



Flipstone

VALLE 14
Where the
neighbourhood
meets the future

T1 to T2 Duplex
Apartments



The authenticity of Lisbon with the comfort of tomorrow

In Vale de Santo António, between the Graça hill and the light of the Tagus River, a refuge is born that respects the memory of the place while anticipating the city's future.

This is where **VALLE14** comes to life – the perfect balance between genuine neighbourhood living and contemporary architecture. A project designed by **Silva Dias Arquitectos**, created for those who value time, comfort, and purpose.

Away from the tourist crowds yet close to everything that matters, this building offers functional layouts and outdoor spaces that invite the city in.





Authenticity

GENUINE NEIGHBOURHOOD LIFE.

Local shops, real neighbours, and Lisbon's history present on every corner, reflected in the use of Lioz stone and an architectural language integrated into its surroundings.



Future

INVESTING IN A RAPIDLY REGENERATING URBAN AREA.

Be at the centre of change, where value grows every day.

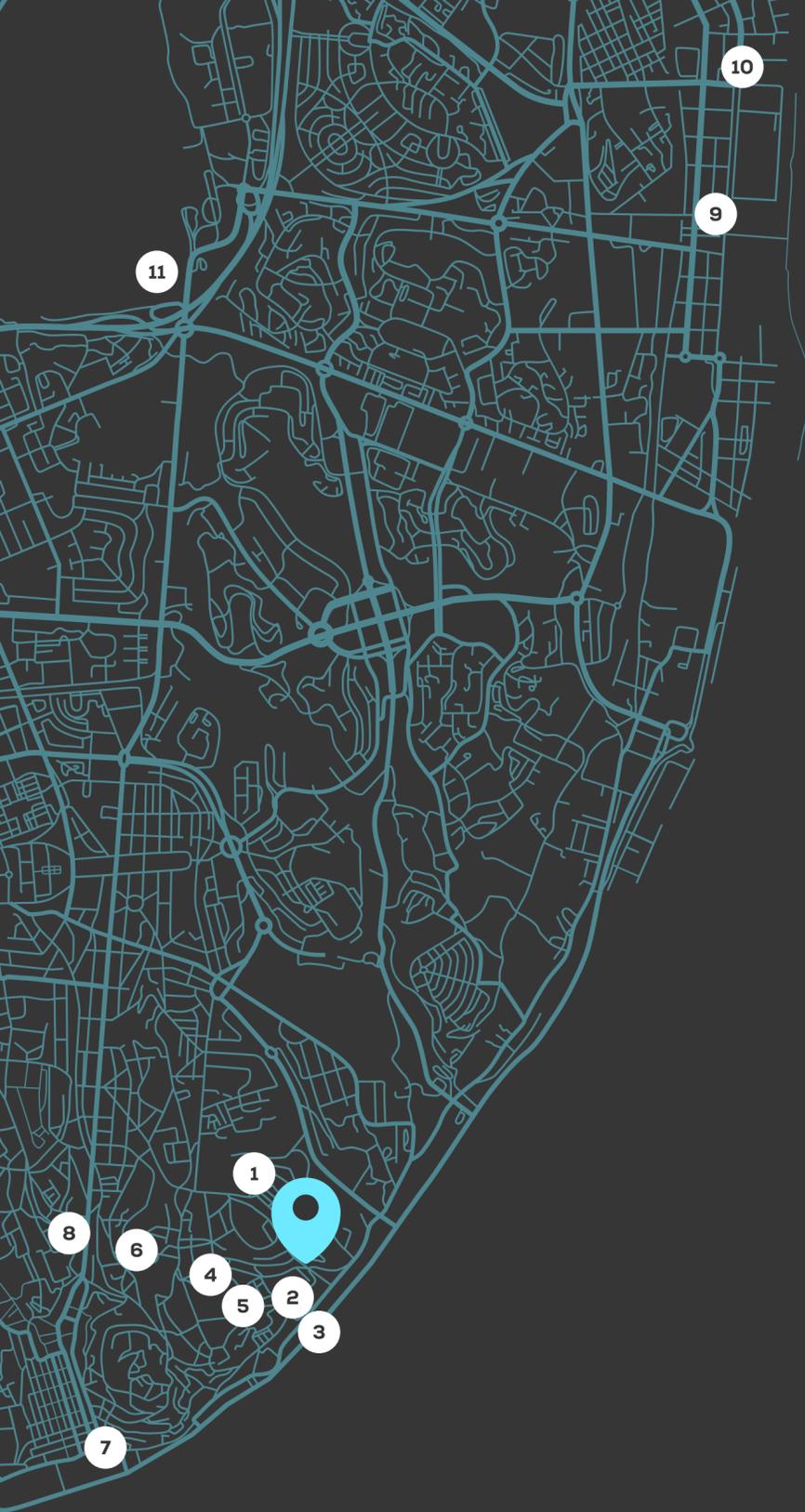


Comfort

CONTEMPORARY ARCHITECTURE THAT PRIORITISES LIGHT.

Efficient layouts with modern climate control, excellent thermal insulation, and high-quality materials.





Location

EVERYTHING YOU NEED,
WITHIN 15 MINUTES.

Walking distance (up to 15 minutes)

- 1 **Local shops**
(Grocery stores, cafés) – 2 min
- 2 **Santa Apolónia Station**
(Metro/Train) – 10 min
- 3 **Supermarket** – 10 min
- 4 **Feira da Ladra** – 10 min
- 5 **National Pantheon** – 12 min
- 6 **Graça Viewpoint** – 15 min

By car (up to 15 minutes)

- 7 **Terreiro do Paço** – 8 min
- 8 **São José Hospital** – 10 min
- 9 **Parque das Nações** – 12 min
- 10 **Vasco da Gama Bridge access** – 12 min
- 11 **Lisbon Airport** – 15 min

Between Graça and the river, at the heart of transformation

Living on **Rua do Vale de Santo António** means discovering one of Lisbon's best-kept secrets.

Step outside and reach Santa Apolónia Station in just 10 minutes on foot, connecting you to the city (Metro) and the country (Train). Climb up to Graça's terraces and viewpoints to watch the sunset, or head down to the riverside for a run along the Tagus.

Surrounded by life and traditional commerce, Valle 14 offers more than a central location – it offers the appreciation potential of a neighbourhood that is awakening.



The Building

An author's project, designed for your life

Comprising an exclusive collection of **T1 and T2 Duplex apartments**, Valle 14 adapts to different stages of life.

All units benefit from a strong connection to outdoor spaces, including **balconies, terraces, or private patios**. Ideal both for first-time buyers in the city centre and for those seeking a secure investment.

Natural light, efficient layouts, and high-quality finishes make this project an intelligent choice for living well – with what matters most, in the right place.





The Building

**The calm of the
neighbourhood.
The life of the city.**





















Amenities & Finishes





Amenities

At **Valle 14**, 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 want to live.

(Apartment floor plans follow:
T1, T2, and Duplex units across
Floors 0–4, as per brochure visuals.)



Layouts

FLOOR 0

Unit A | T1

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Layouts



FLOOR 1

Unit B | T1
Unit C | T2

Layouts

FLOOR 2

Unit D | T1
Unit E | T1



Layouts

FLOOR 3

Unit F | T2

Unit G | T2

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Layouts

FLOOR 4

Unit H | T2

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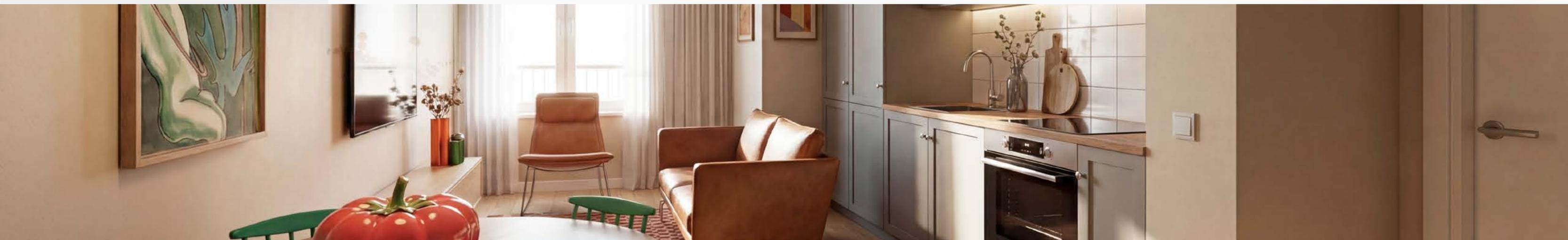




Areas & Prices

Typology	Covered Private Area (m ²)	Balcony (m ²)	Garden (m ²)	TOTAL (m ²)	Price	Availability
T1+1	75,7	-	0,0	75,7	460 000,00 €	✓
T1 - River view	61,6	-	63,3	124,9	495 000,00 €	✓
T2 - River view	72,0	-	23,0	95,0	510 000,00 €	Reserved
T1 - Garden view	57,5	3,3	13,5	74,3	410 000,00 €	✓
T1 - River view	60,4	-	-	60,4	398 000,00 €	Reserved
T2-Duplex River view	121,8	3,3	0,0	125,1	699 000,00 €	✓
T2-Duplex River view	100,3	5,2	0,0	105,5	630 000,00 €	✓

Contact us to discover exclusive purchasing conditions.



Flipstone

Secure your place
where the neighbourhood
meets the **future.**

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VALLE 14

ARCHITECTURE

 **SILVA DIAS**
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