

OCEAN TERRACE

~ CONDOMÍNIO FECHADO ~

LEÇA DA PALMEIRA, PORTUGAL

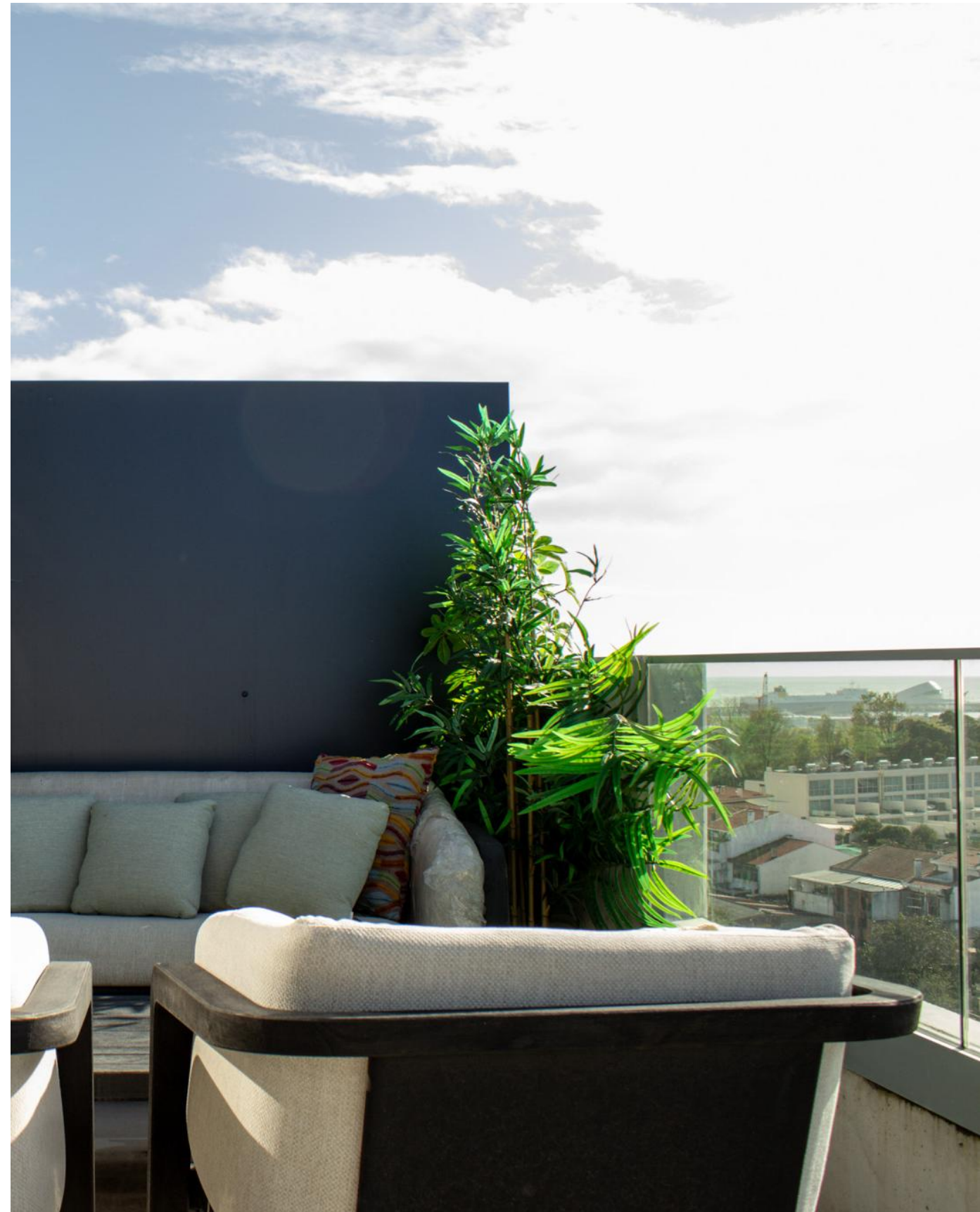


Ocean Terrace
welcomes you.

DEVELOPMENT

A development with unique characteristics.

A gated community, located in Leça da Palmeira. Boasting contemporary architecture, vast gardens, a semi-olympic pool, a gym with the latest Technogym machinery, and generous terraces with views to the ocean.



LOCATION



Portugal, considered one of the best cities to live and work in

Only a few hours away from the main capitals of Europe and the crossing point between three continents. With the pleasant climate and paradisiacal beaches and the enormous cultural, historical and gastronomical richness, our country is bursting with opportunity.

Porto, often considered Europe's best travel destination.

With some of the best infrastructures in the country, Porto blends some of the most significant historic and natural landmarks with the convenience of a contemporary European city.

300 days of sun per year

Atlantic Bridge, 2024

Best city in Europe for families

Sumo Finans, 2021

7th safest country in the world

Global Peace Index, 2024

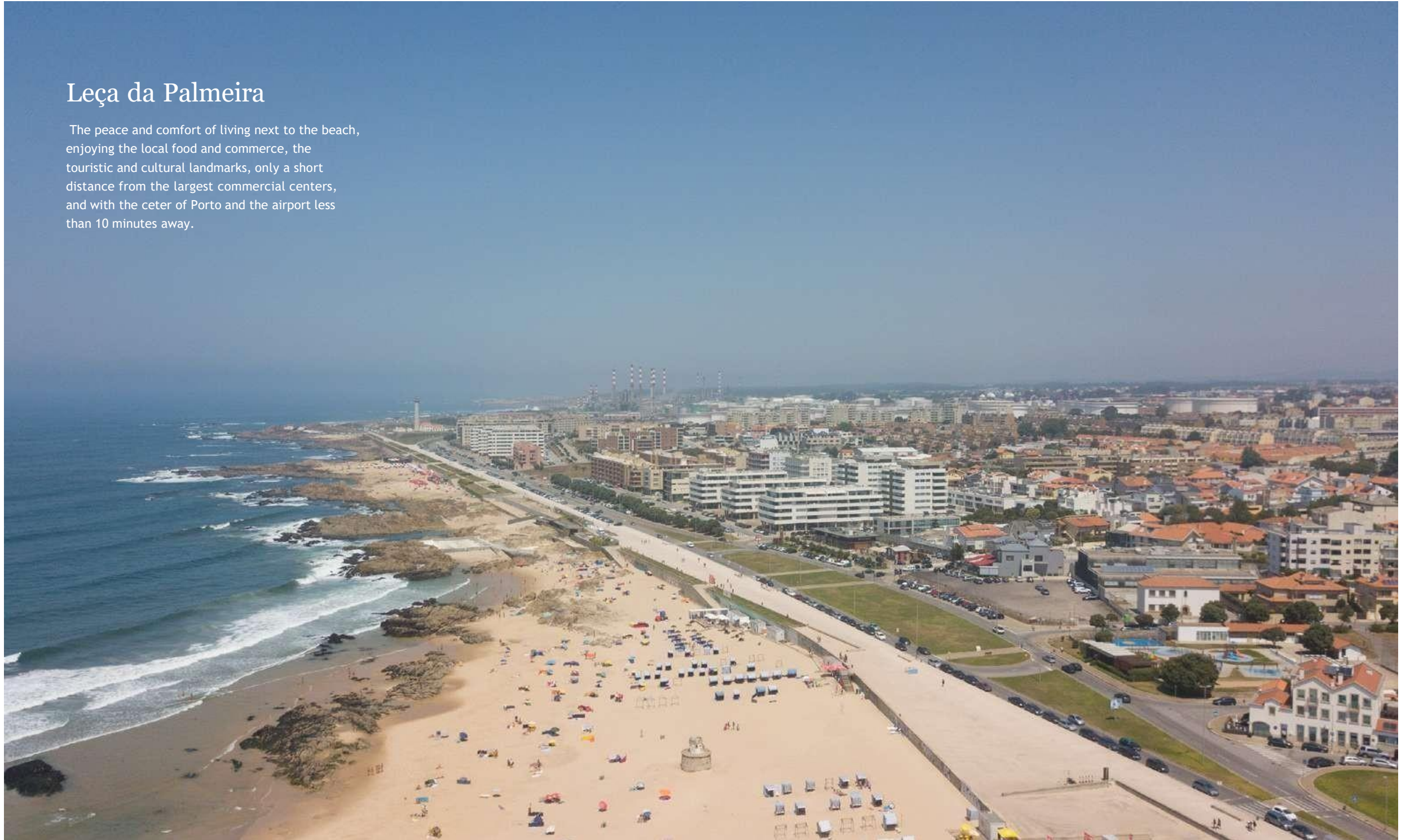
10th best city in the world

Time Out, 2024

LOCATION

Leça da Palmeira

The peace and comfort of living next to the beach, enjoying the local food and commerce, the touristic and cultural landmarks, only a short distance from the largest commercial centers, and with the ceter of Porto and the airport less than 10 minutes away.



LOCATION



CASA DE CHÁ DA BOA NOVA
TWO MICHELIN STAR RESTAURANT

Live the Leça da Palmeira Lifestyle

Known for its beaches, namely Boa Nova, Fuzelhas and Aterro, and for its cuisine, which is considered idyllic for those that enjoy fish (but not exclusively). It incorporates the Porto de Leixões, the second largest port in the country and also Marshopping, one of the largest shopping centers in the country.

Between its monuments and its contemporary buildings, Casa de Chá da Boa Nova stands out, made by world renowned architect Siza Vieira, built over the rocks overlooking the ocean; the Boa Nova lighthouse, which is the second highest in the Portuguese coast; the fort of Nossa Senhora das Neves; the Casa - Museu da Quinta de Santiago; the Quinta da Conceição; the Piscina das Marés, designed by Siza Vieira, a pool that is fed with sea water and built on the rocky coast.

LOCATION

Less than 10 Mins
Walking Distance...



PRAIAS DE LEÇA

Feel the sea
breeze everyday.



PISCINA DAS MARÉS

Natural pool
around the corner.



MARINA DE LEÇA

Let the
light enter.

QUINTA DA CONCEIÇÃO
E CASA-MUSEU DA QUINTA
DE SANTIAGO

Walk, feel, admire.



FORTE DE NOSSA
SENHORA DAS NEVES
(NÚCLEO HISTÓRICO
E DE RESTAURAÇÃO)

Get to know
more about what
surrounds you.



OCEAN TERRACE

LOCATION

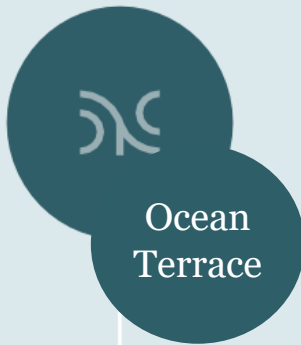
Location

Ocean Terrace is located in Leça da Palmeira, in front of Exponor and near the A28 highway, allowing for fast access to the airport (7 min) and to eh Porto city center (10 min), as well as any part of the country.

Next to Quinta da Conceição - com os seus jardins públicos, Manueline cloister and portal, tennis courts and pool- and Quinta de Santiago - with it´s Casa-M u s e u - Ocean Terrace has in it´s surroundings a supermarket and a hotel, and is only a short walking distance from the shops and commercial centers of Leça. The incredible Leça beaches are only a kilometer away and are accessible also by bicycle - the city of Matosinhos and the metro station is only a bridge away.

LEGENDA:

BICYCLE TRACK



The future growth of Leça.

New Metro Line.

Right next to Ocean Terrace, connecting Leça to the airport, the city centre and everything else Porto has to offer.



Parque das Nações.

The current old exhibition center next to Ocean Terrace, will soon be replaced by a state-of-the-art conference center combined with exhibition halls, commercial spaces, a conference hotel and the new metro line, connecting Leça to the airport and the center of Porto.



Old Refinery.

The 400,000sqm old Galp refinery will, in the near future, be transformed into a technology hub connected with the University of Porto with vibrant life and innovation which will create additional demand for residential properties in Leça da Palmeira.



GATED COMMUNITY



In Leça da Palmeira, on a land with over 14,000m² and privileged solar exposure, an exceptional gated community has emerged, composed by 3 residential buildings that are complemented by 8,000m² of outside space with a semi-olympic pool, a gym, a co-working space and large gardens perfect for catching sunlight.

From one to four bedroom apartments, Ocean Terrace presents itself as a standout development where no detail was left to chance, as to ensure the ideal place to call home.

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Discover
everything
Ocean Terrace
has to offer.

Resort living, but at home.

Forward thinking architecture with an extreme attention to detail, in Ocean Terrace construction quality is a cornerstone.

The ventilated rainscreen system with a thick layer of thermal isolation reinforced to ensure resistance to all seasons, matched with enormous terraces in exposed concrete, creating a harmonious composition that unfolds from the top of the building - as these generous exterior rooms become, organically, an extension of the interior space



Videovigilance



Doorman



Exterior garden areas



Semi-olimpic pool



State of the art gym equipped with Technogym



Games Room with table tennis and billiard



Co-working space



Electrical vehicle charging points



Outdoor Jacuzzi

Solutions built for your lifestyle.

The apartments in Ocean Terrace go from the cozy **1 bedroom** to the awe inspiring T4 duplex penthouses with large amounts of external area and views over the Atlantic Ocean.



APARTMENTS



* Plants are examples and may not correspond to all apartments



One Bedroom

Facing East with 63m², these apartments favour simplicity without removing comfort. With a fully Miele equipped open-space kitchen leading to the living room, a bedroom with a large wardrobe and a full bathroom.

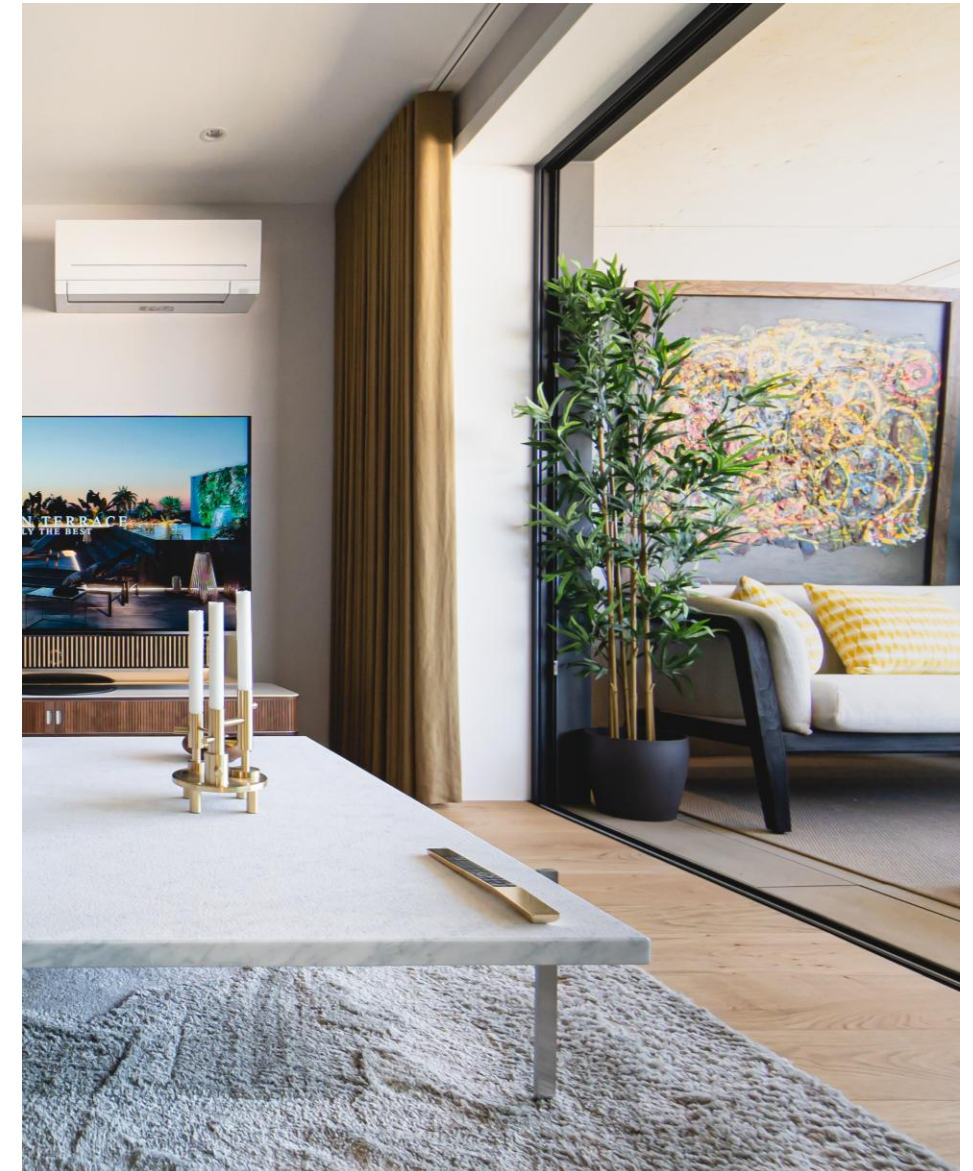
Together with a balcony with uninterrupted views toward the city and the ocean. These include an external parking space.

Two Bedroom

With a variety of solar positionings and between 119m² to 130m², these are versatile in their excellence. With independent living rooms and kitchen, connected to the terrace, these apartments have two full bathrooms. The average 2-bedroom terrace is over 20m², and have the long uninterrupted views toward the ocean that only Leça can offer. Each apartment includes a storage space and a parking space.



* Plants are examples and may not correspond to all apartments



Three Bedroom

Facing south with an imposing 190m², 30m² of terraces, two complete bathrooms and one guest bathroom and a 44m² living room.

These three-bedroom apartments are designed to maximize exuberance and comfort.



* Plants are examples and may not correspond to all apartments



Four Bedroom

With four bedrooms and 190 m², this is a large family's dream home. With all the rooms presenting generous spaces, three complete bathrooms and a guest bathroom.

The large living room extends outward into the covered terrace without losing its comfort, ensuring indoor-outdoor living that is at the heart of Ocean Terrace.



* Plants are examples and may not correspond to all apartments

DUPLEX PENTHOUSE
APARTMENT



3 BEDROOM
APARTMENT









Duplex Penthouses

The 'cherry on top of the cake'. Found on the 9th and 10th floor, with up to 440m², these stand out because of their enormous terrace areas, unparalleled finishes, and imposing size. These include a homelift and raise the bar on luxury in the North of Portugal. These penthouses uniquely include four parking spaces and a storage space.



DUPLEX PENTHOUSE
APARTMENT







True luxury is in the details.

The level of finishes matches the quality of construction, the selection of materials and use of brands known for their extremely high quality.

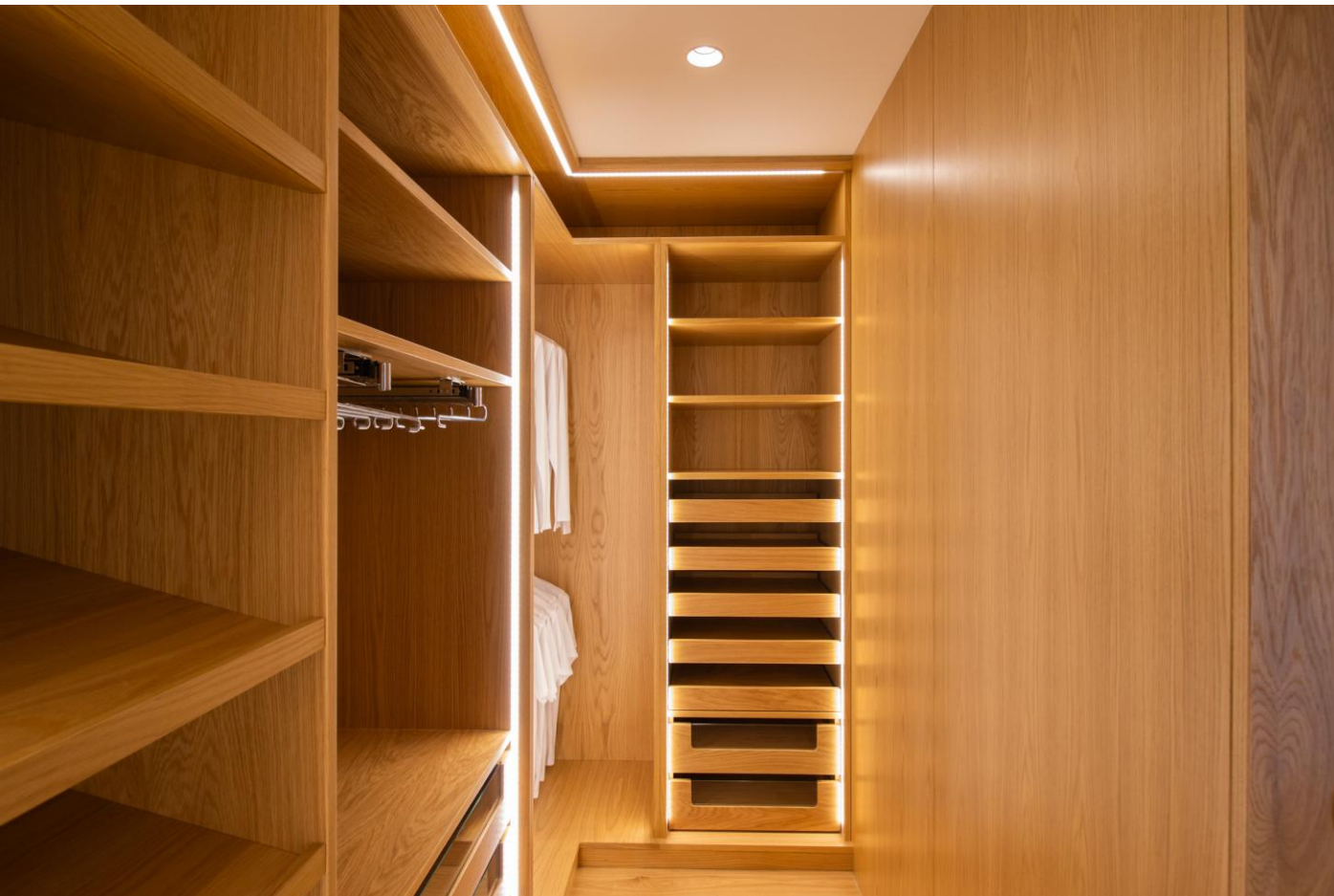
Starting with the window frames, toward the countertops and carpentry, to even the choice of appliances, these choices are coherent in their undeniable quality.



KRION.

KRION is an acrylic stone developed by Porcelanosa. The specific make-up of this material grants it some interesting characteristics: impermeability, anti-bacterial properties, toughness, resistance, durability, ease of repair and ease of cleaning.

In Ocean Terrace, we find KRION on the balconies of the kitchens and bathrooms, welded on the spot to remove the joints, meaning no hidden dirt in these crucial places. We can also find this material around the window frames, fully avoiding the entry of humidity through the windows.



Carpentry by D' CASA.

D' CASA's make up of exceptionally qualified engineers and seasoned carpenters, combined with the company's experience in large construction projects, make it uniquely suited to work on Ocean Terrace's fine carpentry finishes.



TECHNAL Window Frames.

TECHNAL's core values are design, quality and innovation. We chose to partner with TECHNAL as their products, at heart, share Ocean Terrace's DNA. From its aesthetic, to the aluminium and glass used, to the execution within construction, TECHNAL elevates the quality and ensures the ideal acoustic and thermal isolation.



GROHE Fixtures

The minimalistic design brought by GROHE harmonize with the rest of Ocean Terrace's finishes. The reliability, advanced technology and sustainability brought by this brand ensures long-lasting comfort.



MIELE Appliances.

MIELE is at the highest end of electrical appliances, therefore it's use as Ocean Terrace's electrical equipment provider is only a natural development of the premium finishes within any of it's apartment.

Exterior		Rooms, Halls and Living Rooms	
Ventilated Rainscreen System with thermal insulation and cladding in aluminium composite panels.	Illumination LED lights with sensors in common shared areas. LED spotlights built into suspended ceilings inside apartments.	Pavement Engineered multilayer flooring, glued installation, with a marine-grade plywood base and top layer of premium oak hardwood.	Interiors constructed with water-resistant particleboard finished with melamine coating.
Balconies Made in exposed concrete with tempered Mavidro glass railing.	Interior Doors White lacquered doors with three door hinges.	Walls White-painted gypsum board.	Hardware Drawers and doors equipped with soft-close slides and hinges.
Window Frames Aluminium with Technal thermic cuts and double glazed windows.	Blinds Electric blackouts in the interior of rooms. Electrical pre-installation for screens/blackouts/courtins in the living room.	Ceilings Suspended ceiling in white-painted gypsum board.	Countertops Countertop, sink basin, and wall between cabinets in seamless antibacterial KRION by PORCELANOSA, including an integrated recessed area for dish draining
Pavement Anti-slip Porcelain tile in balconies and terraces.	Gates Automatic gates in the entrances to the underground parking floors with a distance remote.	Baseboards White lacquered MDF	Equipments GROHE mixer tap. MIELE appliances (induction cooktop, built-in oven, built-in refrigerator freezer, built-in microwave, built-in dishwasher).Extractor hood with automatic ventilation system.
Comfort and Safety		Kitchen	
Air Conditioning Mitsubishi air conditioning in all 2, 3 and 4-bedroom apartments in rooms and living rooms.	Communication Video intercom system with colour and smartphone connection.	Pavement Rectified porcelain tile	
Hot Water Heat pumps into A Q.S (renewable energies)	Electric Vehicles Electric vehicle charging management system.	Walls White-painted gypsum board.	
Acoustics Built in acoustic isolation in the walls between all divisions, in the ceilings, in the sanitation pipes and in the ventilation ducts.	Safety Security and fire door in the entry of apartments. Videovigilance CCTV system inside and outside the building entry points. Automatic fire detection systems in the garage and common areas. Carbon monoxide detection system in the garage. Mechanical smoke removal system.	Ceilings False ceiling in water-repellent gypsum board, finished with white anti-mold paint.	
		Cupboards Moisture-resistant MDF exteriors, lacquered in white	

MAPA DE ACABAMENTOS

Wc Social

Pavement

Engineered multilayer flooring, glued installation, with a marine-grade plywood base and top layer of premium oak hardwood.

Walls

White-painted gypsum board.

Baseboards

White lacquered MDF

Countertops

Countertop with sink, towel holder, and integrated rim in white antibacterial KRION by PORCELANOSA.

Sanitary Ware

Wall-hung rimless toilet by GROHE with antibacterial seat and soft-close system.

Equipments

Washbasin mixer tap by GROHE.

Full WCs

Pavemento

Rectified porcelain tile

Walls

Rectified porcelain tile

Ceilings

False ceiling in water-repellent gypsum board, finished with white anti-mold paint.

Cupboards

Wall-mounted units in moisture-resistant MDF, lacquered in white or anthracite grey.

Countertops

Countertop with integrated washbasin and rim in white antibacterial KRION by PORCELANOSA.

Sanitaryware

Wall-hung rimless toilet with antibacterial seat and soft-close system, and wall-hung bidet by GROHE. Shower tray in white antibacterial KRION by PORCELANOSA, with tempered glass enclosure.

Equipments

Washbasin mixer tap, bidet mixer tap, and shower by GROHE.

Mirrors

Full-height mirror, matching the width of the vanity unit.

Ventilation

Centralized mechanical extraction system.

Extras*

Replacement of the shower with GROHE SmartControl equipment.

Replacement of the kitchen mixer tap with GROHE SmartControl system.

Replacement of the built-in fridge-freezer with integrated Side-by-Side refrigerator and freezer by MIELE.

Instalação de iluminação linear LED no interior dos roupeiros

* Selected and paid for by the client

PARTNERS:



All construction materials/products may be substituted or adjusted due to legal or regulatory requirements, licensing, certification, or other mandates from official authorities, as well as due to unavailability of such materials/products in the market, changes in suppliers/installers, or any other operational necessity. In the event of any substitution or adjustment, the quality level of the construction materials/products will be maintained.



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