

PE. ANTÓNIO VIEIRA . 155

A P A R T A M E N T O S



CONCEITO

Localizado na Rua Padre António Vieira, este novo edifício residencial reúne todas as exigências do conforto moderno num apelativo conjunto arquitetónico.

Com uma excelente localização na cidade do Porto, o complexo será composto por um total de treze (13) apartamentos. Uma (1) unidade de tipologia T0, duas (2) unidades de tipologia T1, duas (2) unidades de tipologia T1+1 e oito (8) unidades de tipologia T2, e um espaço exterior comum ajardinado.

A nova construção incorpora todas as necessidades e demandas da vida contemporânea. Como conforto térmico, espaços abertos, estacionamento privado, etc. Tudo isto integrado numa zona urbana central, com ótimos transportes públicos e de fácil acesso a qualquer ponto da cidade.

CONCEPT

Located on Rua Padre António Vieira, this new residential building meets all the requirements of modern comfort in an appealing architectural complex.

With an excellent location in the city of Porto, the complex will consist of a total of thirteen (13) apartments. One (1) T0 typology unit, two (2) T1 typology units, two (2) T1+1 typology units and eight (8) T2 typology units, and an exterior common garden.

The new construction incorporates all the needs and demands of contemporary life. Such as thermal comfort, open spaces, private parking, etc. All this integrated in a central urban area, with excellent public transport and easy access to any point in the city.

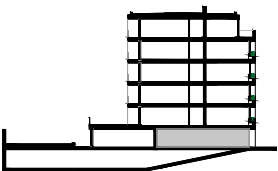
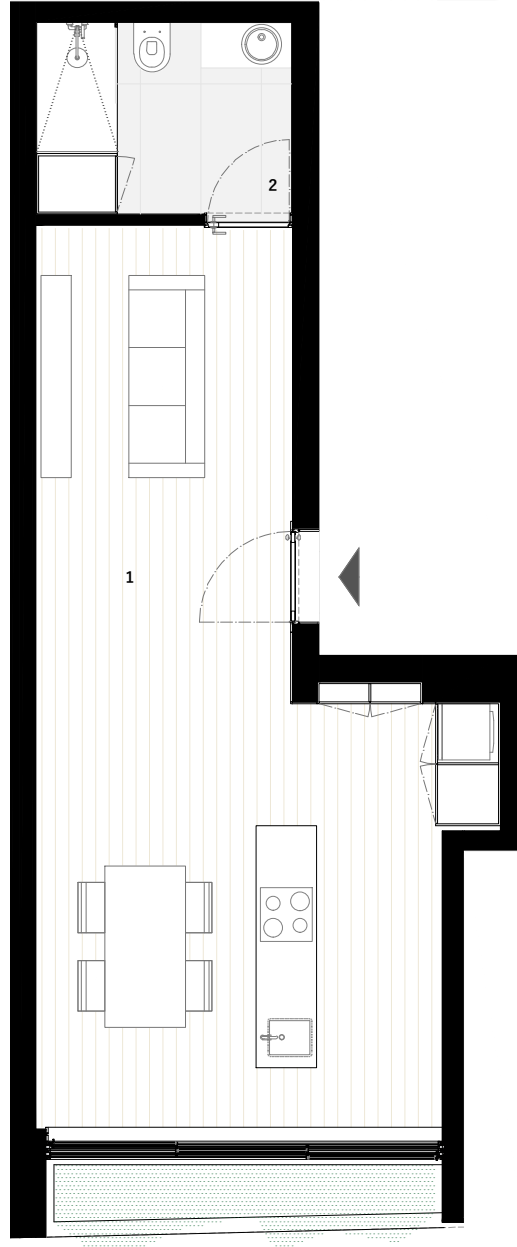




A

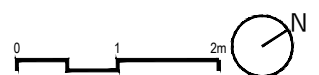
Piso 1
T0
47.00m²

1st. Floor
T0
47.00m²



Legendas/ Legends:

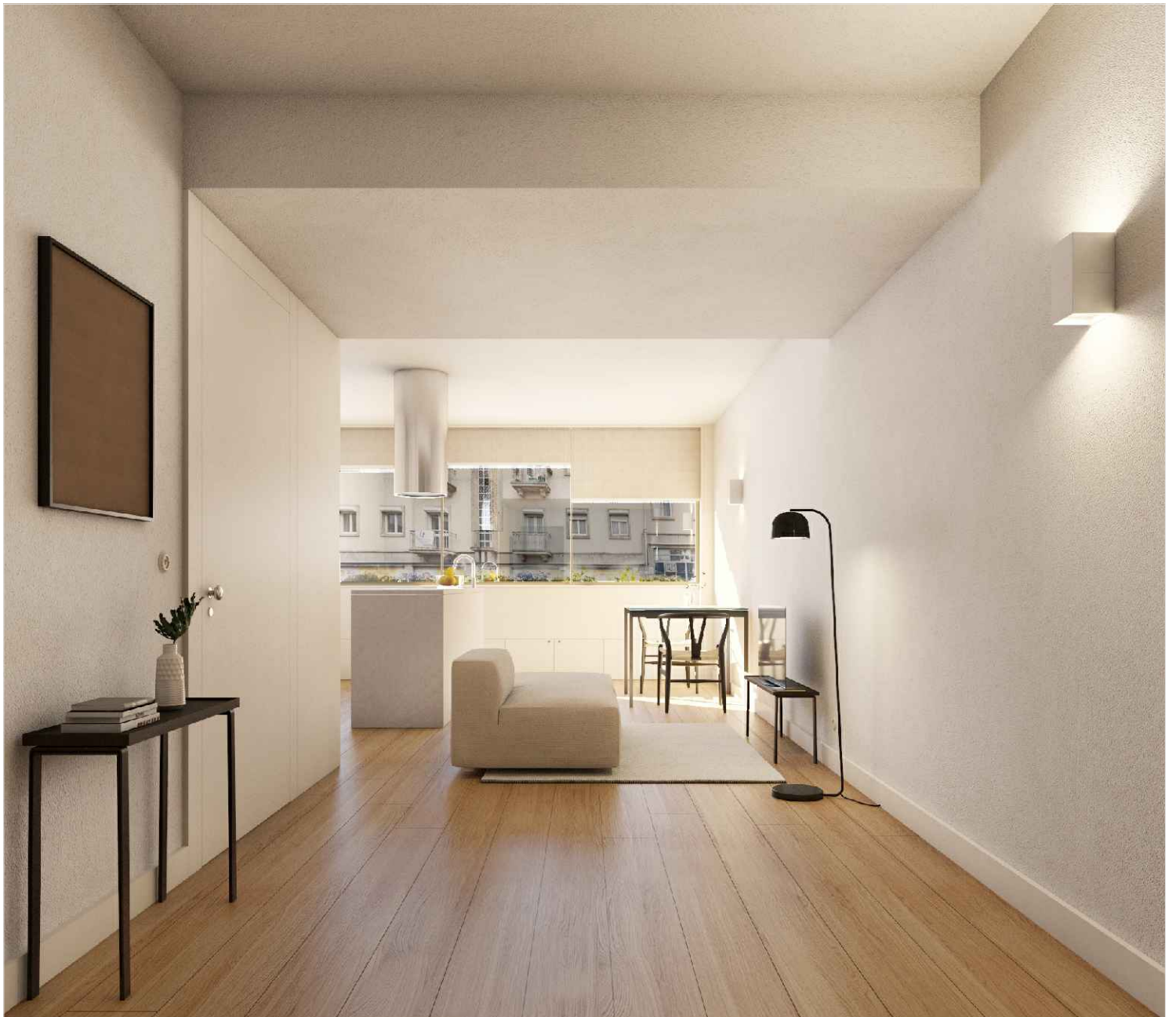
1. Sala/Cozinha/ Living Room/Kitchen: 32m²
2. Instalação Sanitária/ Bathroom: 5m²



A

Piso 1
T0
47.00m²

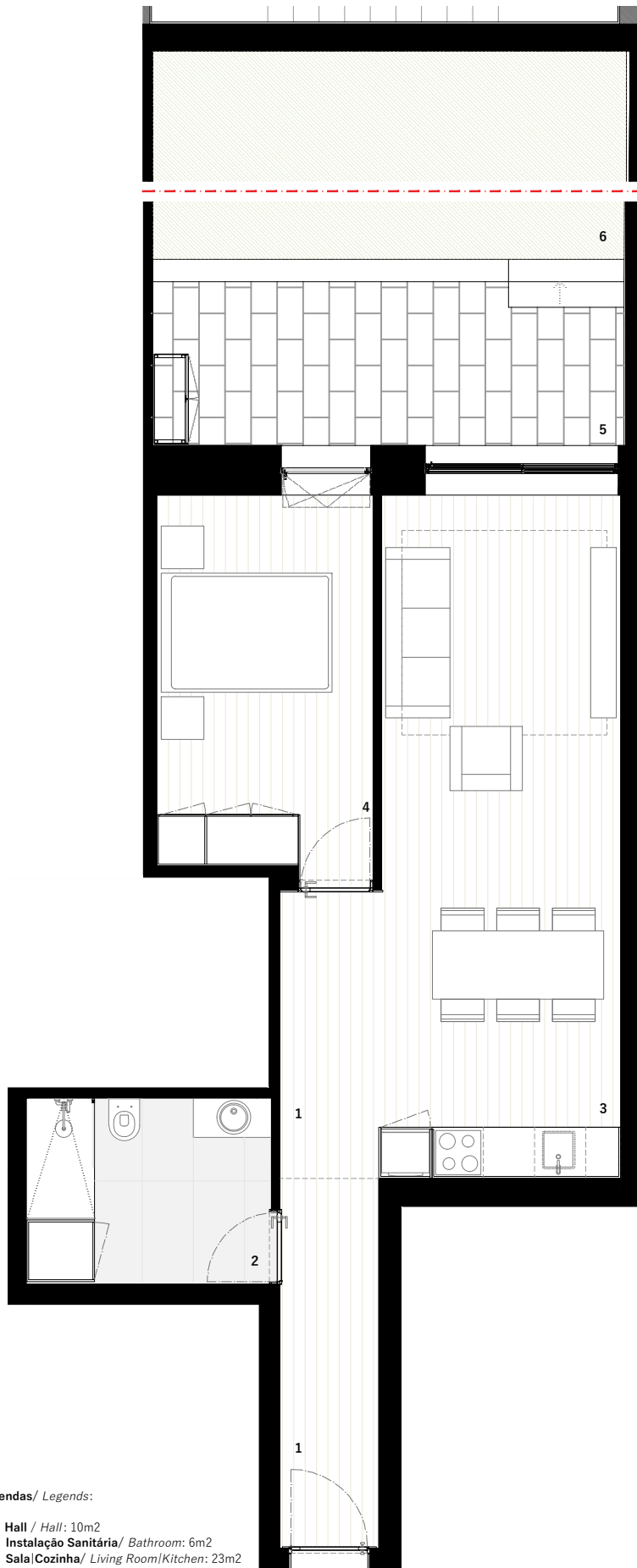
1st. Floor
T0
47.00m²



B

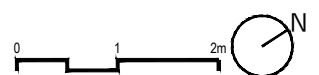
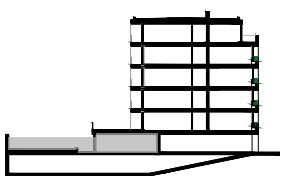
Piso 1
T1 + Logradouro
61.00m²

1st. Floor
T1 + Backyard
61.00m²



Legendas/ Legends:

- 1. Hall / Hall: 10m²
- 2. Instalação Sanitária/ Bathroom: 6m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 23m²
- 4. Quarto/ Bedroom: 12m²
- 5. Terraço/ Terrace: 21m²
- 6. Logradouro/ Backyard: 68m²



B

Piso 1
T1 + Logradouro
61.00m²

1st. Floor
T1 + Backyard
61.00m²



C

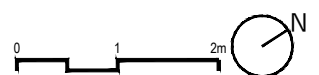
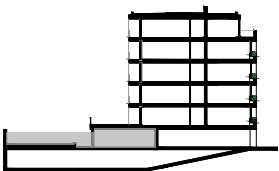
Piso 1
T1 + Logradouro
64.00m²

1st. Floor
T1 + Backyard
64.00m²



Legendas/ Legends:

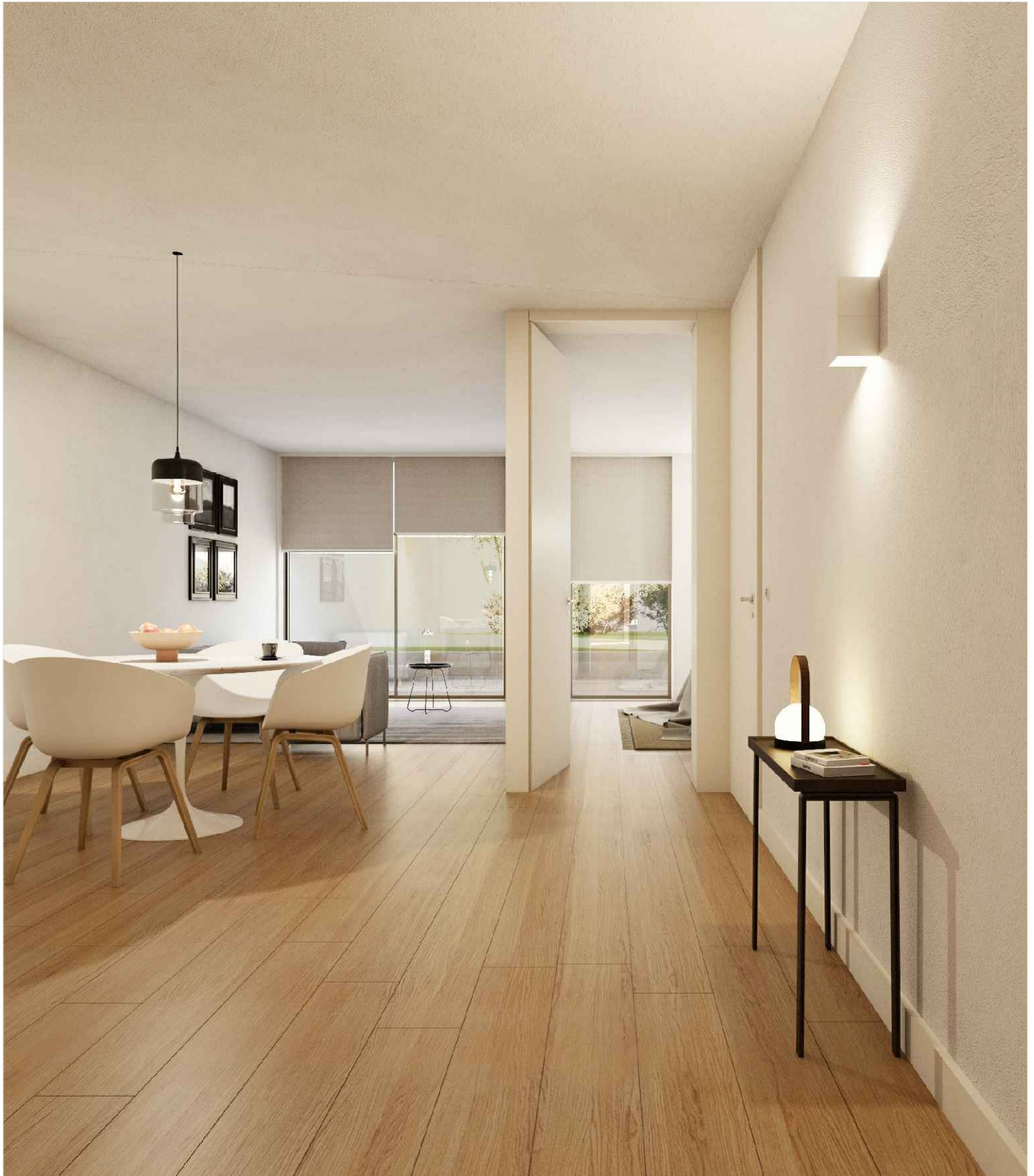
1. Hall / Hall: 4m²
2. Sala/Cozinha/ Living Room/Kitchen: 33m²
3. Instalação Sanitária/ Bathroom: 6m²
4. Quarto/ Bedroom: 12m²
5. Terraço/ Terrace: 21m²
6. Logradouro/ Backyard: 68m²



C

Piso 1
T1 + Logradouro
64.00m²

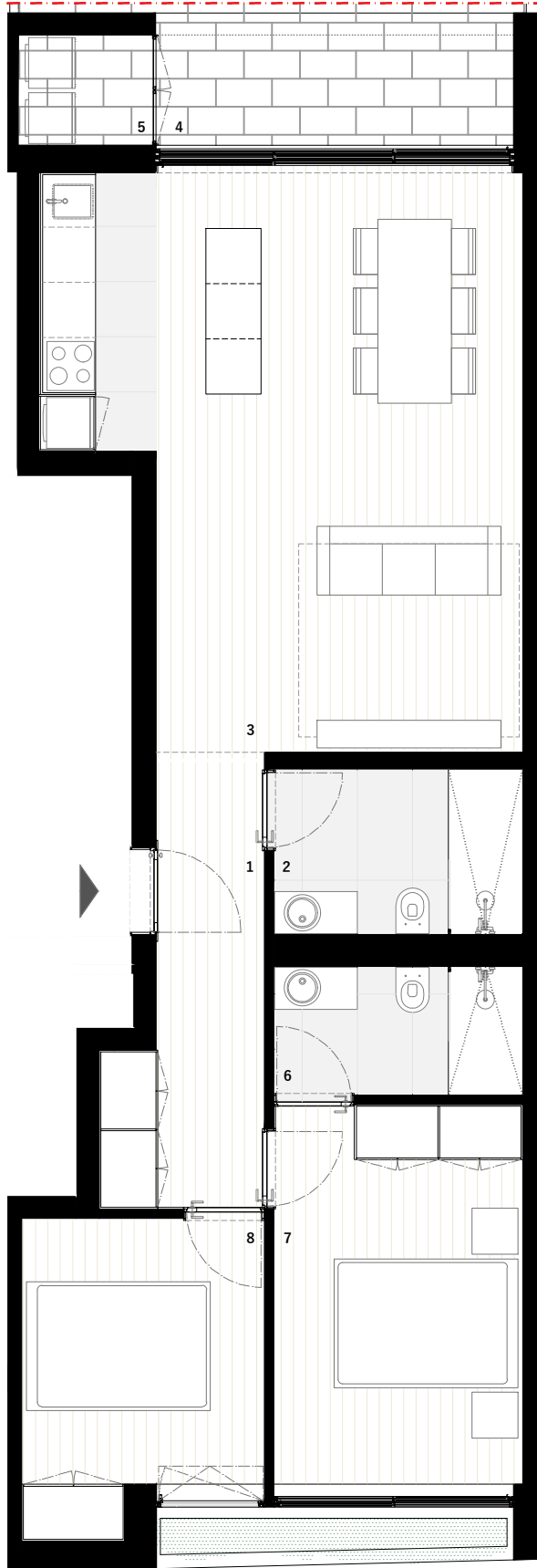
1st. Floor
T1 + Backyard
64.00m²



D

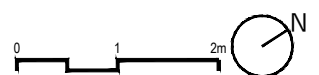
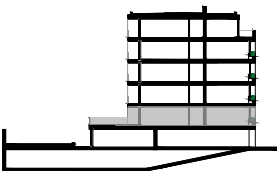
Piso 2
T2
83.00m²

2nd. Floor
T2
83.00m²



Legendas/ Legends:

- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Terraço/ Terrace: 34m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



D

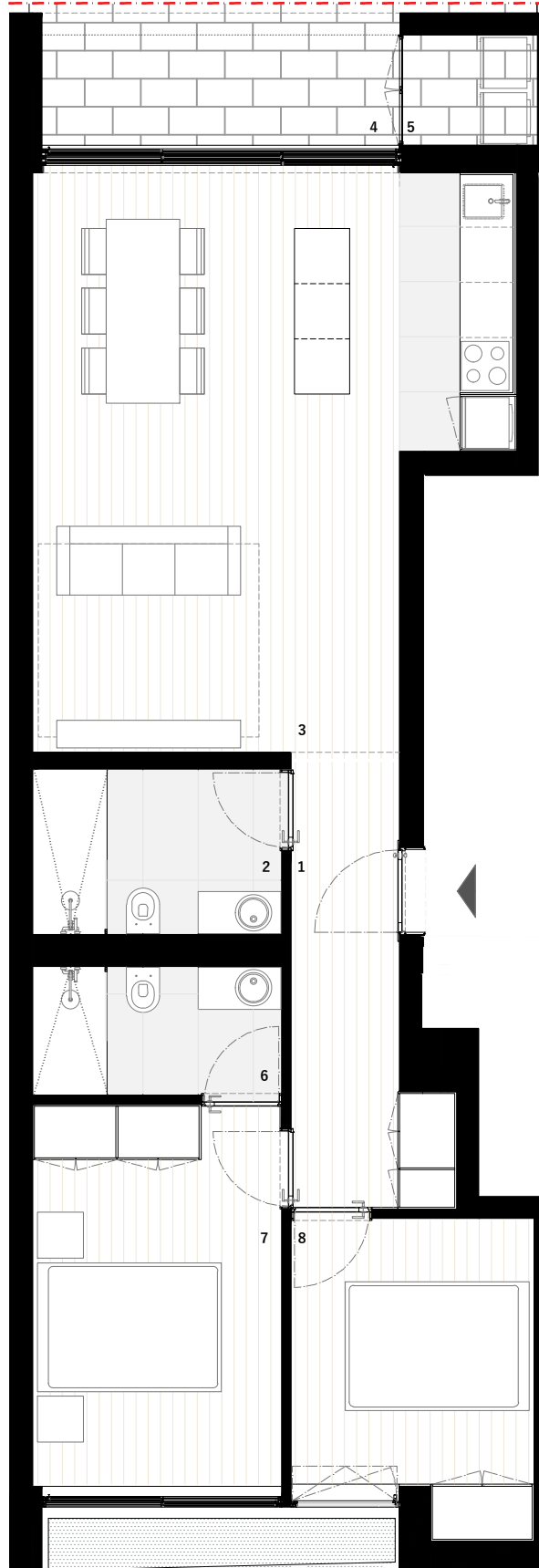
Piso 2	<i>2nd. Floor</i>
T2	<i>T2</i>
83.00m ²	<i>83.00m²</i>



E

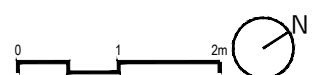
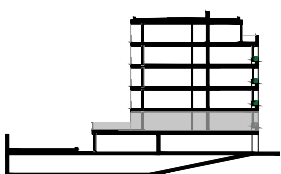
Pisos 2-
T2
83.00m²

2nd. Floor
T2
83.00m²



Legendas/ Legends:

- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Terraço/ Terrace: 34m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



E

Pisos 2-
T2
83.00m²

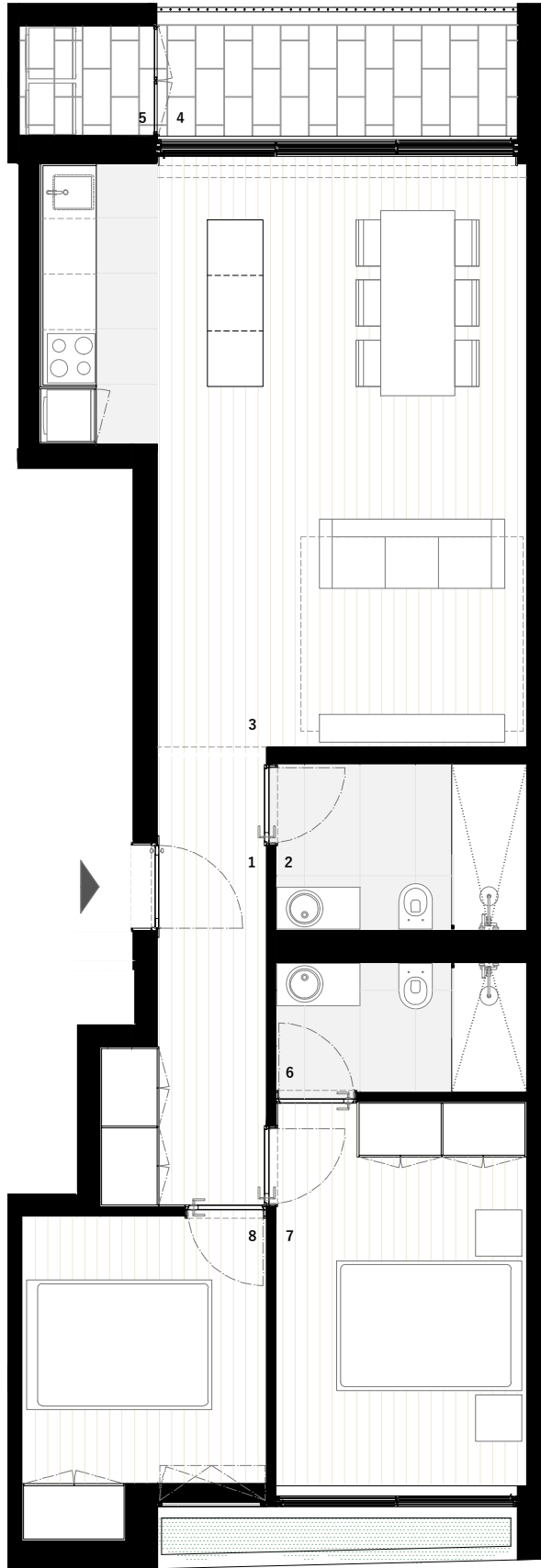
2nd. Floor
T2
83.00m²



F

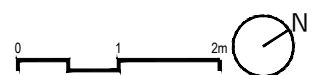
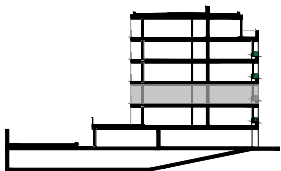
Piso 3
T2
83.00m²

3rd. Floor
T2
83.00m²



Legendas/ Legends:

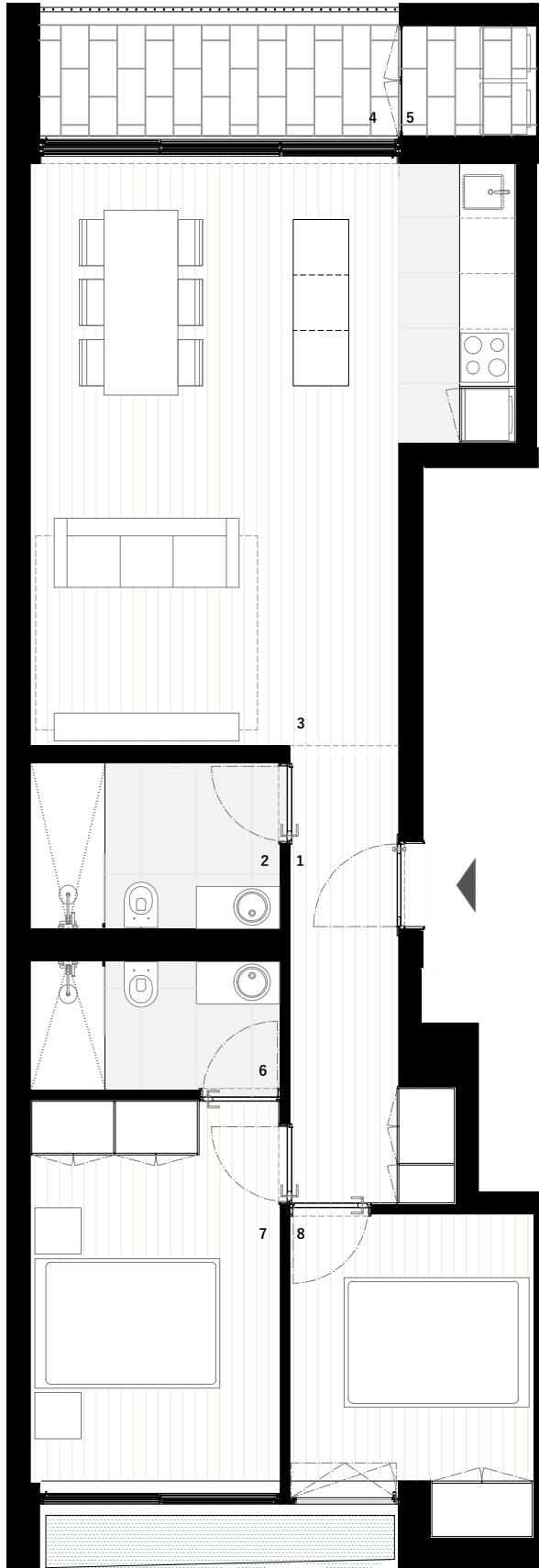
- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



G

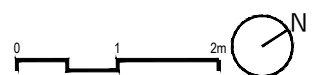
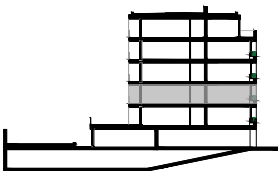
Piso 3
T2
83.00m²

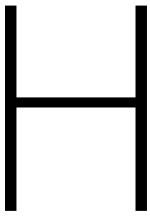
3rd. Floor
T2
83.00m²



Legendas/ Legends:

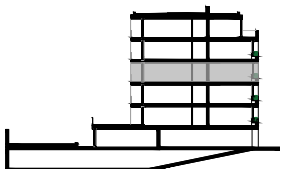
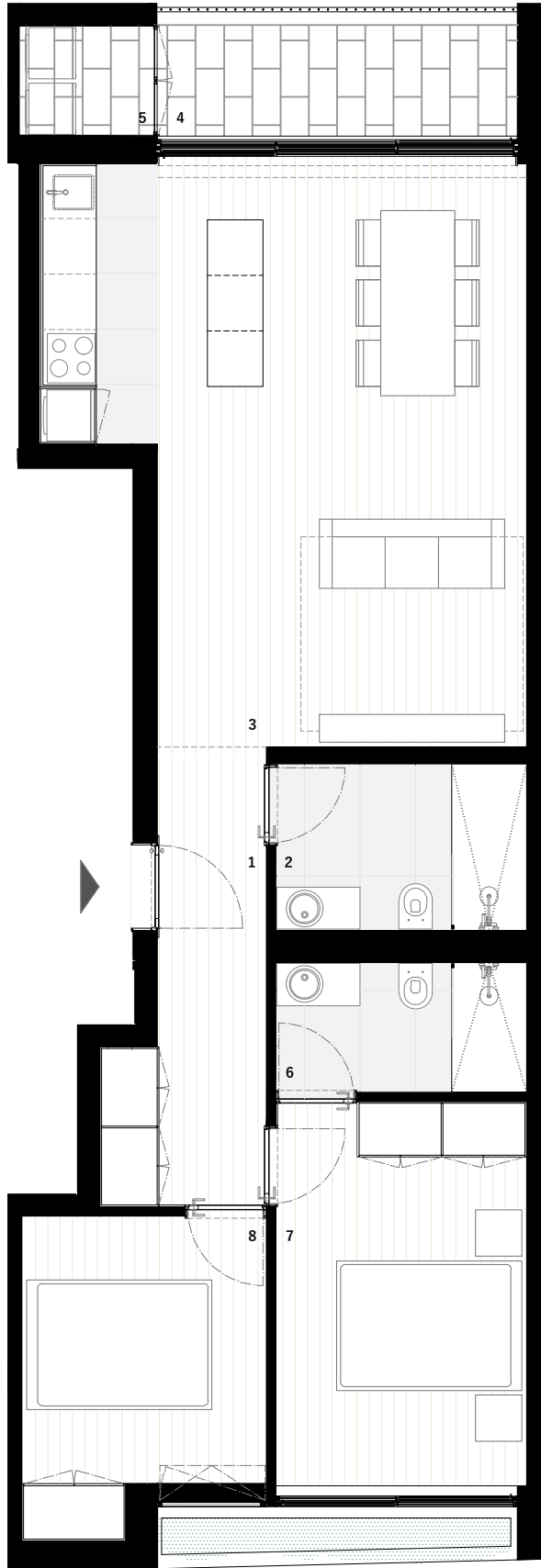
- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²





Piso 4
T2
83.00m²

4th. Floor
T2
83.00m²



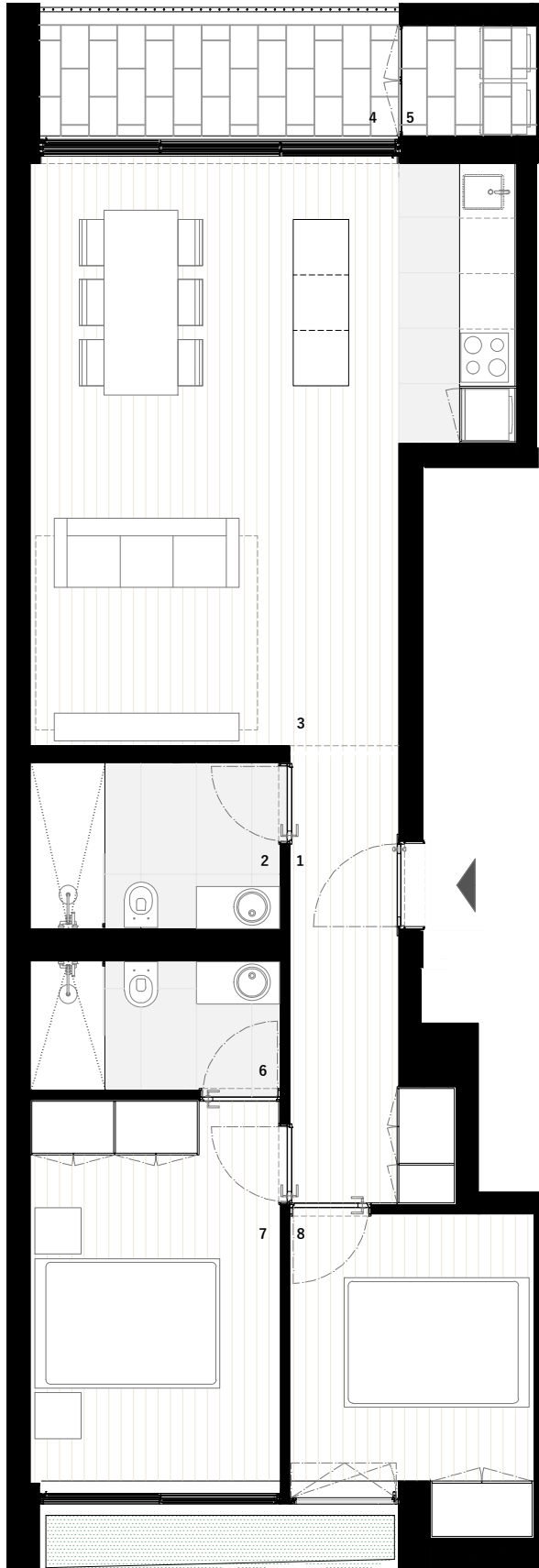
Legendas/ Legends:

- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



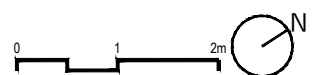
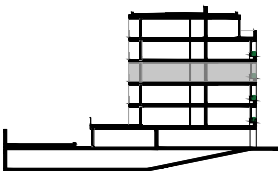
Piso 4
T2
83.00m²

4th. Floor
T2
83.00m²



Legendas/ Legends:

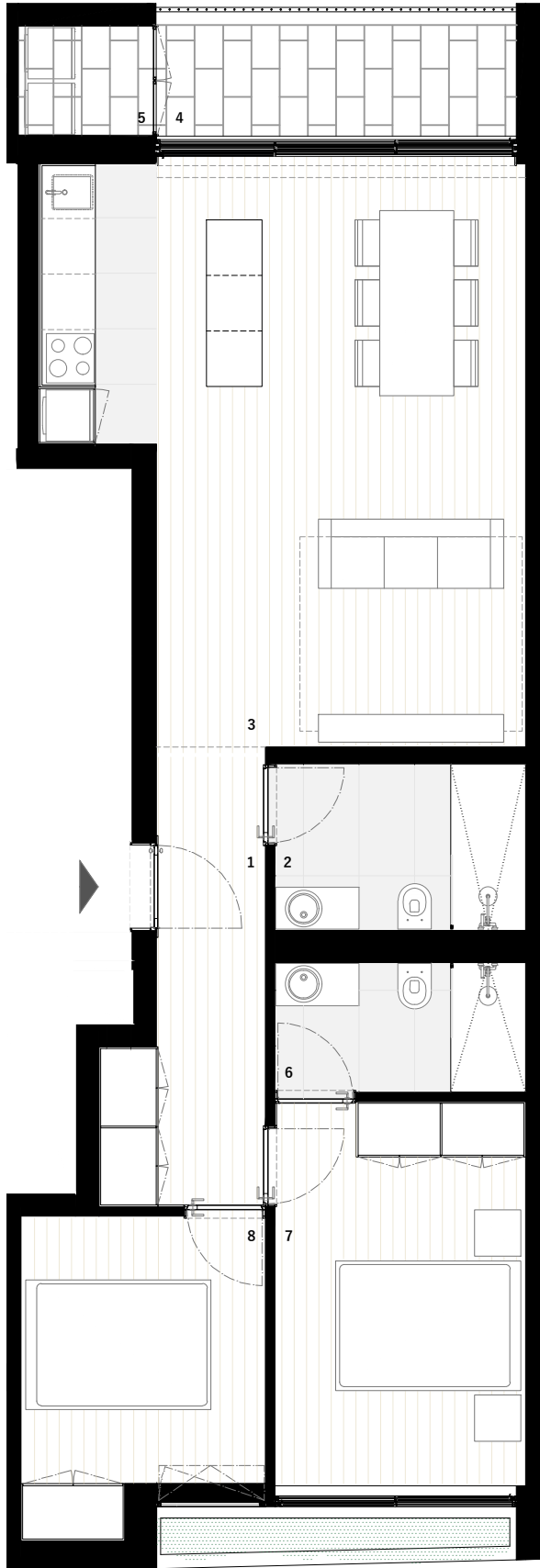
- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



J

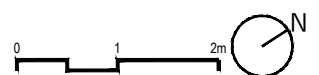
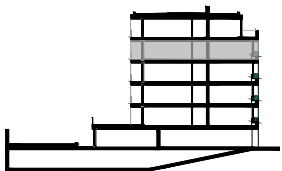
Piso 5
T2
83.00m²

5th. Floor
T2
83.00m²



Legendas/ Legends:

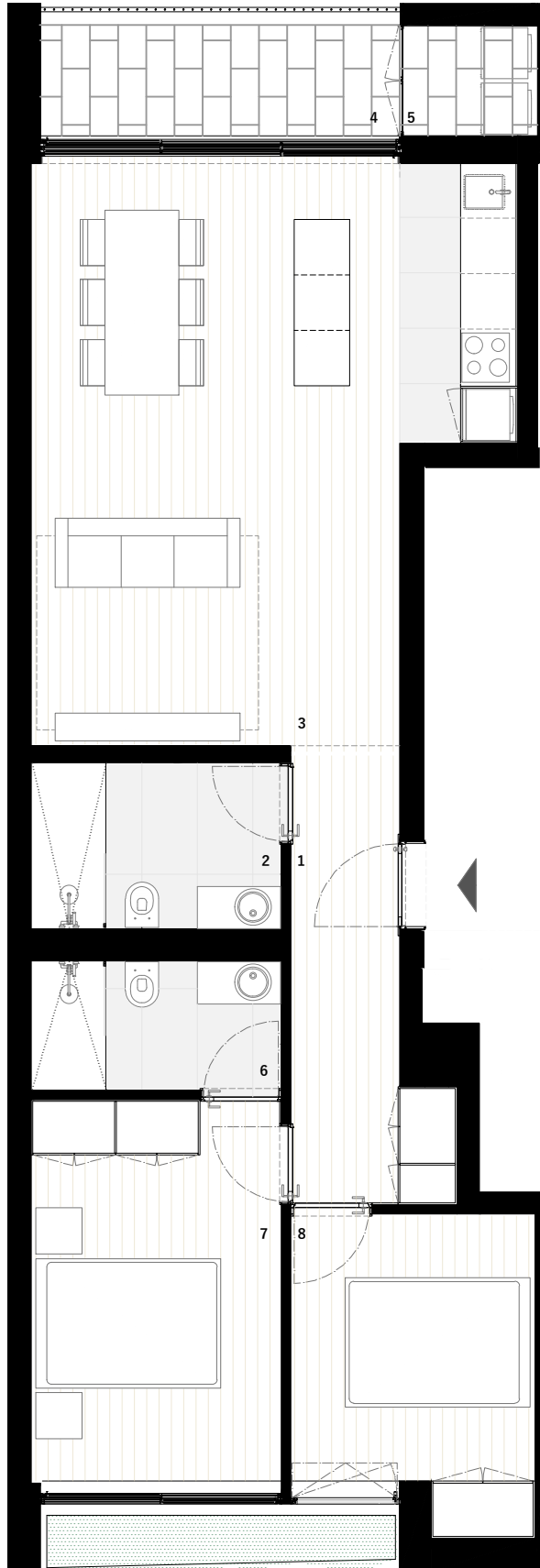
- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



K

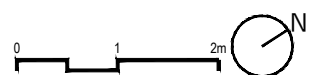
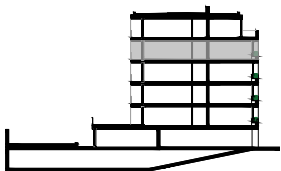
Piso 5
T2
83.00m²

5th. Floor
T2
83.00m²

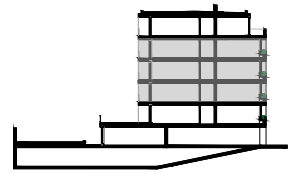


Legendas/ Legends:

- 1. Hall / Hall: 7m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Instalação Sanitária/ Bathroom: 4m²
- 7. Quarto/ Bedroom: 12m²
- 8. Quarto/ Bedroom: 9m²



G, I, K



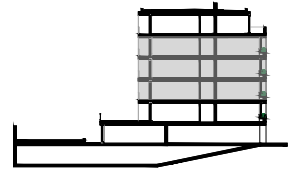
Pisos 3 a 5 *2nd. to 5th Floor*

T2 T2

83.00m² 83.00m²



F, H, J



Pisos 3 a 5 *2nd. to 5th Floor*

T2 *T2*

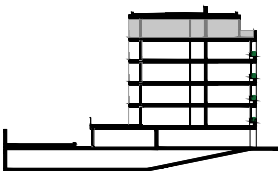
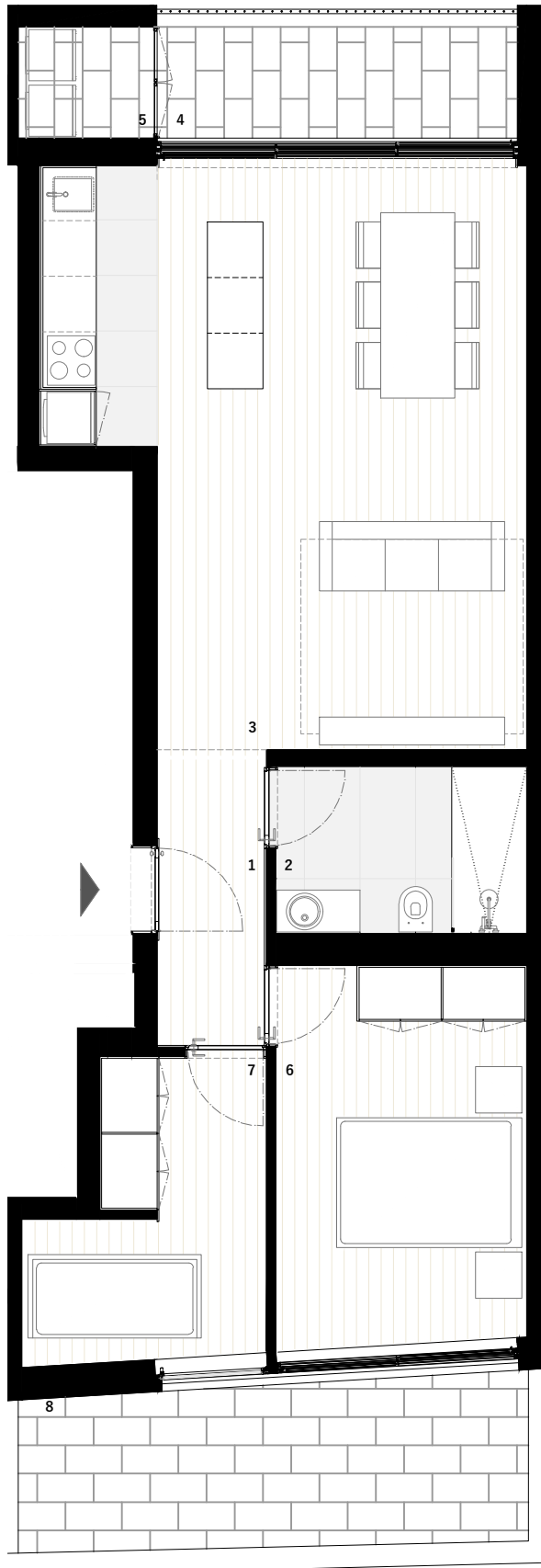
83.00m² *83.00m²*





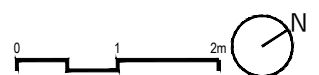
Piso 6
T1+1
70.00m²

6th. Floor
T1+1
70.00m²



Legendas/ Legends:

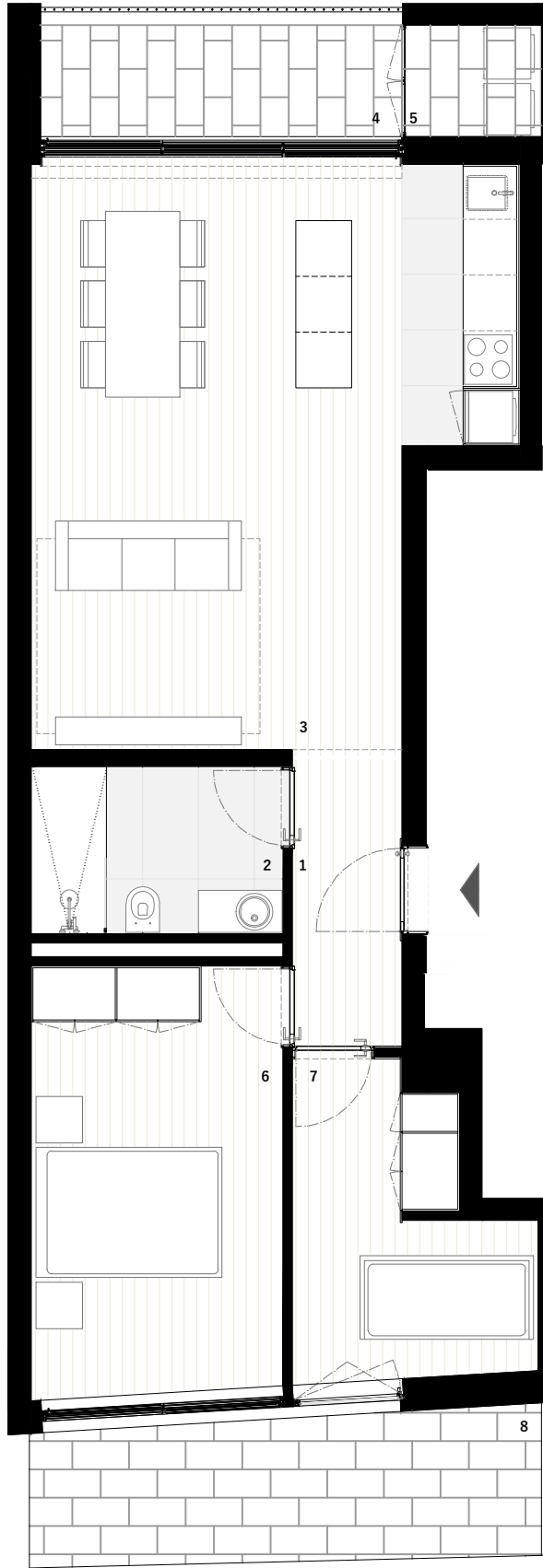
- 1. Hall / Hall: 4m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Quarto/ Bedroom: 12m²
- 7. Arrumo/ Storage: 7m²
- 8. Terraço/ Terrace: 12m²



M

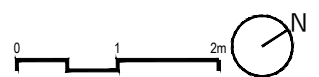
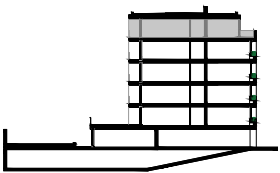
Piso 6
T1+1
72.00m²

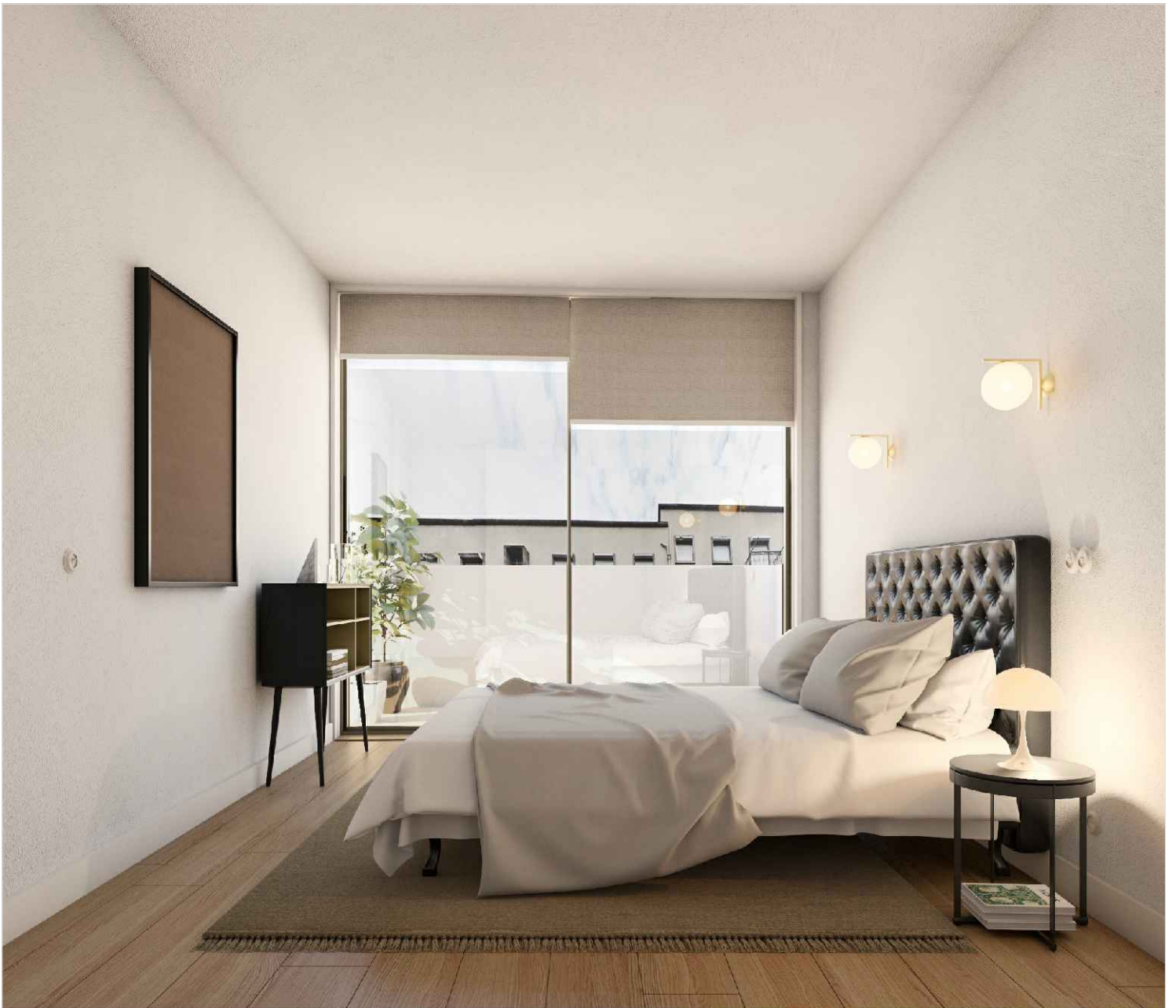
6th. Floor
T1+1
72.00m²



Legendas/ Legends:

- 1. Hall / Hall: 4m²
- 2. Instalação Sanitária/ Bathroom: 5m²
- 3. Sala/Cozinha/ Living Room/Kitchen: 30m²
- 4. Varanda/ Balcony: 7m²
- 5. Lavandaria/ Laundry: 2m²
- 6. Quarto/ Bedroom: 4m²
- 7. Arrumo/ Storage: 8m²
- 8. Terraço/ Terrace: 11m²





ACABAMENTOS

PAVIMENTOS

- Granito e Grés Porcelânico, peças feitas à medida (Espaços Comuns)
- Pavimento flutuante Ac05 em Carvalho
- Grés Pocolânico efeito marmoreado 60x60cm, com junta retificada (Casas de Banho)
- Granito Vila Real, acabamento bujardado (logradouro e varandas)

PAREDES

- Pladur com isolamento acústico
- Apainelados com acabamento lacado a meio brilho (Hall de Entrada)
- Grés Pocolânico efeito marmoreado 60x120cm, com junta retificada (Casas de Banho)

TECTOS

- Pladur com isolamento acústico

VÃOS EXTERIORES

- Vãos exteriores envidraçados em Alumínio, acabamento lacado

VÃOS INTERIORES

- Portas em madeira maciça acabamento lacado (Entrada das Frações)
- Porta lisa revestida a painéis de MDF hidrófugo com acabamento lacado (Portas Interiores)

ARMÁRIOS

- Todos os apartamentos possuem roupeiros com interiores em Melamina linho e painéis exteriores em MDF com acabamento lacado

COZINHA

- Armários em MDF hidrófugo com acabamento lacado e folheado a carvalho
- Bancadas em Compacto de quartzo do tipo Silestone, Miami White
- Fornecimento e instalação de eletrodomésticos da marca Bosch ou equivalente: frigorífico, forno, placa, exaustor, máquina lavar loiça. Opcional: Microondas e máquina lavar roupa

CASAS DE BANHO

- Loija sanitária suspensa do tipo Sanitana com lavatório de encastrar e base de duche em resina de poliéster
- Divisórias em vidro temperado com acessórios em latão cromado
- Torneiras monocomando de instalação livre do tipo Bruma acabamento cromado

DIVERSOS

Todos os apartamentos possuem:

- Instalação para máquina de lavar roupa/loiça
- Pré instalação de ar-condicionado
- Bomba de calor

FINISHINGS

FLOORS

- *Granite and Porcelain stoneware, made-to-measure pieces (Common Spaces)*
- *Oak floating floor Ac05*
- *Porcelain stoneware marble effect 60x60cm, with rectified joint (Bathrooms)*
- *Granite Vila Real, rough finishing (garden)*

WALLS

- *Plasterboard with acoustic isolation*
- *Wood Panels glossy satin lacquer (Entrance Hall)*
- *Porcelain stoneware marble effect 60x120cm, with rectified joint (Bathrooms)*

CEILINGS

- *Plasterboard with acoustic isolation*

EXTERIOR FRAMES

- *Frames in aluminium with double glazing, with lacquer finish*

DOORS

- *Solid wood doors with lacquer finish (Apartments Entrance)*
- *Waterproof wood doors with lacquer finish (Interior doors)*

WARDROBES

- *All apartments have wardrobes with Melamine linen interiors and MDF exterior panels with lacquer finish (bedrooms)*

KITCHEN

- *Waterproof MDF cabinets with lacquer and oak veneer finish*
- *Countertops in Compact quartz Miami White, type Silestone*
- *Built-in appliances: fridge, oven, hob, and Supply and installation of Bosch appliances or equivalent: fridge, oven, hob, range hoods, dishwasher. Optional: Microwave and washing machine*

BATHROOM

- *Wall-hung sanitary ware, Sanitana type, with built-in washbasin and polyester resin shower tray*
- *Tempered glass shower dividers*
- *Free-standing taps, Bruma type, chrome finish*

OTHERS

All apartments have:

- *Installation for washing machine and dishwasher*
- *Pre-Installation for air conditioning*
- *Individual water heating system - Heat pump*

QUADRO DE ÁREAS | AREAS INDEX

FRAÇÃO UNIT	PISO FLOOR	TIPOLOGIA TYPOLOGY	AREA BRUTA FRAÇÃO UNIT GROSS AREA	ALPENDRE / JARDIM / TERRAÇOS / VARANDA PORCH / GARDEN / TERRACE / BALCONY
A	1	T0	43m2	3 m2
B	1	T1	61 m2	89 m2
C	1	T1	64 m2	89 m2
D	2	T2	83 m2	34 m2
E	2	T2	83 m2	34 m2
F	3	T2	83 m2	7 m2
G	3	T2	83 m2	7 m2
H	4	T2	83 m2	7 m2
I	4	T2	83 m2	7m2
J	5	T2	83 m2	7 m2
K	5	T2	83 m2	7 m2
L	6	T1+1	70 m2	19m2
M	6	T1+1	72 m2	18 m2

NOTA | NOTE

A informação que consta nesta brochura é meramente indicativa e não tem caráter contratual. Poderá por motivos técnicos, comerciais ou legais, ser sujeita a alterações sem aviso prévio.

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E-mail | geral@pfarchstudio.com
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