



aurios

LIVE TIME



**An urban retreat in
a luxurious atmosphere**

**A sophisticated and
cosmopolitan lifestyle**



a 17 Km away
AIRPORT

SERRALVES
PARK

CASA DA
MÚSICA

ALIADOS
AVENUE

CLÉRIGOS
TOWER

CAMPANHÃ INTERMODAL
STATION

ORIENTAL
PARK OF
PORTO

aurios

FOZ

DOURO
RIVER

RIBEIRA

DOM
LUÍSI
BRIDGE

INFANTE
DOM
HENRIQUE
BRIDGE

GAIA

FREIXO
BRIDGE

FREIXO
MARINA

M-ODU



Landscape with River by Aurélia de Sousa, c. 1900-1910



Balcony at Quinta da China by Aurélia de Sousa, c. 1900-1910

AURIOS breathes the charm of the old and fascinating Quinta da China, an emblematic place. Originally a medieval estate, its history runs through the chronicles of Porto, closely tied to the city's elites and most prominent families through to the present day.

Aurélia de Sousa spent most of her life at Quinta da China, where she found in its captivating landscape both model and inspiration for her work. The century-old magnolias and vibrant camellias of the garden, with the Douro always present and framed by lush green riverbanks, inspired and enriched her palette.

**Living is an
art, and life
is Aurios**



**48
Units**

**22
Apartments**

**26
Villas**

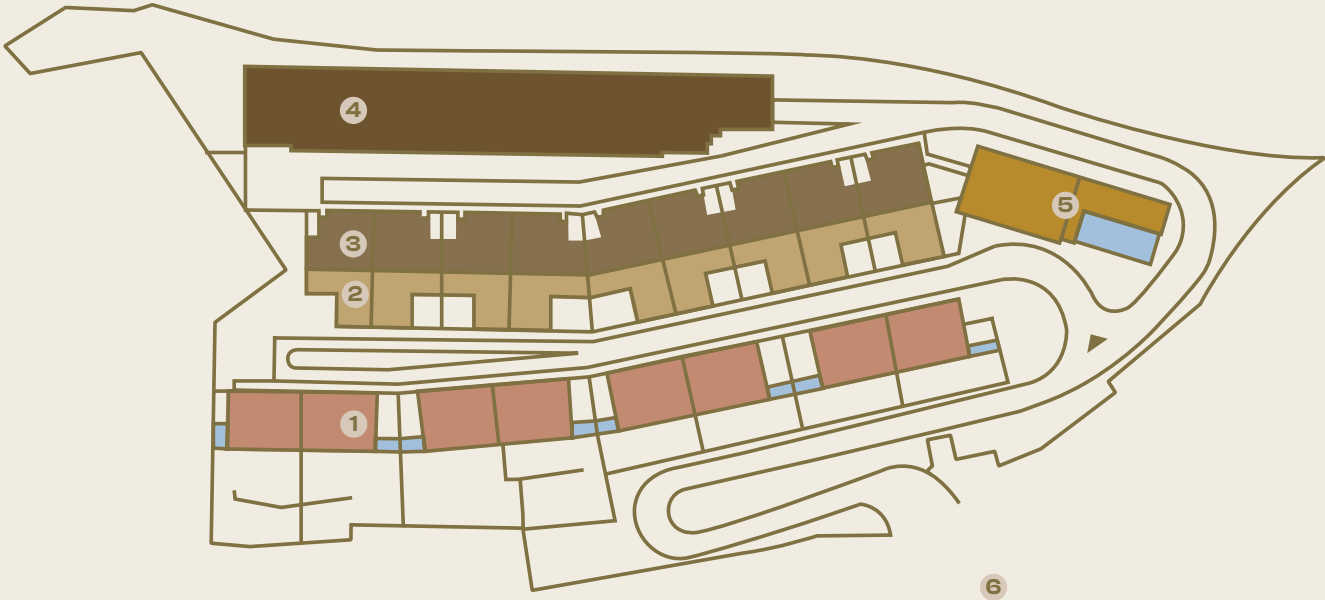
- Walk-in wardrobe in all living rooms and bedrooms
- Spacious terraces/balconies
- Closet

- Open-Plan Kitchen connected to the living room
- Solar Panels
- Home Automation System

- 24-hour Security
- Private Garage
- Pre-installation for electric vehicle chargers



Masterplan



- | | | | | | |
|---|---------------|---|----------------|---|-----------------|
| 1 | Garden Villas | 3 | Terrace Villas | 5 | Common Building |
| 2 | Patio Villas | 4 | Apartments | 6 | River |



Garden Villas

Features

Private outdoor area
Pool
Two-car garage box
Solar and photovoltaic panels
Electric battery connected to the panels
Private outdoor parking

4-Bedroom Duplex Villa



These villas are the closest to the Douro Riverfront. With areas starting from 311 sqm, they are distributed across two floors and feature outdoor spaces with balconies and private gardens ranging from 190 sqm to 481 sqm.

The private area of the residence comprises four suites, including a master suite of up to 29 sqm, featuring a bathroom equipped with a double vanity, a separate steam shower and a freestanding bathtub.

Their inverted layout places the entrance within the social area, while the private quarters unfold on the lower floor. The 67 sqm living areas, directly connected to the outdoor garden, create a constant dialogue with the open views over the Douro River.



Patio Villas

Features

Lift
Two-car garage box
Terrace
Solar and photovoltaic panels
Garden

3-Bedroom Triplex Features





The second row of villas is distributed across three floors. With areas starting from 269 sqm, complemented by balconies and gardens seamlessly connected to the social areas, these residences offer a calm and private living experience, balancing cosmopolitan energy with the serenity of nature.

Access, whether through the garage or the pedestrian entrance, is made from the lower level, leading upwards to the social spaces and, above, to the bedrooms.

The living areas, measuring up to 60 sqm, open directly onto an 8 sqm garden. The private quarters comprise three suites, including a 31 sqm master suite with a walk-in closet illuminated by natural zenithal light.



Terrace Villas

- Features**
 - Swimming pool
 - Balconies
 - Terraces
 - Two-car garage box
 - Solar and photovoltaic panels
 - Private outdoor parking
- 4-Bedroom Duplex Features**



The final row of villas, featuring a more conventional layout and areas of approximately 412 sqm, offers a deck with a swimming pool directly connected to the 52 sqm living area.

On the upper floor, there are four suites, including a 54 sqm master suite with access to a private balcony and a bathroom featuring a double vanity, a separate shower and a freestanding bathtub.



Apartments

Features

Swimming pool, balconies and terraces
Two-car garage box and 1 or 2 private parking spaces
Private outdoor parking
Solar and photovoltaic panels (common areas)
High-quality and sustainable finishes

3+1 Bedroom Duplex
4-Bedroom Apartment
4-Bedroom Duplex
4+1 Bedroom Duplex
5-Bedroom Duplex



Positioned on the upper level of the development, the apartments range from three to five-bedroom typologies, available in both duplex and single-floor layouts. The building is divided into three distinct blocks, sharing only the garage entrance.

All suites, living areas and kitchens benefit from direct views over the Douro River. With living spaces ranging from 61 sqm to 84 sqm, these residences are ideal for those who enjoy hosting or for larger families, where social and family life are an integral part of everyday living.



Sustainability

The guiding principle behind the entire project is its environmental and energy sustainability. Beyond its landscaped surroundings and green spaces featuring native vegetation, AURIOS places a strong emphasis on the use of renewable energy and the careful implementation of both passive and active efficiency measures, granting the development the highest level of energy certification.

- Efficient energy production and consumption
- Responsible water consumption
- Use of renewable and recyclable materials
- Integration of native plant species



Choosing where to live is choosing how to live.

There is a moment, when arriving home, when everything slows down.
The noise fades into the background, giving way to a different rhythm — lighter, more your own.
Here, days unfold in balance, between energy and stillness, movement and calm.

You will always find the right space for every moment, as though every detail
had been designed to move in harmony with your rhythm.

- Gym
- Treatment room
- Padel court
- Kids room

- Sauna and Massage room
- Multipurpose room
- Infinity pool
- 24-hour security
- Concierge service

Everything you need,
in one place.



Behind this experience, Moai oversees the management of the development, ensuring that everything unfolds with naturalness, discretion and efficiency.

It is from this foundation that everything connects. Kith, an application developed by Moai within the Mota-Engil Group, was created to bring together people, services and management within a single intuitive ecosystem..



MOAI website

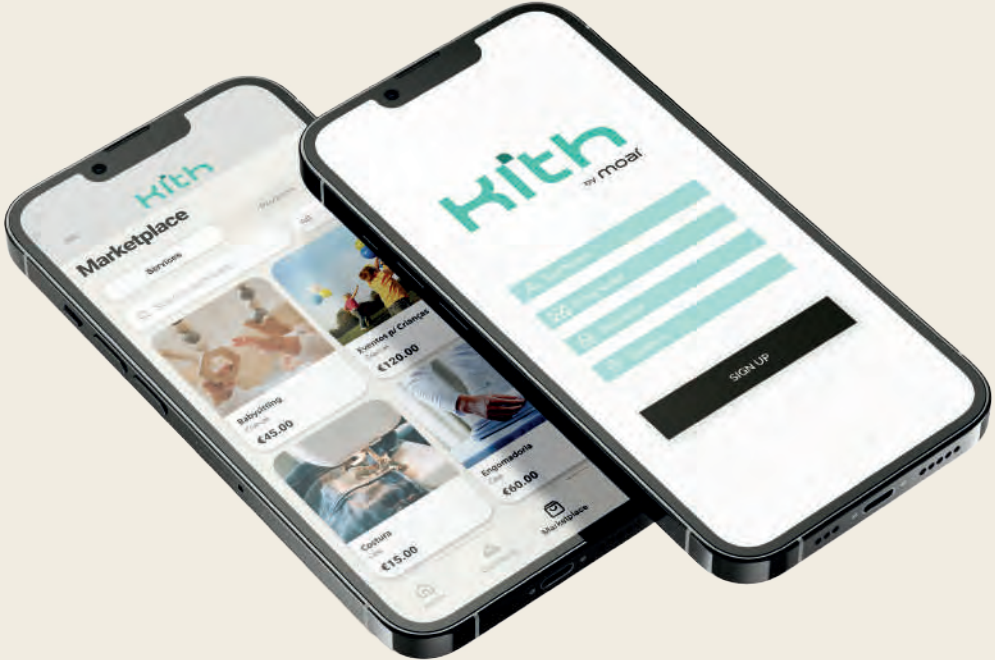
An ecosystem that connects you to everything.

Through the app, you can manage your condominium with complete transparency, handle payments, access relevant information or communicate directly with the reception and concierge team.

You can also submit requests, track deliveries, reserve spaces or simply allow your day to unfold with greater ease.

Kith extends the experience through an exclusive marketplace, offering a curated selection of products and services designed for everyday living and for special occasions alike.

- Book a massage
- Select a special wine for dinner
- Receive fresh flowers at home



Because, ultimately, it is about giving you back time.
About simplifying what truly matters.
And making each day lighter, more fluid,
more your own.

**AURIOS,
LIVE TIME.**



VILLAS | APARTMENTS | GYM |
KIDS ROOM | SAUNA | MASSAGE ROOM | POOL
PADEL | DOURO VIEWS | PORTO



Castelhana, Sociedade de Mediação
Imobiliária, Unipessoal Lda - AMI 3497



Mota-Engil Real Estate