

NOVA LIVING

Alto do Mar

QUEIJAS · OÉIRAS

CONCEPT

A home that opens outwards.

Alto do Mar is the first Nova Living: 22 terraced houses in Queijas, Oeiras.

Each house has a private south-facing patio that opens onto a shared green corridor. Between the apartment with no outdoor space and the detached villa, another way of living: your own house, your own outdoor space, and a community at your door.





22 terraced houses 4 TWO-BED · 14 THREE-BED · 4 FOUR-BED

LOCATION

In Oeiras, between Lisbon and the coast.

Calçada dos Moinhos, Queijas, in the municipality of Oeiras. A south-facing hillside site, with sea views from the shared area.

ROADS	A5 · A9 (CREL)
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LISBON	City centre
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SHOPPING	Oeiras Parque
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SEA	Beaches of the Cascais coast
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EVERYDAY	Schools, shops and services in Oeiras
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ARCHITECTURE · OTO ARQUITETOS

Two volumes, one rhythm.

Two-storey houses, all 6.35 m wide, repeated in a regular rhythm along the site.

A light-toned base sits on the ground. The upper volume is clad in vertical slats that give the façade texture. Walls between the houses protect the privacy of each patio; the north–south orientation brings sunlight into the living room and patio.

Floors	2
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Width	6.35 m
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Façade height	up to 6.5 m
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Orientation	North–south
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NOVA LIVING · ALTO DO MAR





Each house has a 4 m deep south-facing terrace that extends the living room outdoors and opens onto the shared green corridor.

SHARED SPACES

The garden belongs to everyone.

The green space is not what is left between the houses: it is part of the design.

Swimming pool, children's playground, exercise areas, shaded areas and a residents' room, at the highest point of the site, overlooking the development and the sea.





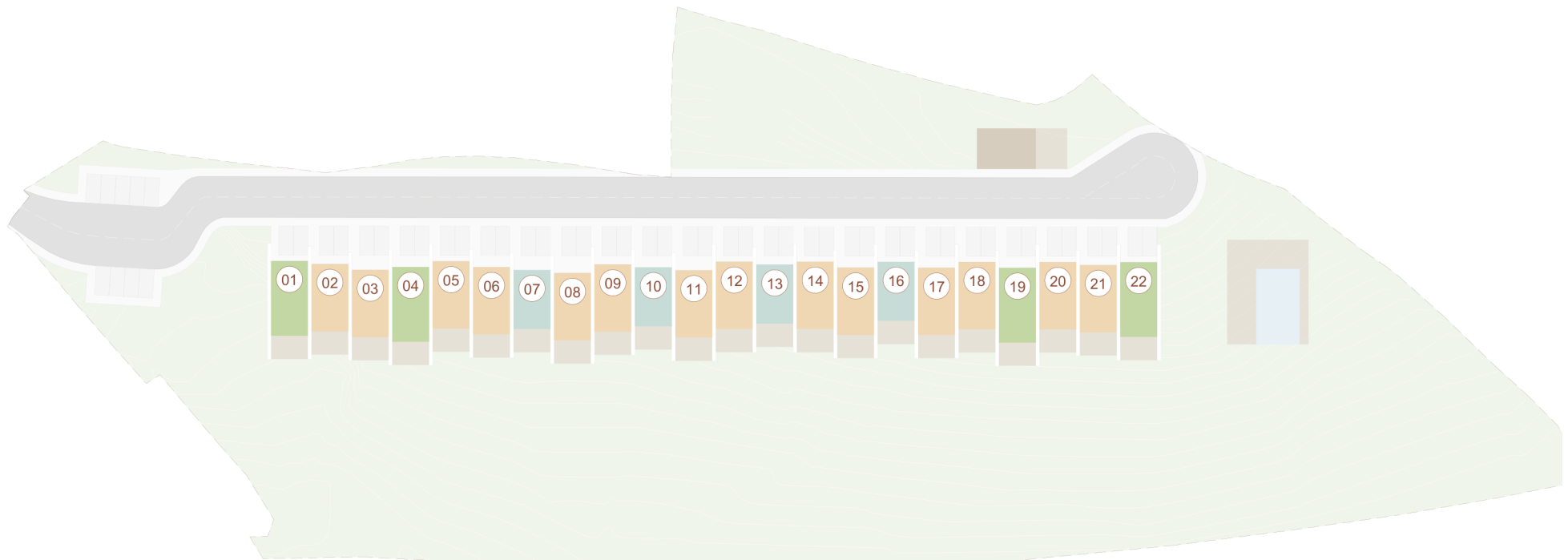
The internal street

CAR ACCESS TO EVERY HOUSE · 2 PARKING SPACES PER HOUSE

SITE PLAN

The development

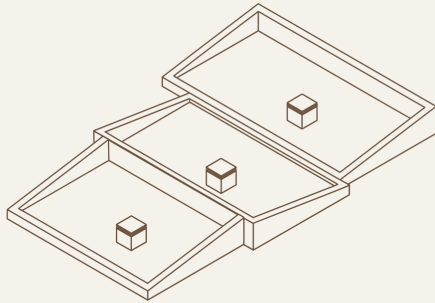
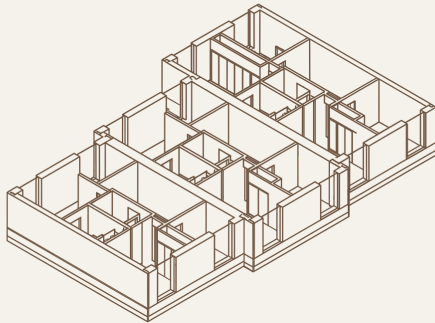
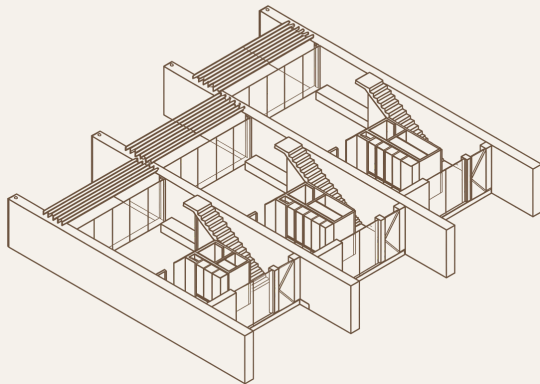
Two-bedroom (T2) Three-bedroom (T3) Four-bedroom (T4)



22 terraced houses facing north–south along an internal street. The four-bedroom houses near the ends, the three-bedroom houses in the middle, and the two-bedroom houses completing the row. Pool and shared area at the highest point of the site.

HOUSE TYPES

Three house types,
the same width.



T2

Two bedrooms + office

T3

Three bedrooms

T4

Four bedrooms

Gross floor area	141.44 m ²
Floors	2
Depth	10.14 m
Parking spaces	2
Units	4

Gross floor area	160.68 m ²
Floors	2
Depth	11.56 m
Parking spaces	2
Units	14

Gross floor area	178.60 m ²
Floors	2
Depth	12.84 m
Parking spaces	2
Units	4

HOUSE TYPE

T2

Two bedrooms + office

GROUND FLOOR

- 01 Entrance / hall
- 02 Cloakroom
- 03 Guest bathroom
- 04 Kitchen
- 05 Living and dining room
- 06 Storage
- 07 Terrace
- 08 Garden

FIRST FLOOR

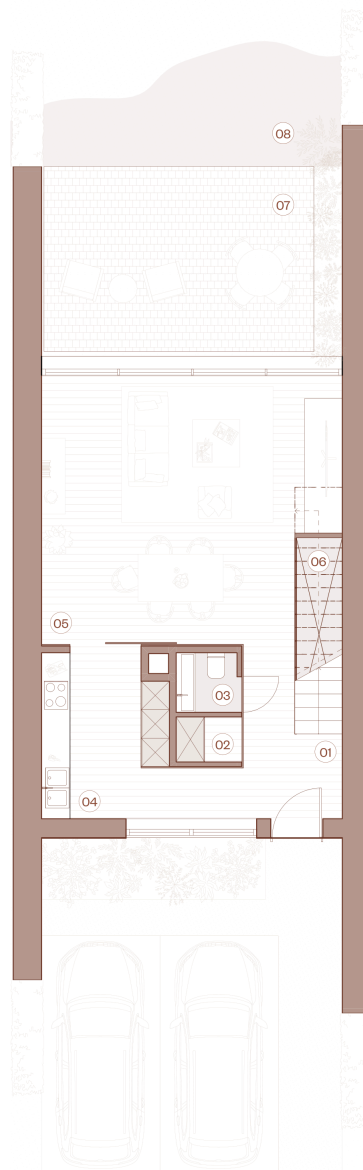
- 06 Storage
- 09 Landing
- 10 Master suite
- 11 Walk-in closet
- 12 En-suite bathroom
- 13 Bathroom
- 14 Bedroom
- 15 Office

Gross floor area 141.44 m²

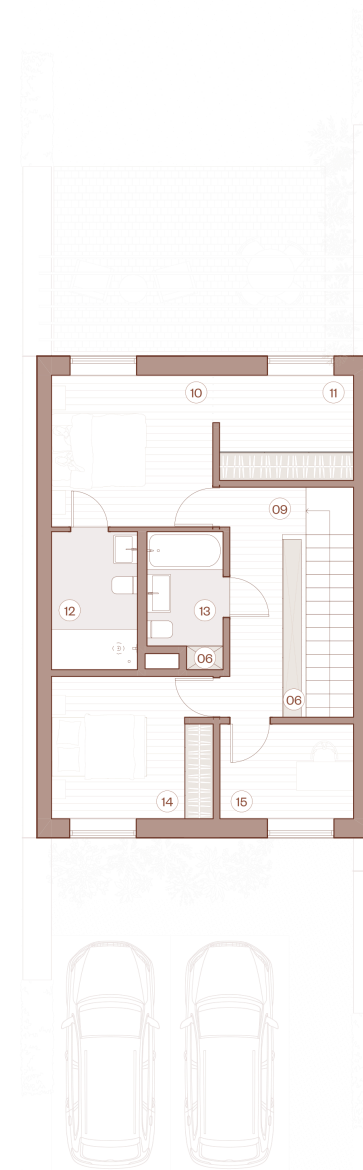
Floors 2

Parking spaces 2

Units 4



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE

T3

Three bedrooms

GROUND FLOOR

- 01 Entrance / hall
- 02 Cloakroom
- 03 Guest bathroom
- 04 Kitchen
- 05 Living and dining room
- 06 Storage
- 07 Terrace
- 08 Garden

FIRST FLOOR

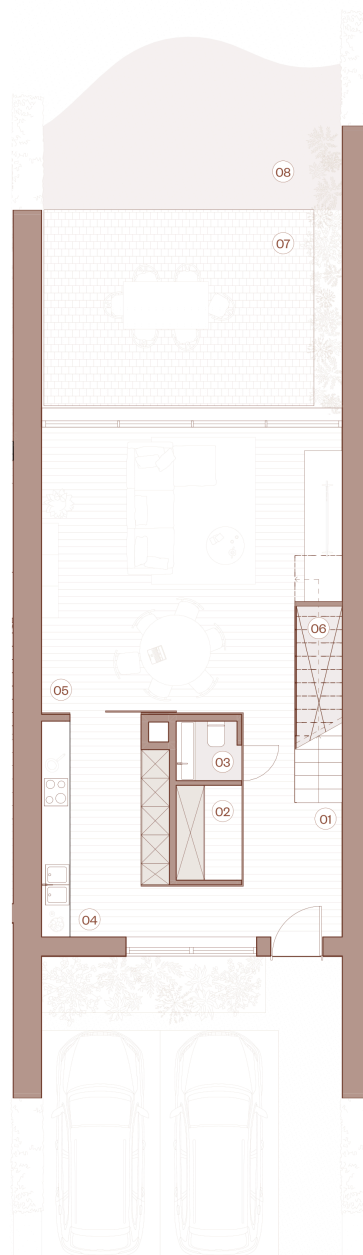
- 06 Storage
- 09 Landing
- 10 Master suite
- 11 Walk-in closet
- 12 En-suite bathroom
- 13 Bathroom
- 14 Bedroom
- 15 Bedroom

Gross floor area 160.68 m²

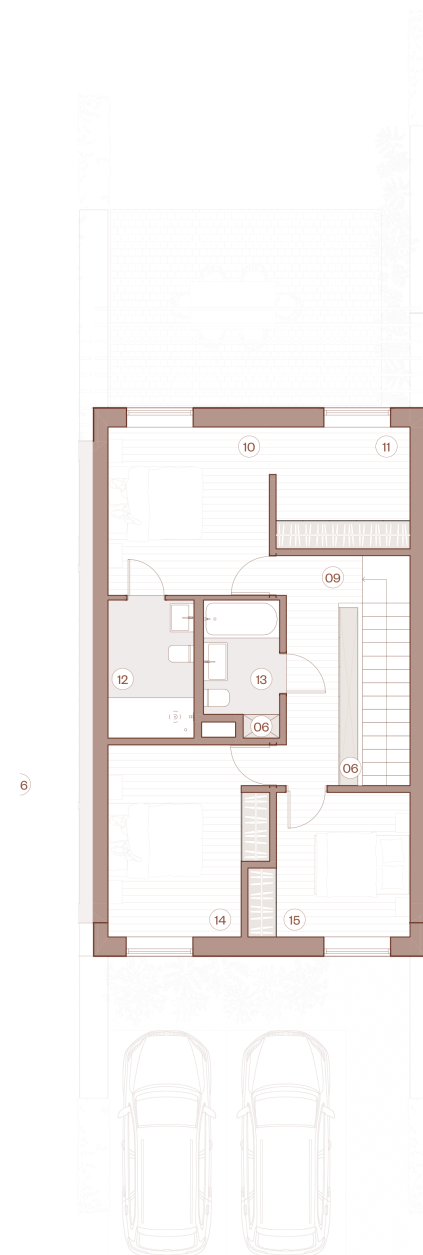
Floors 2

Parking spaces 2

Units 14



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE

T4

Four bedrooms

GROUND FLOOR

- 01 Entrance / hall
- 02 Cloakroom
- 03 Guest bathroom
- 04 Kitchen
- 05 Living and dining room
- 06 Storage
- 07 Terrace
- 08 Garden

FIRST FLOOR

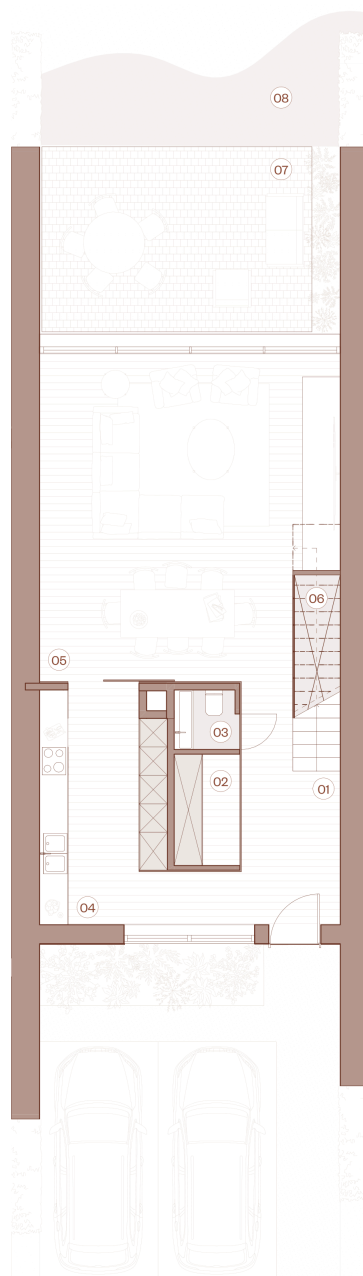
- 06 Storage
- 09 Landing
- 10 Master suite
- 11 Bedroom
- 12 En-suite bathroom
- 13 Bathroom
- 14 Bedroom
- 15 Bedroom

Gross floor area 178.60 m²

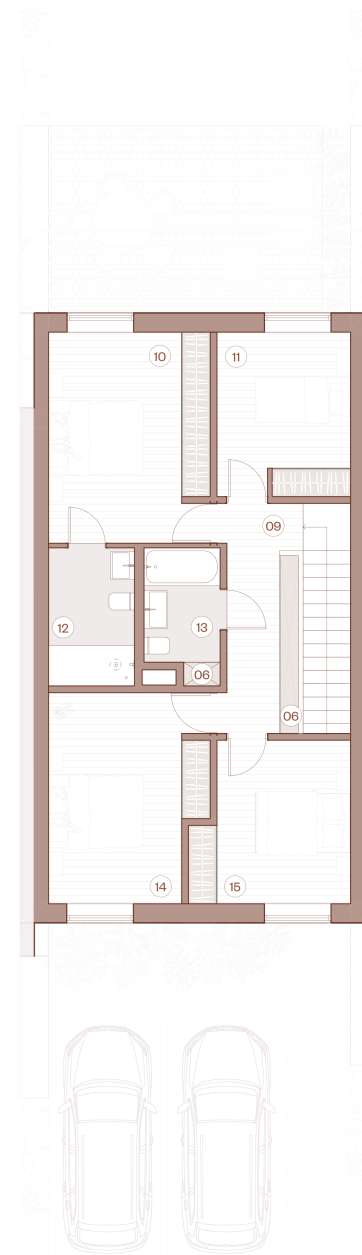
Floors 2

Parking spaces 2

Units 4



GROUND FLOOR



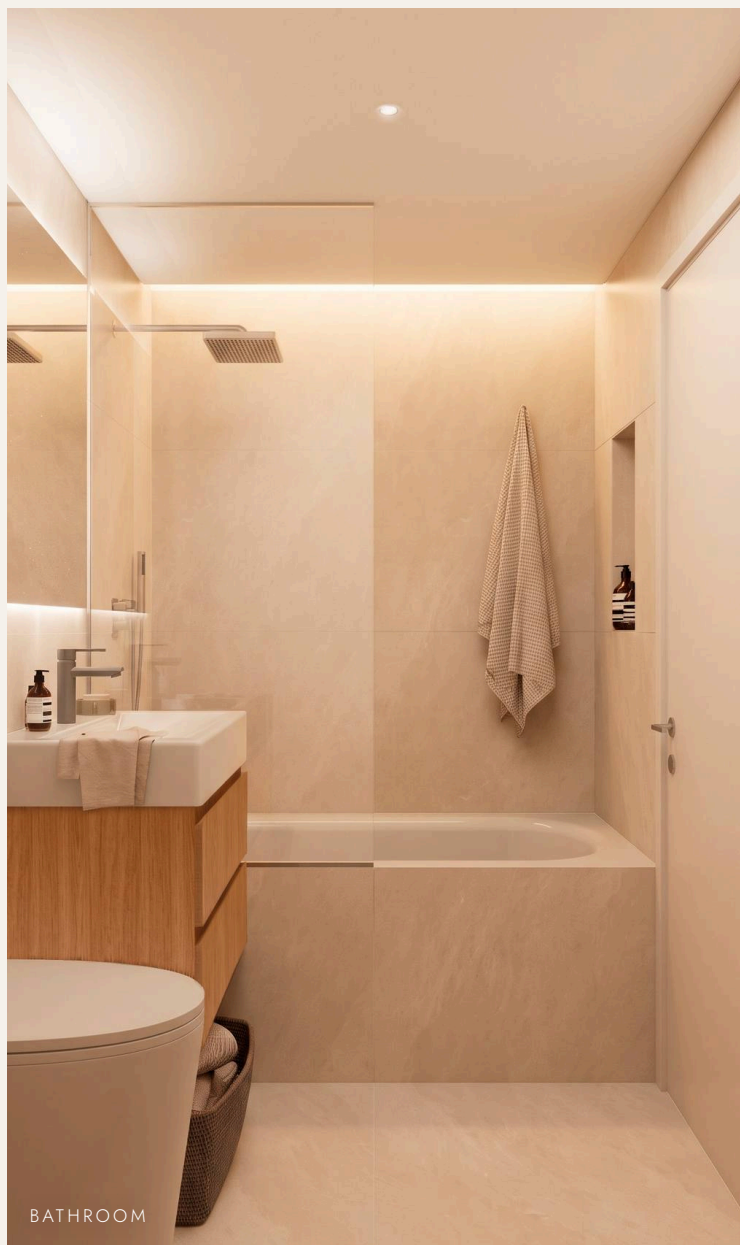
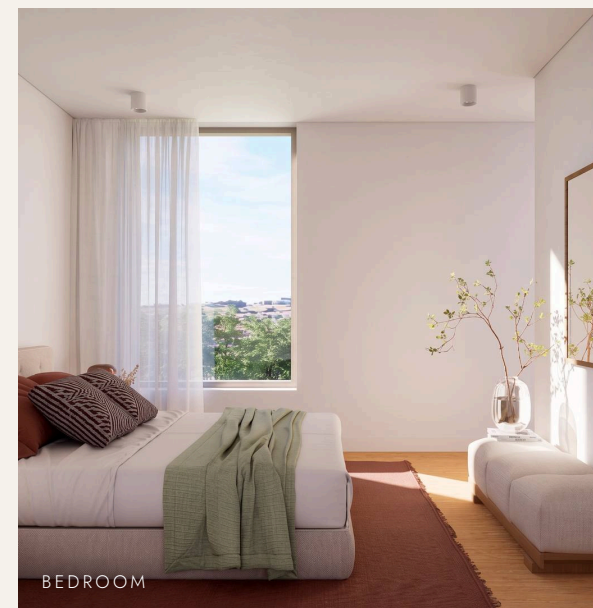
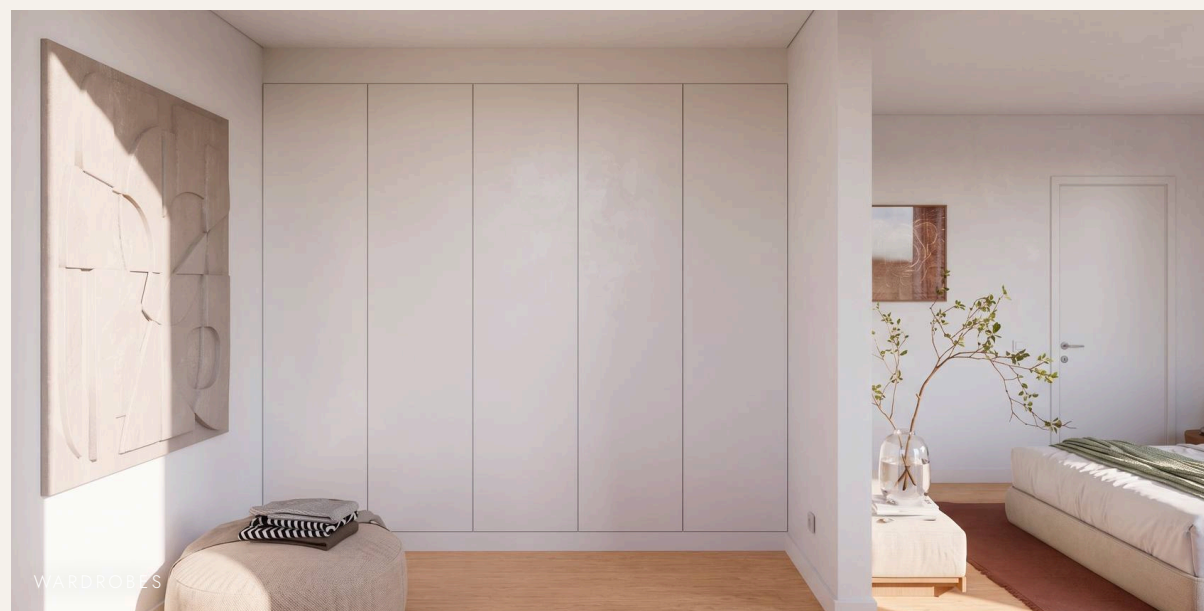
FIRST FLOOR



Light interiors, oak-tone floors and large openings onto the patio.

NOVA LIVING · ALTO DO MAR

INTERIORS



INTERIORS

FINISHES

Simple materials,
made to last.

INTERIORS

FLOORING

Luxury vinyl plank, light oak

WALLS AND CEILINGS

Painted off-white; plasterboard false ceilings

DOORS

Security entrance door; lacquered interior doors, brushed stainless ironmongery

WARDROBES

Fitted, lacquered off-white

LIGHTING

Recessed LED downlights

STORAGE

Understairs cupboard, landing cupboard and linen cupboard

KITCHEN

UNITS

Handleless, matte sand finish

WORKTOP

Stone, with upstand

SINK

Double-bowl stainless steel, brushed stainless tap

APPLIANCES

Integrated, Bosch or equivalent: oven, hob, extractor, fridge-freezer, dishwasher and washer-dryer

BATHROOMS

FLOORS AND WALLS

Ceramic tiles, sand

VANITY

Wall-hung, oak-effect, with drawers and white ceramic basin

TAPS

Brushed stainless steel

SANITARYWARE

White WC, basin, shower tray and bath

SHOWER

Fixed glass screen

COMFORT AND EFFICIENCY

Less energy,
more comfort.

ENERGY RATING



EXPECTED

SYSTEMS

HEATING AND COOLING

Air-to-air heat pump, heating and cooling in all habitable rooms

VENTILATION

Mechanical ventilation with heat recovery

HOT WATER

Heat pump

ELECTRIC VEHICLE

Pre-wired for charger (charger not included)

TELECOMS

ITED fibre and data infrastructure; video intercom

EXTERIOR

FAÇADE

Ventilated façade with external insulation

WINDOWS

Anodised aluminium, thermally broken, double glazed

TERRACES

Outdoor porcelain tiles, anti-slip

PARKING

2 spaces per house

LANDSCAPING

Native and drought-tolerant planting

ACOUSTICS

Insulation between houses in line with RRAE regulations

THE DEVELOPER

NOVA LIVING

Nova Living is a housing model that organises the home and the community in a different way.

Instead of adding built area, it improves the relationship between the house, private outdoor space and shared space: repeatable houses, each with its own patio, and shared green spaces designed for everyday use and simple upkeep.

Alto do Mar, in Queijas, is the first Nova Living.

Developer

Nova Living

Architecture

OTO Arquitetos

Location

Queijas, Oeiras

Viewings and information

For detailed information or to arrange a meeting, please contact:

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NOVA LIVING

ALTO DO MAR · QUEIJAS · OEIRAS



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Images are for illustration only and are not binding. The project is at the Prior Information Request (PIP) stage; areas, finishes and solutions may change.

Furniture, decoration and landscaping shown in the images are not included. Areas shown: gross floor area per house, according to the architectural project (PIP stage). Net room areas to be defined.

Expected energy rating: A.

Architecture: OTO Arquitetos. Developer: Nova Living.

Real estate agency: Sky Spirit, Lda. — AMI 17061 · RE/MAX Smart Team · Av. Sabóia 623 D, 2765-581 Estoril, Portugal.