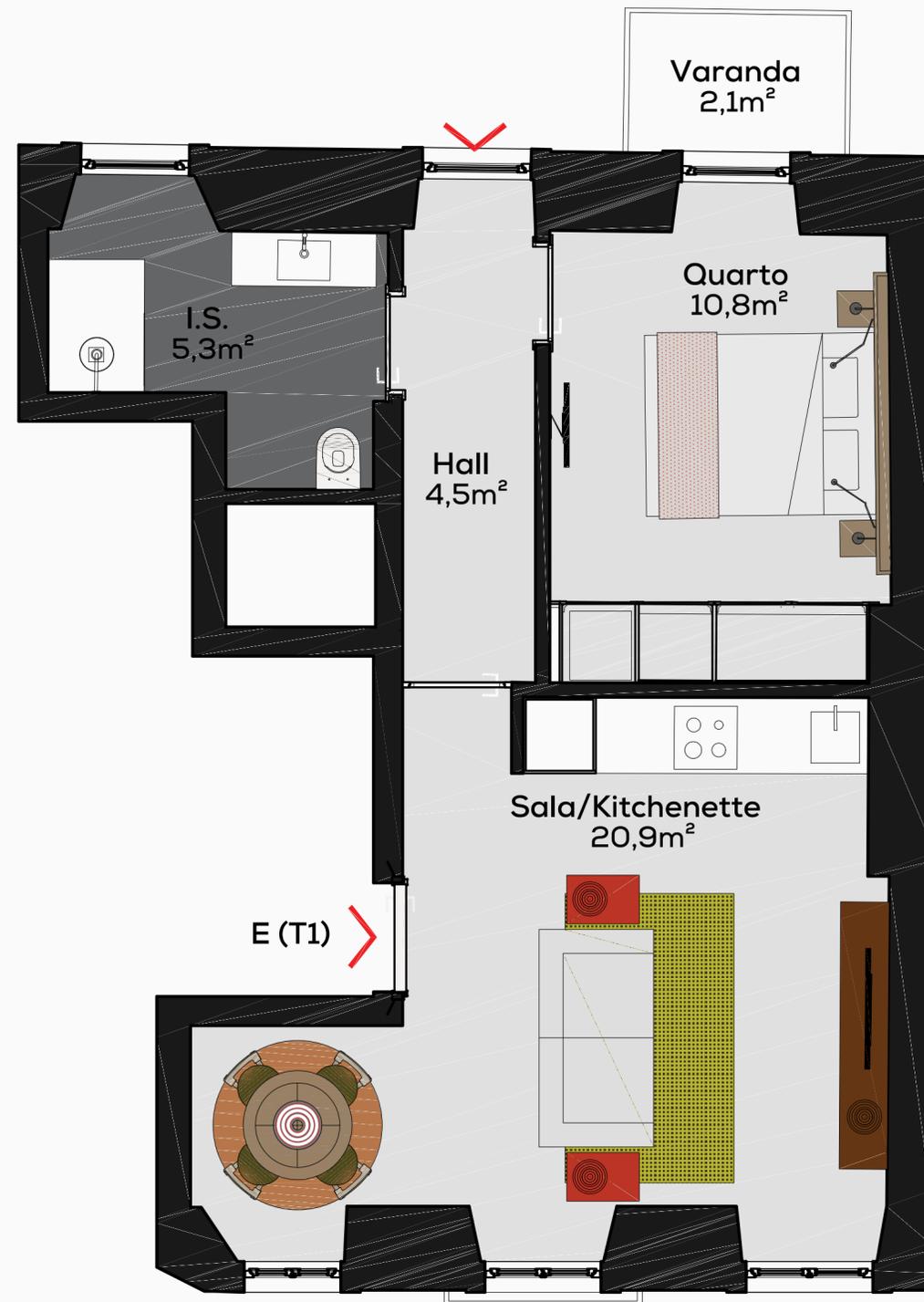
FLOOR 1

Unit D | T1

Layouts

FLOOR 2

Unit E | T1



Layouts



FLOOR 2

Unit F | T1

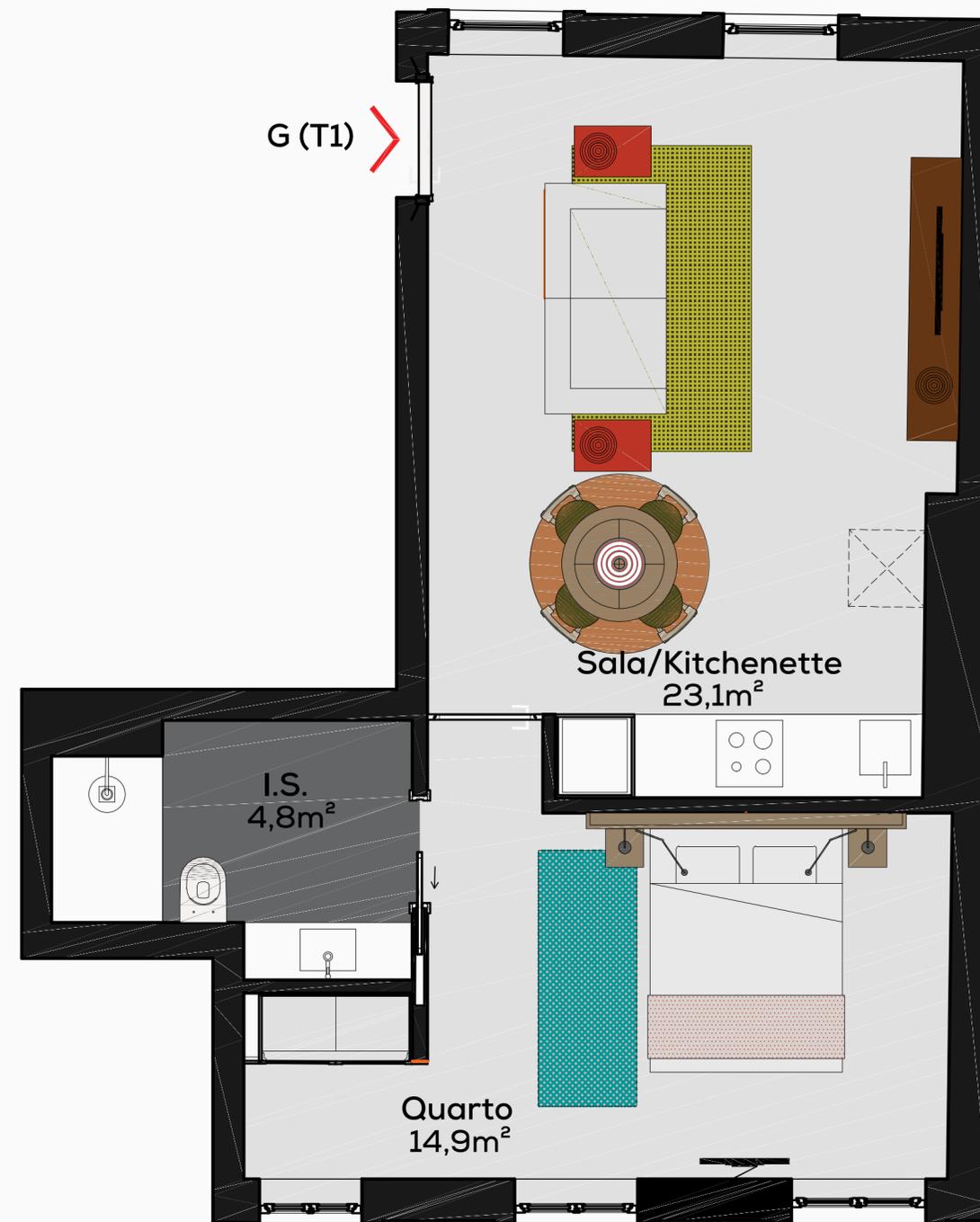


Layouts

FLOOR 3

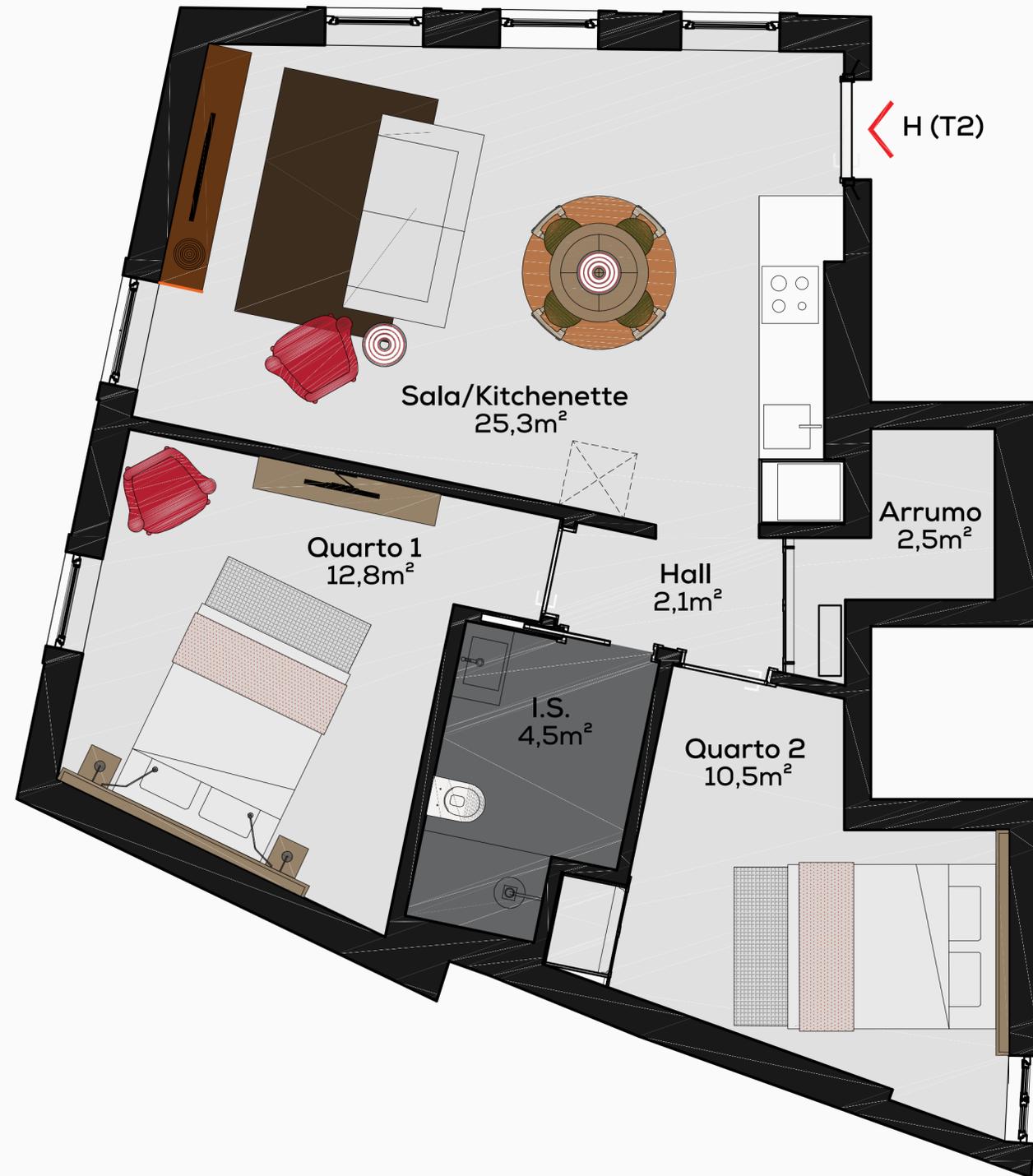
Unit G | T1

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PISO 3

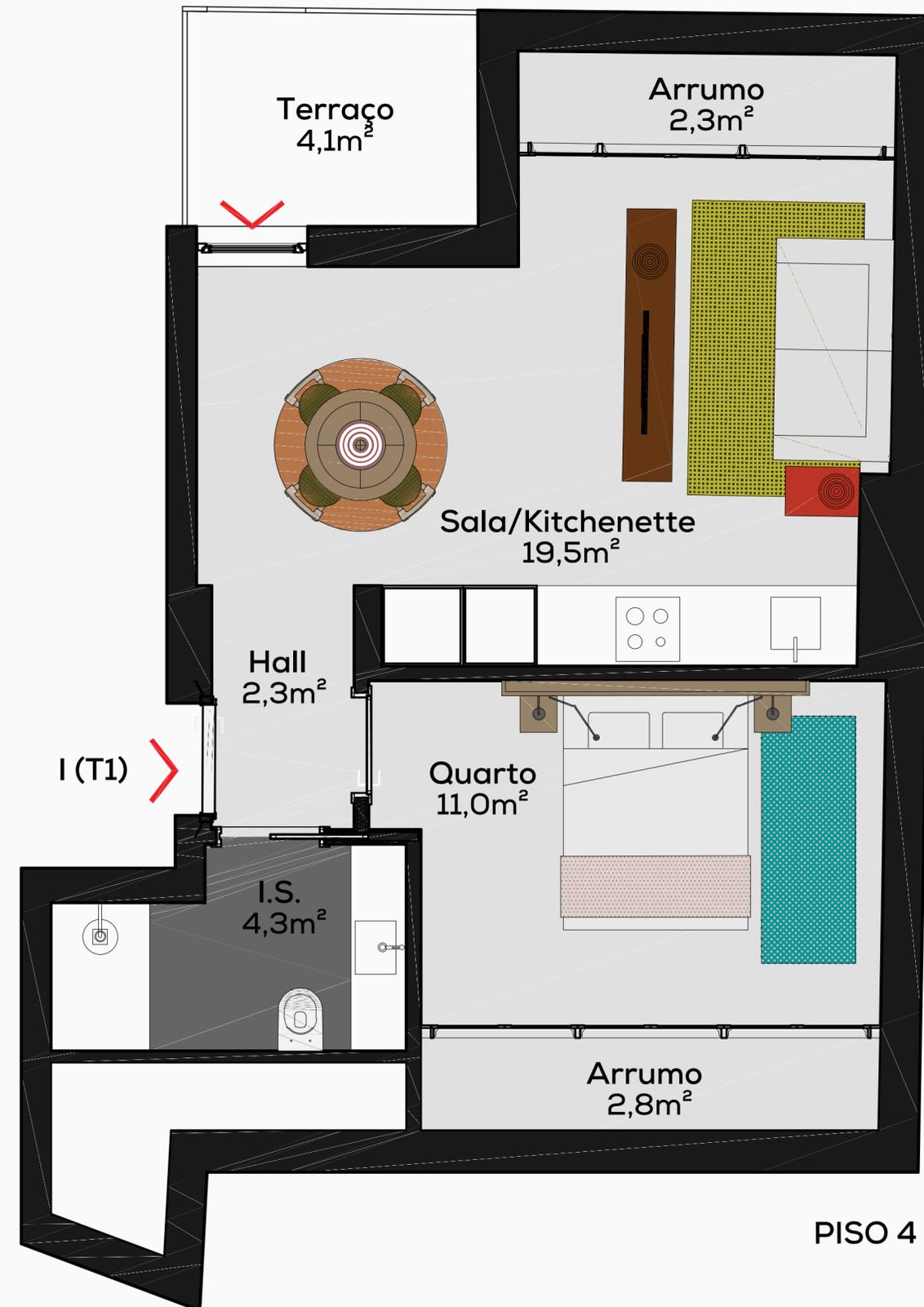
Layouts



FLOOR 3

Unit H | T2

Layouts



FLOOR 4

Unit I | T1

Layouts

FLOOR 4

Unit J | T1





Areas & Prices

(SUMMARY)

Typology	Covered Private Area (m ²)	Balcony (m ²)	Garden (m ²)	TOTAL (m ²)	Price
1-Bedroom Suite Apartment + Storage Room + Private Garden + Swimming Pool	53,0	12,1	9,9	75,0	390 000,00 €
Studio Apartment + Private Garden + Swimming Pool	57,4	26,1	10,7	94,2	430 000,00 €
1-Bedroom Suite Apartment + Storage Room + Balcony + Garden + Swimming Pool	54,9	4,2	10,3	69,4	400 000,00 €
1-Bedroom Apartment + Balcony + Garden + Swimming Pool	64,7	4,0	11,0	79,7	465 000,00 €
1-Bedroom Apartment + Balcony + Garden + Swimming Pool	56,2	2,1	10,5	68,8	400 000,00 €
1-Bedroom Apartment (En-Suite) + Guest Bathroom + Private Garden + Swimming Pool	65,3	20,9	12,2	98,4	495 000,00 €
1-Bedroom Suite Apartment + Garden + Swimming Pool	51,5	0,0	9,6	61,1	387 000,00 €
2-Bedroom Apartment + Storage Room + Garden + Swimming Pool	68,7	0,0	12,8	81,5	472 000,00 €
1-Bedroom Apartment + Terrace + Garden + Swimming Pool	56,5	4,1	10,6	71,2	410 000,00 €
1-Bedroom Apartment + Terrace + Garden + Swimming Pool	57,4	5,8	10,7	73,9	410 000,00 €

Contact us to discover **exclusive purchasing conditions**.



Flipstone

Secure your place
where history meets
the **future**

CONTACT US:

+351 912 793 449

miguel.caetano@flipstone.pt

info@flipstone.pt

APOLÓNIA COLLECTION

ARCHITECTURE

 **SILVA DIAS**
arquitectos