

iAD REAL ESTATE
AMI 11220

VIRGINIE REAL ESTATE
PREMIUM REAL ESTATE
FOR EVERY HOME

SÃO MARTINHO DO PORTO · SILVER COAST · PORTUGAL

New-build apartments *with pool and private rooftops*

T1 · T2 · T3 · 16 residences in two buildings · Delivery expected end 2027

+351 920 445 059

THE PROJECT

Contemporary living in São Martinho do Porto

A small, contemporary residential project of 16 apartments in two buildings, with a shared swimming pool and landscaped gardens. Light stone façades, large glass sliding doors and generous balconies bring the Silver Coast light inside.

Choose between one-, two- and three-bedroom apartments, or one of the four first-floor apartments with a private rooftop terrace and private pool.

16
apartments in two buildings (A & B), 8 per building

T1 · T2 · T3
ground floor and first floor

Shared pool
for all residents

4 rooftops
T2 & T3 penthouses with private terrace, BBQ area and private pool

1 – 3
parking spaces included per apartment

End 2027
expected delivery





AT A GLANCE

Five ways to live here

T1

ONE-BEDROOM APARTMENT

Gross area	52,28 m²
Contractual area	64,77 m² – 66,34 m²
Parking	1 space
Available	5 of 8

from € 250.000

T2

TWO-BEDROOM APARTMENT

Gross area	118,59 m²
Contractual area	181,71 m²
Parking	2 spaces
Available	1 of 2

from € 550.000

T3

THREE-BEDROOM APARTMENT

Gross area	144,52 m²
Contractual area	207,87 m²
Parking	3 spaces
Available	2 of 2

from € 590.000

T2 rooftop

TWO-BEDROOM WITH PRIVATE ROOFTOP

Gross area	118,59 m²
Contractual area	184,26 m²
Parking	2 spaces – 3 spaces
Available	2 of 2

from € 630.000

T3 rooftop

THREE-BEDROOM WITH PRIVATE ROOFTOP

Gross area	146,42 m²
Contractual area	218,99 m²
Parking	2 spaces
Available	1 of 2

from € 760.000

Contractual area (CPCV) = gross area plus balcony. Prices and availability according to the price list of September 2026, subject to change.

T1

One-bedroom apartment

A bright one-bedroom apartment with an open kitchen and living area, a walk-in dressing room and a private balcony. Ground-floor and first-floor units, all with access to the shared swimming pool.



Example floor plan, furnished (T1). The exact layout may differ slightly per unit.

AREAS	M²
Entrance hall	3,15 m²
Kitchen, dining & living	21,37 m²
Main bedroom	10,78 m²
Walk-in dressing room	3,15 m²
Bathroom (main)	5,70 m²
Gross area	52,28 m²
Balcony	12,49 m² – 14,06 m²
Contractual area (CPCV)	64,77 m² – 66,34 m²

UNIT	FLOOR	PARKING	PRICE	STATUS
A-B	Ground floor	1 × parking	€ 250.000	AVAILABLE
A-C	Ground floor	1 × parking	€ 250.000	AVAILABLE
A-F	First floor	1 × parking	€ 260.000	AVAILABLE
A-G	First floor	1 × parking	€ 260.000	AVAILABLE
B-J	Ground floor	1 × parking	—	SOLD
B-K	Ground floor	1 × parking	€ 250.000	AVAILABLE
B-N	First floor	1 × parking	—	SOLD
B-O	First floor	1 × parking	—	SOLD

T 2

Two-bedroom apartment

A generous two-bedroom apartment with a large open-plan kitchen, dining and living area, a main bedroom with walk-in dressing room, two bathrooms and a wraparound balcony of more than 60 m². Access to the shared swimming pool.



Example floor plan, furnished (T2). The exact layout may differ slightly per unit.

AREAS	M²
Entrance hall	3,92 m²
Kitchen, dining & living	47,59 m²
Laundry	4,97 m²
Circulation	4,34 m²
Main bedroom	11,32 m²
Walk-in dressing room	7,88 m²
Bathroom (main)	5,14 m²
Bedroom 2	11,58 m²
Bathroom 2	3,58 m²
Gross area	118,59 m²
Balcony	63,12 m²
Contractual area (CPCV)	181,71 m²

UNIT	FLOOR	PARKING	PRICE	STATUS
A-D	Ground floor	2 × parking	€ 550.000	AVAILABLE
B-I	Ground floor	2 × parking	—	SOLD

T3

Three-bedroom apartment

The largest layout: three bedrooms, two bathrooms plus a guest toilet, a main bedroom with walk-in dressing room and a spacious kitchen and living area opening onto a balcony of more than 60 m². Access to the shared swimming pool.



Example floor plan, furnished (T3). The exact layout may differ slightly per unit.

AREAS	M²
Entrance hall	5,18 m²
Kitchen, dining & living	57,44 m²
Laundry	4,97 m²
Circulation	4,34 m²
Main bedroom	11,32 m²
Walk-in dressing room	7,88 m²
Bathroom (main)	5,14 m²
Bedroom 2	10,98 m²
Bathroom 2	3,31 m²
Bedroom 3	11,13 m²
Guest toilet	1,62 m²
Gross area	144,52 m²
Balcony	63,35 m²
Contractual area (CPCV)	207,87 m²

UNIT	FLOOR	PARKING	PRICE	STATUS
A-A	Ground floor	3 × parking	€ 590.000	AVAILABLE
B-L	Ground floor	3 × parking	€ 595.000	AVAILABLE

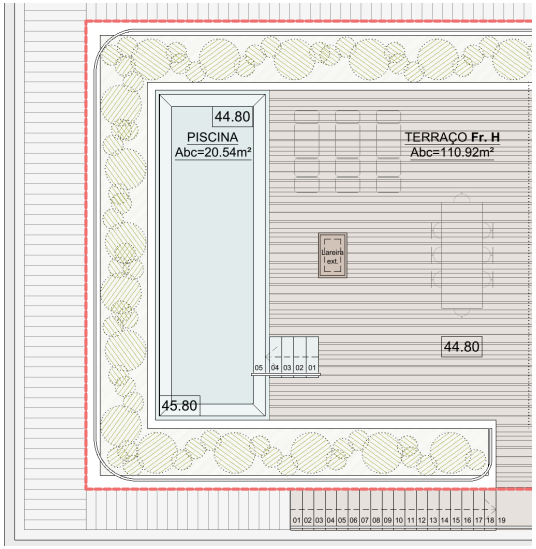
T2 ROOFTOP

Two-bedroom with private rooftop

The two-bedroom layout on the first floor, crowned with a private rooftop: a large terrace with BBQ area and your own private swimming pool. Shared pool access is included as well.



Apartment (first floor)



Private rooftop terrace with pool

*Rooftop areas per the architectural plans of Block A. The exact layout may differ slightly per unit.

AREAS	M²
Entrance hall	3,92 m²
Kitchen, dining & living	47,59 m²
Laundry	4,97 m²
Circulation	4,34 m²
Main bedroom	11,32 m²
Walk-in dressing room	7,88 m²
Bathroom (main)	5,14 m²
Bedroom 2	11,58 m²
Bathroom 2	3,58 m²
Gross area	118,59 m²
Balcony	65,67 m²
Contractual area (CPCV)	184,26 m²
Private rooftop terrace*	110,92 m²
Private swimming pool*	20,54 m²

UNIT	FLOOR	PARKING		PRICE	STATUS
A-H	First floor	3 × parking		€ 630.000	AVAILABLE
B-M	First floor	2 × parking	sea view from rooftop	€ 660.000	AVAILABLE

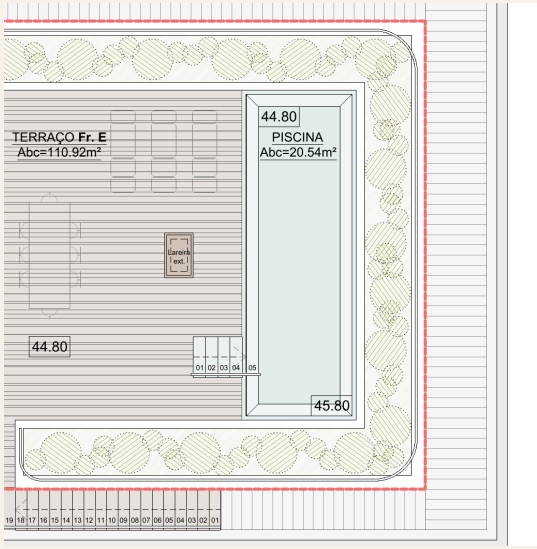
T3 ROOFTOP

Three-bedroom with private rooftop

The three-bedroom layout on the first floor with a private rooftop terrace, BBQ area and private swimming pool. Shared pool access is included as well.



Apartment (first floor)



Private rooftop terrace with pool

*Rooftop areas per the architectural plans of Block A. The exact layout may differ slightly per unit.

AREAS	M²
Entrance hall	5,18 m²
Kitchen, dining & living	57,44 m²
Laundry	4,97 m²
Circulation	4,34 m²
Main bedroom	11,32 m²
Walk-in dressing room	7,88 m²
Bathroom (main)	5,14 m²
Bedroom 2	10,98 m²
Bathroom 2	3,31 m²
Bedroom 3	11,13 m²
Guest toilet	1,62 m²
Gross area	146,42 m²
Balcony	72,57 m²
Contractual area (CPCV)	218,99 m²
Private rooftop terrace*	110,92 m²
Private swimming pool*	20,54 m²

UNIT	FLOOR	PARKING		PRICE	STATUS
A-E	First floor	2 × parking		—	SOLD
B-P	First floor	2 × parking	sea view from rooftop	€ 760.000	AVAILABLE

PRICES & AVAILABILITY

All apartments, sorted T1 → T2 → T3

Block A

UNIT	TYPE	FLOOR	GROSS AREA	BALCONY	CONTRACTUAL	PARKING	FEATURES	PRICE	STATUS
A-B	T1	Ground floor	52,28 m²	14,06 m²	66,34 m²	1		€ 250.000	AVAILABLE
A-C	T1	Ground floor	52,28 m²	12,49 m²	64,77 m²	1		€ 250.000	AVAILABLE
A-F	T1	First floor	52,28 m²	13,12 m²	65,40 m²	1		€ 260.000	AVAILABLE
A-G	T1	First floor	52,28 m²	13,12 m²	65,40 m²	1		€ 260.000	AVAILABLE
A-D	T2	Ground floor	118,59 m²	63,12 m²	181,71 m²	2		€ 550.000	AVAILABLE
A-H	T2	First floor	118,59 m²	65,67 m²	184,26 m²	3	Private rooftop & pool	€ 630.000	AVAILABLE
A-A	T3	Ground floor	144,52 m²	63,35 m²	207,87 m²	3		€ 590.000	AVAILABLE
A-E	T3	First floor	146,42 m²	72,57 m²	218,99 m²	2	Private rooftop & pool	—	SOLD

Block B

UNIT	TYPE	FLOOR	GROSS AREA	BALCONY	CONTRACTUAL	PARKING	FEATURES	PRICE	STATUS
B-J	T1	Ground floor	52,28 m²	12,49 m²	64,77 m²	1		—	SOLD
B-K	T1	Ground floor	52,28 m²	14,06 m²	66,34 m²	1		€ 250.000	AVAILABLE
B-N	T1	First floor	52,28 m²	13,12 m²	65,40 m²	1		—	SOLD
B-O	T1	First floor	52,28 m²	13,12 m²	65,40 m²	1		—	SOLD
B-I	T2	Ground floor	118,59 m²	63,12 m²	181,71 m²	2		—	SOLD
B-M	T2	First floor	118,59 m²	65,67 m²	184,26 m²	2	Private rooftop & pool, sea view	€ 660.000	AVAILABLE
B-L	T3	Ground floor	144,52 m²	63,35 m²	207,87 m²	3		€ 595.000	AVAILABLE
B-P	T3	First floor	146,42 m²	72,57 m²	218,99 m²	2	Private rooftop & pool, sea view	€ 760.000	AVAILABLE

Price list September 2026. Prices and availability are subject to change; please ask for the latest status. All apartments include access to the shared swimming pool.

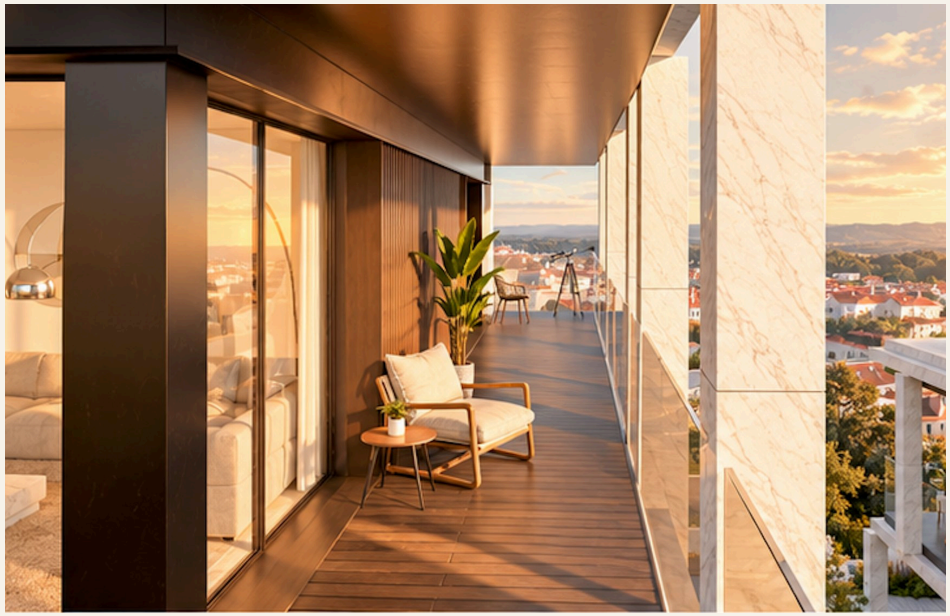
PAYMENT SCHEDULE

Pay in stages as construction progresses

1	**Reservation** Reserves the apartment for 2 months.	2,5%
2	**Signing of the CPCV** Promissory purchase and sale agreement (Contrato-Promessa de Compra e Venda).	22,5%
3	**Completion of the building's structure** Structure of the building completed.	25%
4	**Completion of the apartment's structure** Apartment structure completed, including installation of kitchen, bathrooms and interior doors.	25%
5	**Application of finishes** Communal interior and exterior finishing works applied.	15%
6	**Deed (escritura) & key handover** Final balance at completion of the sale and handover of the keys.	10%
	Total	100%

All payments are milestone-based and subject to the terms of the CPCV.





INTERIORS

Warm, natural materials and light








Visualisations are illustrative; furniture and decoration are not included.


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