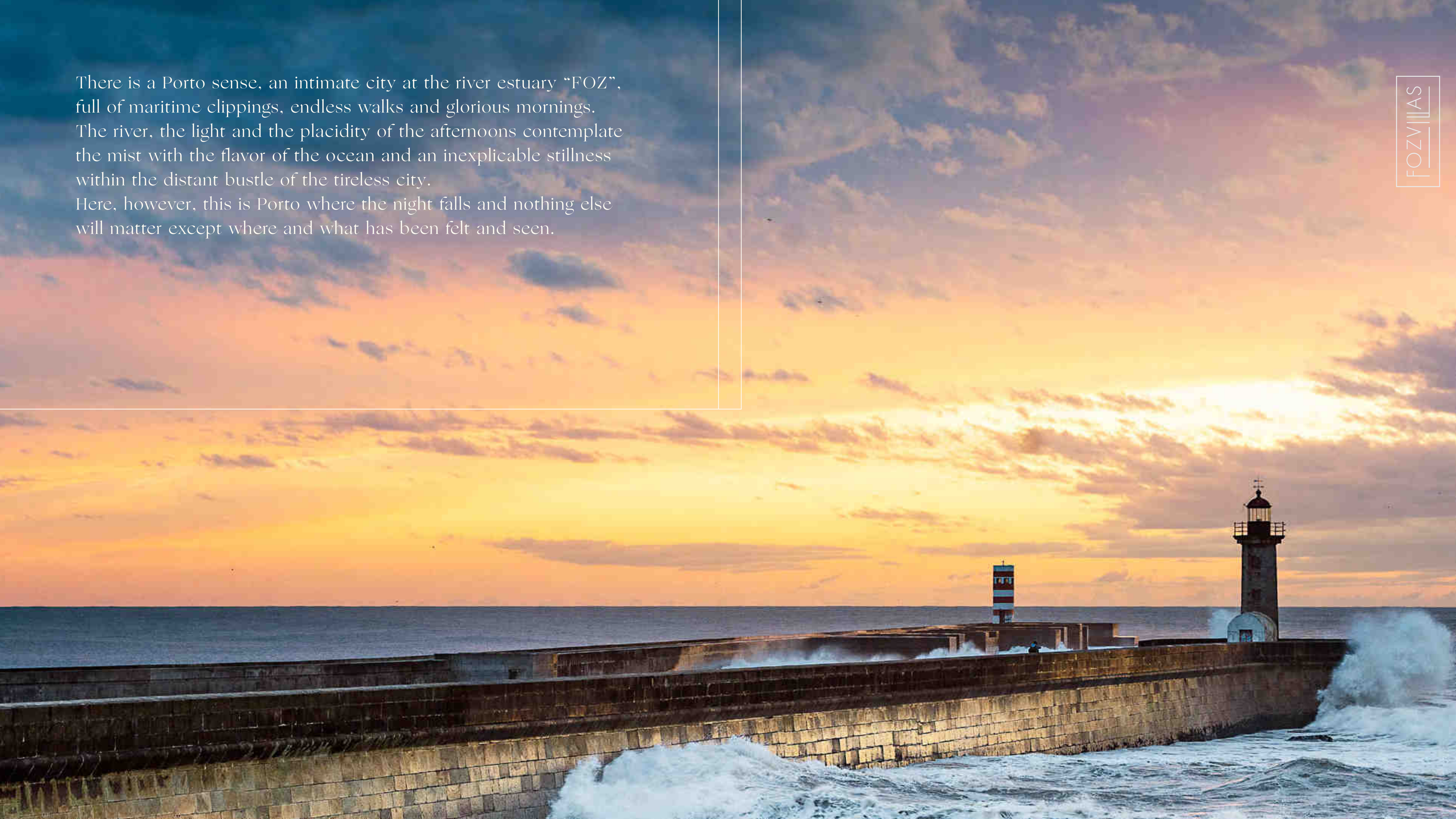


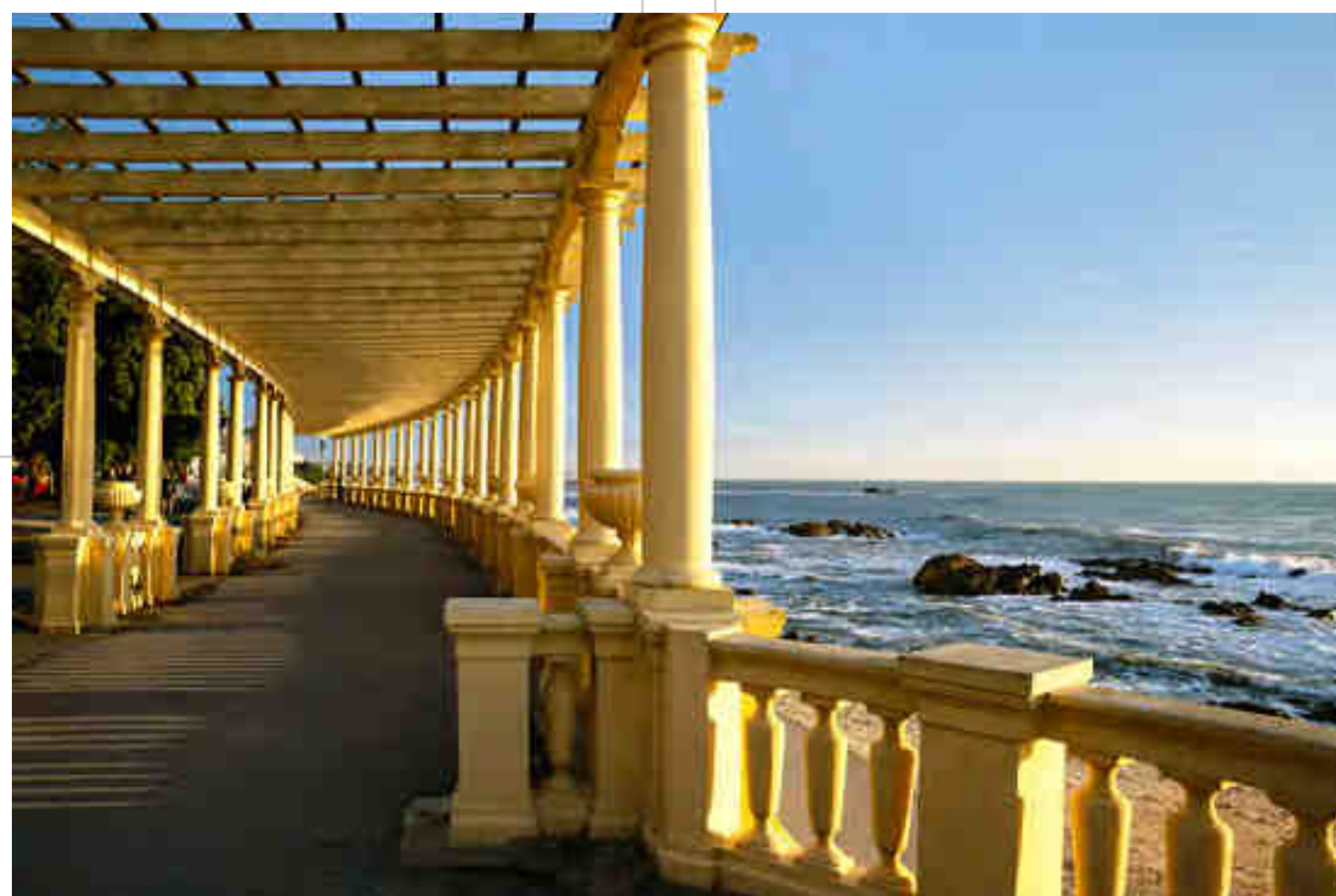


THE QUIET CITY LIFESTYLE

FOZVILLAS

There is a Porto sense, an intimate city at the river estuary “FOZ”, full of maritime clippings, endless walks and glorious mornings. The river, the light and the placidity of the afternoons contemplate the mist with the flavor of the ocean and an inexplicable stillness within the distant bustle of the tireless city. Here, however, this is Porto where the night falls and nothing else will matter except where and what has been felt and seen.





LIVE IN AN EXCLUSIVE PORTO: THE QUIET CITY LIFESTYLE

The World Travel Awards chose the city of Porto as Europe's Leading City Break Destination 2020, which is a highly desirable location by travellers from all over the world.

Porto is one of the oldest tourist destinations in Europe, which is distinguished by the richness of its artistic heritage, the Port Wine, the vast spaces devoted to leisure and the vibrant cultural activity.





The elegant cosmopolitanism and extensive green areas, especially the City Park “Parque da Cidade” (the largest urban park in the country); the Gardens of Palácio de Cristal; Botanical Garden and the Parque de Serralves; not to mention the central romantic location of the Passeio Alegre’s Garden, are additional charming reasons for those who live in Porto.



Modern urban accessibility, a human scaled city, shopping streets combines not only the history but also the present, unique gastronomy in restaurants, coffee shops full of history and contemporary terraces, as well as exceptional safety and sophisticated architecture. All of these are some, but not all, of the unique privileges of Porto.



HISTORY &
CONTEMPORANEITY



FOZVILLAS







PORTO

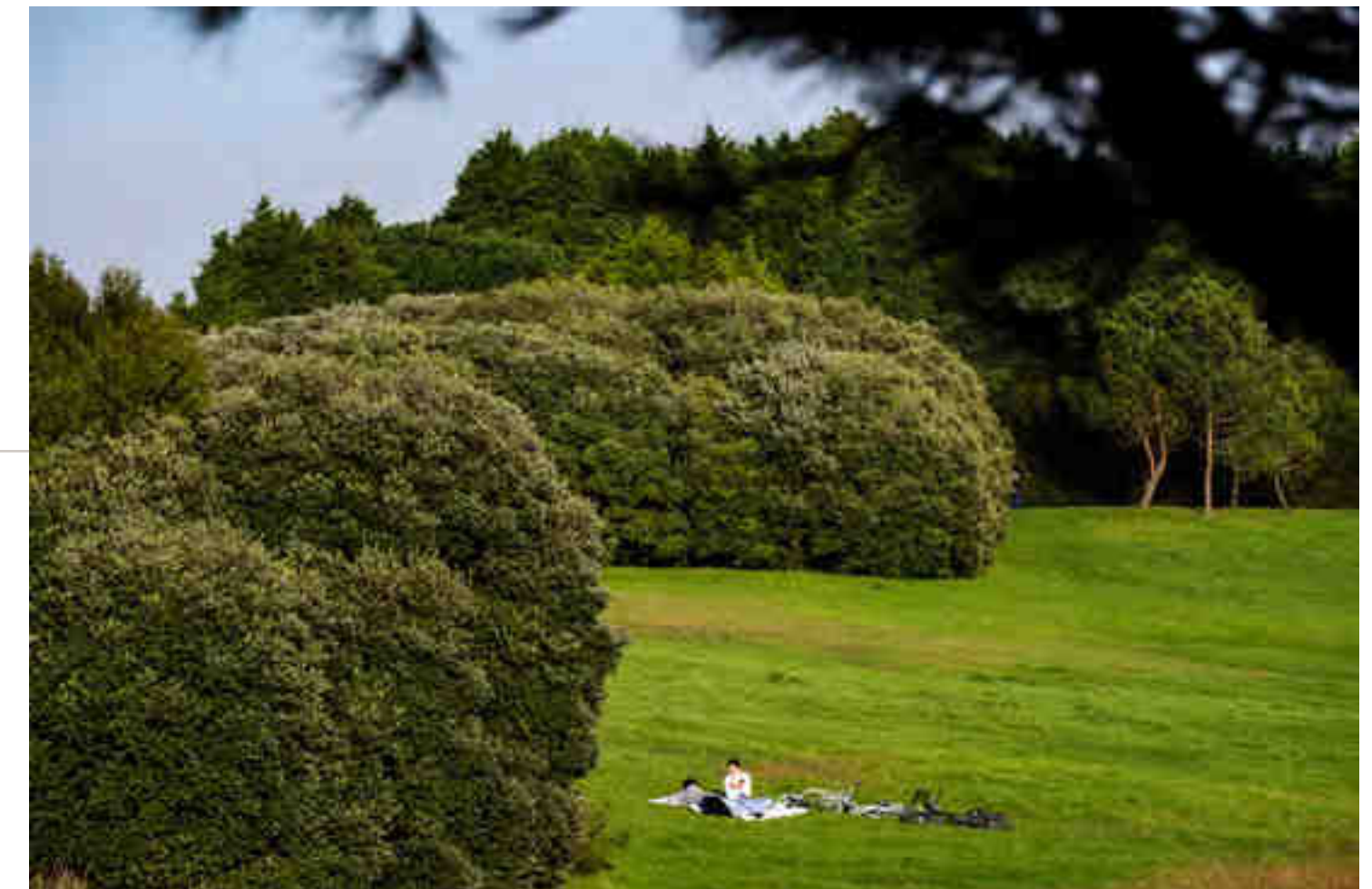
41°09'40"N
8°40'37"W



The **FOZVILLAS** is a real estate development located in Foz do Douro, the most iconic site of the city, where the Douro River meets the Atlantic Ocean. Foz is in a privileged location housing numerous landmarks especially the promenade dotted with terraces, bars and gardens on the Douro's riverbank, which mark this area as one of the most prestigious sites in Porto for its everlasting charm.



FOZVILLAS is marked by its distinctive location, which is far from the urban hustle of the metropolis but a step away from the road that allows easy access to the city centre. Not to mention the extraordinarily quiet and reserved environment that provide an absolutely exclusive experience in Porto.



Alongside the fact that Portugal is the safest country in Europe and the 3rd in the world¹ and the sophisticated safeguarded neighbourhood of **FOZVILLAS**, the villas were architecturally designed to maintain an exclusive premium condominium safety level.

The **FOZVILLAS** project was thought of as the great challenge of embodying the international lifestyle concept. This concept adopted wide spaces, unique design and outdoor experience in several dimensions including generous private gardens or swimming pool and rooftop. The main motive behind this concept is to enjoy one of the best climates in the world: the Mediterranean.

¹ Global Peace Index (GPI) 2019



The six VILLAS are developed on different floors and different typologies: the top floor and roof, it is located the two penthouses (3 beds and 4 beds) with pool and rooftop where it is possible to see the sea. They are sensibly designed with a distinctive emphasis not only to maximize space and generous entrance for the natural light but also to optimize the comfort offered to their occupants.

The remaining four duplex VILLAS (3 Beds, 4 Beds and 5 Beds) are developed on the ground floor. They are designed in such a way to have a direct relation with the exterior, which connects the interior of the dwelling with the private green spaces, to achieve cheerful and privileged connection with nature.

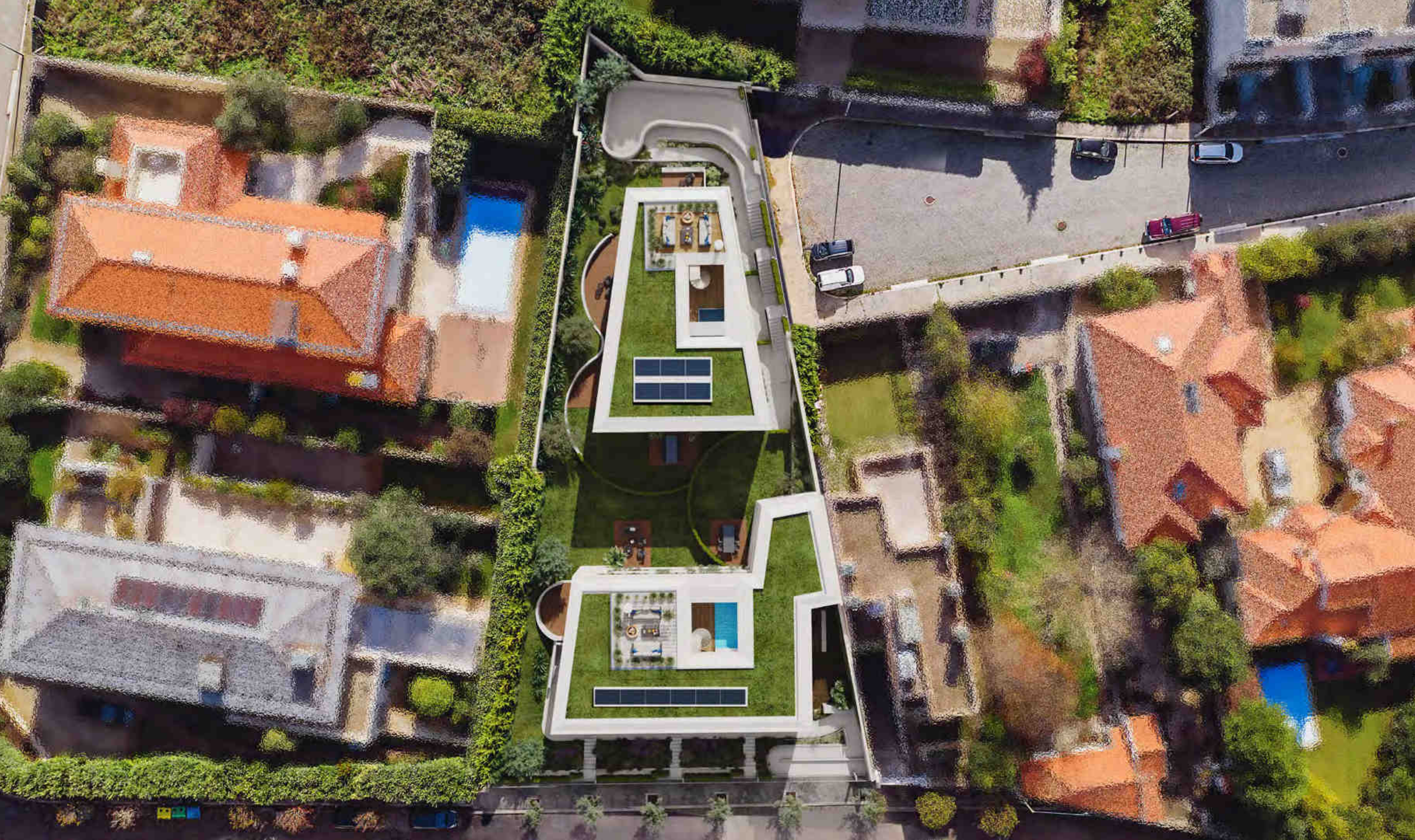




Total privacy is guaranteed in all VILLAS, which benefit from individual garage with a private lift to access the dwelling. Also, the vast green area between the 2 volumes of the project strengthens this privacy. This concept not only guarantees the exterior spatial quality of the dwellings but also makes the VILLAS more secured.

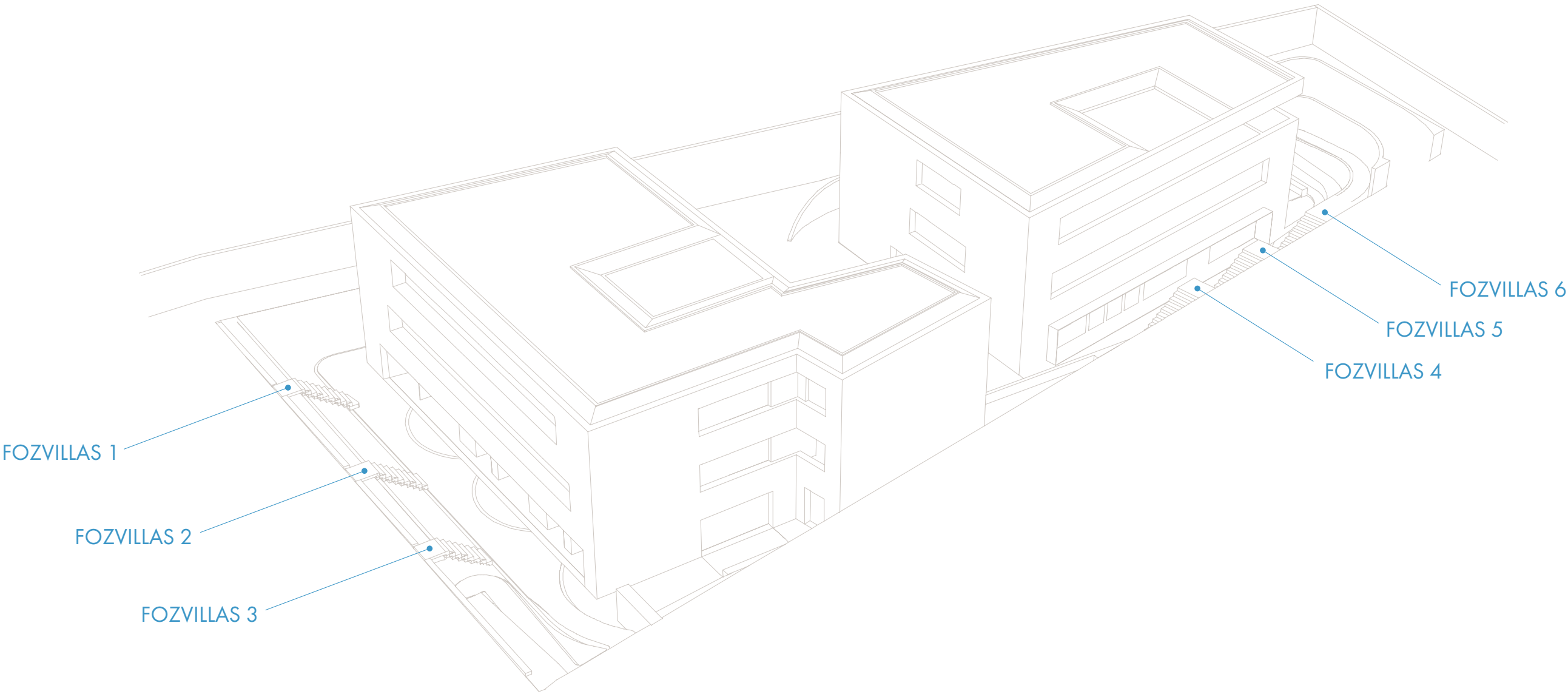
The VILLAS are designed for a particularly demanding segment, where premium materials and finishes and the latest generation technologies are considered in their design.





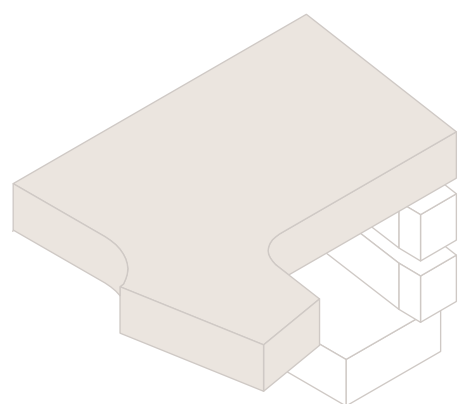
FOZVILLAS – ALL NATURE, ALL SEA

With two urban fronts, **FOZVILLAS** features six houses spread over two volumes with direct access to the outside via Rua Dr. Ramalho Fontes and Rua Aljubarrota. The implantation, scale and proportion of both volumes free up the yard space inside the deployment. Composed of unstinting gardens, this vast green area between the built volumes provides the possibility of a permanent relationship with Nature: awaken the senses to the surrounding green, feel the rain scent on the ground, listening to the breeze in the foliage of large trees or seeing the sun plunging into the Atlantic horizon, are sensory windows for a peaceful and exclusive experience that this unique development offers.



FOZVILLAS

	FOZVILLAS 1	FOZVILLAS 2	FOZVILLAS 3	FOZVILLAS 4	FOZVILLAS 5	FOZVILLAS 6	COMMON AREA
Interior GA	491	379	353	256	371	303	411
Exterior GA (Garden)	14	109	114	74	3	74	526
Rofftop GA	36	0	0	0	16	0	-
Private GA (Total)	541	488	467	330	390	377	-
Private Garage (including storage, and access P-1)	91	83	83	73	65	68	411
Dwelling	400	296	270	183	306	235	-
No. Parking Spaces	4	4	4	4	4	3	-



FOZVILLAS 1

HOUSE WITH PATIO • 4 BEDS PENTHOUSE

491m²

INTERIOR GA

14m²

EXTERIOR GA (Garden)

36m²

ROOFTOP GA

541m²

PRIVATE GA (Total)

91m²

PRIVATE GARAGE
(including storage, and access P-1)

400m²

DWELLING

4

NO. OF PARKING SPACES



ROOFTOP

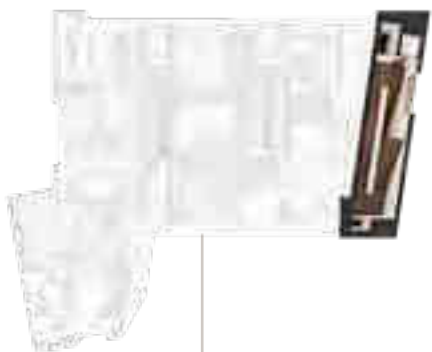
FLOOR 2



FLOOR -1



GROUND FLOOR



FLOOR 1



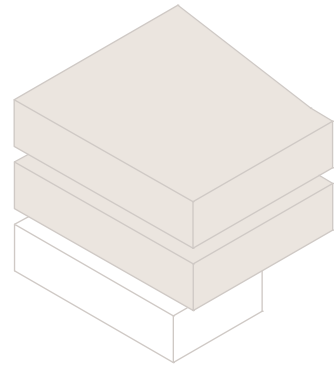












FOZVILLAS 2

HOUSE WITH GARDEN • 4 BEDS DUPLEX

379m²
INTERIOR GA

109m²
EXTERIOR GA (Garden)

488m²
PRIVATE GA (Total)

83m²
PRIVATE GARAGE
(including storage, and access P-1)

296m²
DWELLING

4
NO. OF PARKING SPACES



GROUND FLOOR



FLOOR 1



FLOOR -1

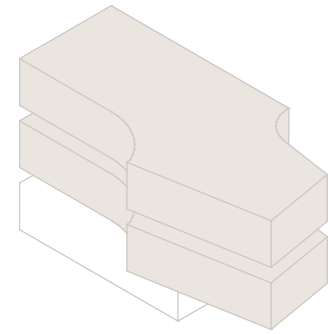












FOZVILLAS 3

HOUSE WITH GARDEN • 4 BEDS DUPLEX

353m²

INTERIOR GA

114m²

EXTERIOR GA (Garden)

467m²

PRIVATE GA (Total)

83m²

PRIVATE GARAGE
(including storage, and access P-1)

270m²

DWELLING

4

NO. OF PARKING SPACES



GROUND FLOOR



FLOOR 1



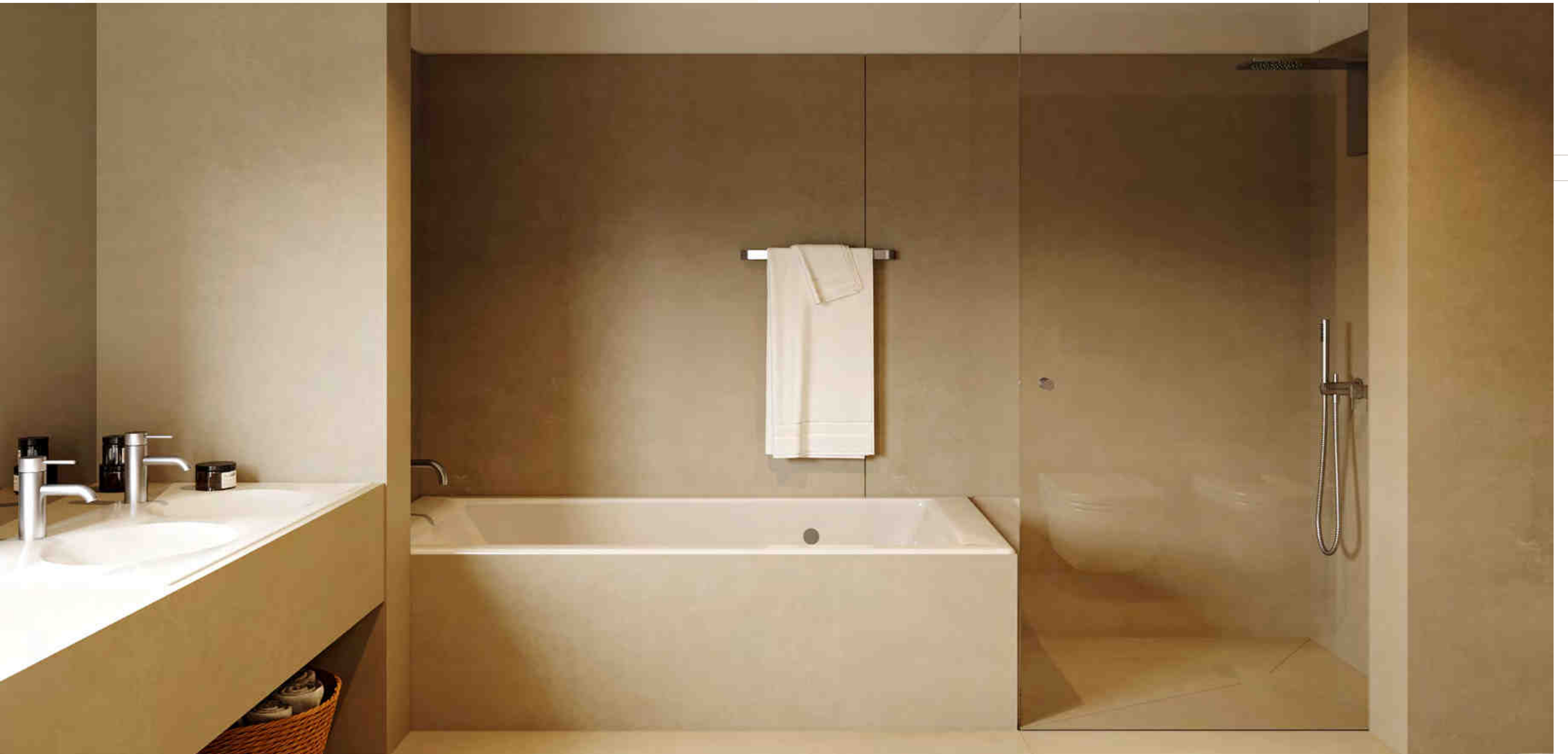
FLOOR -1



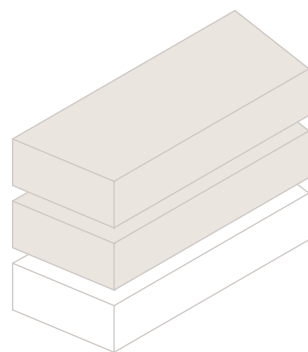












FOZVILLAS 4

HOUSE WITH GARDEN • 3 BEDS DUPLEX

256m²
INTERIOR GA

74m²
EXTERIOR GA (Garden)

330m²
PRIVATE GA (Total)

73m²
PRIVATE GARAGE
(including storage, and access P-1)

183m²
DWELLING

4
NO. OF PARKING SPACES



GROUND FLOOR



FLOOR 1



FLOOR -1

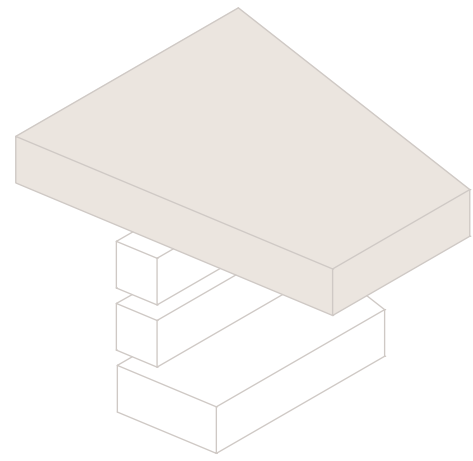












FOZVILLAS 5

HOUSE WITH PATIO • 3 BEDS PENTHOUSE

371m²
INTERIOR GA

3m²
EXTERIOR GA (Garden)

16m²
ROOFTOP GA

390m²
PRIVATE GA (Total)

65m²
PRIVATE GARAGE
(including storage, and access P-1)

306m²
DWELLING

4
NO. OF PARKING SPACES



FLOOR 2



ROOFTOP



FLOOR -1



GROUND FLOOR



FLOOR 1



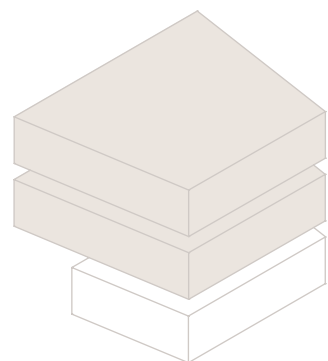












FOZVILLAS 6

HOUSE WITH GARDEN • 5 BEDS DUPLEX

303m²
INTERIOR GA

74m²
EXTERIOR GA (Garden)

377m²
PRIVATE GA (Total)

68m²
PRIVATE GARAGE
(including storage, and access P-1)

235m²
DWELLING

3
NO. OF PARKING SPACES



GROUND FLOOR



FLOOR 1



FLOOR -1













LIVINGROOMS

Traditional walnut wood flooring

Plastered / painted false ceilings

Pre-installation / integration of air conditioning

Blackout blinds and / or motorized screen

Localization the equipment for TV and various points of light on the walls

Switches and Outlets
EFAPEL design by Siza Vieira, or JUNG

Floor Outlets



BEDROOMS

Traditional walnut wood flooring

Lacquered Closets

Plastered / painted false ceilings with upper and interior indirect lighting
over and inside the closets

Pre-installation / integration of air conditioning

Safe
Master Suite only

Direct light points, ceilings and / or walls

Outlets for TV in the wall

Blackout blinds and / or motorized screen



KITCHEN AND LAUNDRY

Floors and Painted walls with ceramic coating
ROCA THINBIG STONE

Traditional walnut wood flooring in pantries areas

Kitchen countertops and wall siding with integrated damping and waste separation system.
SILESTONE

Class A
Kitchen and Laundry Appliances
Induction Hob, Oven, Island or Ceiling Hoot, Microwave, Dishwasher, Fridge and Freezer, Washing Machine and Dryers

Outlets for TV in the wall

Various points of direct and indirect light

Accumulator Tank

Painted false ceilings
Laundry Area



SANITARY FACILITIES / TOILETS

Floors and Painted walls with ceramic coating
ROCA THINBIG STONE

Painted Ceiling

Lacquered furniture and washbasins
ROCA KALAHARI OR MERIDIAN
or custom made upon request

Wall hung sanitary ware (toilet and bidet)
ROCA MERIDIAN (Normal or Compact)
upon request - inspires in-wash, smart toilet (japanese type)

Taps
BRUMA

Built-in Cistern
ROCA IN-WALL

Shower tray with in-drain system coated in ceramic
ROCA THINBIG STONE

Bathtub
ROCA VYTHIOS (Built-In) or
ROCA VIRGINIA (Self-Standing)

Shower or/ and bathtub enclosure in tempered glass
JNF Fittings or fully integrated sliding glass door (depending on the situation)

Several indirect light points, and built-in false ceiling spots or/ and spotlights

Outlets for TV in the wall



INDOOR GARDENS (Penthouses)

Pool / Jacuzzi with integrated temperature control system

Wooden deck floors

Pergola with an automated system for reclining and folding blades

Stair access to outdoor rooftop terrace

Note
Presented materials constitute a standard reference.
They can be changed while maintaining the same level of quality and characteristics.



CARPENTRY

Door frames and lacquered doors
JNF Handles in Bronze / Champagne Colour

Lacquered, inlaid and finned skirtings

Lacquered interior window sills
Bronze / Champagne Colour Aluminium Sheet on
the outside

Blackout blinds
and / or motorized screen

Lacquered cabinets
with built-in lighting



FRAMES

Sliding System
CORTIZO Cor Vision and Birail 4900

Tilt and Turn System
CORTIZO Cor 70 Hidden Sash



GARAGE GATE SYSTEMS

Automated garage gates
HORMANN System



COMFORT AND SAFETY SYSTEMS

Integrated home automation for
security and intrusion

Armoured security doors

Automatic fire and carbon monoxide
detection systems

Individual video intercom system

Individual lifts



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

FOZVILLAS

THE QUIET CITY LIFESTYLE