



JARDINS DA SEARA

RHODODENDRON PONTICUM

COMERCIALIZAÇÃO:



PROMOTOR:



ARQUITETURA:



Parabéns!

A todas as equipas.





Lote 8

Rua Sophia Mello Breyner | Rua José Saramago
Oliveira do Douro, Vila Nova de Gaia





Localização privilegiada

Tudo o que precisa perto de casa,
garantindo comodidade e qualidade de vida.



Supermercados
Supermarkets

2 km

El Corte Inglés

4 km

Hospital CHVNGE

5 km

Autoestrada A20
A20 Highway

2 km

Praias
Beaches

2,9 km

WOW Porto

5,4 km

Parque Municipal da Lavandeira
Lavandeira City Park

2,7 km

Estação de Metro Santo Ovídio
Santo Ovídio Metro Station

3,2 km

Gaia Shopping

7,2 km

An architectural rendering of a modern, multi-story building with a terraced garden. The building features concrete frames and balconies with vertical wooden slat railings. The garden is composed of several levels of concrete retaining walls, each filled with lush greenery and colorful flowers, including purple and yellow blooms. A paved walkway runs through the garden, where a few people are walking. In the background, there are large, mature trees under a clear blue sky.

Rodeado por natureza

Surrounded by nature.

Lobby com design elegante e intemporal

Loby with elegant and timeless design.





Totalmente equipado

Fully equipped.









Apartamentos

Units



Apartamentos
units

Bloco A

8	T1 <i>1 bedroom apt.</i>
5	T2 <i>2 bedroom apt.</i>
11	T2 +1 <i>2 +1 bedroom apt.</i>
10	T3 <i>3 bedroom apt.</i>

Bloco B

5	T1 <i>1 bedroom apt.</i>
15	T2 <i>2 bedroom apt.</i>
11	T2 +1 <i>2 +1 bedroom apt.</i>

Tipologias

Typologies

T1

1 bedroom apt.

Área Bruta

Total Area

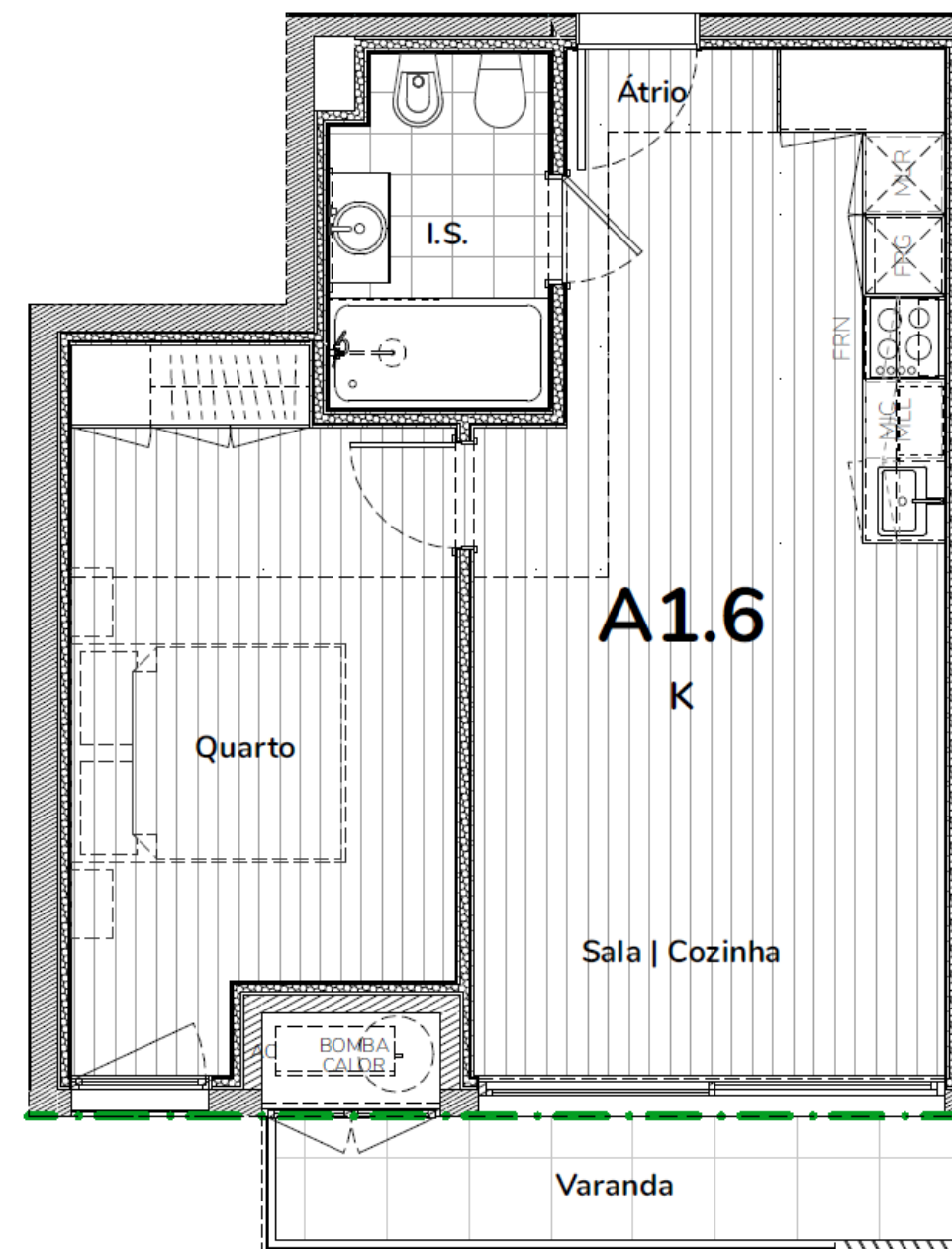
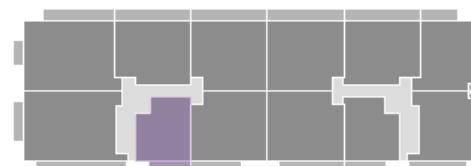
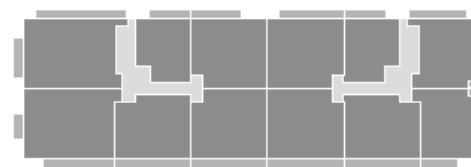
Varanda | Terraço

Balcony | Terrace

Fração A1.6

51,36 m²

5,6 m²



Tipologias

Typologies

T2

2 bedroom apt.

Área Bruta

Total Area

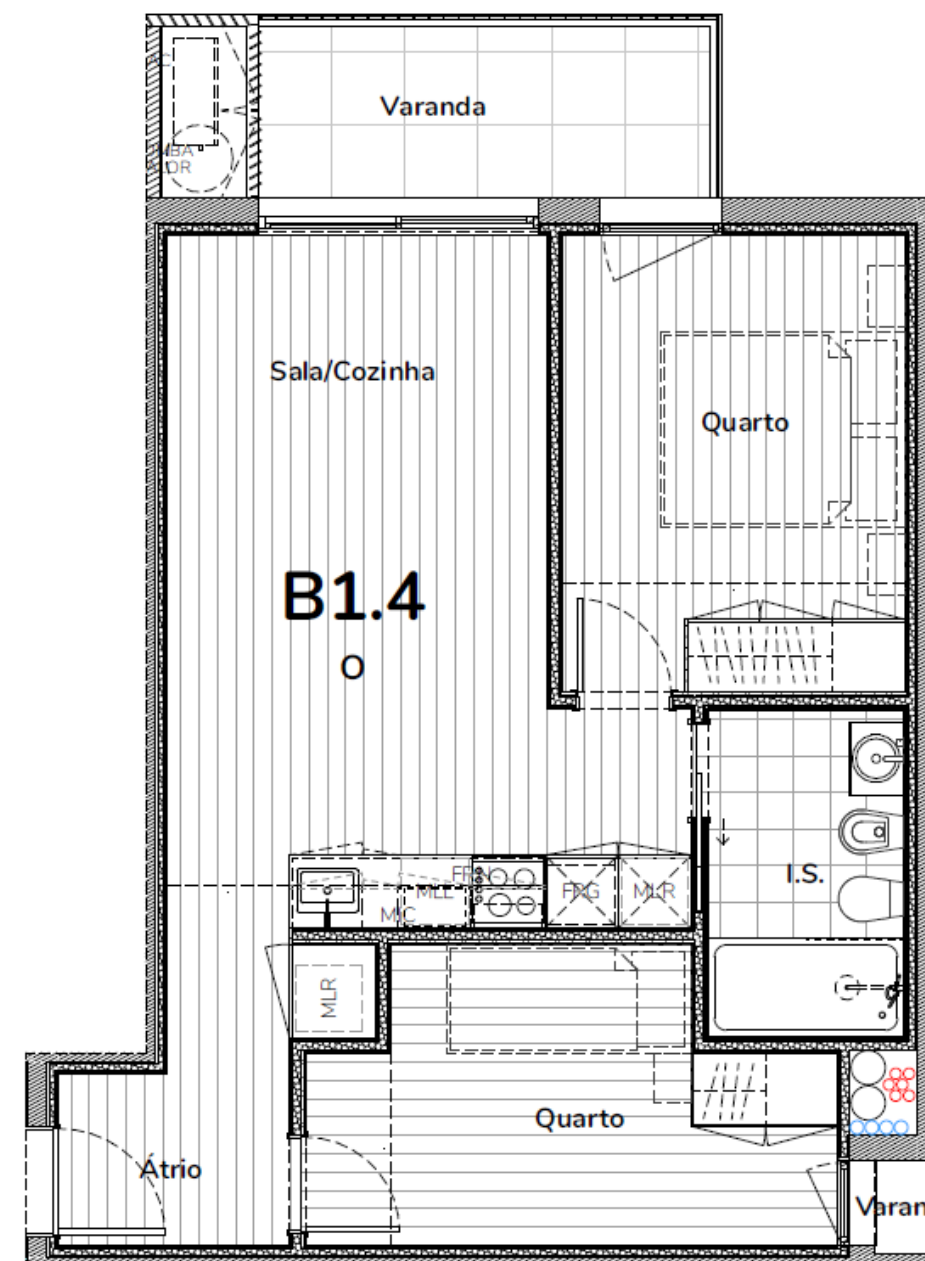
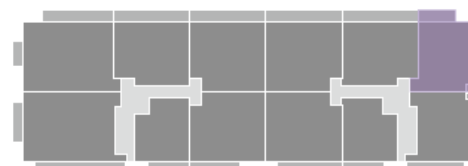
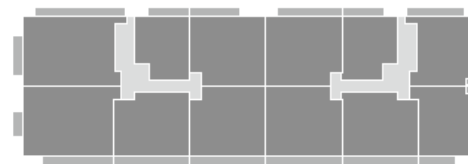
Varanda | Terraço

Balcony | Terrace

Fração B1.4

58,30 m²

7,56 m²



Tipologias

Typologies

T2

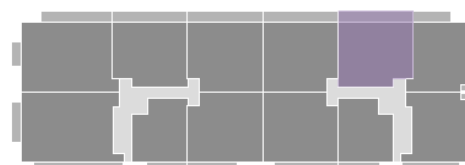
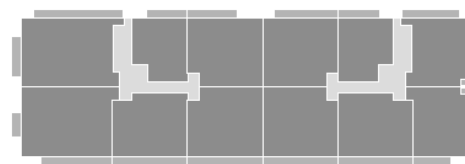
2 bedroom apt.

Área Bruta

Total Area

Varanda | Terraço

Balcony | Terrace



Fração B1.3

73.32 m²

14.21 m²



Tipologias

Typologies

T2

2 bedroom apt.

Área Bruta

Total Area

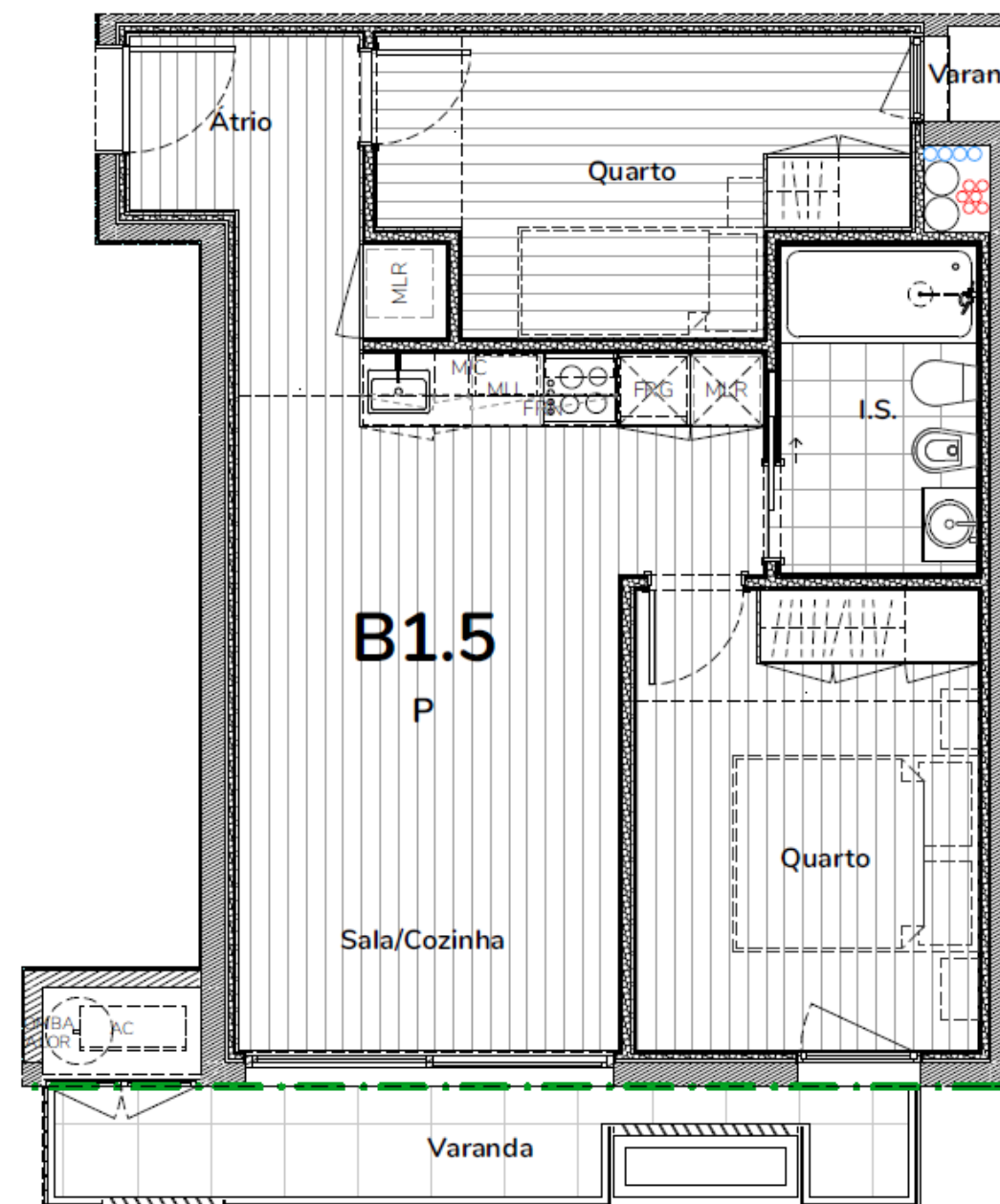
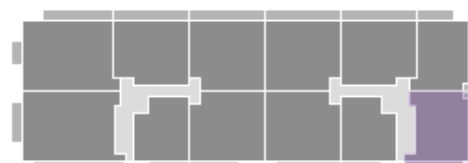
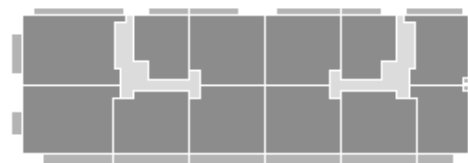
Varanda | Terraço

Balcony | Terrace

Fração B1.5

60.82 m²

7.60 m²



Tipologias

Typologies

T2 + 1

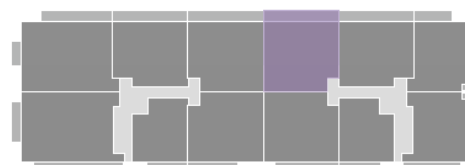
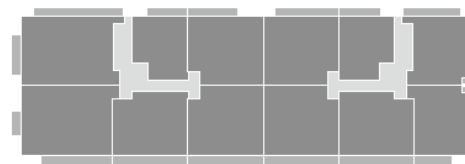
2 + 1 bedroom apt.

Área Bruta

Total Area

Varanda | Terraço

Balcony | Terrace



Fração B1.2

81.04 m²

14.41 m²



Tipologias

Typologies

T3

3 bedroom apt.

Área Bruta

Total Area

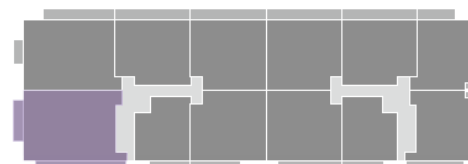
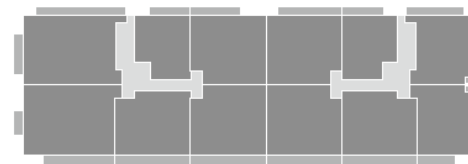
Varanda | Terraço

Balcony | Terrace

Fração A1.1

103.77 m²

17.98 m²



Mapa de acabamentos

Finishes map

HABITAÇÕES

residences

COZINHA *Kitchen*

Pavimento - Pavimento flutuante vinílico carvalho traditional Oak.

Paredes: Paredes Rebocadas e acabamento a gesso ou pladur com pintura acrílica.

Tetos: Tecto falso incluindo alheta, em placas de gesso cartonado hidrófugo com pintura a tinta antifungica.

Flooring – Floating vinyl flooring in traditional oak. Walls – Plastered walls with a gypsum or drywall finish, painted with acrylic paint.

Ceilings – False ceiling, including a shadow gap, made of moisture-resistant plasterboard and painted with antifungal paint.

SALA *Living Room*

Pavimento - Pavimento flutuante vinílico carvalho traditional Oak.

Paredes: Paredes Rebocadas e acabamento a gesso ou pladur com pintura acrílica.

Tetos: Tecto falso incluindo alheta, em placas de gesso cartonado com pintura a tinta plástica.

Flooring – Floating vinyl flooring in traditional oak. Walls – Plastered walls with a gypsum or drywall finish, painted with acrylic paint.

Ceilings – False ceiling, including a shadow gap, made of plasterboard and painted with plastic paint.

QUARTOS - SUITE *Rooms - Suite*

Pavimento - Pavimento flutuante vinílico carvalho traditional Oak.

Paredes: Paredes Rebocadas e acabamento a gesso ou pladur com pintura acrílica.

Tetos: Tecto falso incluindo alheta, em placas de gesso cartonado com pintura a tinta plástica.

Flooring – Floating vinyl flooring in traditional oak. Walls – Plastered walls with a gypsum or drywall finish, painted with acrylic paint.

Ceilings – False ceiling, including a shadow gap, made of plasterboard and painted with plastic paint.

WC SOCIAL *Guest WC*

Pavimento - Pavimento flutuante vinílico carvalho traditional Oak.

Paredes: Paredes Rebocadas e acabamento a gesso ou pladur com pintura acrílica.

Tetos: Tecto falso incluindo alheta, em placas de gesso cartonado hidrófugo com pintura a tinta antifungica.

Flooring – Floating vinyl flooring in traditional oak. Walls – Plastered walls with a gypsum or drywall finish, painted with acrylic paint.

Ceilings – False ceiling, including a shadow gap, made of moisture-resistant plasterboard and painted with antifungal paint.

Mapa de acabamentos

Finishes map

HABITAÇÕES

residences

WC SUITE *Suite WC*

Pavimento - Pavimento flutuante vinílico carvalho traditional Oak.

Paredes: Cerâmico Branco “shine” LOVE TILES, na zona de duche. Paredes Rebocadas e acabamento a gesso com pintura Esmalte.

Tetos: Tecto falso incluindo alheta, em placas de gesso cartonado hidrófugo com pintura a tinta antifungica.

Flooring – Floating vinyl flooring in traditional oak. Walls – White “Shine” ceramic by LOVE TILES in the shower area. Plastered walls with a gypsum finish and enamel paint. Ceilings – False ceiling, including a shadow gap, made of moisture-resistant plasterboard and painted with antifungal paint.

VARANDA *Balcony*

Pavimento - Pavimento técnico em lajetas cerâmicas.

Paredes: Paredes em betão aparente.

Tetos: Teto em betão aparente.

Flooring – Raised technical flooring in ceramic slabs. Walls – Exposed concrete walls. Ceilings – Exposed concrete ceiling.

GARAGEM *Garage*

Pavimento - Pavimento em Betão Afagado à Tolacha Mecânica.

Paredes: Betão aparente.

Tetos: Betão aparente.

Flooring – Polished concrete flooring with mechanical trowel finish. Walls – Exposed concrete. Ceilings – Exposed concrete.

Mapa de acabamentos

Finishes map

EQUIPAMENTOS

equipments

WC COMUM E QUARTO *Common and room WC*

Sanita e bidé compactos da VALADARES sério two ou equivalente.

Móvel lavatório com gavetas e espelho na parede.

Torneiras Monocomando.

Compact toilet and bidet from VALADARES Series Two or equivalent. Vanity unit with drawers and wall-mounted mirror. Single-lever faucets.

COZINHAS *Kitchens*

Móveis em termolaminado HPL brilho (exterior) e aglomerado melaminico hidrofogo (interior). Balcão e parede entre móveis tipo slim line ou equivalente.

Torneira monocomando de cozinha.

Eletrodomésticos da marca Bosch ou equivalente (Placa Vitrocerâmica, Exaustor, Micro-Ondas, Forno, Máquina de Lavar Louça e Combinado).

Furniture – HPL high-gloss thermolaminated exterior and water-resistant melamine-coated chipboard interior. Countertop & Backsplash – Slim Line type or equivalent. Faucet – Single-lever kitchen faucet. Appliances – Bosch or equivalent (ceramic cooktop, extractor hood, microwave, oven, dishwasher, and fridge-freezer).

Bomba de calor para produção de água quente em sanitários.

Energia: instalação de painéis fotovoltaicos.

Domótica: Painel tátil com programação de cenários de iluminação, controlo de estores. Video-porteiro.

Ar condicionado: multi-split de parede com comando wifi.

Water Heating – Heat pump for sanitary hot water production.

Energy – Installation of photovoltaic panels.

Home Automation – Touch panel with lighting scenario programming and shutter control; video intercom.

Air Conditioning – Wall-mounted multi-split system with Wi-Fi control.

Mapa de acabamentos

Finishes map

DIVERSOS

various

Caixilharias: Sistema de correr e / ou abrir com RPT (Rotura termica). Estores exteriores térmicos com acionamento motorizado.

Vidros: Vidro Duplo.

Serralharias: Porta de Alta Segurança. Portões seccionados de garagem, em painel isotérmico, automatizados com comandos

Iluminação: Iluminação com downlights e calhas embutidas, em LED.

Carpintaria: Portas de abrir/correr até ao teto em MDF lacada de cor branca com fechaduras magnéticas.

Frames – Sliding and/or hinged system with thermal break (RPT).

Shutters – Exterior thermal shutters with motorized operation.

Glass – Double glazing.

Metalwork – High-security door; sectional garage doors in insulated panels, automated with remote controls.

Lighting – LED lighting with recessed downlights and track lights.

Carpentry – Floor-to-ceiling hinged/sliding doors in white lacquered MDF with magnetic locks.

COMERCIALIZAÇÃO:

CHAVE NOVA
SINTA-SE EM CASA

PROMOTOR:

pintos
grupo

ARQUITETURA:

DCM
DESENVOLVIMENTO COMUNITÁRIO E URBANO