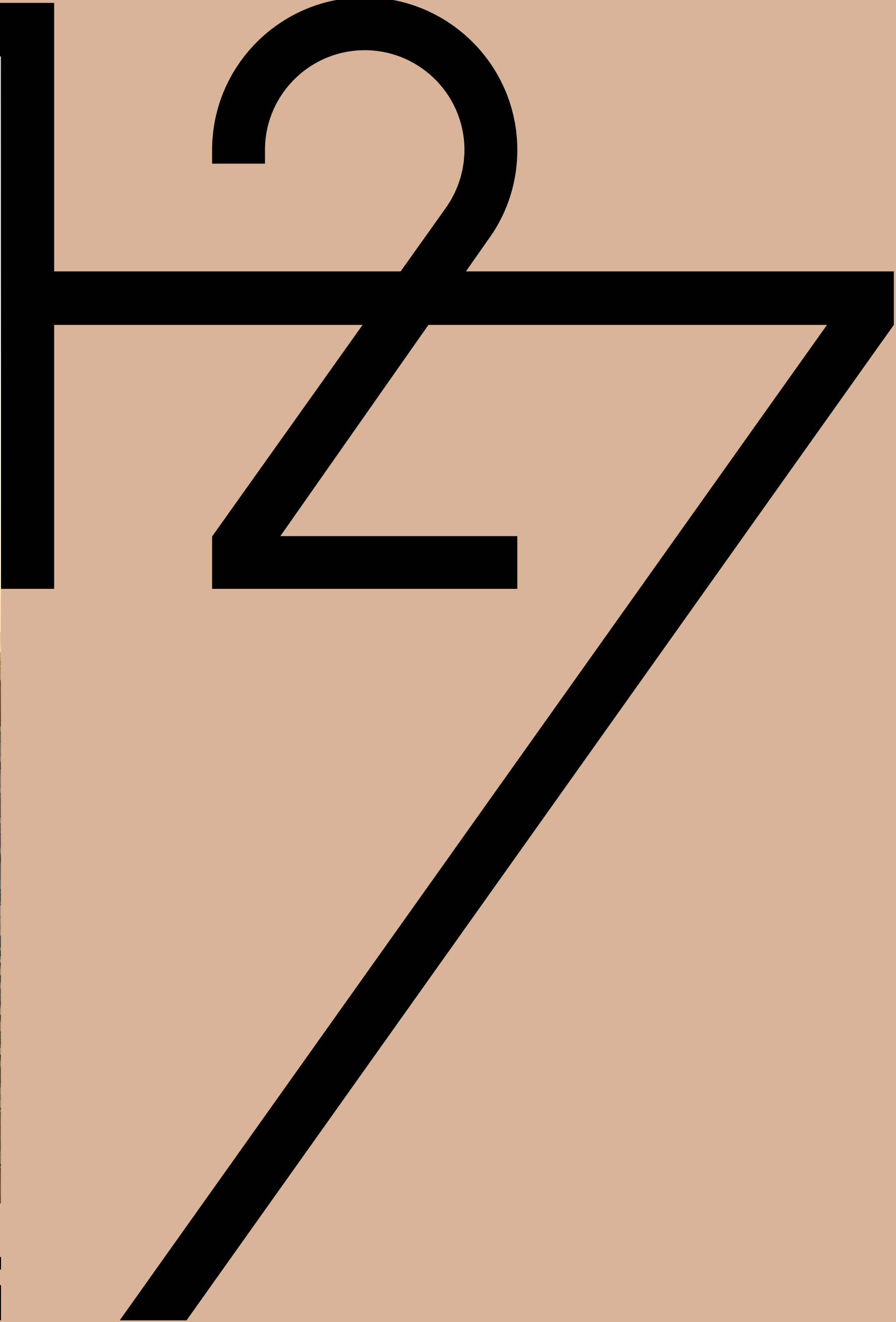




FERNÃO MAGALHÃES



Contents



1.

Location



2.

Project



3.

Typologies



4.

Contacts

Location



On Avenida Fernão de Magalhães, just a 12 minute walk from Avenida dos Aliados and 2 minutes from the metro station, awaits an exceptional urban haven where every moment promises something extraordinary.

Embark on a captivating journey into a world where vibrant culture, leisure, signature restaurants, and lush green spaces await right outside your door.

Located in the vibrant heart of Porto, between the Campo 24 de Agosto and Paulo Vallada Gardens, it invites you to embrace the natural beauty of its surroundings and the essence of urban living at its finest. Wander along charming pedestrian pathways adorned with small green oases and serene water features, leading to the central square, where you can unwind in one of the many seating areas while immersing yourself in the dynamic energy of the city.



Discover the extraordinary Porto.





Immerse
yourself in a
new lifestyle.



Join us on this exciting discovery, where the simplicity of everyday life transforms into something truly unique.

Living here means uncovering the joy of strolling to the Bolhão market, walking your children to school, and mingling with neighbors at charming local cafes.

At Fernão Magalhães 127, your dreams come true.



In the heart of Porto, where it all begins.

Fernão Magalhães 127 is strategically positioned just a 2-minute walk from one of the city's major metro stations, Campo 24 de Agosto. You can reach the bustling Avenida dos Aliados within a quick 12-minute stroll, and the VCI (Via de Cintura Interna) is only a 7-minute drive away.

Surrounded by reputable schools, colleges, and convenient kindergartens, Fernão Magalhães 127 ensures easy access to all essential services. Plus, with a variety of supermarkets nearby, all your daily essentials are within easy reach.



Culture and Leisure (within 2 minutes)
Schools and Colleges (within 6 minutes)
Hospitals (within 10 minutes)
Stores
Hotels (within 2 minutes)
Office Centers (within 2 minutes)
Public Transport and Access (within 2 minutes)

Points of Interest

Culture and Leisure (within a 20 – minute walk)

- 1. Coliseu do Porto (10 minutes)
- 2. Teatro Rivoli (20 minutes)
- 3. Teatro Nacional de S. João (15 minutes)
- 4. Teatro Sá da Bandeira (20 minutes)
- 5. Municipal Library of Porto (10 minutes)
- 6. Fontainhas Viewpoint (15 minutes)
- 7. Mercado do Bolhão (10 minutes)
- 8. Paulo Vallada Park (2 minutes)
- 9. 24 de Agosto Garden (2 minutes)

Schools and Colleges (within a 20 – minute walk)

- 10. Universidade Lusófona (20 minutes)
- 11. Faculdade de Belas Artes (10 minutes)
- 12. Escola Superior de Música e Artes do Espetáculo (15 minutes)
- 13. Colégio Internacional Dukes Education (20 minutes)
- 14. Liceu Alexandre Herculano (13 minutes)
- 15. EB 2/3 Pires de Lima (10 minutes)
- 16. Escola de Hotelaria e Turismo (7 minutes)
- 17. EBI Fernão de Magalhães (6 minutes)

Hotels (within a 15 – minute walk)

- 18. Arts Hotel Porto, Tapestry Collection by Hilton (15 minutes)
- 19. Torel Palace Porto (15 minutes)
- 20. Vila Galé Porto (2 minutes)
- 21. The Avenue (2 minutes)
- 22. Bessa Hotel Baixa (10 minutes)

Office Centers (within a 10 – minute walk)

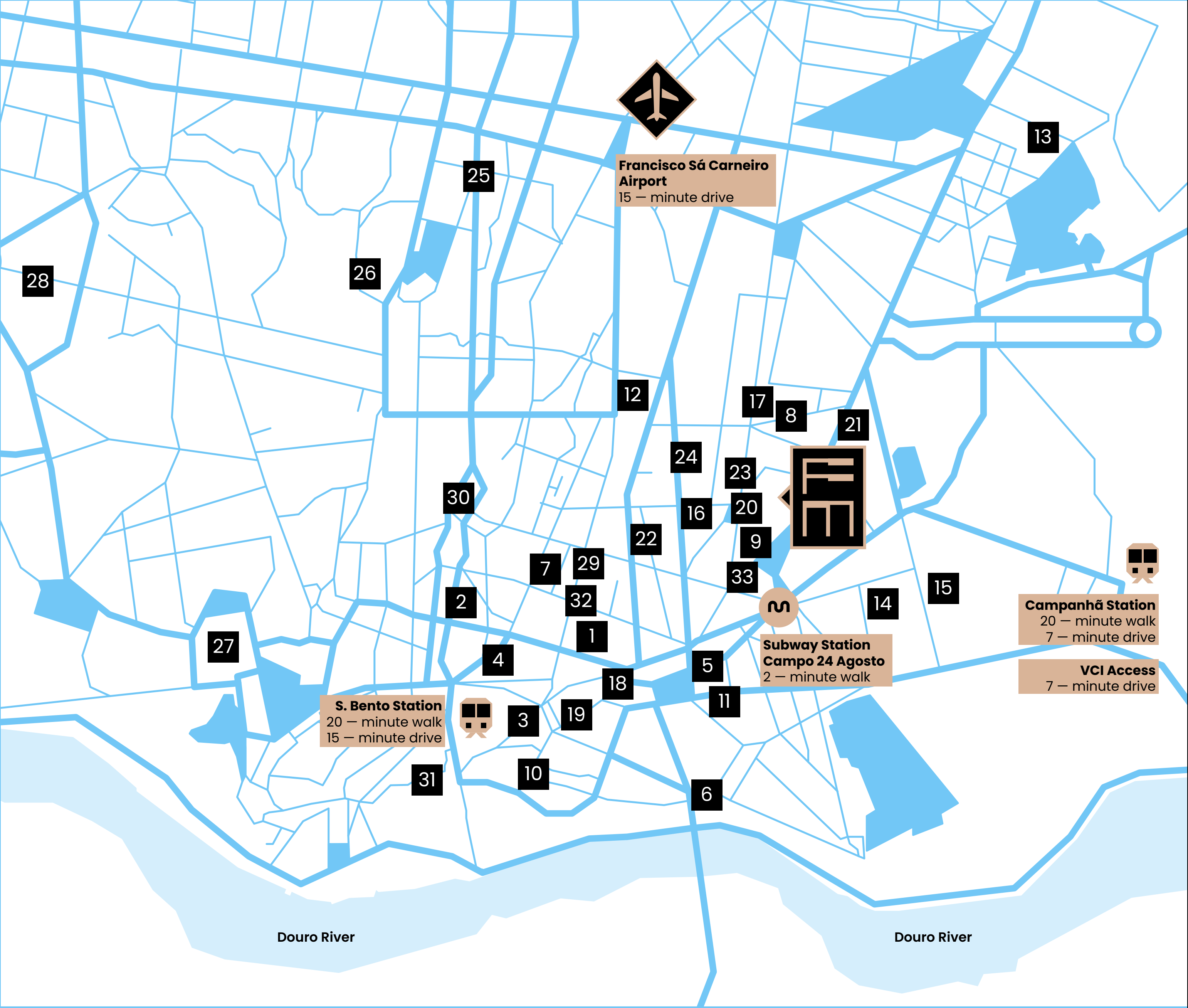
- 23. Porto Business Plaza (2 minutes)
- 24. BRAAMCAMP 119 (8 minutes)

Hospitals (within a 20 – minute drive)

- 25. Hospital de Santa Maria (10 minutes)
- 26. Hospital da Lapa (10 minutes)
- 27. Hospital de Santo António (15 minutes)
- 28. Hospital Lusíadas (15 minutes)

Stores (within a 20 – minute walk)

- 29. Shopping Via Catarina (10 minutes)
- 30. Avenida dos Aliados (12 minutes)
- 31. Historic City Center (20 minutes)
- 32. Rua de Santa Catarina (15 minutes)
- 33. Continente Bom Dia Supermarket (2 minutes)





Project



A new home for
a fresh journey.

Fernão Magalhães 127 offers meticulously crafted apartments, from charming studios to spacious 3+1 bedroom layouts, across four distinct buildings with separate entrances for residential, offices, and retail spaces, ensuring your utmost privacy.

The condominium presents an extensive array of amenities, leisure options, and sports facilities.

Park your car in designated parking spaces and enjoy the convenience of additional storage rooms in some of the units.





Embrace seamless integration of technology into your daily life, featuring intuitive, cutting-edge solutions for streamlined access to the development and effortless management of household systems.

Enjoy total peace of mind with round-the-clock security services provided by the condominium.





Fire Building

- 1 Pedestrian Entrance — Apartments
- 2 Pedestrian Entrance — Offices

Air Building

- 3 Pedestrian Entrance — Apartments

Water Building

- 4 Pedestrian Entrance — Offices
- 5 Pedestrian Entrance — Apartments

Earth Building

- 6 Pedestrian Entrance — Apartments
- 7 Pedestrian Entrance — Offices
- 8 Retail Spaces

Square

- 9 Pedestrian Entrance — Rua dos Abraços
- 10 Pedestrian Entrance — Av. Fernão de Magalhães



More space for living.

For a balanced and quality lifestyle, Fernão Magalhães 127 offers a new world ready to be explored:

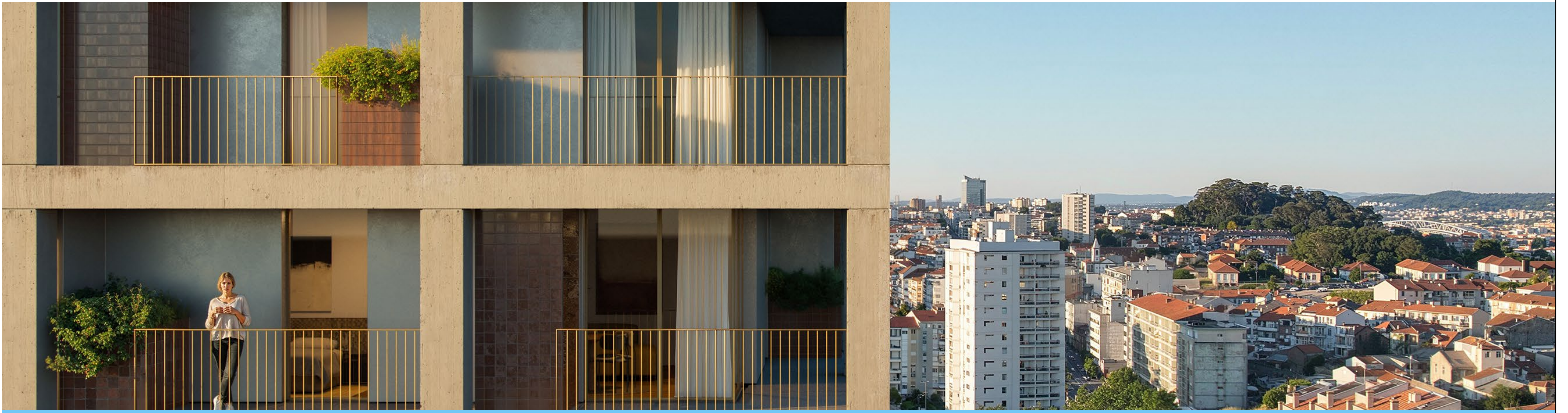
- ♦ **Gardens and urban community garden to bring nature indoors;**
- ♦ **Gym, running track, and padel court for a healthier life;**
- ♦ **Games room for family leisure moments;**
- ♦ **Co-working areas for a better balance between work and personal life;**
- ♦ **Community room to make new friends or celebrate old ones;**







- ◆ Observation Deck towards the mountains, adjacent to the communtiy room, for relaxation;
- ◆ Playground to entertain the kids;
- ◆ Private and covered parking;
- ◆ Pre-installation for electric vehicle charging;
- ◆ Bicycle parking for low-impact mobility.



On every balcony, a new horizon.

Perched atop the city, with unparalleled sun exposure and amazing 360° views: sea, river, mountains or cityscape.

On the upper floors, one can navigate from the Douro River to the Atlantic Ocean, and in each apartment, a new horizon unfolds to be admired from the balconies and terraces.

It's a remarkable travel that begins outside the buildings, clad in tiles that reflect and multiply the light.



A condominium ready for the future.



Investing in sustainability means investing in the future of us all, and Fernão Magalhães 127 is well-prepared with various solutions to address contemporary challenges:

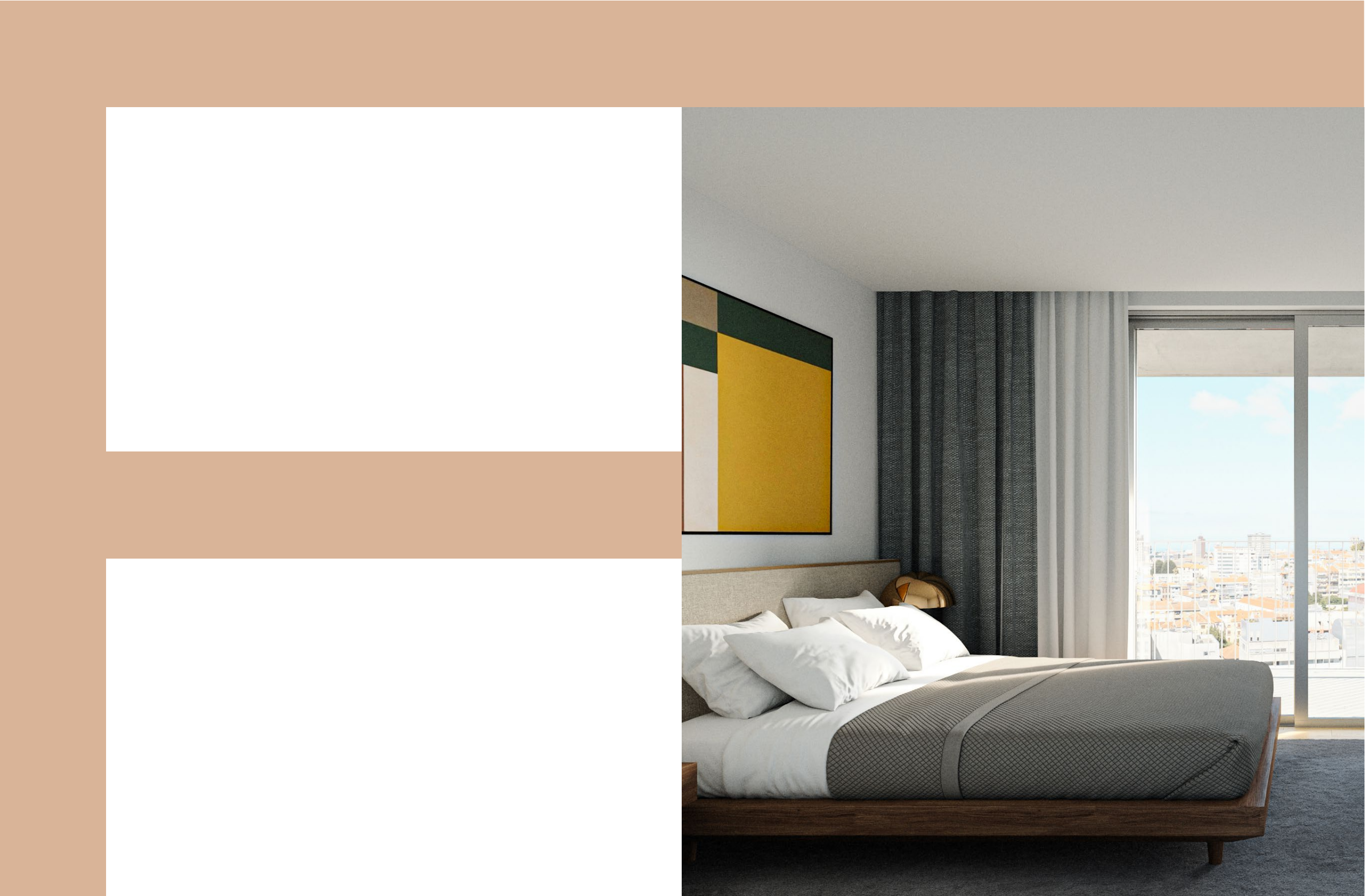
- ♦ **A—rated energy classification;**
- ♦ **Installation of photovoltaic panels for electricity production;**
- ♦ **Pre-installation of electric vehicle charging;**
- ♦ **Fast and smartly managed elevators;**
- ♦ **Aqua+ certification (Water efficiency);**
- ♦ **Wiredscore certification (Digital connectivity).**



A vibrant urban development, designed by OODA architecture.

Each apartment embodies refined luxury and effortless comfort, offering an array of layouts tailored to your needs. Some apartments even feature exclusive amenities such as private jacuzzis or pools.

Thoughtfully designed, interiors prioritize versatility and ample storage, ensuring that practicality meets elegance.





With a commitment to upper quality, finishes, materials and appliances are selected with meticulous attention, aimed at achieving prestigious environmental and energy certifications.

Strategically placed technical facilities in dedicated outdoor spaces, optimize interior living areas.

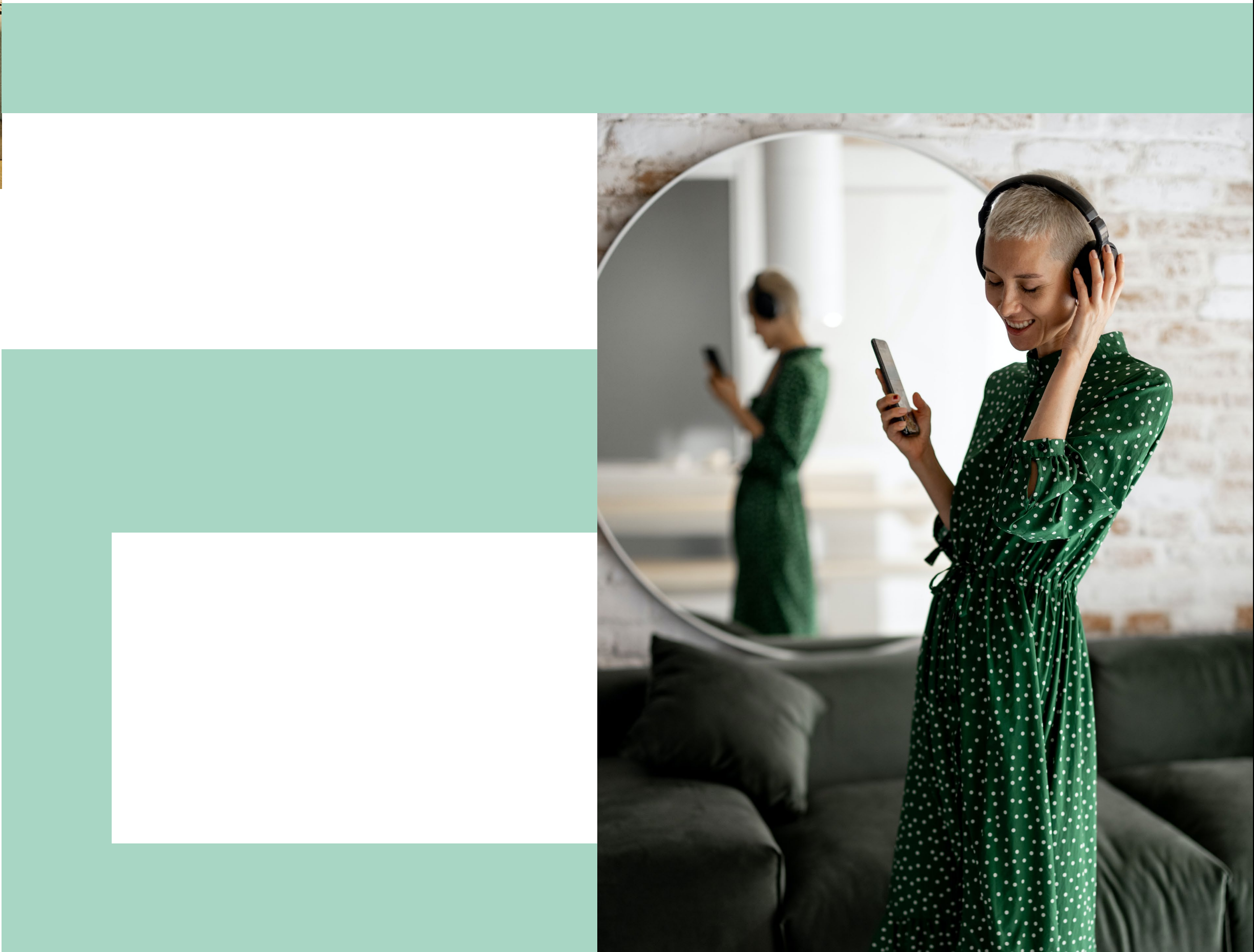
Discreetly integrated air conditioning provides personalized climate control.





The impeccably designed, fully equipped, kitchens seamlessly merge functionality with style, creating a harmonious flow within the open living spaces, perfect for hosting unforgettable gatherings.

An unwavering focus on acoustic and thermal comfort ensures a serene living environment. The thermally broken, double-glazed windows ensure perfect interior comfort, protecting you from interference from the outside world.





Rich multi-layer wood flooring adds a touch of sophistication and tranquility.

Expansive balconies extend your living space, inviting you to bask in the fresh air and natural light while enjoying captivating views.

At Fernão Magalhães 127, every detail is curated to elevate your lifestyle to new heights of refinement and sophistication.

Tipologies



TIPOLOGIES	UNITS	PRIVATE GROSS AREA (SQM)	BALCONIES/TERRACES (SQM)	PARKING	STORAGE
Studio	48	35 — 41	8 — 127	1	0
Studio + 1	14	41 — 54	8 — 85	1	0
1 Bedroom	126	52 — 69	14 — 178	1	0 — 1
1 + 1 Bedroom	18	71 — 81	14 — 42	1	1
2 Bedroom	83	72 — 124	13 — 196	1 — 2	1
2 + 1 Bedroom	14	101	33 — 34	2	1
3 Bedroom	20	117 — 133	20 — 187	2	1
3 + 1 Bedroom	11	146	33 — 35	2	1

Energy Efficiency Class A certification for all apartments.
The areas presented here are approximate, indicative, and non-binding.

WiredScore Certification 

Aqua + Certification 

Energy Efficiency Certification 

Air Building

Apartments — Entrance

Water Building

Apartments — Entrance

Fire Building

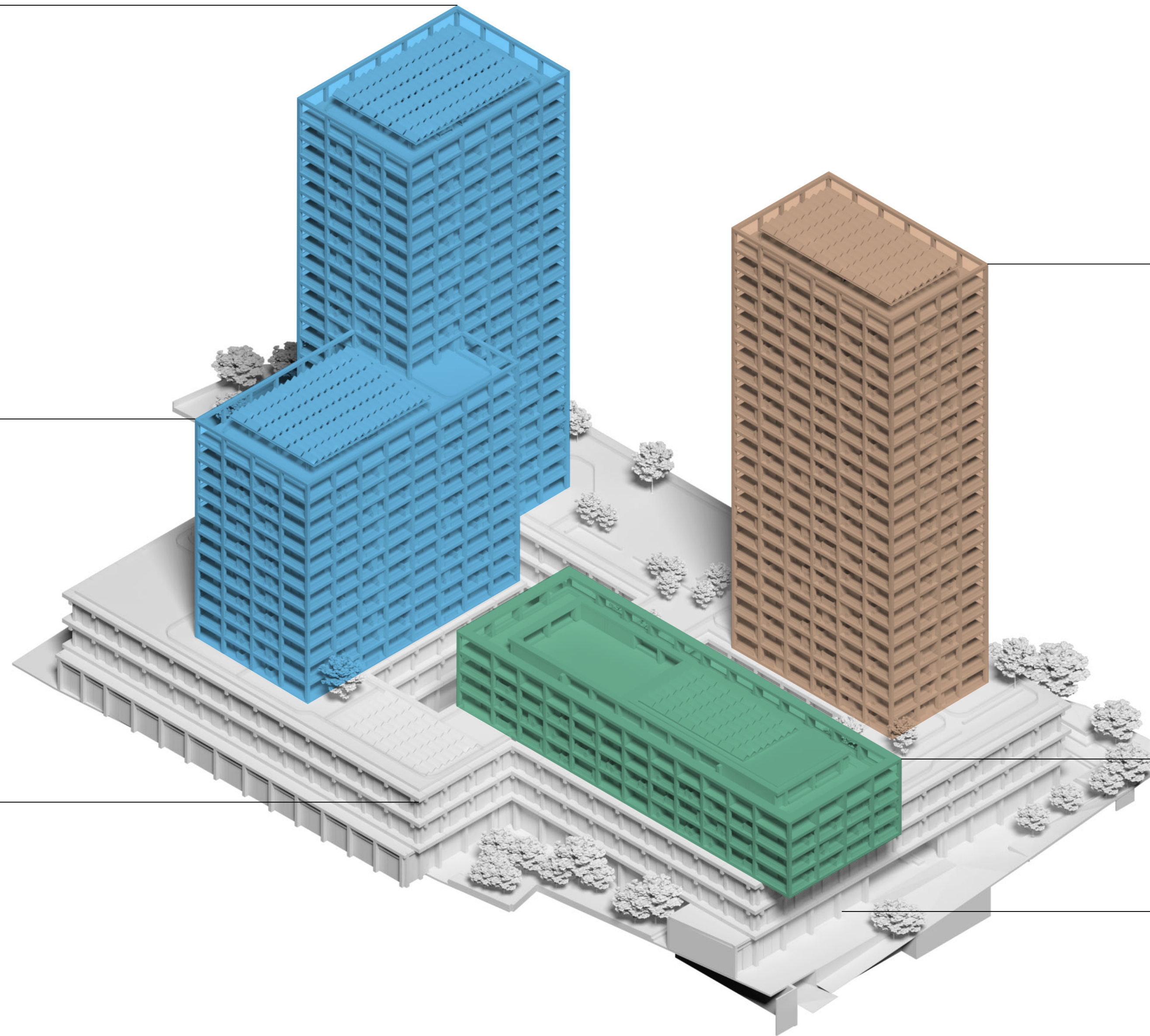
Apartments — Entrance

Earth Building

Apartments — Entrance

Offices

Retail Stores



BUILDING	TYPOLOGY	UNITS	PRIVATE GROSS AREA (SQM)	BALCONIES/ TERRACES (SQM)	PARKING	STORAGE
Fire	Studio + 1	2	41	49 — 85	1	0
	1 Bedroom	70	52 — 65	14 — 31	1	0 — 1
	2 Bedroom	38	81	31 — 141	1 — 2	1
Air	Studio	23	35 — 41	8 — 127	1	0
	1 Bedroom	56	62 — 69	14 — 178	1	0 — 1
	1 + 1 Bedroom	18	71 — 82	17 — 42	1	1
	2 Bedroom	11	98 — 124	29 — 119	2	1
	2 + 1 Bedroom	14	101	34	2	1
Water	Studio	22	36	8 — 10	1	0
	Studio + 1	12	46 — 54	8 — 48	1	0
	2 Bedroom	28	78 — 106	19 — 196	2	1
	3 Bedroom	2	128 — 133	41	2	1
	3 + 1 Bedroom	11	146	33 — 35	2	1
Earth	Studio	3	41	10	1	0
	2 Bedroom	6	72 — 106	14 — 21	2	1
	3 Bedroom	18	117 — 133	20 — 187	2	1

Energy Efficiency Class A certification for all apartments.
The areas presented here are approximate, indicative, and non-binding.

WiredScore Certification 

Aqua + Certification 

Energy Efficiency Certification 



Discover the Extraordinary Porto



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