

MONTE CATIVO . 329 APARTAMENTOS

Fachada Frontal / Frontal Facade



CONCEITO

Localizado na Rua do Monte Cativo, 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 dez (10) apartamentos. Cinco (5) unidades de tipologia T1, quatro (4) unidades de tipologia T2 e uma (1) unidade de tipologia T3.

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 fácil acesso a qualquer ponto da cidade.

CONCEPT

Located at Monte Cativo Street, this new residential building combines all the demands of modern comfort in an appealing architectural complex.

With an excellent location in the city of Porto, the complex will consist of ten (10) apartments. Five (5) units of T1 typology, four (4) units of T2 typology, and one (1) unit of T3 typology.

The new construction incorporates all the needs and requests of contemporary living. Such as thermal comfort, open spaces, private parking, etc. All that is integrated into a central urban area, with easy access to any part of the city.

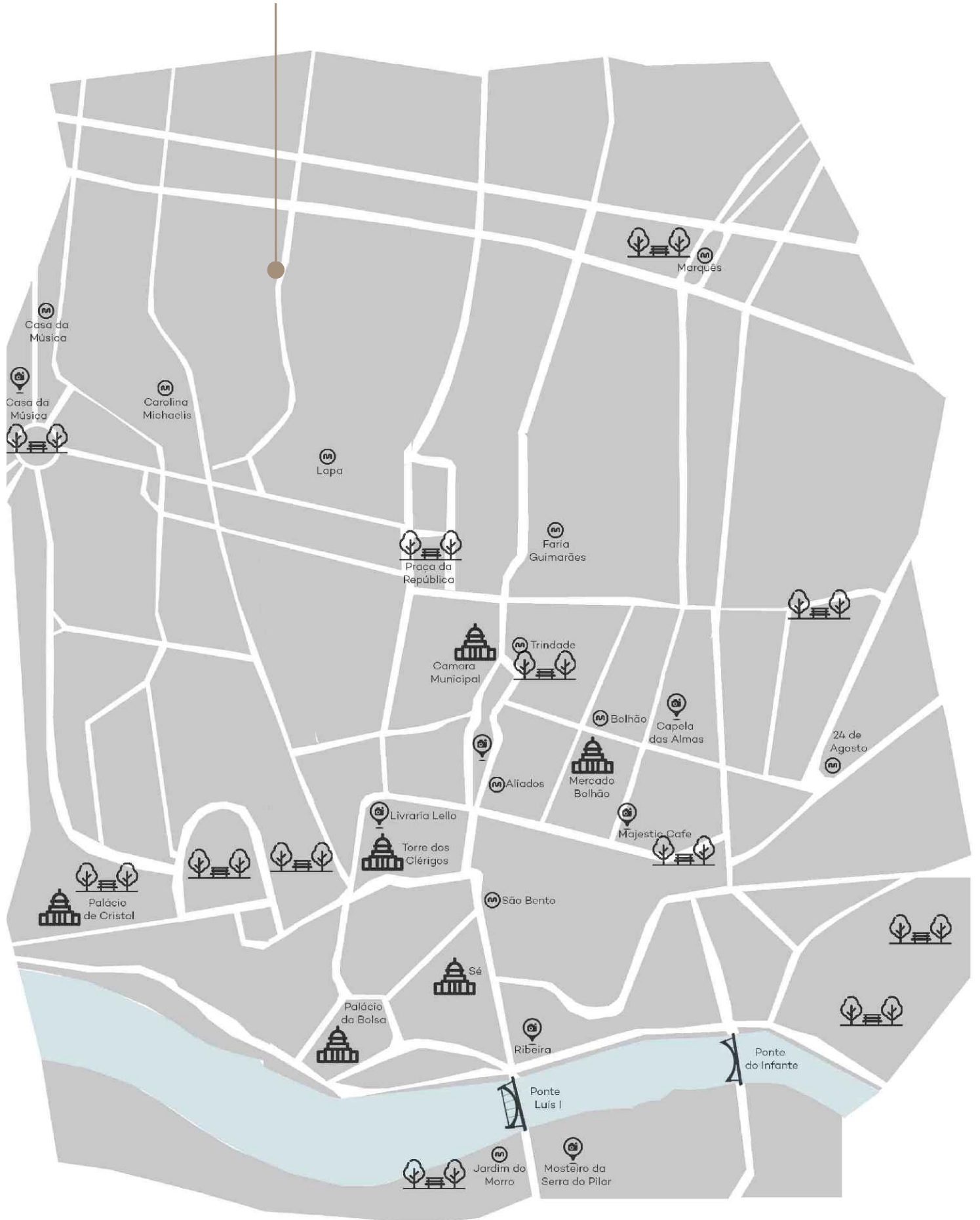


Apartamentos Monte Cativo - Porto
Monte Cativo Apartments - Porto
Edifício de Habitação / Residential Building
Caderno Comercial | Booklet
Dezembro 2022 / December 2022

Fachada Tardoz / Back Facade

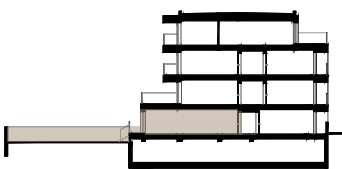
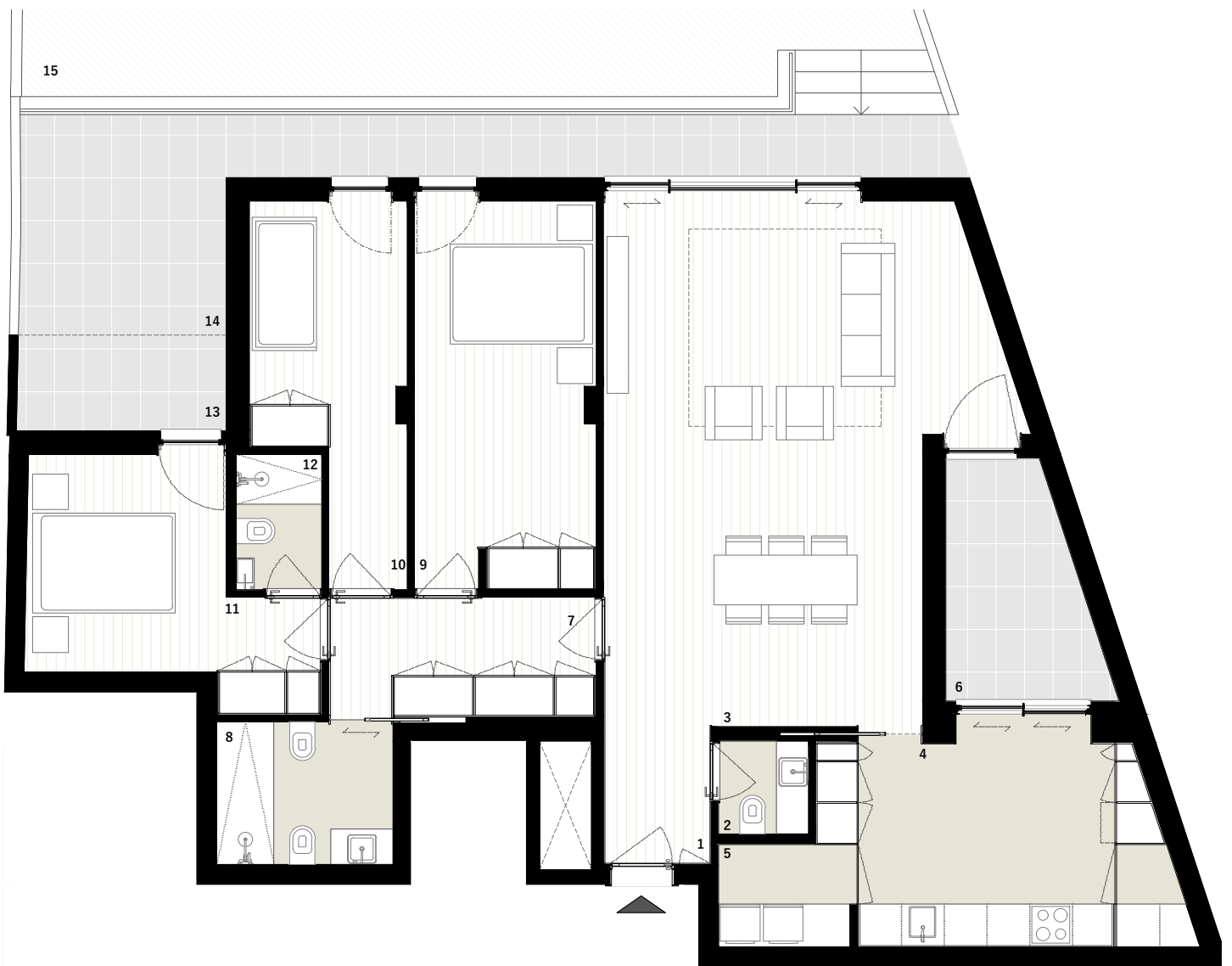
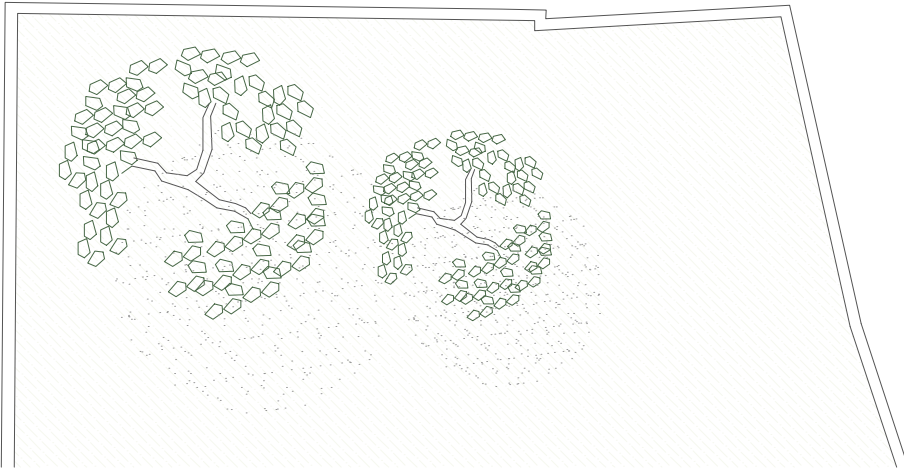


MONTE CATIVO 329
APARTAMENTOS



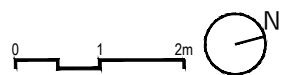
A

Piso 1 1st. Floor
 T3 + Jardim T3 + Garden
 127.00m² 127.00m²



Legendas/ Legends:

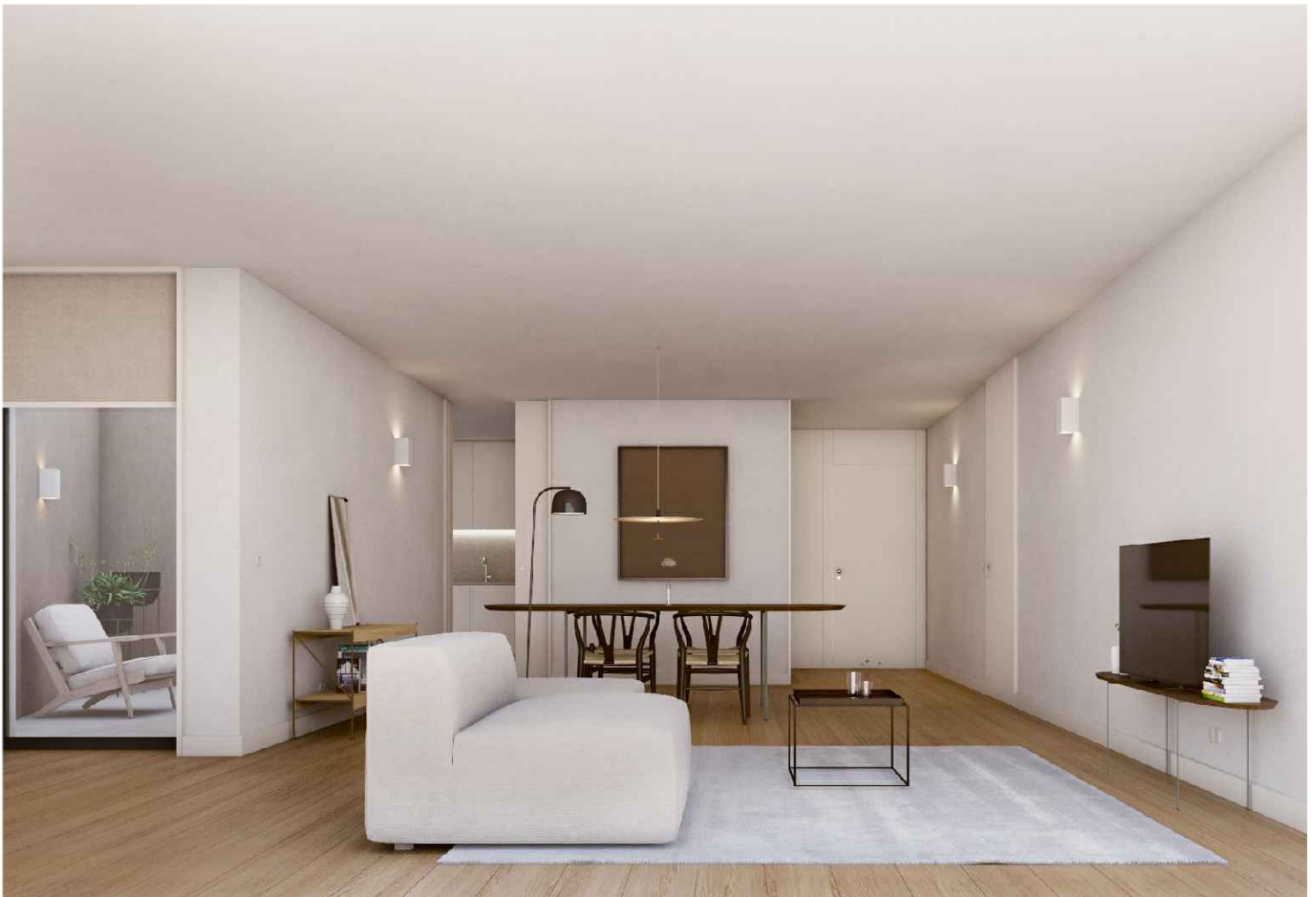
- | | |
|--|---|
| 1. Hall de Entrada/ Entrance Hall: 3m ² | 8. Instalação Sanitária/ Bathroom: 5m ² |
| 2. Instalação Sanitária/ Washroom: 2m ² | 9. Quarto/ Bedroom: 14m ² |
| 3. Sala/ Living Room: 36m ² | 10. Quarto/ Bedroom: 10m ² |
| 4. Cozinha/ Kitchen: 13m ² | 11. Quarto/ Bedroom: 11m ² |
| 5. Lavandaria/ Laundry Room: 3m ² | 12. Instalação Sanitária/ Bathroom: 3m ² |
| 6. Terraço/ Terrace: 8m ² | 13. Alpendre/ Porch: 4m ² |
| 7. Hall/ Hall: 6m ² | 14. Terraço/ Terrace: 22m ² |
| | 15. Jardim/ Garden: 136m ² |



A

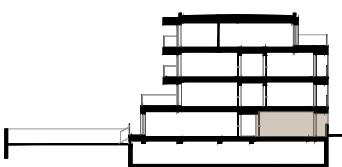
Piso 1
T3 + Jardim
127.00m²

1st. Floor
T3 + Garden
127.00m²



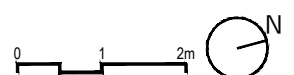
B

Piso 1 1st. Floor
T1 T1
63.00m² 63.00m²



Legendas/ Legends:

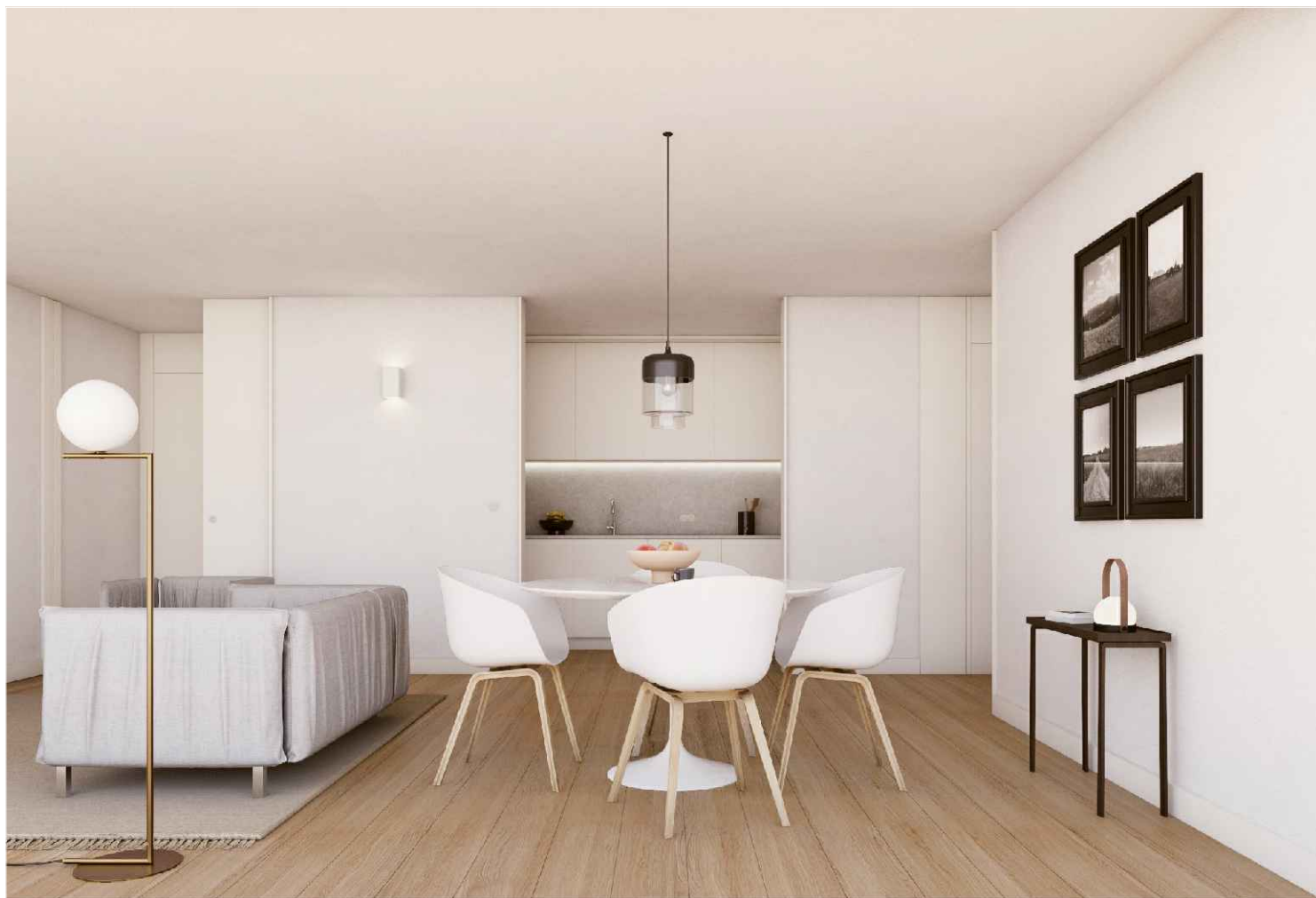
- 1. Hall de Entrada/ Entrance Hall: 3m²
- 2. Sala/ Living Room: 25m²
- 3. Cozinha/ Kitchen: 6m²
- 4. Hall/ Hall: 2m²
- 5. Instalação Sanitária/ Bathroom: 5m²
- 6. Quarto/ Bedroom: 11m²
- 7. Alpendre/ Porch: 7m²



B

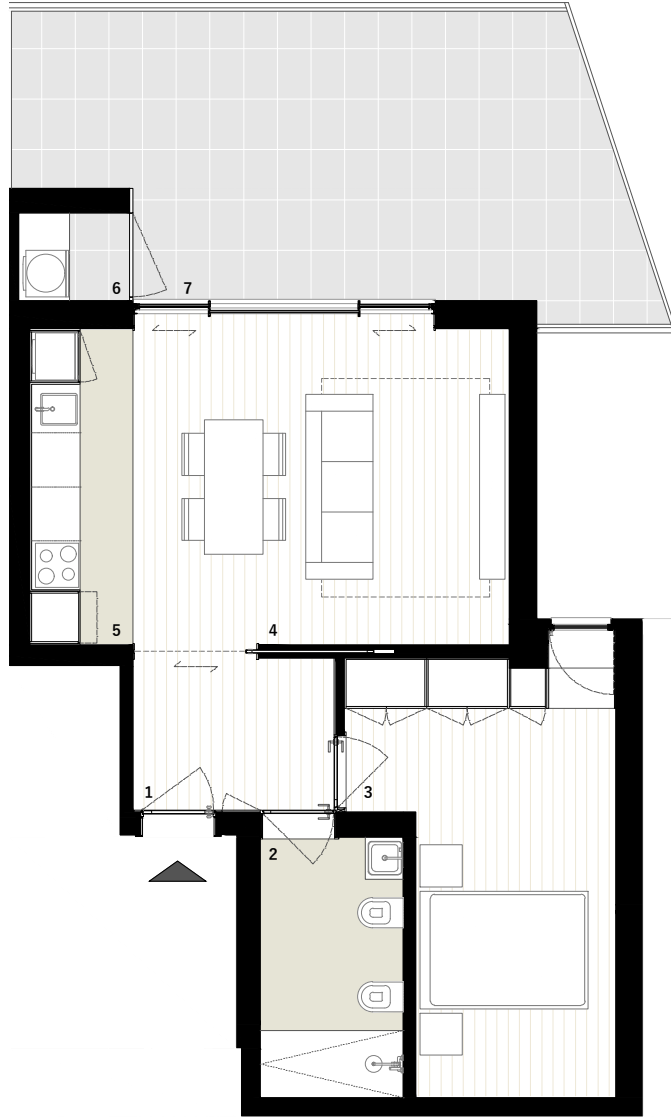
Piso 1
T1
63.00m²

1st. Floor
T1
63.00m²



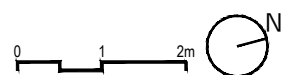
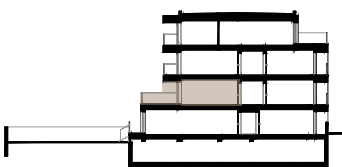
C

Piso 2 2nd. Floor
T1 T1
58.00m² 58.00m²



Legendas/ Legends:

1. Hall de Entrada/ Entrance Hall: 4m²
2. Instalação Sanitária/ Bathroom: 5m²
3. Quarto/ Bedroom: 14m²
4. Sala/ Living Room: 17m²
5. Cozinha/ Kitchen: 5m²
6. Lavandaria/ Laundry: 1m²
7. Terraço/ Terrace: 24m²



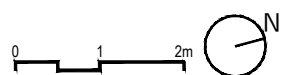
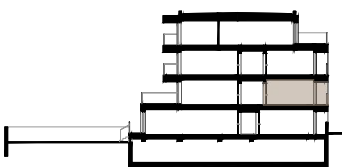
D

Piso 2 2nd. Floor
T1 T1
60.00m² 60.00m²



Legendas/ Legends:

- 1. Hall de Entrada/ Entrance Hall: 1m²
- 2. Sala/ Living Room: 23m²
- 3. Cozinha/ Kitchen: 6m²
- 4. Quarto/ Bedroom: 11m²
- 5. Instalação Sanitária/ Bathroom: 6m²
- 6. Varanda/ Balcony: 6m²



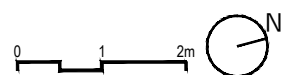
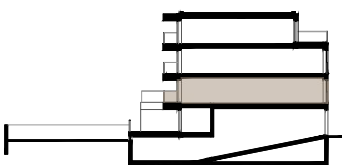
E

Piso 2 2nd. Floor
T2 T2
94.00m² 94.00m²



Legendas/ Legends:

- | | |
|--|---|
| 1. Hall de Entrada/ Entrance Hall: 7m ² | 8. Quarto/ Bedroom: 13m ² |
| 2. Sala/ Living Room: 27m ² | 9. Lavandaria/ Laundry: 1m ² |
| 3. Cozinha/ Kitchen: 5m ² | 10. Terraço/ Terrace: 16m ² |
| 4. Instalação Sanitária/ Bathroom: 3m ² | |
| 5. Closet/ Closet: 5m ² | |
| 6. Quarto/ Bedroom: 13m ² | |
| 7. Instalação Sanitária/ Bathroom: 5m ² | |



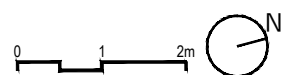
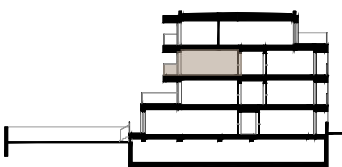
F

Piso 3 3rd. Floor
T1 T1
58.00m² 58.00m²

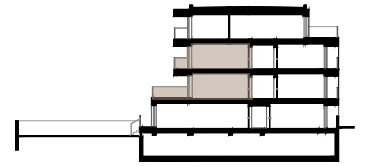


Legendas/ Legends:

1. Hall de Entrada/ Entrance Hall: 4m²
2. Instalação Sanitária/ Bathroom: 5m²
3. Quarto/ Bedroom: 14m²
4. Sala/ Living Room: 17m²
5. Cozinha/ Kitchen: 5m²
6. Lavandaria/ Laundry: 1m²
7. Varanda/ Terrace: 6m²



C, F

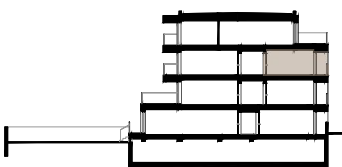


Piso 2 e 3	2 nd. and 3rd. Floor
T1	T1
58.00m ²	58.00m ²



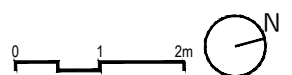
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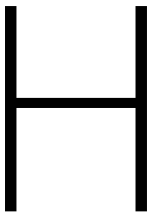
Piso 3 3rd. Floor
T1 T1
60.00m² 60.00m²



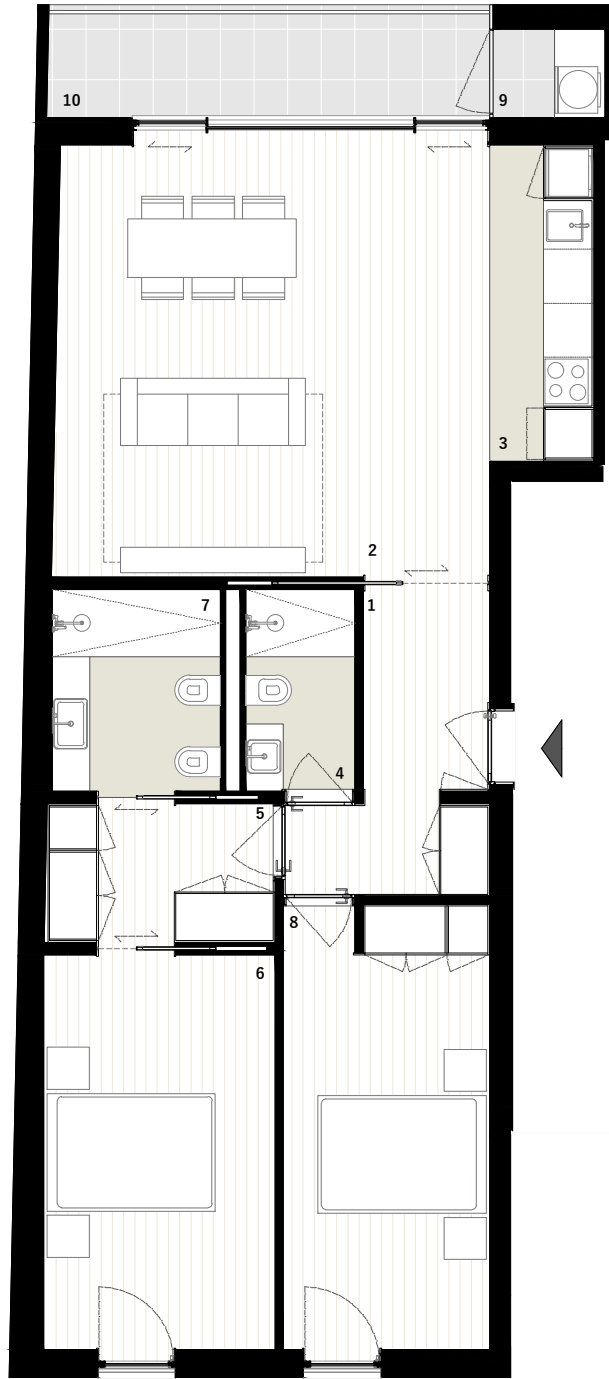
Legendas/ Legends:

- 1. Hall de Entrada/ Entrance Hall: 1m²
- 2. Sala/ Living Room: 23m²
- 3. Cozinha/ Kitchen: 6m²
- 4. Quarto/ Bedroom: 11m²
- 5. Instalação Sanitária/ Bathroom: 6m²
- 6. Varanda/ Balcony: 6m²



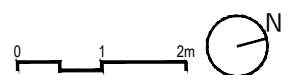
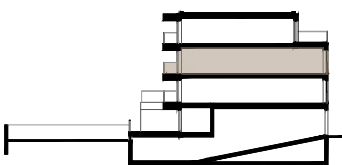


Piso 3 3rd. Floor
T2 T2
94.00m² 94.00m²

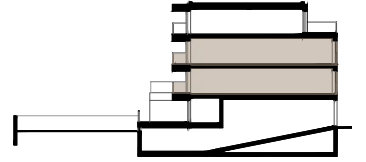


Legendas/ Legends:

- | | |
|--|---|
| 1. Hall de Entrada/ Entrance Hall: 7m ² | 8. Quarto/ Bedroom: 13m ² |
| 2. Sala/ Living Room: 27m ² | 9. Lavandaria/ Laundry: 1m ² |
| 3. Cozinha/ Kitchen: 5m ² | 10. Varanda/ Balcony: 7m ² |
| 4. Instalação Sanitária/ Bathroom: 3m ² | |
| 5. Closet/ Closet: 5m ² | |
| 6. Quarto/ Bedroom: 13m ² | |
| 7. Instalação Sanitária/ Bathroom: 5m ² | |



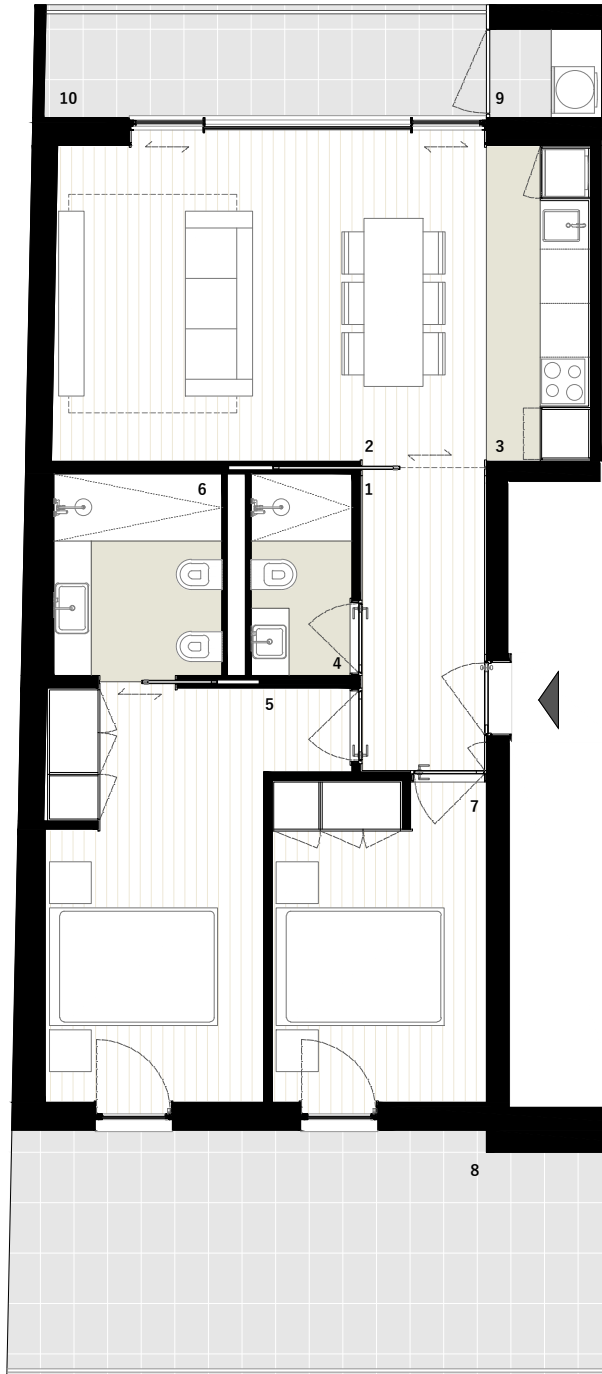
E, H



Piso 2 e 3	2 nd. and 3rd. Floor
T2	T2
94.00m ²	94.00m ²

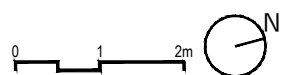
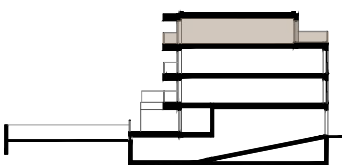


Piso 4 4th. Floor
 T2 T2
 77.00m² 77.00m²



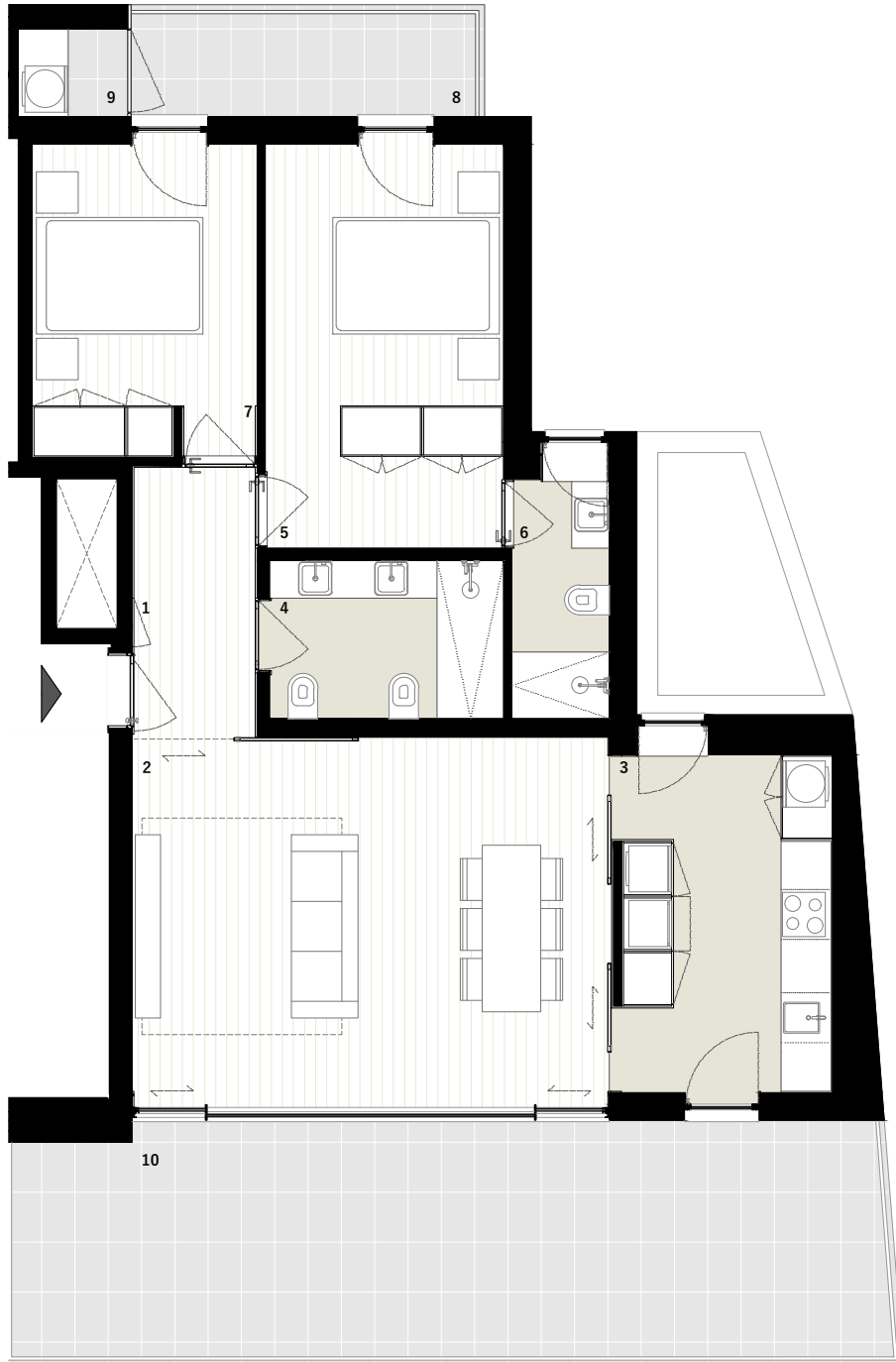
Legendas/ Legends:

- | | |
|--|---|
| 1. Hall de Entrada/ Entrance Hall: 5m ² | 8. Terraço/ Terrace: 21m ² |
| 2. Sala/ Living Room: 19m ² | 9. Lavandaria/ Laundry: 1m ² |
| 3. Cozinha/ Kitchen: 5m ² | 10. Varanda/ Balcony: 7m ² |
| 4. Instalação Sanitária/ Bathroom: 3m ² | |
| 5. Quarto/ Bedroom: 14m ² | |
| 6. Instalação Sanitária/ Bathroom: 5m ² | |
| 7. Quarto/ Bedroom: 10m ² | |



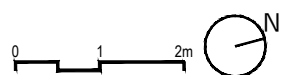
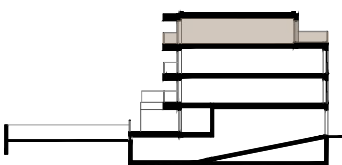
J

Piso 4 4th. Floor
T2 T2
91.00m² 91.00m²



Legendas/ Legends:

- | | |
|--|---|
| 1. Hall de Entrada/ Entrance Hall: 5m ² | 8. Varanda/ Balcony: 6m ² |
| 2. Sala/ Living Room: 25m ² | 9. Lavandaria/ Laundry: 1m ² |
| 3. Cozinha/ Kitchen: 11m ² | 10. Terraço/ Terrace: 31m ² |
| 4. Instalação Sanitária/ Bathroom: 5m ² | |
| 5. Quarto/ Bedroom: 14m ² | |
| 6. Instalação Sanitária/ Bathroom: 3m ² | |
| 7. Quarto/ Bedroom: 10m ² | |



J

Piso 4	<i>4th. Floor</i>
T2	<i>T2</i>
91.00m ²	<i>91.00m²</i>



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 Madeira, acabamento lacado

VÃOS INTERIORES

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

ARMÁRIOS

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

COZINHA

- Armários em MDF hidrófugo com acabamento lacado a meio brilho 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 wood with double glazing, with lacquer finish*

DOORS

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

WARDROBES

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

KITCHEN

- *Waterproof MDF cabinets with satin 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	T3	127m2	170 m2
B	1	T1	63 m2	7 m2
C	2	T1	58 m2	24 m2
D	2	T1	60 m2	6 m2
E	2	T2	94 m2	16 m2
F	3	T1	58 m2	6 m2
G	3	T1	60 m2	6 m2
H	3	T2	94 m2	7 m2
I	4	T2	77 m2	28m2
J	4	T2	91 m2	37 m2

NOTA | NOTE

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Apartamentos Monte Cativo - Porto
Monte Cativo Apartments - Porto
Edifício de Habitação / *Residential Building*
Caderno Comercial | *Booklet*
Dezembro 2022 / *December 2022*