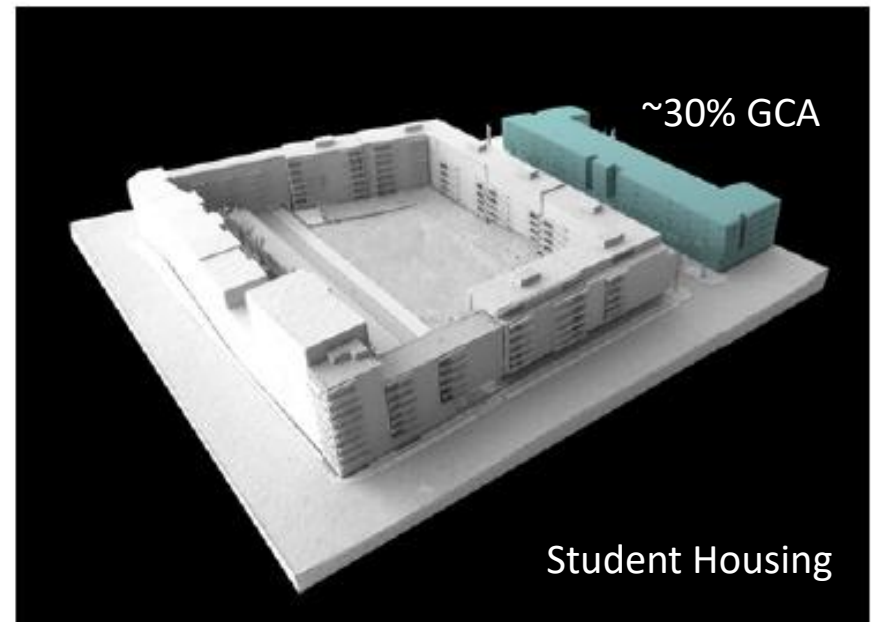
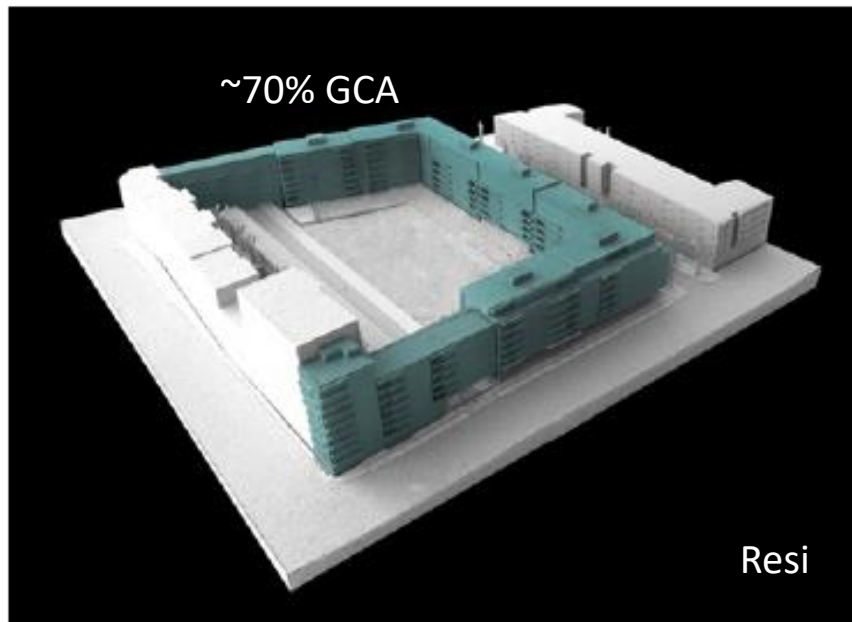


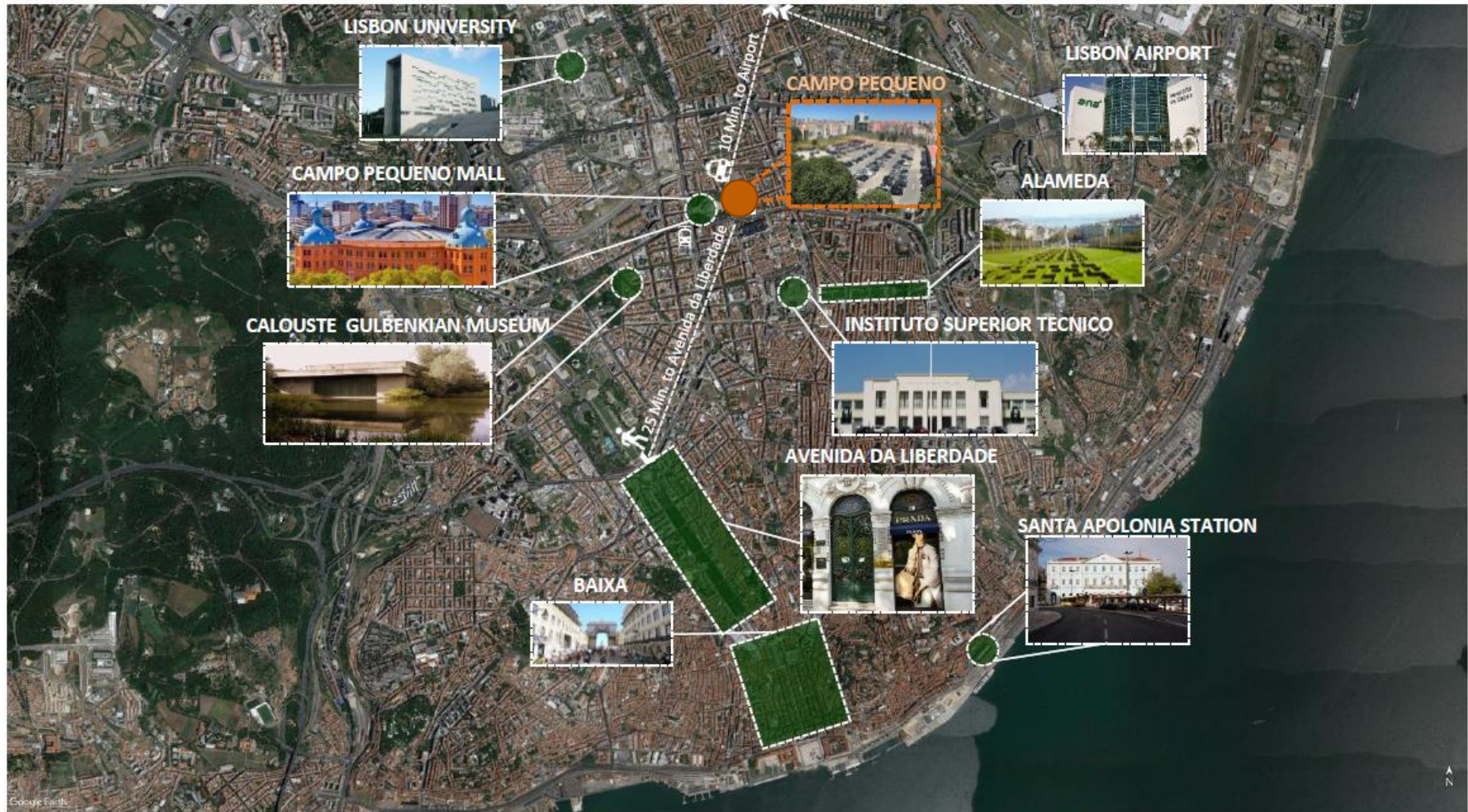
# Asset Overview: Rendering

## 39K SQM Student Housing / Residential Development



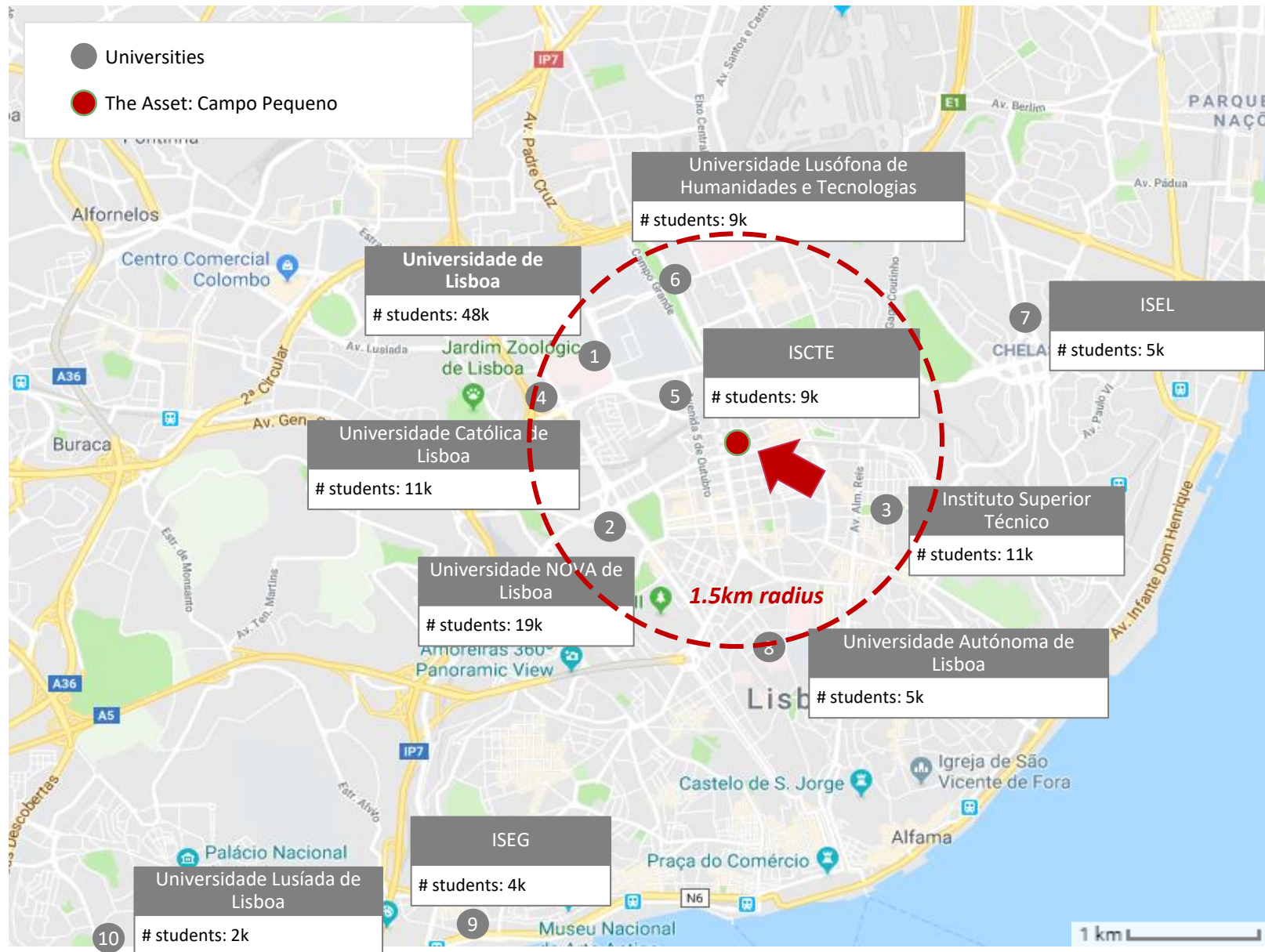


# Macro Location





# Strategic Location Relative to Universities in Lisbon





# Micro Location





# Micro Location (Cont'd)





# Project Rendering



# Cross Section





# Student Housing (Nido): Key Considerations

## CONCEPT

The bedrooms need to offer high quality, private space for the residents. They need to offer the basic, expected provisions for beds, desks and storage, but should also offer flexibility for the students to make the spaces their own.

Hard-working joinery elements provide multi-use opportunities- study desk as dining table, storage unit as bench seat- so that there is room for dinner with friends. Additional seats and table extensions could be available to hire from reception.

It is also important to be able to offer a range of rooms - to cater for different markets and to have a hierarchy of more premium options.



## KEY DESIGN CONSIDERATIONS

- Minimum bed size = 1200mm (small double)
- All bedrooms should have en-suite showers.
- Allow multifunctional, hardworking furniture to maximise the use of space (eg. drop-down table doubles as study desk)
- Consider specific operational regulations (kitchen appliances- check insurance requirements)
- Maximise storage opportunities.



# Student Housing (Nido): Typical Room Layout

For furniture items, consider ordering bespoke from a furniture manufacturer, such as CFG furniture. ([www.cfgfurniture.co.uk](http://www.cfgfurniture.co.uk)) Key design pieces can lift the overall aesthetic of the room.



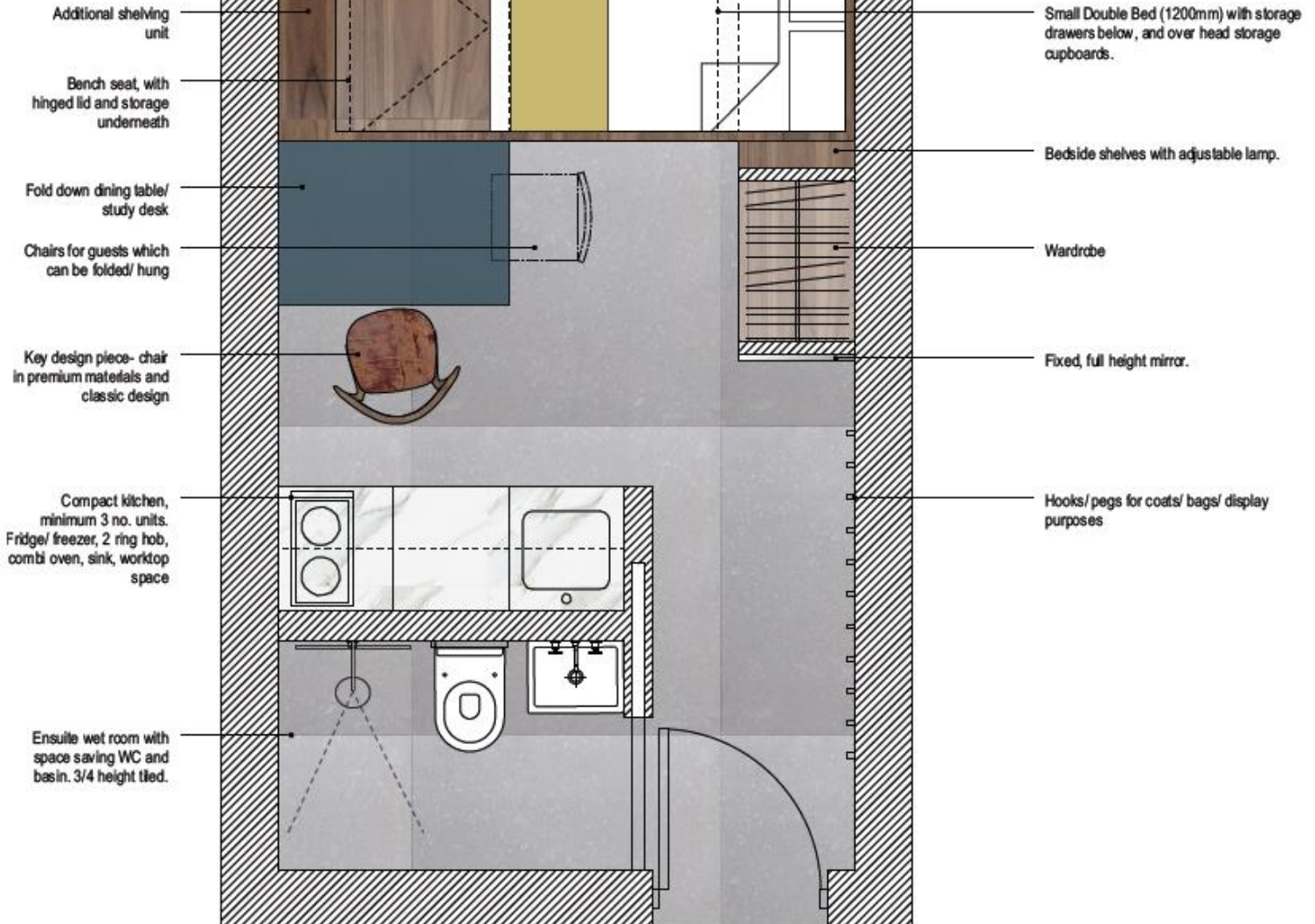
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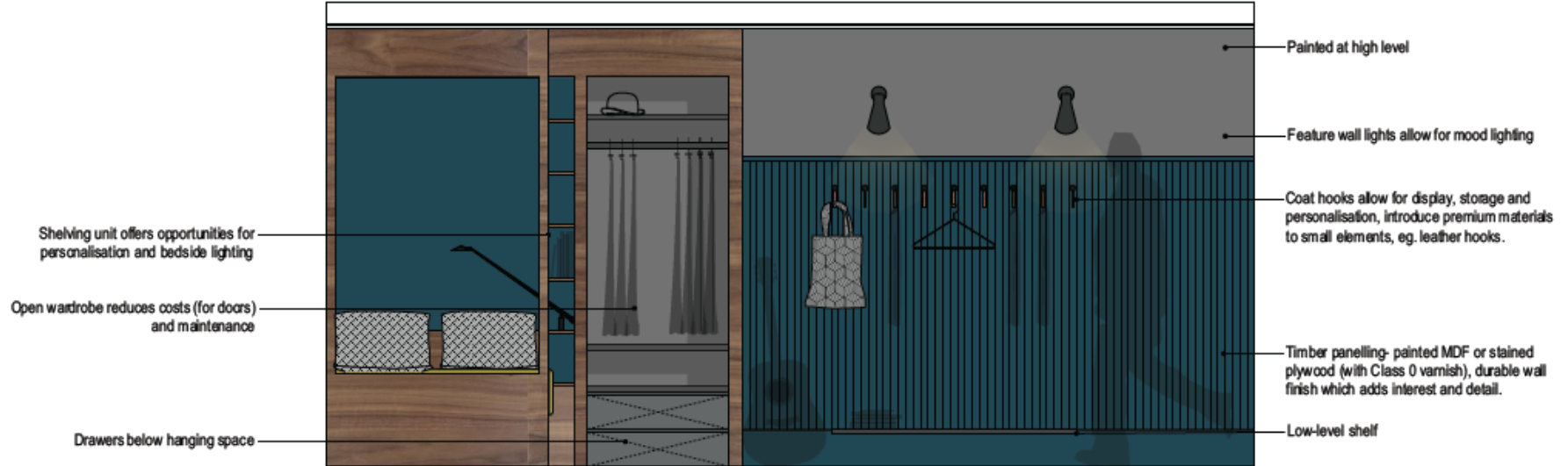


**Nordica** AR02015





# Student Housing (Nido): Internal Elevations



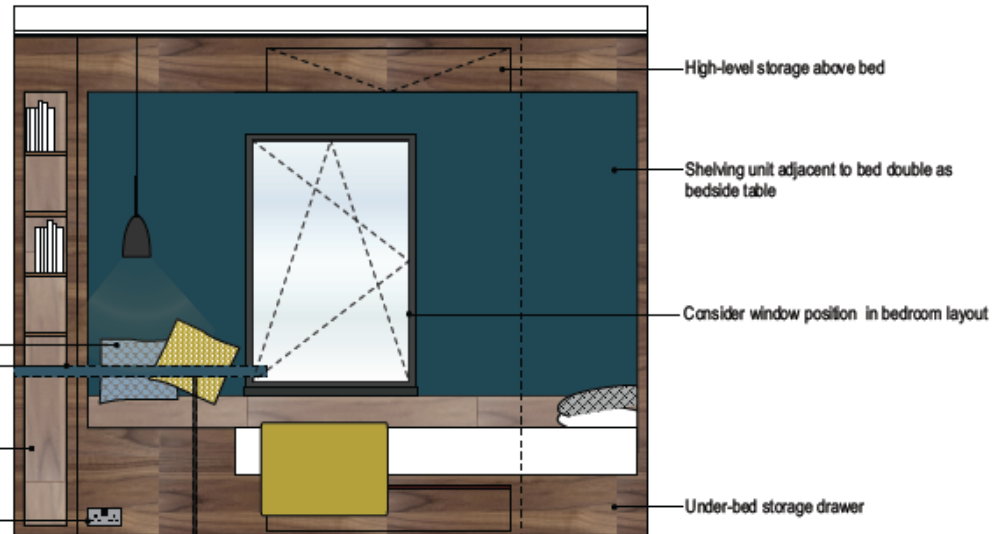
Built-in furniture element  
Set up relationship with joiner/ supplier for economy of scale

Consider offering an additional accessories package, available to purchase by residents to dress the room eg. cushions, throws etc.

Fold-down dining table doubles as study desk- shop sprayed MDF

Aciove for fold up guest chair storage, extra chairs could be available to borrow or hire.

Allow for adequate power points





# Student Housing (Nido): Ensuite Considerations

## CONCEPT

Ensuites to bedrooms should continue the brand aesthetic, and be approached in the same way as would be the case in hotels; higher quality sanitaryware and more bespoke finishes should be allowed for, rather than standard off the shelf systems.

Any accessibility requirements will also have to be considered early on, along with the regulatory requirements for overall provision.

Consult relevant guidance relating to cleaning and correctly maintaining water supplies and wet areas, and ensure regulations are followed to prevent health risks from Legionella bacteria etc.

## GENERAL PRECEDENTS





# Design Elements

## Room Amenities



Double bed and Hypos mattress



1.30 m desk space



Wardrobe and Drawers



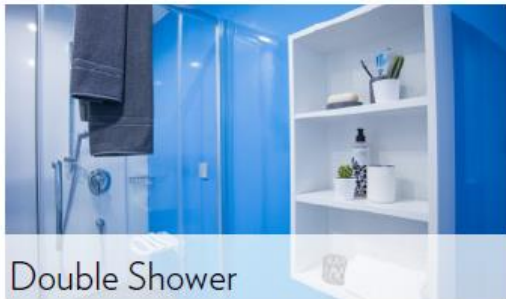
Executive Desk Chair



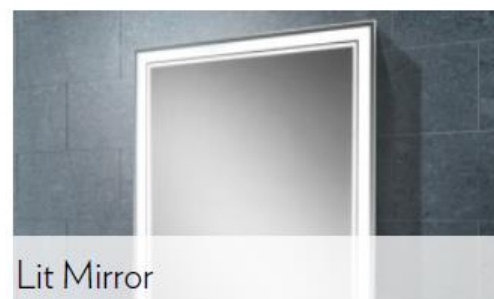
Convenient Lighting & Charging



TV



Double Shower



Lit Mirror



Heating Control

# Design Elements

## Community Space

### ESSENTIAL SPACES



Social Space



Study Space



Reception Area

### PREFERRED SPACES



Gym



Cinema Room



Courtyard

### UNIQUE SPACES



Karaoke Room



Games Room



Auditorium

Others: Yoga Studio, Drawing Room, Photography Studio, Music Booth, Presentation Room, Conference Room



# Design Elements

## Case Studies: Common Space in Nido London Assets



# Events and Partners

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## Educational



## Start-ups



## International Brands



## Charities



## Local Services



THE  
DRAWING  
ROOM

THE RAILWAY

## Educational Agencies

