

M | A | L | H | O | A | 2

A PLACE FOR EXCELLENCE.
SPACE FOR YOUR SUCCESS.



A BUILDING OF
AM ALPHA

WELCOME
TO LISBON
AND TO
MALHOA 12...



WELCOME TO MALHOA 12

A PLACE FOR EXCELLENCE. SPACE FOR YOUR SUCCESS.



WELCOME TO MALHOA 12

BE INSPIRED
TO BE YOUR
BEST VERSION...

...EVERYDAY

WELCOME TO MALHOA 12

IN A PLACE
THAT REDEFINES...

...SUSTAINABILITY

...WORK ENVIRONMENT

...WELLBEING

...CONVENIENCE

13 FLOORS

413 SQM PER FLOOR

4 901 SQM TOTAL

WELCOME TO MALHOA 12

A FULLY
RENOVATED
BUILDING WITH
A BRAND-NEW
FAÇADE

WELCOME TO MALHOA 12

AN AMPLE
GLASS FRONT

INVITING
NATURAL LIGHT
INTO EVERY CORNER

| M | A | L | H | O | A | 1 | 2

EXCELLENCE AT THE CENTER



EXCELLENCE AT THE CENTER

A TOP LOCATION



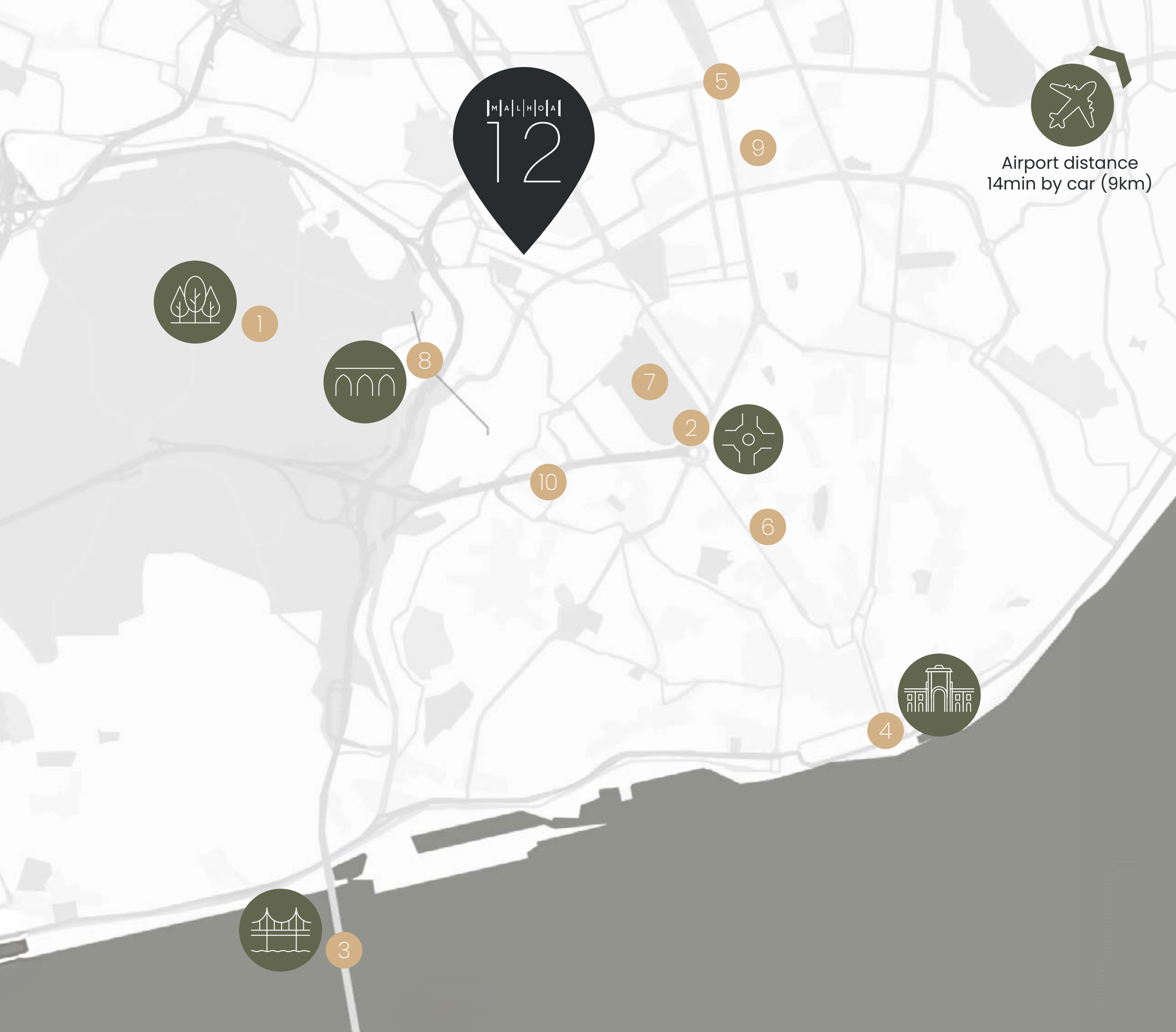
EXCELLENCE AT THE CENTER

ENDLESS POSSIBILITIES

EXCELLENCE AT THE CENTER

LOCATED
IN A PULSATING
AVENUE NEAR
PRAÇA
DE ESPANHA...

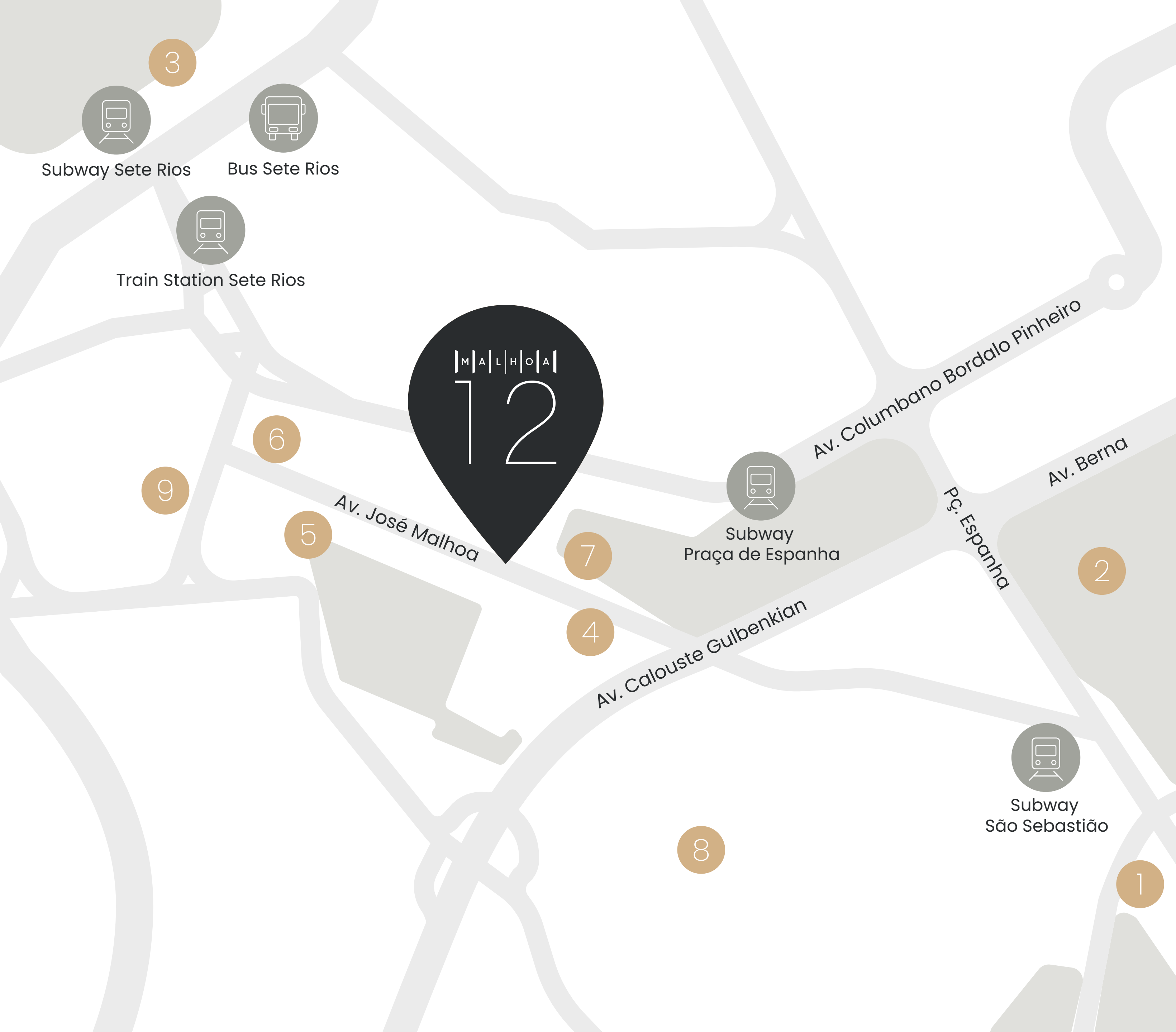
...CONNECTED TO
EVERYTHING



AT THE INTERSECTION OF CONVENIENCE AND WELLBEING

- 1 Monsanto
- 2 Marquês de Pombal
- 3 Ponte 25 de Abril
- 4 Praça do Comércio
- 5 Rotunda de Entrecampos
- 6 Av. da Liberdade
- 7 Parque Eduardo VII
- 8 Aqueduto das Águas Livres
- 9 Campo Pequeno
- 10 Amoreiras Shopping Center

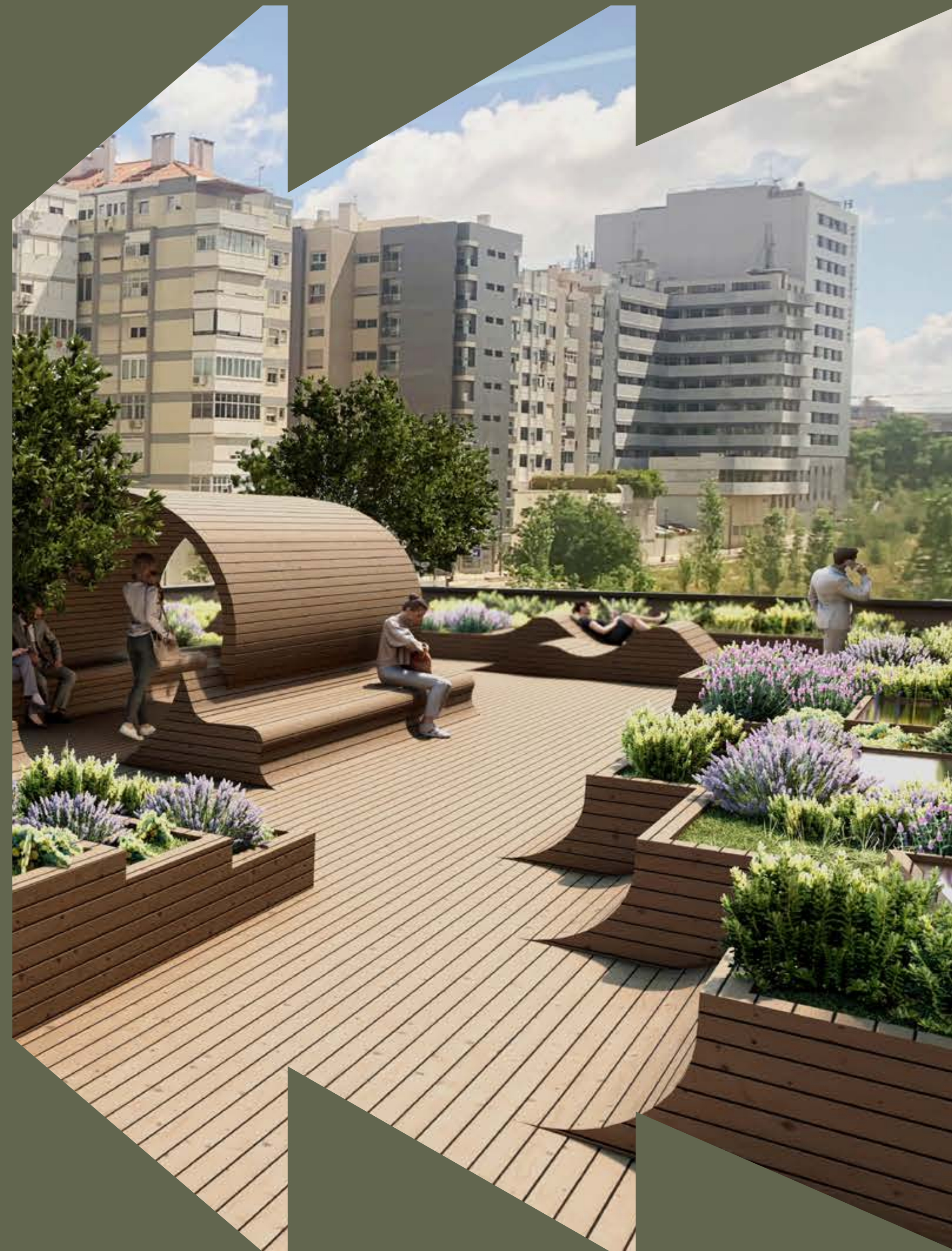
ACCESSIBILITY JUST GOT REDEFINED



- 1 El Corte Inglés
- 2 Calouste Gulbenkian Foundation
- 3 Zoo
- 4 Novotel Lisboa
- 5 Mercure Lisbon Hotel
- 6 Corinthia Lisbon Hotel
- 7 IBIS Hotel
- 8 NOVA University Lisbon
- 9 CTT Sete Rios

M | A | L | H | O | A | 12

EXCELLENCE
IN EVERY
DETAIL



EXCELLENCE IN EVERY DETAIL

SPLENDID DOUBLE-HEIGHT LOBBY

EXCELLENCE IN EVERY DETAIL

RELAXED AND WELL-EQUIPPED WORK CAFÉ & LOUNGE AREA



EXCELLENCE IN EVERY DETAIL

A WELCOMING SPACE WHERE INFORMAL MEETINGS SPARK NEW IDEAS



EXCELLENCE IN EVERY DETAIL

CRAFTED FROM THE FINEST PORTUGUESE MATERIALS



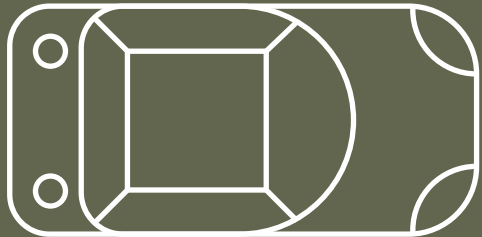
EXCELLENCE IN EVERY DETAIL



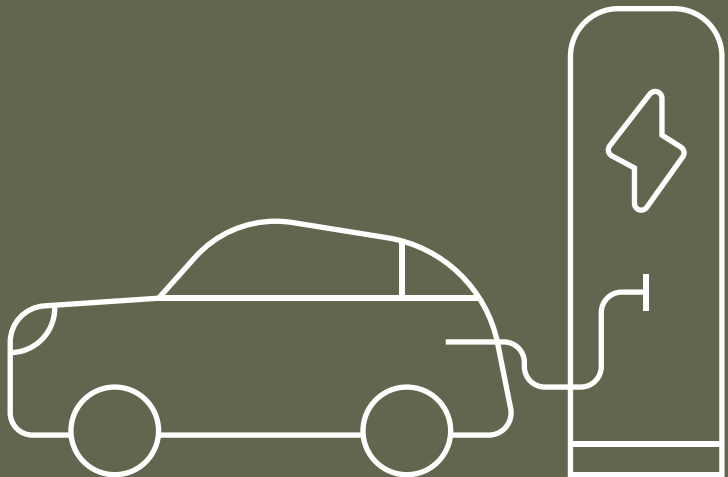
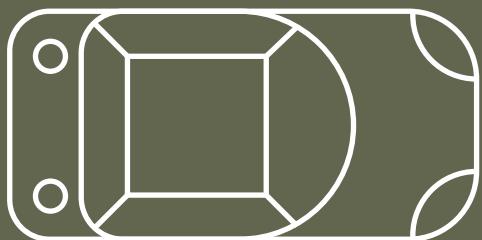
TARGETING
BREEAM
VERY GOOD



TARGETING
EPC
RATING B



89
PARKING
SPACES



PREFITTED
FOR ELECTRIC
VEHICLE CHARGING



BRAND NEW
END OF TRIP
FACILITIES

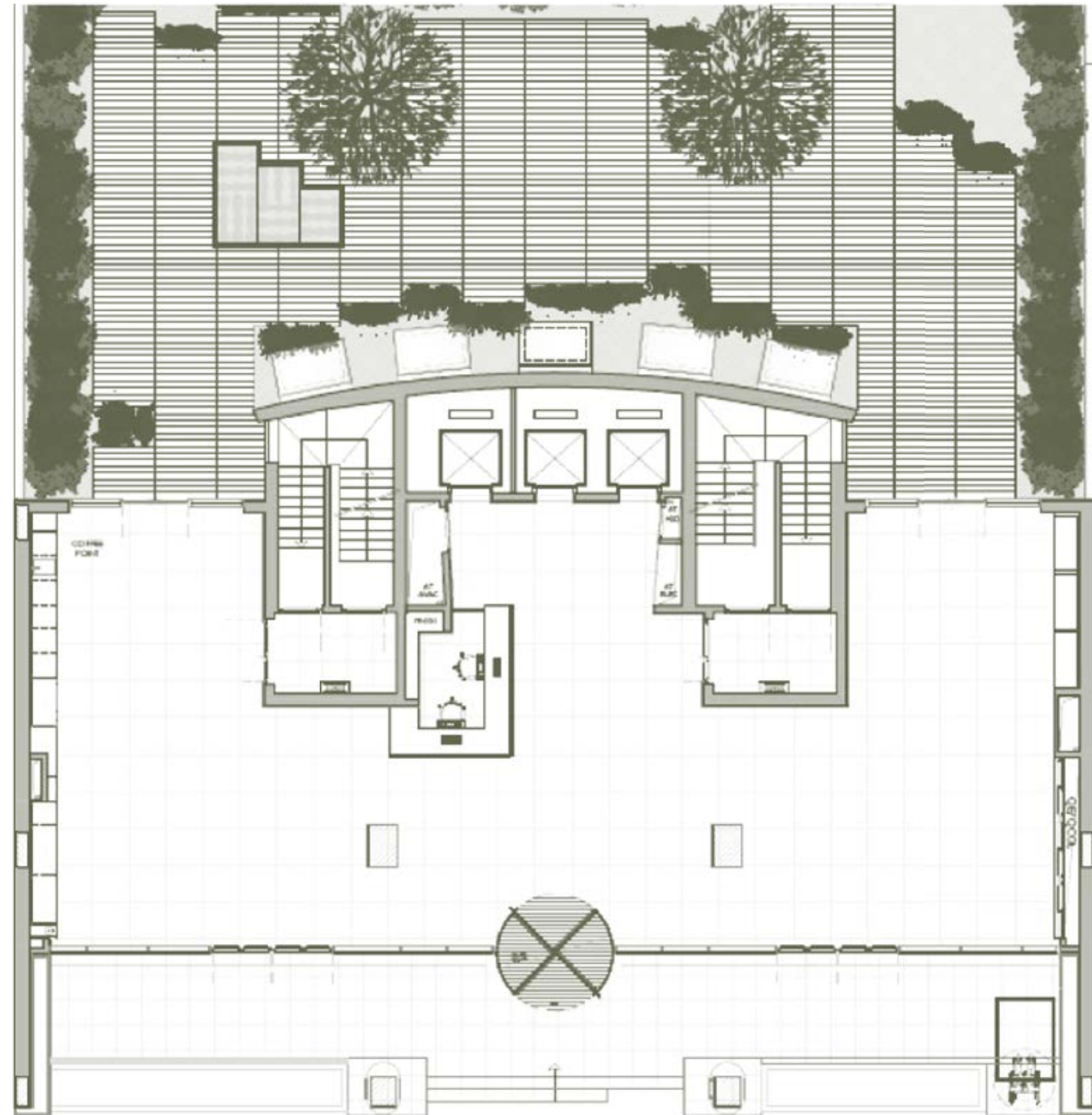
EXCELLENCE IN EVERY DETAIL

FULLY-FITTED TERRACE WITH A SINGULAR ARCHITECTURE



EXCELLENCE IN EVERY DETAIL

420 SQM TERRACE AT GROUND LEVEL



EXCELLENCE IN EVERY DETAIL

VERSATILE OPEN SPACE TAILORED TO ALL YOUR NEEDS



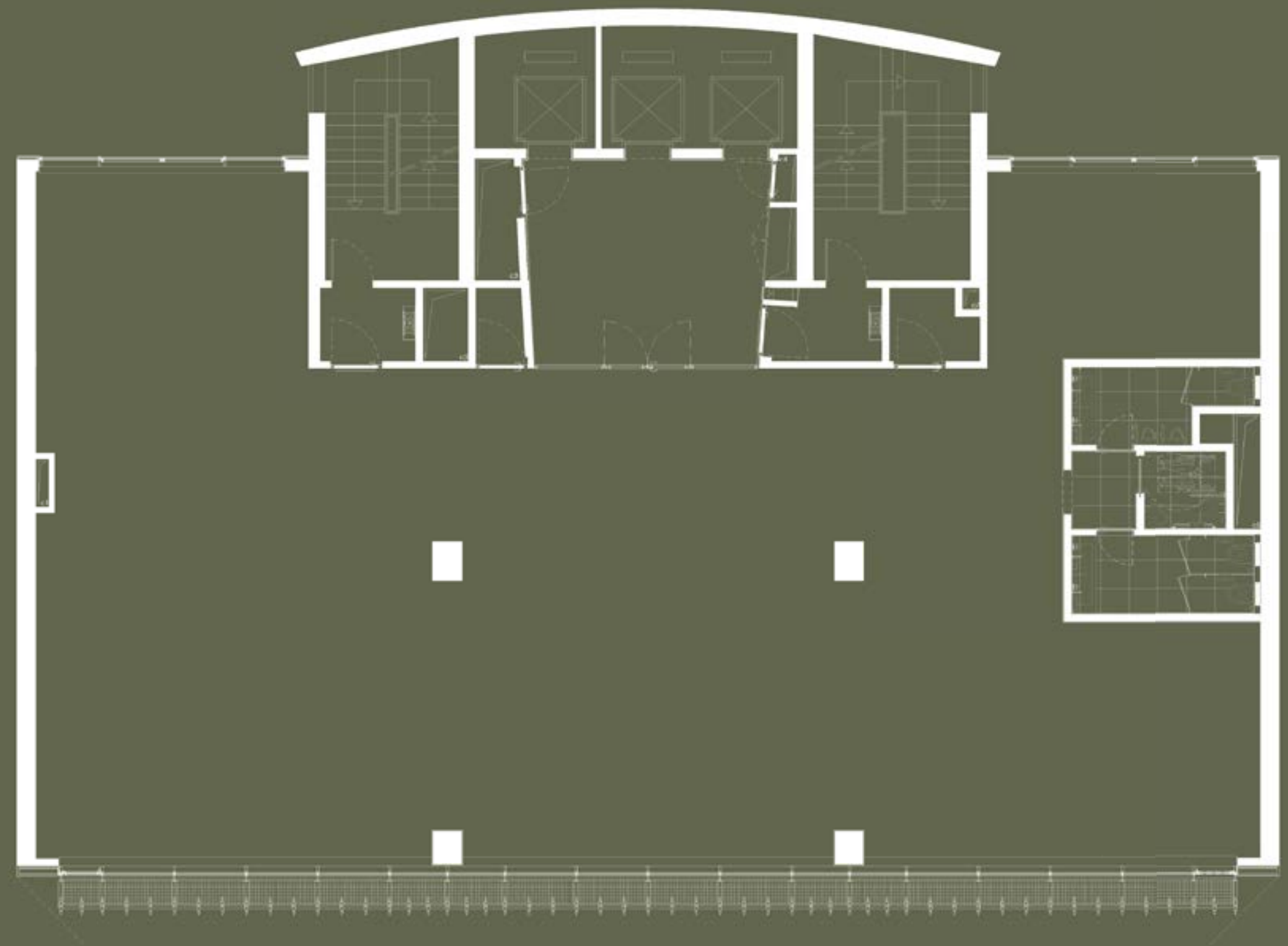
EXCELLENCE IN EVERY DETAIL

Floors	Area (sqm)
11 th	413
10 th	413
9 th	413
8 th	413
7 th	413
6 th	413
5 th	413
4 th	413
3 rd	413
2 nd	388
1 st	265
0	-
-1	534
Total	4 901 sqm

EXCELLENCE IN EVERY DETAIL

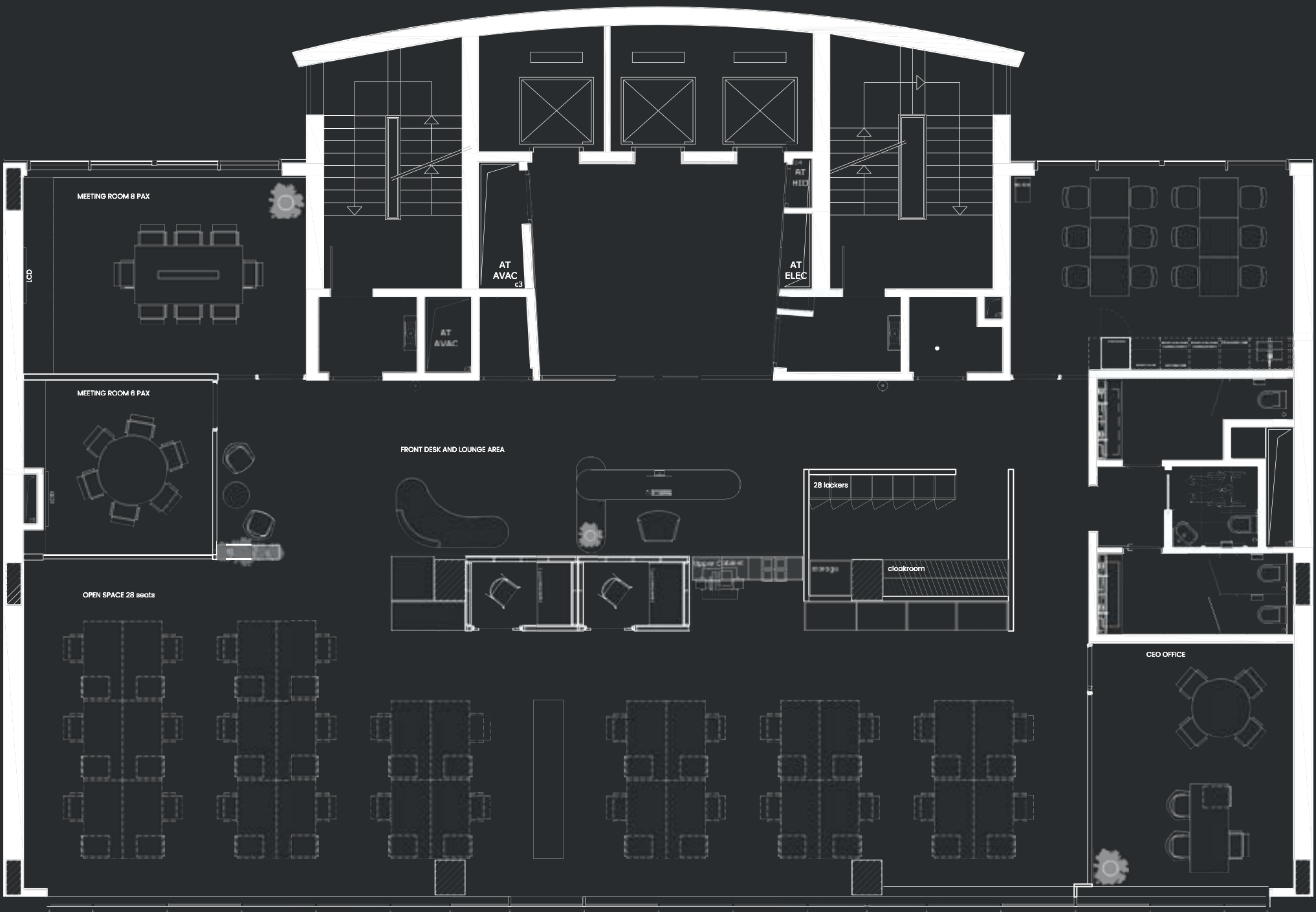
A SPACE FOR EVERY POSSIBILITY

TYPICAL FLOORPLAN – FLOORS 3 TO 11



EXCELLENCE IN EVERY DETAIL

A SPACE FOR EVERY POSSIBILITY

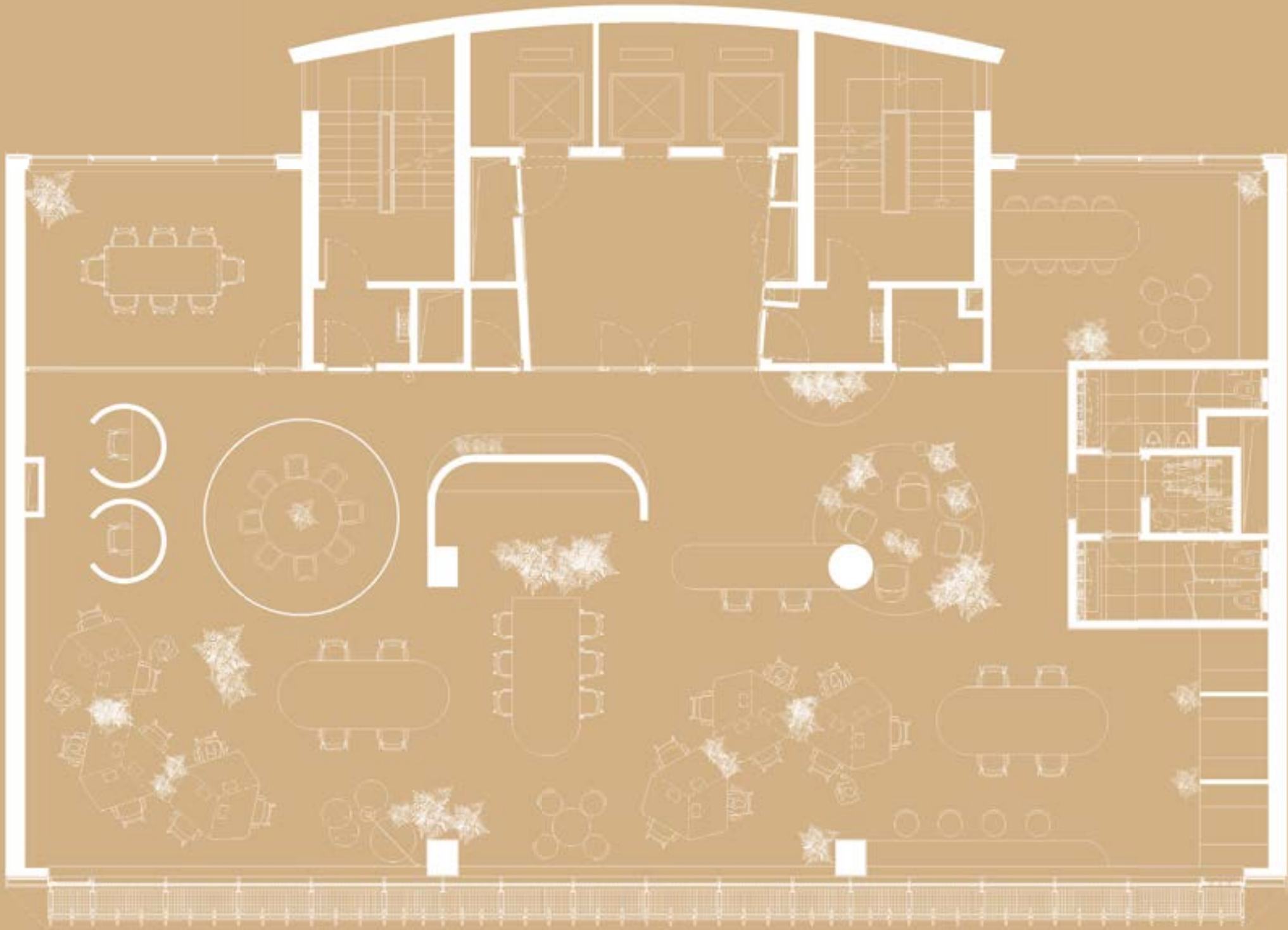


TRADITIONAL FIT OUT EXAMPLE – FLOORS 3 TO 11

EXCELLENCE IN EVERY DETAIL

A SPACE FOR EVERY POSSIBILITY

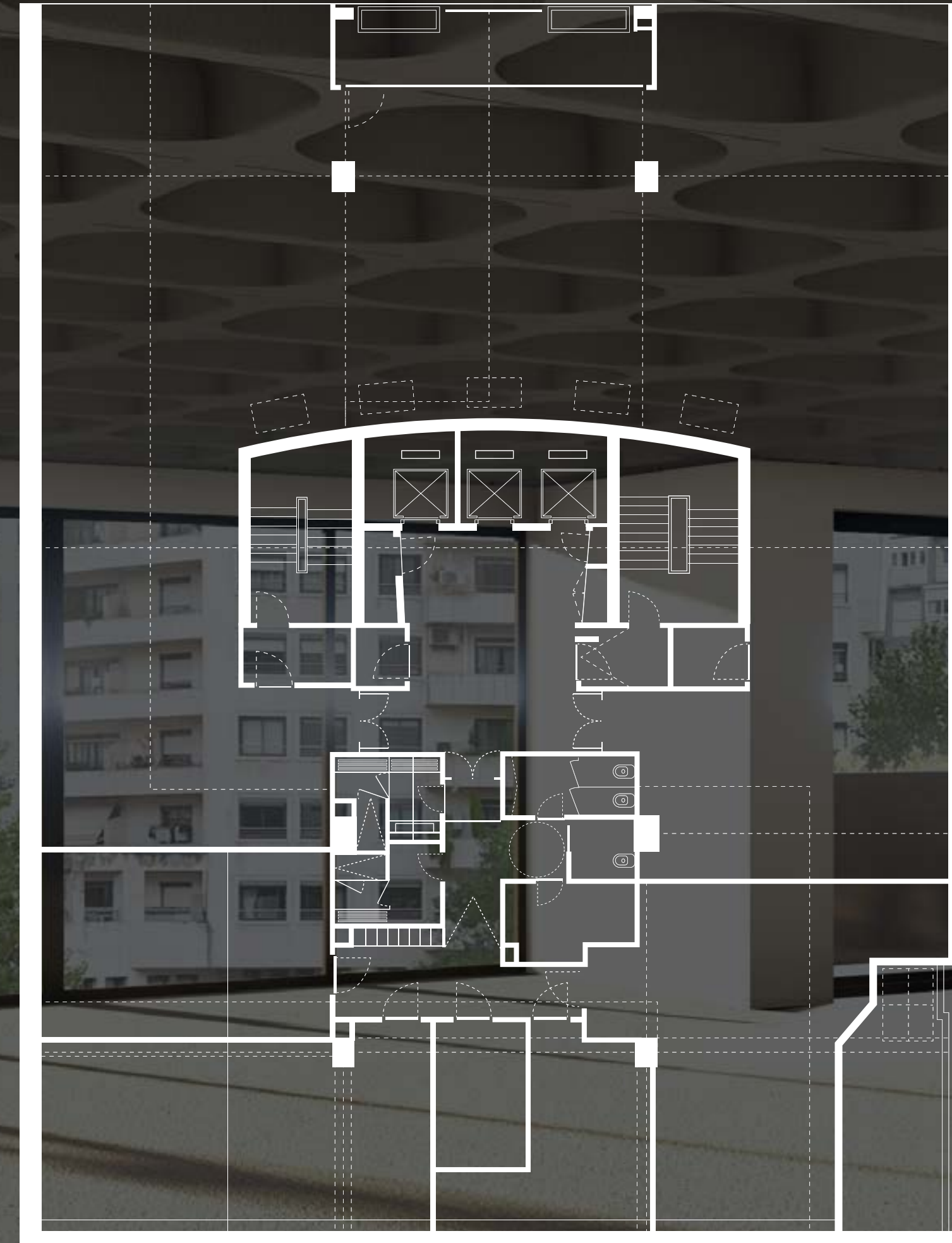
DISRUPTIVE FIT OUT EXAMPLE – FLOORS 3 TO 11



EXCELLENCE IN EVERY DETAIL

SOOTHING NATURAL LIGHT EVEN ON THE LOWEST FLOORS

UNDERGROUND FLOOR -1



EXCELLENCE IN EVERY DETAIL

ROOFTOP WITH SPECTACULAR VIEWS OF THE RIVER AND MONSANTO



Novotel Lisboa

IBIS Hotel

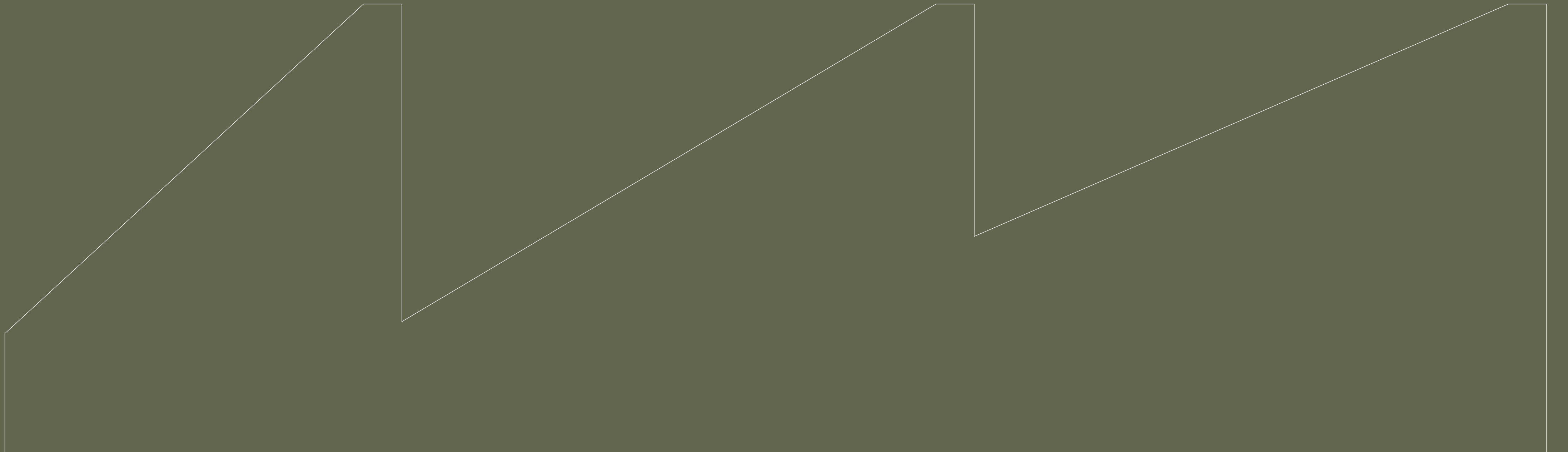
Mercure Lisbon Hotel

Corinthia Lisbon Hotel

EXCELLENCE IN EVERY DETAIL

A UNIQUE FRONT-ROW
SEAT TO EVERY SUNSET
230 SQM
FLOOR 12 ROOFTOP
TERRACE

EMBRACE EXCELLENCE



MALHOA12



A BUILDING OF
AM ALPHA



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