



PORTO





PROJECT
NEW BUILD / HOUSING

LOCATION
PARQUE DA CIDADE, PORTO

YEAR
2023

STATUS
UNDER DEVELOPMENT

COLLABORATORS
ARQ. SEBASTIÃO MOREIRA + ARQ. PEDRO FAEL - 236 ARQUITECTOS
ENES CONSULTING ENGINEERING - SPECIALTIES
ENESCOORD - INSPECTION
ADFGEO - FOUNDATIONS AND STRUCTURE
VITRÚVIO - CONSTRUCTION

ABOUT THE PROJECT

Inspired by the memory and identity of Porto.

Seeking an urbanistic integration, this building obeys the alignment of the dominant body of existing buildings in this urban front, favoring an appropriate architectural solution, but at the same time with its own characteristics and identity, revisiting its facade, the old 70's, giving it contemporaneity and modernity.

The building was studied and structured to offer a service connected to housing, so all the spaces have good natural lighting, dimension, coverings, comfort solutions, acoustic, thermal, and visual treatment tending to guarantee greater durability and inalterability.



TYOLOGIES

Generous areas, balconies and terraces, give a full sensation of space and amplitude, at the same time cozy and intimate.

Aldoar- Casas do Parque is a building constituted by ground floor and 5 floors. It has 16 fractions, of which 7 are typology T4, 5 typology T3, 4 typology T2, and 1 floor of garage and storage.



FINISHES AND DETAILS

Sophistication and contemporaneity, in an environment of unique and special comfort.

The Industrial Revolution is the key to modern architecture. The materials are molded to the imagination.

Concrete, iron, and laminated glass allow us to imagine new spaces: large rooms, with large windows that open the buildings to the outside, giving them an unprecedented luminosity.





Floor Plans & Area Map

FLOOR	UNIT	TYOLOGY	GROSS AREA	BALCONY	TERRACE	STORAGE	PARKING	PRICE
0	A	T4	219.20 m ²	4.40 m ²	213.50 m ²	9.10 m ²	31.30 m ²	SOLD
	B	T4	200.90 m ²	-	170.30 m ²	6.30 m ²	30.40 m ²	ON REQUEST
1	C	T4	203.80 m ²	43.60 m ²	-	8.80 m ²	31.40 m ²	SOLD
	D	T2	97.10 m ²	28.10 m ²	-	3.90 m ²	14.20 m ²	SOLD
	E	T3	167.00 m ²	30.90 m ²	-	6.60 m ²	25.40 m ²	SOLD
2	F	T4	203.80 m ²	43.60 m ²	-	6.60 m ²	27.10 m ²	SOLD
	G	T2	97.10 m ²	28.10 m ²	-	5.80 m ²	12.50 m ²	SOLD
	H	T3	167.00 m ²	30.90 m ²	-	6.30 m ²	28.50 m ²	SOLD
3	I	T4	203.80 m ²	43.60 m ²	-	6.00 m ²	31.60 m ²	SOLD
	J	T2	97.10 m ²	28.10 m ²	-	6.20 m ²	12.50 m ²	SOLD
	K	T3	167.00 m ²	30.90 m ²	-	5.60 m ²	30.70 m ²	SOLD
4	L	T4	203.80 m ²	43.60 m ²	-	7.60 m ²	25.00 m ²	SOLD
	M	T2	97.10 m ²	28.10 m ²	-	5.60 m ²	12.50 m ²	SOLD
	N	T3	167.00 m ²	30.90 m ²	-	5.90 m ²	25.00 m ²	SOLD
5	O	T4	215.60 m ²	83.00 m ²	-	8.20 m ²	25.00 m ²	SOLD
	P	T3	178.90 m ²	62.40 m ²	-	6.30 m ²	26.80 m ²	SOLD

TO CONSULT THE FRACTIONS STILL AVAILABLE VISIT THE PROJECT PAGE AT WWW.UNIPAR.PT

A.T4

FLOOR 0

1	Living room	45.30 m ²
2	Kitchen	13.80 m ²
3	Laundry	3.80 m ²
4	Toilet	2.70 m ²
5	Bedroom 1	18.00 m ²
6	Bedroom 2	17.60 m ²
7	Bedroom 3	14.60 m ²
8	Bedroom 4	14.10 m ²
9	Closet	7.10 m ²
10	Bathroom 1	5.70 m ²
11	Bathroom 2	3.60 m ²
12	Bathroom 3	4.80 m ²
13	Side balcony	4.40 m ²
14	Front terrace	72.90 m ²
15	Rear terrace	140.60 m ²
16	Storage	9.10 m ²
17	Parking	31.30 m ²

Gross Area 219.20 m²

Balconies 4.40 m²

Terraces 213.50 m²

Total Private Area 432.70 m²



B.T4

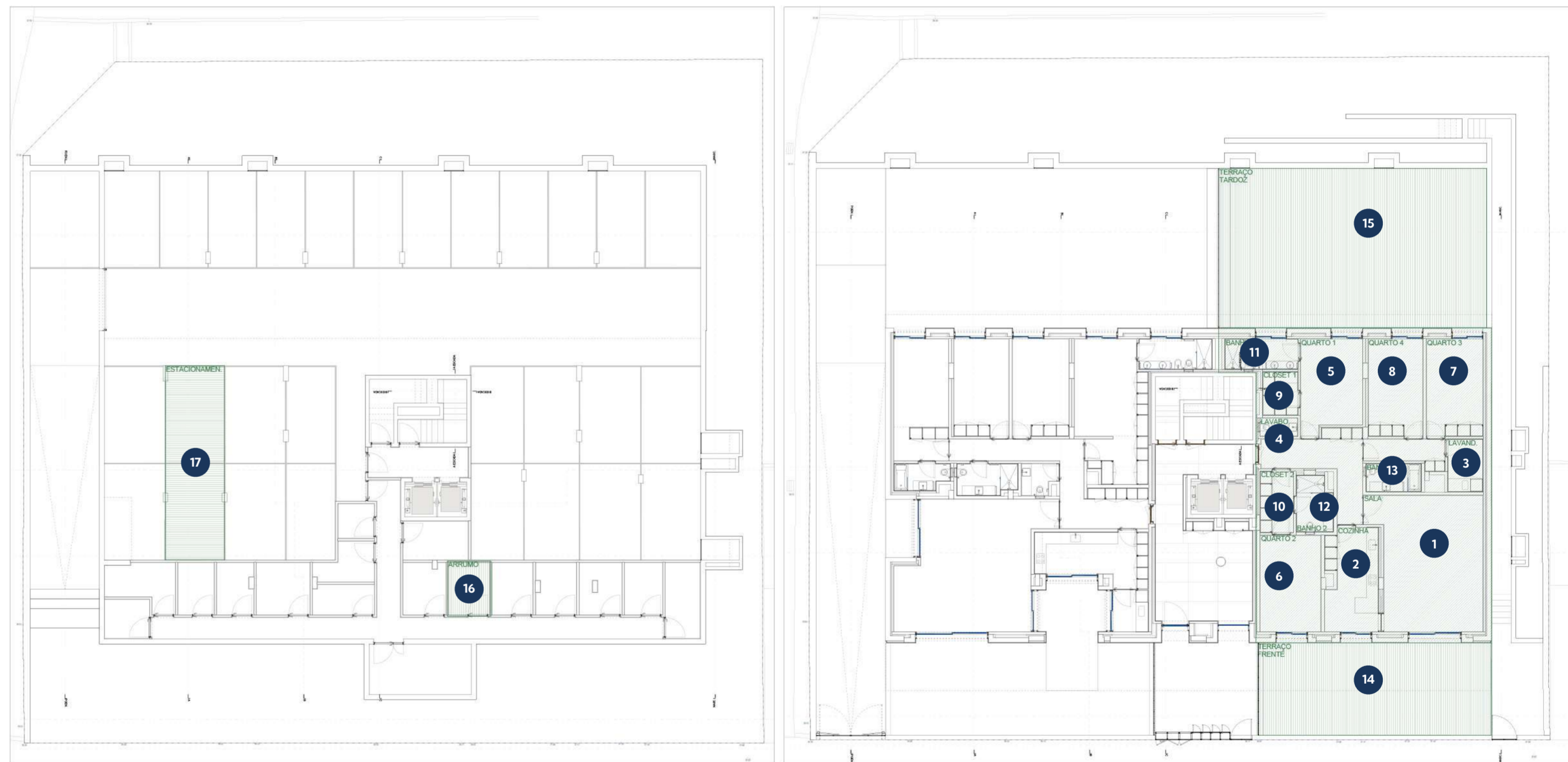
FLOOR 0

1	Living room	37.30 m ²
2	Kitchen	13.80 m ²
3	Laundry	4.80 m ²
4	Toilet	1.80 m ²
5	Bedroom 1	14.60 m ²
6	Bedroom 2	15.40 m ²
7	Bedroom 3	14.50 m ²
8	Bedroom 4	14.10 m ²
9	Closet 1	4.00 m ²
10	Closet 2	5.30 m ²
11	Bathroom 1	5.70 m ²
12	Bathroom 2	5.00 m ²
13	Bathroom 3	4.00 m ²
14	Front terrace	57.10 m ²
15	Rear terrace	113.20 m ²
16	Storage	6.30 m ²
17	Parking	30.40 m ²

Gross Area 200.90 m²

Terraces 170.30 m²

Total Private Area 371.20 m²



C.T4

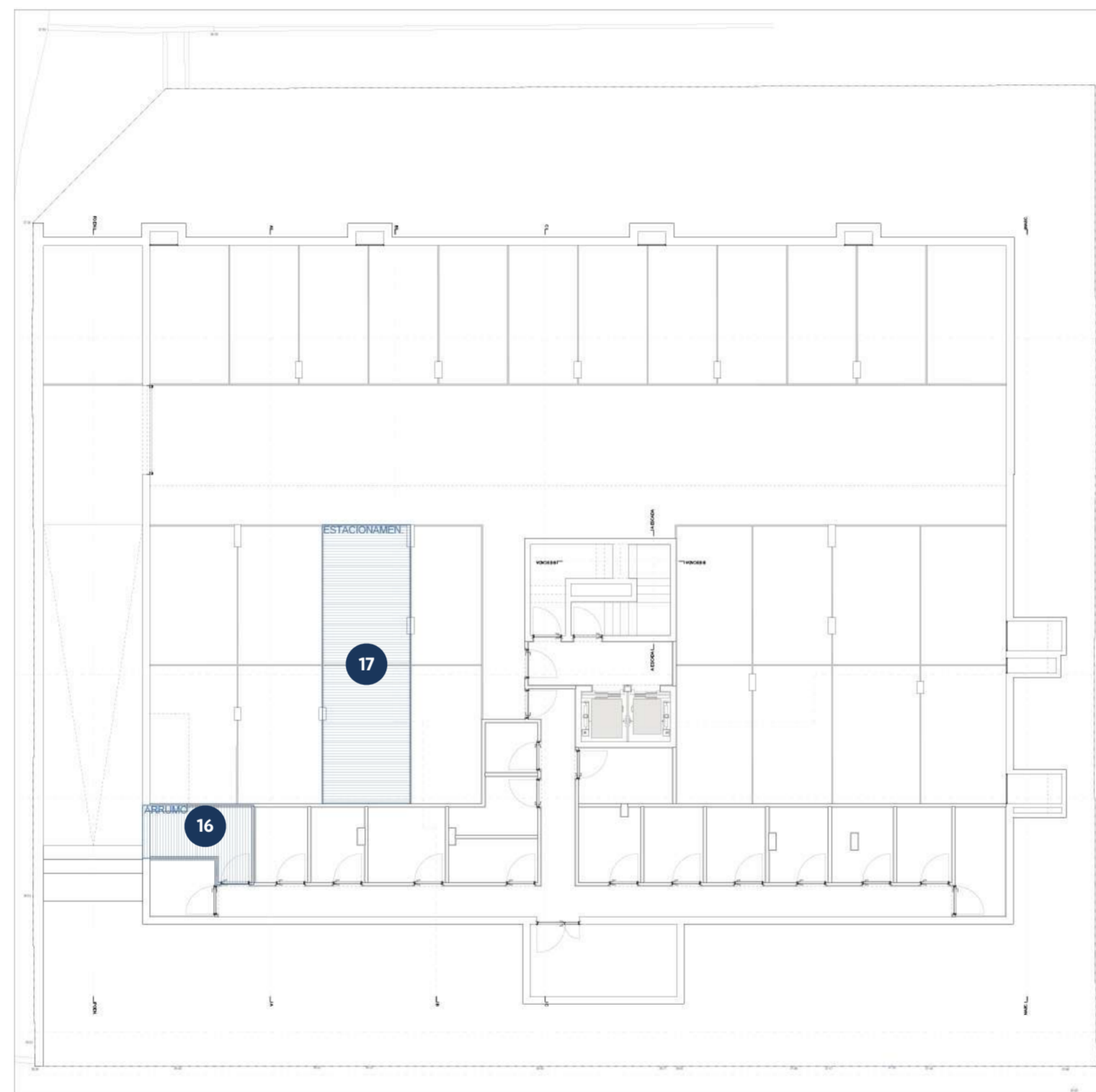
FLOOR 1

1	Living room	46.60 m ²
2	Kitchen	13.60 m ²
3	Laundry	2.90 m ²
4	Toilet	1.90 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	15.30 m ²
7	Bedroom 3	14.70 m ²
8	Bedroom 4	14.20 m ²
9	Closet	5.10 m ²
10	Bathroom 1	5.70 m ²
11	Bathroom 2	4.50 m ²
12	Bathroom 3	3.90 m ²
13	Front balcony	27.20 m ²
14	Side balcony	4.40 m ²
15	Rear balcony	12.00 m ²
16	Storage	8.80 m ²
17	Parking	31.40 m ²

Gross Area 203.80 m²

Balconies 43.60 m²

Total Private Area 247.40 m²



D.T2

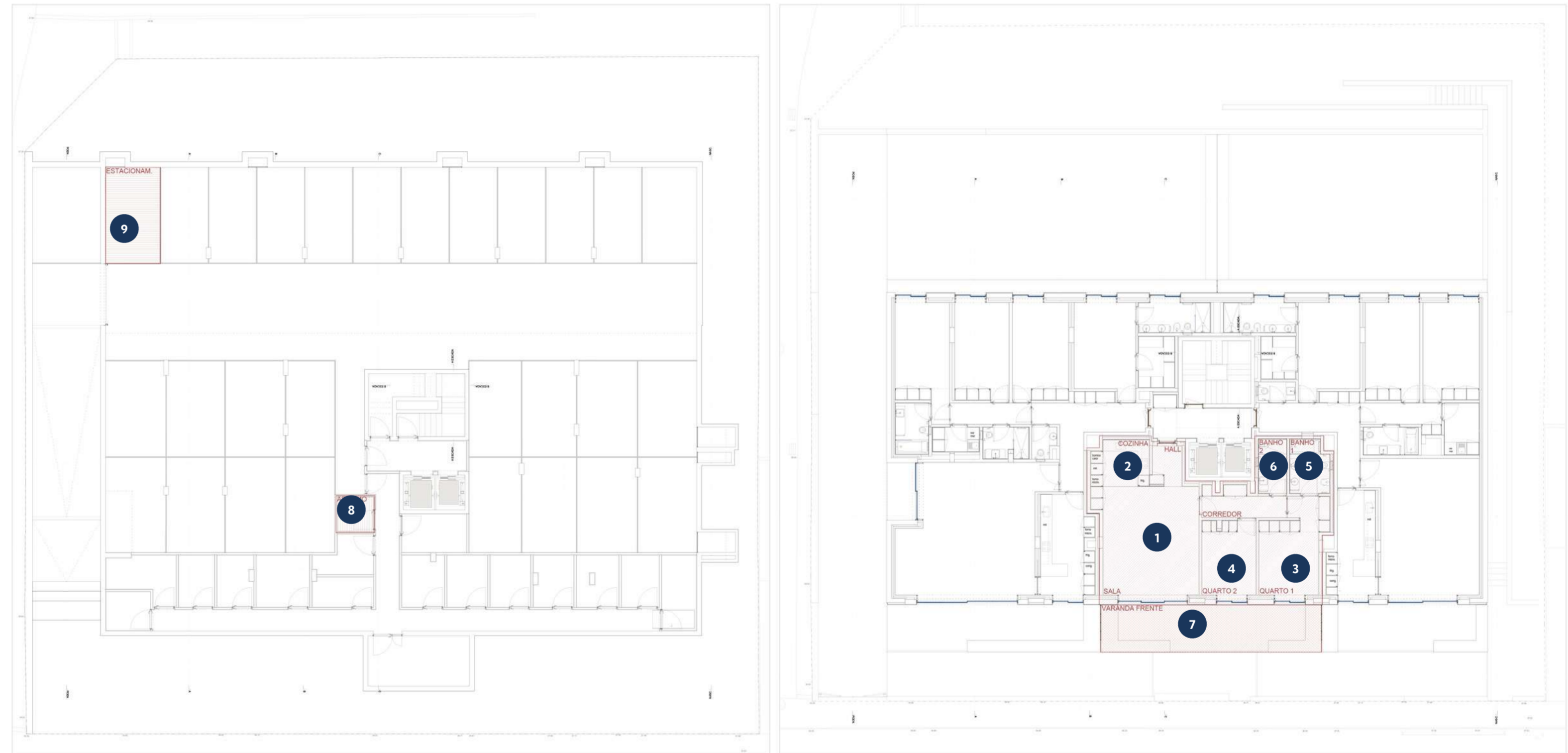
FLOOR 1

1	Living room	28.80 m ²
2	Kitchen	7.00 m ²
3	Bedroom 1	15.00 m ²
4	Bedroom 2	10.70 m ²
5	Bathroom 1	5.50 m ²
6	Bathroom 2	4.10 m ²
7	Front balcony	28.10 m ²
8	Storage	3.90 m ²
9	Parking	14.40 m ²

Gross Area 97.10 m²

Balconies 28.10 m²

Total Private Area 125.20 m²



E.T3

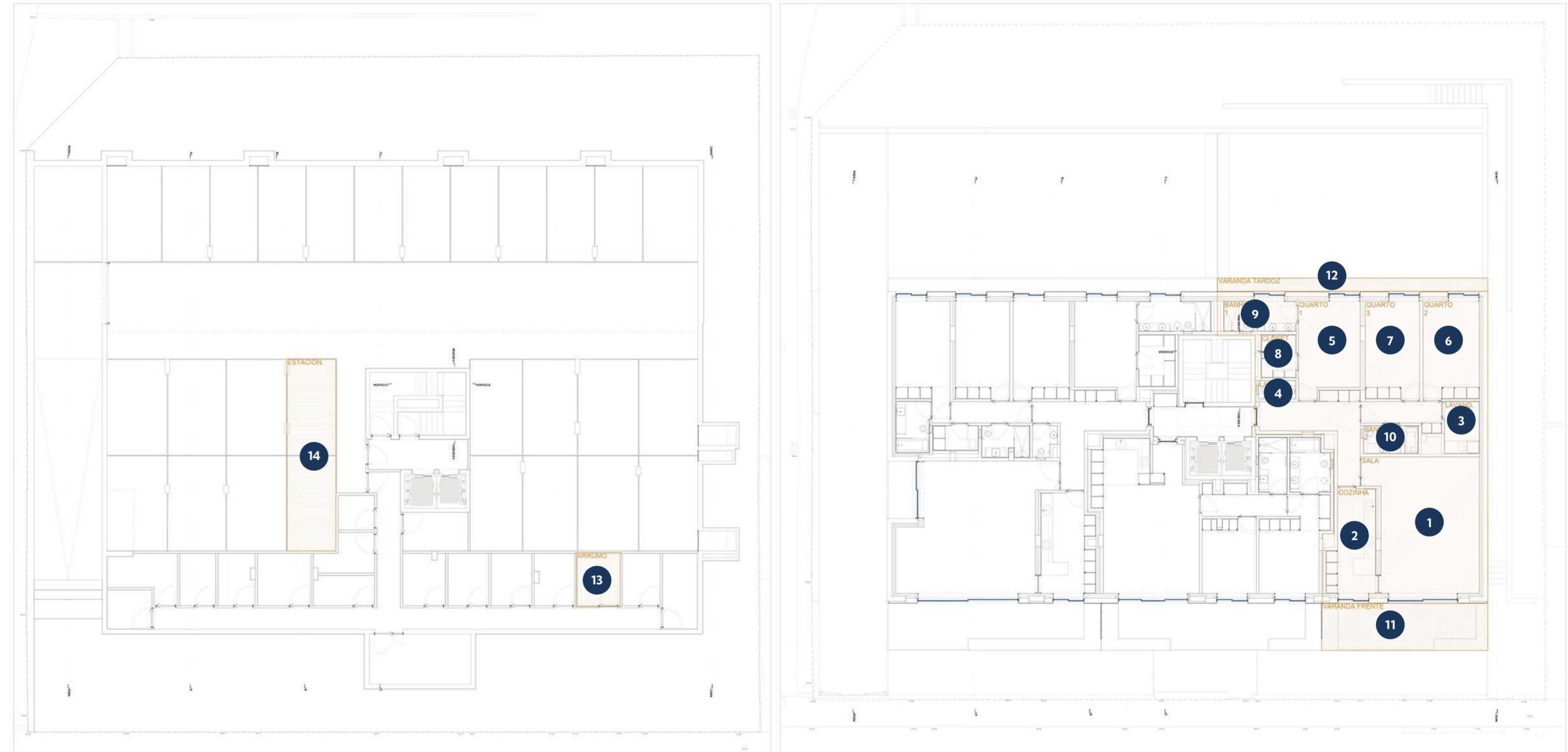
FLOOR 1

1	Living room	37.60 m ²
2	Kitchen	11.90 m ²
3	Laundry	4.80 m ²
4	Toilet	1.80 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	14.70 m ²
7	Bedroom 3	14.20 m ²
8	Closet	4.00 m ²
9	Bathroom 1	5.70 m ²
10	Bathroom 2	4.00 m ²
11	Front balcony	21.10 m ²
12	Rear balcony	9.80 m ²
13	Storage	6.60 m ²
14	Parking	25.40 m ²

Gross Area 167.00 m²

Balconies 30.90 m²

Total Private Area 197.90 m²



F.T4

FLOOR 2

1	Living room	46.60 m ²
2	Kitchen	13.60 m ²
3	Laundry	2.90 m ²
4	Toilet	1.90 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	15.30 m ²
7	Bedroom 3	14.70 m ²
8	Bedroom 4	14.20 m ²
9	Closet	5.10 m ²
10	Bathroom 1	5.70 m ²
11	Bathroom 2	4.50 m ²
12	Bathroom 3	3.90 m ²
13	Front balcony	27.20 m ²
14	Side balcony	4.40 m ²
15	Rear balcony	12.00 m ²
16	Storage	6.60 m ²
17	Parking	27.10 m ²

Gross Area 203.80 m²

Balconies 43.60 m²

Total Private Area 247.40 m²



G.T2

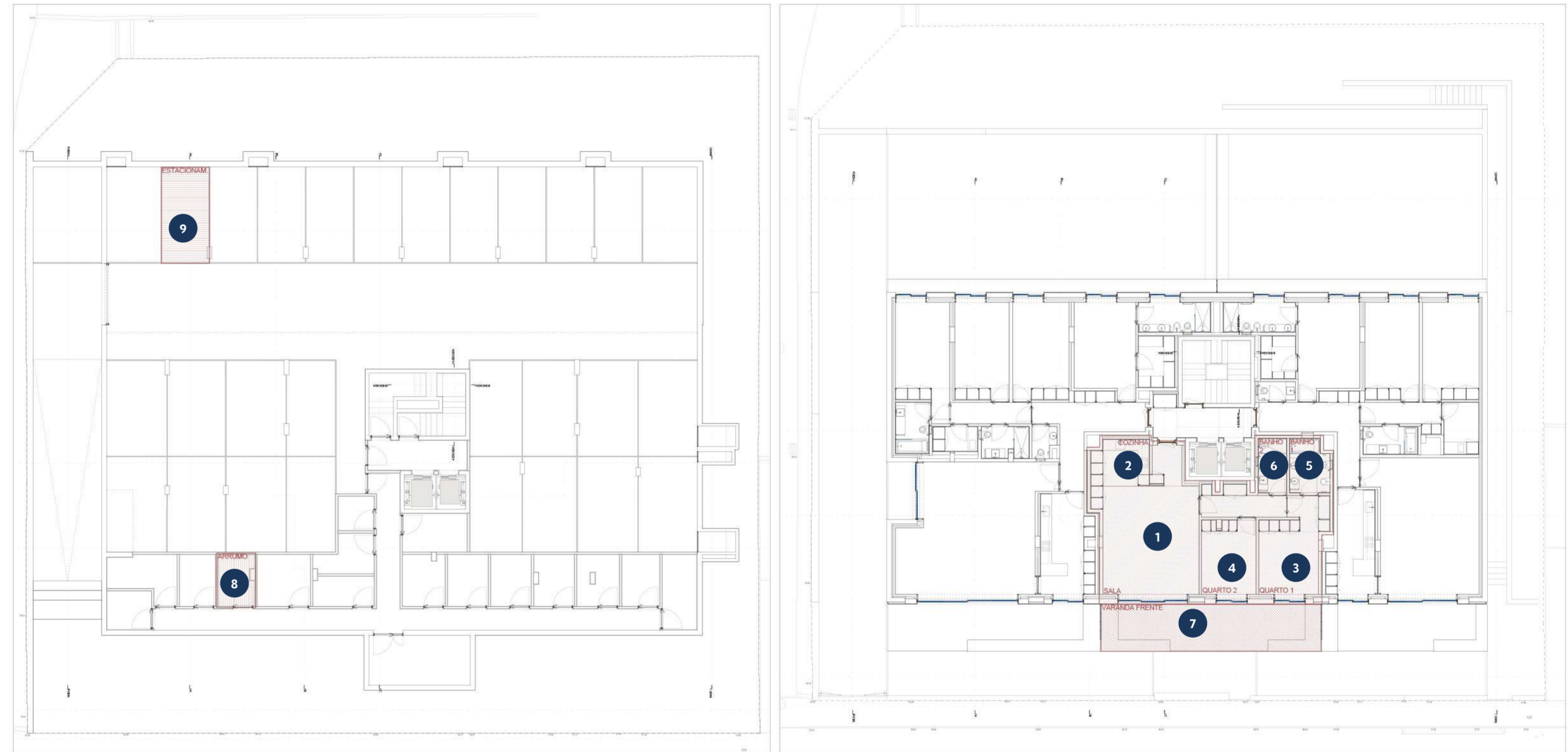
FLOOR 2

1	Living room	28.80 m ²
2	Kitchen	7.00 m ²
3	Bedroom 1	15.00 m ²
4	Bedroom 2	10.70 m ²
5	Bathroom 1	5.50 m ²
6	Bathroom 2	4.10 m ²
7	Front balcony	28.10 m ²
8	Storage	5.80 m ²
9	Parking	12.50 m ²

Gross Area 97.10 m²

Balconies 28.10 m²

Total Private Area 125.20 m²



H.T3

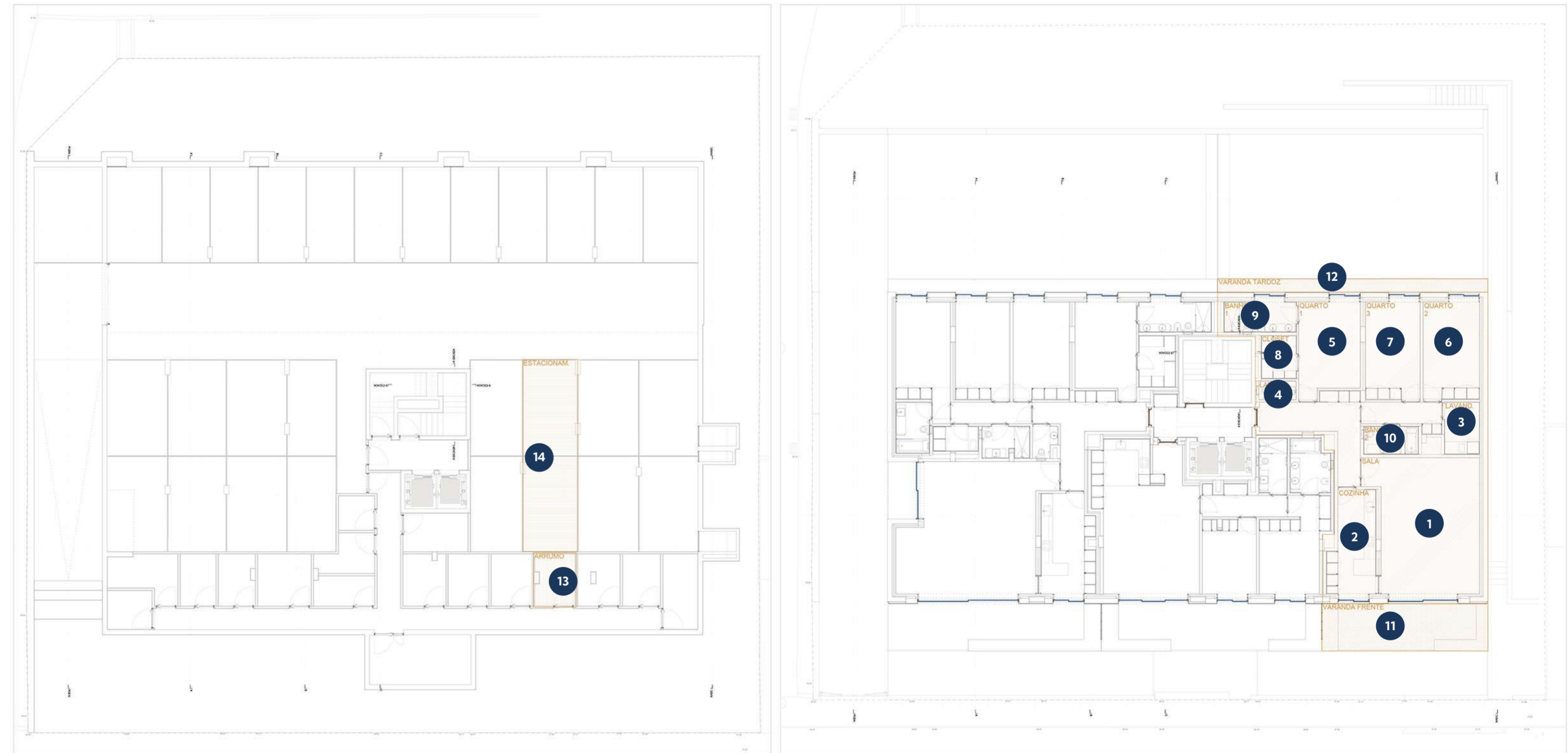
FLOOR 2

1	Living room	37.60 m ²
2	Kitchen	11.90 m ²
3	Laundry	4.80 m ²
4	Toilet	1.80 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	14.70 m ²
7	Bedroom 3	14.20 m ²
8	Closet	4.00 m ²
9	Bathroom 1	5.70 m ²
10	Bathroom 2	4.00 m ²
11	Front balcony	21.10 m ²
12	Rear balcony	9.80 m ²
13	Storage	6.30 m ²
14	Parking	28.50 m ²

Gross Area 167.00 m²

Balconies 30.90 m²

Total Private Area 197.90 m²



I.T4

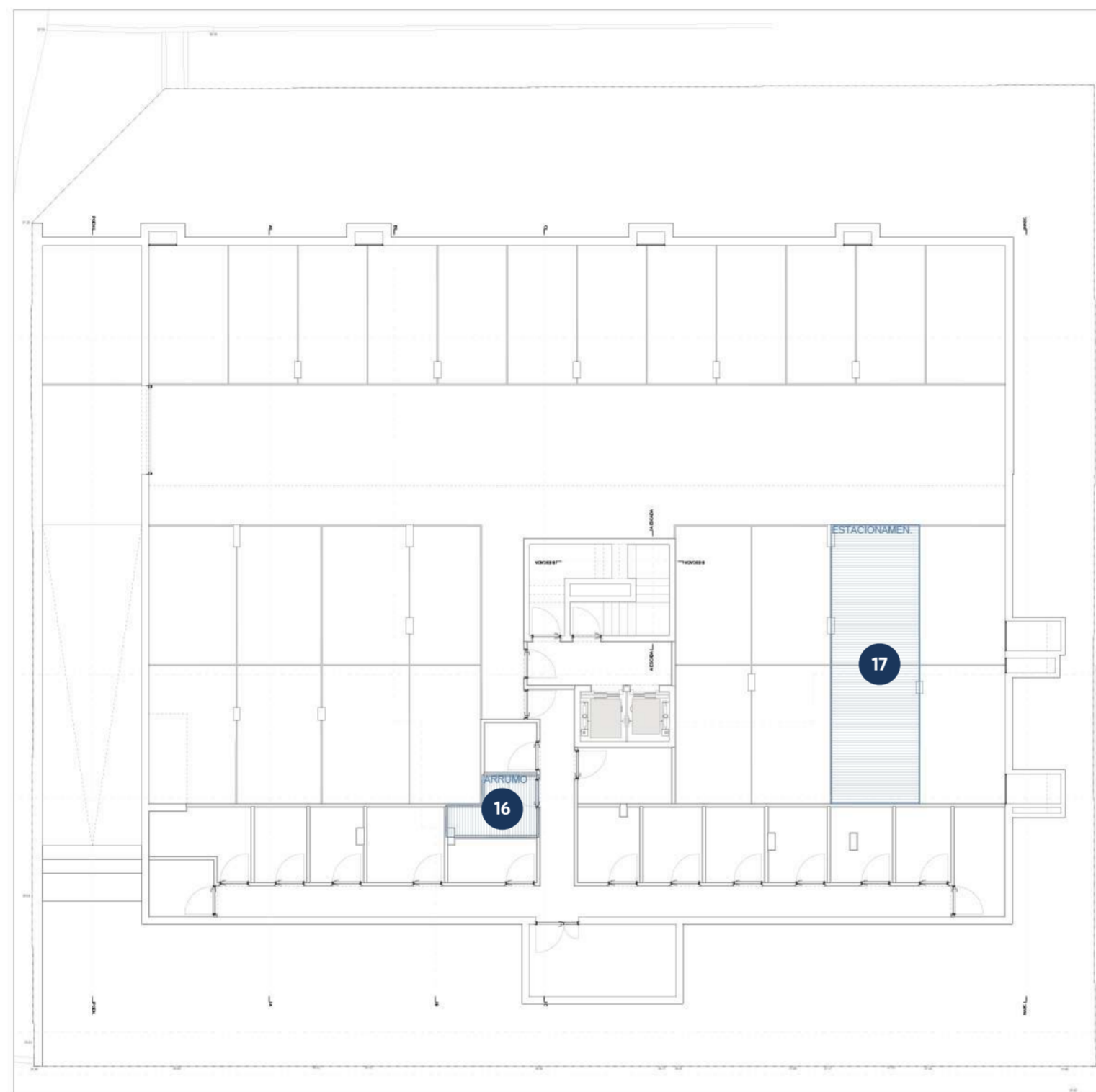
FLOOR 3

1	Living room	46.60 m ²
2	Kitchen	13.60 m ²
3	Laundry	2.90 m ²
4	Toilet	1.90 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	15.30 m ²
7	Bedroom 3	14.70 m ²
8	Bedroom 4	14.20 m ²
9	Closet	5.10 m ²
10	Bathroom 1	5.70 m ²
11	Bathroom 2	4.50 m ²
12	Bathroom 3	3.90 m ²
13	Front balcony	27.20 m ²
14	Side balcony	4.40 m ²
15	Rear balcony	12.00 m ²
16	Storage	6.00 m ²
17	Parking	31.60 m ²

Gross Area 203.80 m²

Balconies 43.60 m²

Total Private Area 247.40 m²



J.T2

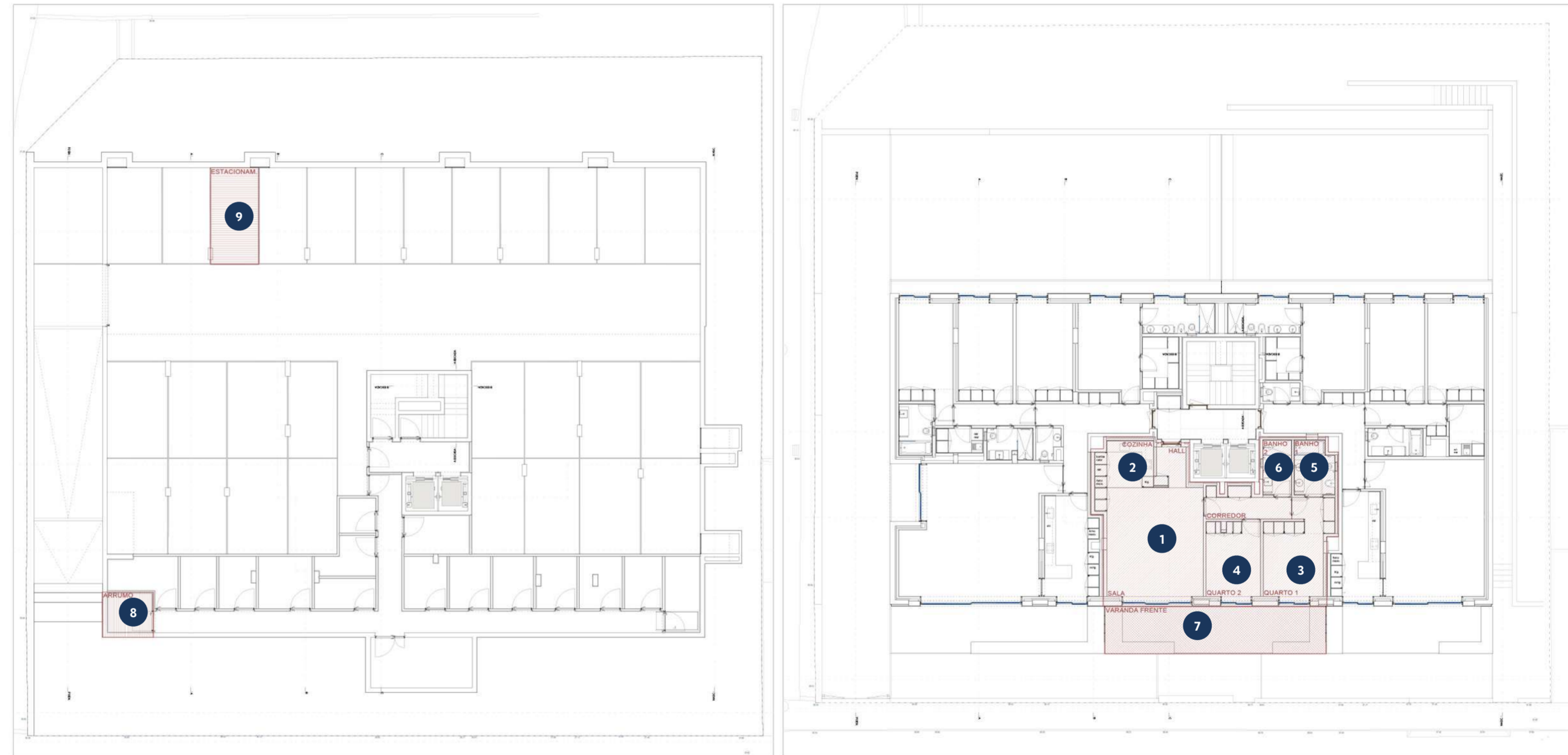
FLOOR 3

1	Living room	28.80 m ²
2	Kitchen	7.00 m ²
3	Bedroom 1	15.00 m ²
4	Bedroom 2	10.70 m ²
5	Bathroom 1	5.50 m ²
6	Bathroom 2	4.10 m ²
7	Front balcony	28.10 m ²
8	Storage	6.20 m ²
9	Parking	12.50 m ²

Gross Area 97.10 m²

Balconies 28.10 m²

Total Private Area 125.20 m²



K.T3

FLOOR 3

1	Living room	37.60 m ²
2	Kitchen	11.90 m ²
3	Laundry	4.80 m ²
4	Toilet	1.80 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	14.70 m ²
7	Bedroom 3	14.20 m ²
8	Closet	4.00 m ²
9	Bathroom 1	5.70 m ²
10	Bathroom 2	4.00 m ²
11	Front balcony	21.10 m ²
12	Rear balcony	9.80 m ²
13	Storage	5.60 m ²
14	Parking	30.70 m ²

Gross Area 167.00 m²

Balconies 30.90 m²

Total Private Area 197.90 m²



L.T4

FLOOR 4

1	Living room	46.60 m ²
2	Kitchen	13.60 m ²
3	Laundry	2.90 m ²
4	Toilet	1.90 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	15.30 m ²
7	Bedroom 3	14.70 m ²
8	Bedroom 4	14.20 m ²
9	Closet	5.10 m ²
10	Bathroom 1	5.70 m ²
11	Bathroom 2	4.50 m ²
12	Bathroom 3	3.90 m ²
13	Front balcony	27.20 m ²
14	Side balcony	4.40 m ²
15	Rear balcony	12.00 m ²
16	Storage	7.60 m ²
17	Parking	25.00 m ²

Gross Area 203.80 m²

Balconies 43.60 m²

Total Private Area 247.40 m²



M.T2

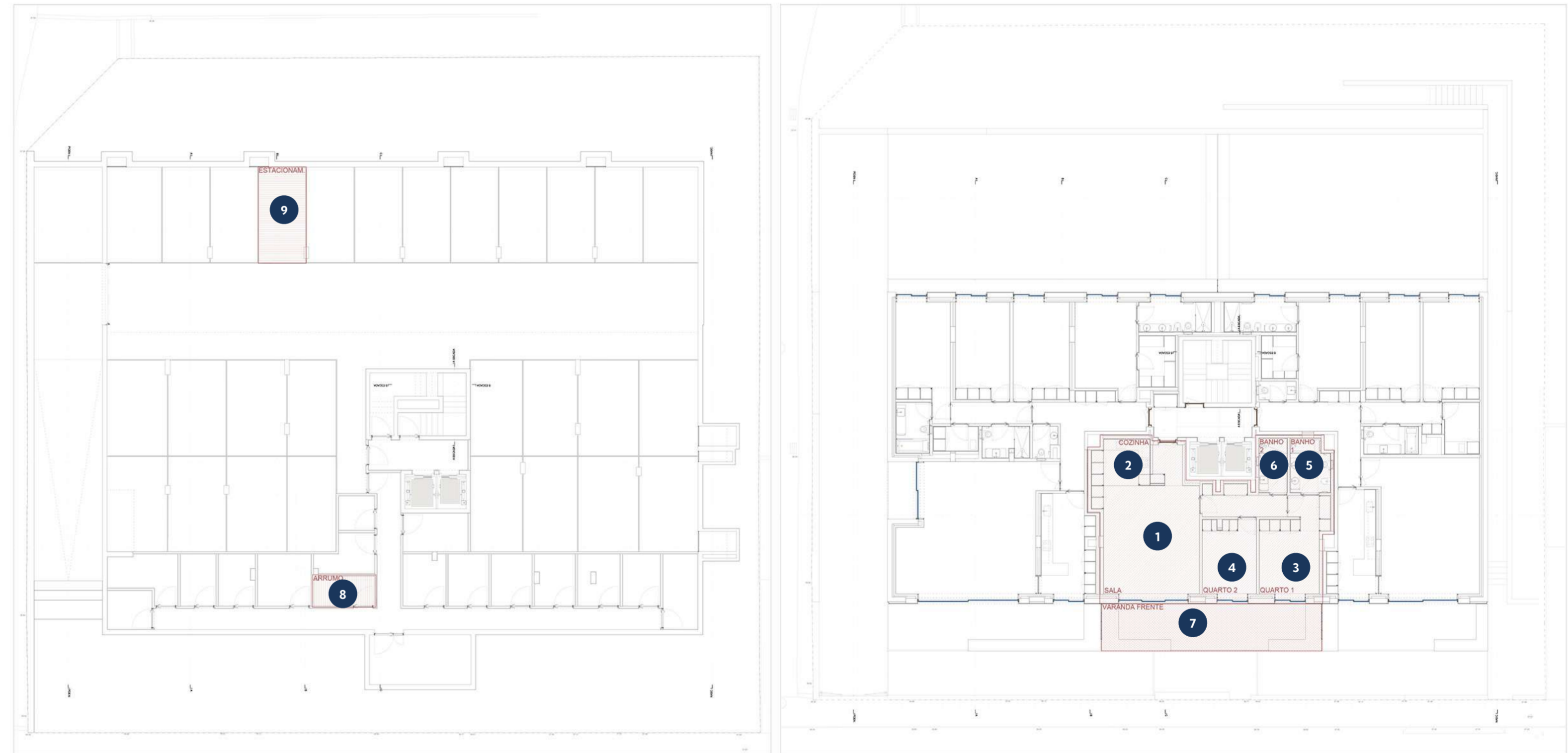
FLOOR 4

1	Living room	28.80 m ²
2	Kitchen	7.00 m ²
3	Bedroom 1	15.00 m ²
4	Bedroom 2	10.70 m ²
5	Bathroom 1	5.50 m ²
6	Bathroom 2	4.10 m ²
7	Front balcony	28.10 m ²
8	Storage	5.60 m ²
9	Parking	12.50 m ²

Gross Area 97.10 m²

Balconies 28.10 m²

Total Private Area 125.20 m²



N.T3

FLOOR 4

1	Living room	37.60 m ²
2	Kitchen	11.90 m ²
3	Laundry	4.80 m ²
4	Toilet	1.80 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	14.70 m ²
7	Bedroom 3	14.20 m ²
8	Closet	4.00 m ²
9	Bathroom 1	5.70 m ²
10	Bathroom 2	4.00 m ²
11	Front balcony	21.10 m ²
12	Rear balcony	9.80 m ²
13	Storage	5.90 m ²
14	Parking	25.00 m ²

Gross Area 167.00 m²

Balconies 30.90 m²

Total Private Area 197.90 m²



O.T4

FLOOR 5

1	Living room	48.50 m ²
2	Kitchen	12.60 m ²
3	Laundry	3.90 m ²
4	Toilet	1.90 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	16.80 m ²
7	Bedroom 3	14.70 m ²
8	Bedroom 4	14.20 m ²
9	Closet 1	5.10 m ²
10	Closet 2	3.40 m ²
11	Bathroom 1	5.70 m ²
12	Bathroom 2	4.50 m ²
13	Bathroom 3	4.70 m ²
14	Front balcony	64.10 m ²
15	Side balcony	6.90 m ²
16	Rear balcony	12.00 m ²
17	Storage	8.20 m ²
18	Parking	25.00 m ²

Gross Area 215.60 m²

Balconies 83.00 m²

Total Private Area 298.60 m²



P.T3

FLOOR 5

1	Living room	44.90 m ²
2	Kitchen	13.20 m ²
3	Laundry	3.80 m ²
4	Toilet	1.80 m ²
5	Bedroom 1	14.80 m ²
6	Bedroom 2	14.70 m ²
7	Bedroom 3	14.20 m ²
8	Closet	4.00 m ²
9	Bathroom 1	5.70 m ²
10	Bathroom 2	4.10 m ²
11	Front balcony	52.60 m ²
12	Rear balcony	9.80 m ²
13	Storage	6.30 m ²
14	Parking	26.80 m ²

Gross Area 178.90 m²

Balconies 62.40 m²

Total Private Area 241,30 m²







Finishes and Details

FLOORS - OUTDOOR

- AQUASTONE;
- GRASS;
- CONCRETE PAVING SLABS CIMENTEIRA DO LOURO 950/30, OVER MORTAR;
- CONCRETE PAVING FLAGS CIMENTEIRA DO LOURO 950/30, OVER DARTS.

FLOORS - INTERIORS

- STROKED SCREED;
- CERAMIC TILE MARGRES LINEA TIME 2.0 CREAM;
- CERAMIC TILE MARGRES LINEA EXTREME WIDE WHITE;
- CERAMIC TILE MARGRES LINEA TIME 2.0 SNOW;
- CERAMIC MARGRES LINEA TOOL WHITE;
- MARMORITE;
- FLOORING CASTRO E FILHOS PRE-FINISHED IN OAK, 14CM WIDE;
- CAIRO CARPET.

SKIRTING

- SKIRTING BOARD IN WATER-REPELLENT MDF, LACQUERED;
- MARMORITE BASEBOARD.

WALLS - EXTERIOR

- STONE WALL;
- BARROFICINA TILE, HOUSTON AND TOKYO SERIES;
- APPARENT CONCRETE.

WALLS - INTERIOR

- SPRAYED PLASTER, PAINT FINISH;
- SPRAYED PLASTER, PAINT FINISH, WASHABLE, ANTI-FUNGUS;
- CERAMIC TILE MARGRES LINEA TIME 2.0 CREAM;
- CERAMIC TILE MARGRES LINEA EXTREME WIDE WHITE;
- CERAMIC TILE MARGRES LINEA TIME 2.0 SNOW;
- MARGRES LINEA TOOL WHITE CERAMIC TILE;
- FINE SANDBLASTED PLASTER, WITH WASHABLE, ANTI-FUNGUS PAINT FINISH.

CEILINGS - EXTERIOR

- CONCRETE.

CEILINGS - INTERIORS

- PLASTERBOARD, PAINT FINISH;
- WATER-REPELLENT GYPSUM PLASTERBOARD, PAINT FINISH ANTI-FUNGAL;
- PROJECTED MINERAL WOOL, WASHABLE PAINT FINISH, ANTI-FUNGAL.

LIGHTING

- KREADESIGN DISCO LAMP;
- INESLAM PETRA SPOTLIGHT;
- EFAPEL SIZA VIEIRA ELECTRICAL APPLIANCE.

BATHROOMS

- NOKEN ROUND TOWEL HOLDER, CHROME FINISH;
- BAXI CL50 TOWEL RACK, CHROME FINISH;
- JGS AQUAZURE FAUCET, CHROME FINISH;
- VALADARES TWO SUSPENDED TOILET;
- VALADARES TWO SUSPENDED BIDET;
- PADIMAT ALICE WASH BASIN FORM 37;
- VALADARES MACAO WASH BASIN;
- PADIMAT WATER EVOLUTION FLAT SHOWER TRAY;
- SANITANA CUBIC BATHTUB;
- COUNTERTOP IN MDF WATER-RESISTANT WITH LACQUERED FINISH ;
- COUNTERTOP IN WATER-REPELLENT MDF WITH LACQUERED FINISH.

DOORS

- DOORS LINED WITH MDF, LACQUERED FINISH, JNF TOKYO HANDLES;
- VALCO WOOD DOORS;
- NINZ METAL DOORS.

KITCHEN

- SIEMENS APPLIANCES;
- BOSCH EXTRACTOR FAN;
- GROBER FAUCET;
- KITCHEN CABINETS WITH LACQUERED MDF DOORS.

WINDOW SILLS

- CONTROSOL CS40 SECURITY BLINDS, WITH MOTOR (FLOOR 0 ONLY);
- SCREEN WAREMA-CRUZFER VDA, WITH MOTOR (EXCEPT FLOOR 0);
- BLACKOUT WAREMA-CRUZFER VDA, WITH MOTOR (EXCEPT FLOOR 0);
- BANDALUX SIGNUM ALUMINUM LAMINATED BLINDS, WITH MOTOR.

MISCELLANEOUS

- CLOSETS WITH DOORS IN LACQUERED MDF, INNOVUS MELAMINE INTERIOR;
- VIDEO INTERCOM BPT KIT VIDEO WIFI;
- SCHMITT + SOHN ELEVATORS, CAPACITY FOR 8 PEOPLE + 6 PEOPLE;
- SOSOARES OS MINIMALIST ALUMINUM FRAMES, LACQUERED FINISH;
- METAL RAILINGS, PAINTED FINISH IN THE COLOR OF THE FRAMES;
- CONCRETE/METAL PLANTERS;
- PANASONIC FANS.







Location & Surroundings



Parque da Cidade | Porto

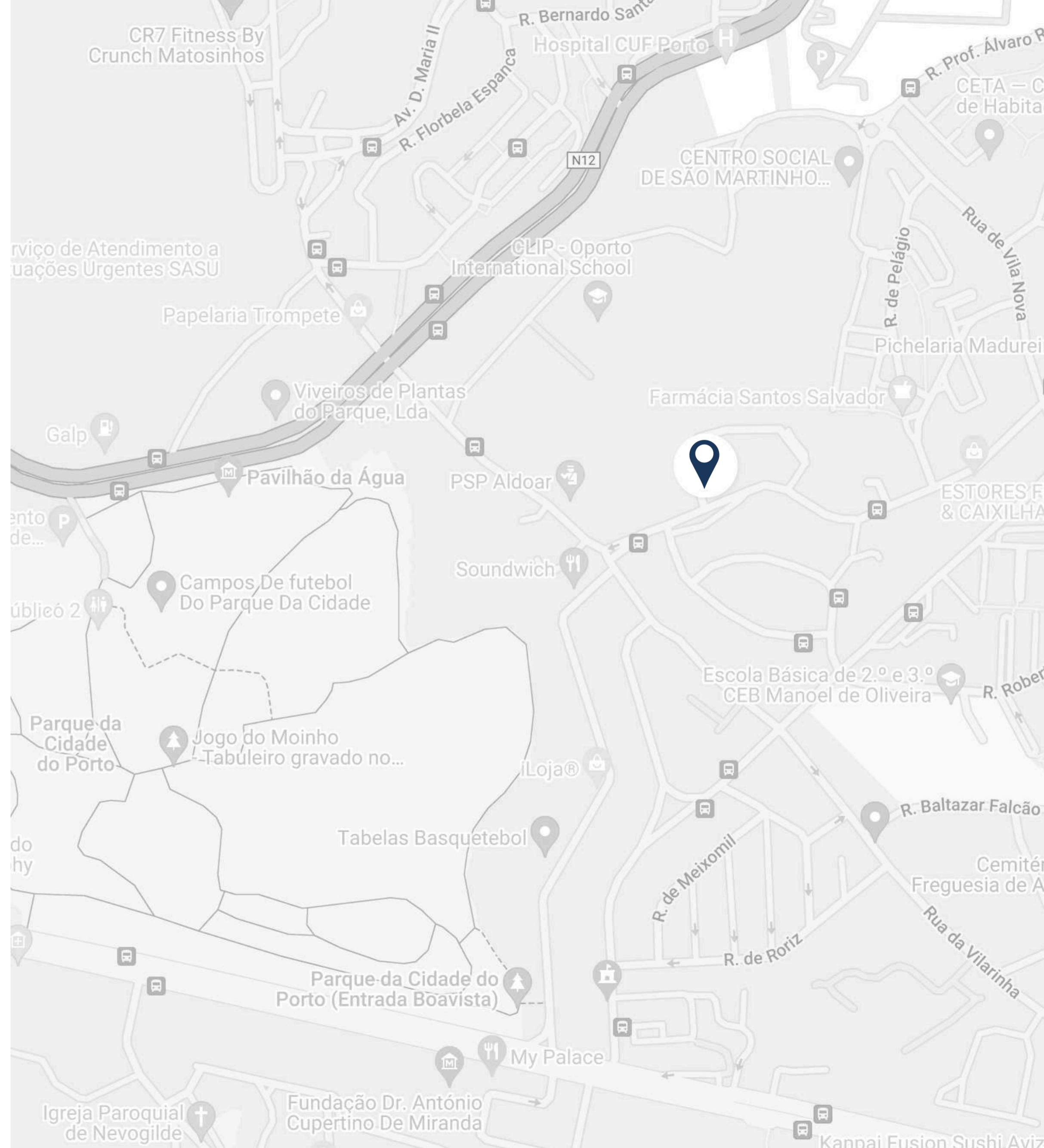
LOCATION

Enjoy all the tranquility and security of a typically family-oriented neighborhood.

Located on Martim Moniz Street, next to the city park, the proximity to the mouth of the Douro River, its surroundings with colleges and university, and even a whole commercial area, gives it all the tranquility and security of a typically family neighborhood.

NEAR:

- Schools and Universities;
- Beaches;
- Commerce and Services;
- Restaurants and Bars;
- City Park







LUIS FLORINDO

SALES SUPPORT

(+351) 962 339 819

LFLORINDO@UNIPAR.PT



AV. DR. MÁRIO MOUTINHO, 33 R/C - C 1400-136 LISBOA

WWW.UNIPAR.PT