Figueira da Foz,
Portugal

combAtentes

APARTMENTS

LOYAL
DESIGN & BUILD

The greenest building is one that is already built.

Carl Elefante

American architect, author and speaker



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Welcome



A concept of modern city life with functionality, design and historical homage.

A unique project in the city of Figueira da Foz, designed for city life with quality and comfort.

This development was created to provide ideal housing solutions for young people and families who value quality of life in thoughtful spaces, with modern lines and industrial touches that celebrate the legacy of local heritage.

Its location, aesthetics, natural light, outdoor spaces and dedicated car park, converge in a truly unique solution in an urban setting close to the sea.

Combatentes 47 opens doors to a practical and relaxed lifestyle with contemporary amenities for those seeking a perfect balance between:

- Culture / Entertainment
- Modern / History
- Urban / Beach
- Work / Leisure

Surroundings and Accessibility

The city of Figueira da Foz, located in the Central Region of Portugal, is known for its long and beautiful beaches that penetrate the urban space.

This city is a unique combination between land and ocean, with noble urban areas and a strong historical influence visible in its squares, streets and buildings.

A city located on the coast and very central, from where, by train or car, you can travel to other parts of the country and neighboring Spain.

The nearest airport is Francisco Sá Carneiro, in the city of Porto. Lisbon airport is also easily accessible.

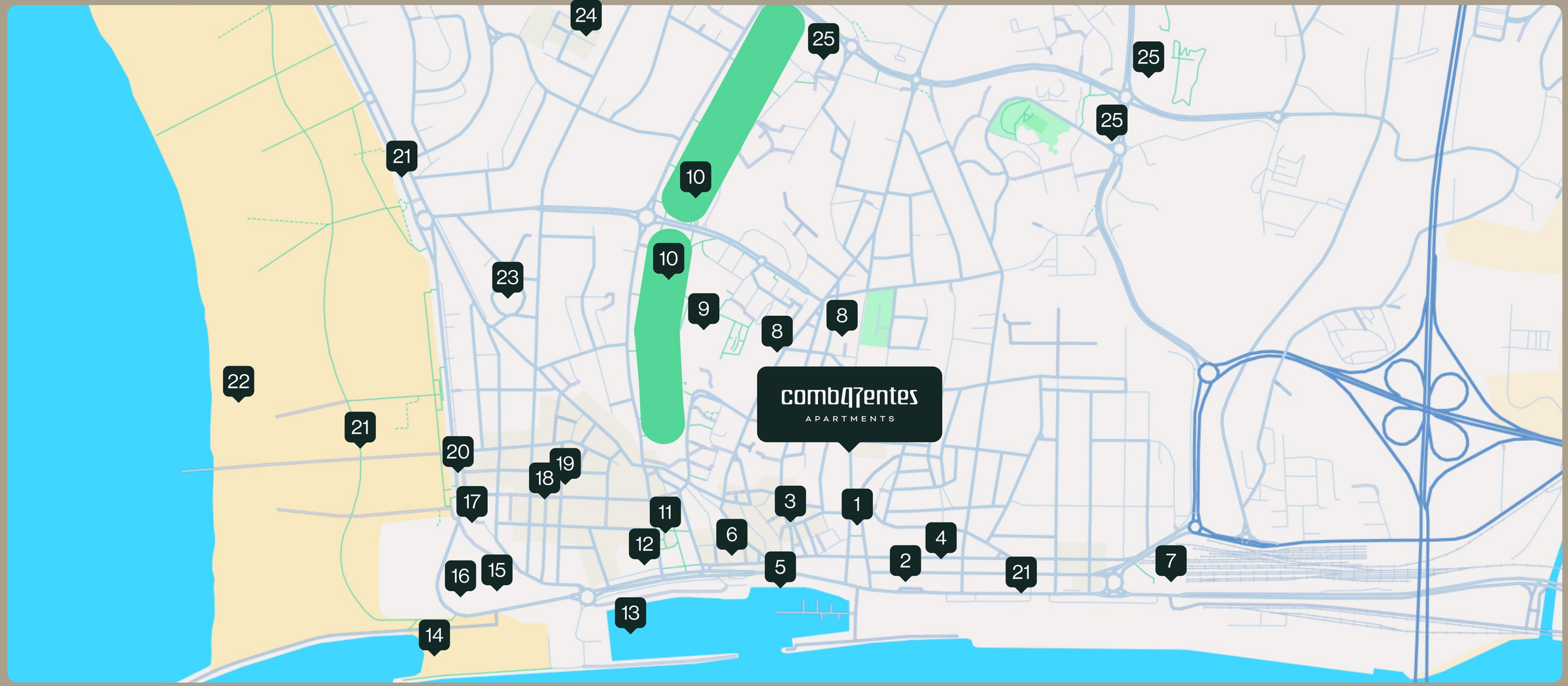
4 minutes away you have access to the A14 motorway, which connects to Coimbra and less than 10 minutes you can reach the national motorway that connects North / Porto to South / Lisbon with great ease.



Portugal is a country with a strategic geographical location, being a gateway to Europe and allowing you to easily reach the main capitals of the world.

Location and Attractions





Caption

1. Praça 8 de Maio [Square]
2. County Hall
3. Praça Velha e Pelourinho [Square]
4. Rua da República [Local Shops]
5. Ferry to Praia do Cabedelo [Beach & Surf]
6. Casa do Paço [Historic Building]
7. Bus and Train Station
8. University Campus
9. CAE [Cultural Centre]
10. Abadias Park and Kids Playground
11. Municipal Park and Kids Playground
12. Traditional Market
13. Marina
14. Praia do Forte [Beach]
15. Tennis & Padel Club
16. Forte de Santa Catarina [Heritage Setting/Lighthouse]
17. Esplanada Silva Guimarães [Square]
18. Bairro Novo [Restaurant and Bars Neighbourhood]
19. Casino
20. Tourist Office
21. Bike Lanes
22. Praia da Claridade [Beach]
23. Coliseu [Former Historic Bullring]
24. Palace Sotto Mayor
25. Shopping Malls



Marina, Figueira da Foz

A new concept of city life, in an exceptional location.



Abadias



Forte de Santa Catarina [Heritage Setting / Lighthouse]



Palace Sotto Mayor



Torre do Relógio [Clock Tower]



CAE [Cultural Centre]



Cape Mondego Lighthouse



Water Mirror



Claridade Beach



Cabedelo Beach Wave



Beach Tents



Sunset - Forte Beach






Summary Presentation



01 General

The perfect combination between location, architecture and urban planning, with different apartments types and usage profiles. In this admirable development we find a total of 8 apartments split in three types: 1Bedroom, 2Bedrooms and 2Bedrooms+1, served by lift and garage on the ground floor with pre-installation of electric charging points.

The photovoltaic solar panels on the roof are aligned with the ecological awareness on this project.





02 1 Bedroom's







Apartments with open-plan kitchen and living room, one bedroom and one bathroom. Simplicity with functionality that benefits from private balconies or patios.
Parking space included.









03 2 Bedroom

The high ceilings on this apartment make it one of a kind, featuring an open-plan kitchen with an island, living and dining room, two bedrooms and two bathrooms.

Possibility of implementing an office / study area in the main living space.

Spacious internal areas that are flooded with natural light, achieved through large openings and direct access to the balcony.

Parking space included.



04 2 Bedroom Mezzanine's







Unique apartments with high ceilings, showcasing the main metal and timber structure celebrating the building's industrial heritage.

Kitchen with island, living and dining rooms coexist in a fluid space, two bedrooms and two bathrooms, one of them private ensuite. Direct access to the flexible space on the upper floor, designed as a study, gym or simply as a complementary leisure area.

These apartment types have private outdoor spaces with good sun exposure.

Parking space is included.

Technical Specifications

General

- Reinforced concrete structural system, laminated steel profiles, steel-concrete composite slabs and glulam solid wood roof framing.
- Roofing system with exposed interior composed of Magnesium Oxide MGO Board + Thermal Insulation Board + Under-Roofing Layer + Traditional Terracota Tile.
- U-PVC windows on anthracite textured finish with thermal bridge, tilt and turn mechanism with hidden ventilation slots to guarantee thermal and acoustic comfort standards.
- Ceilings and internal partition walls in plasterboard with thermal and acoustic insulation panels.
- All-in-one summer and winter air conditioning using silent multi-split wall-mounted units.
- Efficient LED lighting recessed or directional on surface-mounted tracks.
- Dimmable in social areas and bedrooms. Electrical fittings EFAPEL Logus 90 white.
- Fully equipped Cupboards / Pantries with Vulcano Electric Boilers, centralized Mechanical & Electrical Controls and handy storage solutions.
- Roof mounted photovoltaic solar panels with smart inverters and smartphone integration to monitor energy generation and savings.
- Electric underfloor heating and heated towel rail radiators in the bathrooms with timed programming controls.
- Colored audio-visual entryphone system with integration modules for access control from smartphone.
- Entrance Lobby with access control and Drop 'n Go station for receiving parcels safely, with privacy and convenience.
- Latest generation OTIS elevator with brushed marine grade stainless steel finishes.
- Bespoke Joinery in white finish, featuring oak and black decor accents.
- Hardware, ironmongery and faucets in black PVD finish.
- Oak effect laminate or vinyl floorings.
- Matt paint on ceilings and walls.

Garage

- Automatic sectional roller garage door.
- Polished concrete floor with surface hardener.
- Anti-theft racks for bicycles and electric scooters.
- Infrastructure for electric vehicle charging stations to each parking spot.

Kitchen & Social Areas

- White finish cabinetery, contrasting oak and black accents with integrated LED lighting and mid-range, built-in, fully electrical appliances.
- White Quartz countertops and splashback with milled drainer and built-in undermount stainless steel sink.

Living Room & Bedrooms

- Built-in wardrobes with white finish, contrasting oak and black colours with integrated LED lighting.
- Acoustic wood slat / black panel as optional on feature wall.
- Dimmable lighting with 2 way switching.

Bathrooms

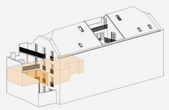
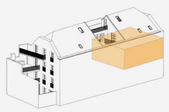
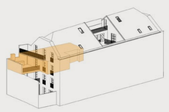
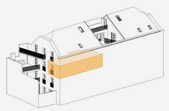
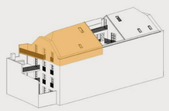
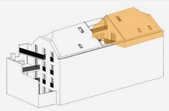
- Porcelain tiles in concrete color scheme.
- Decorative niches built into shower areas.
- Industrial-look black-framed glass shower enclosures.
- Wall mounted modern white sanitayware.
- Integrated lighting Mirrors with touch control and demister system.

Communal Areas

- Artsy pendant lights, suspended wooden slats and recessed LED tracks.
- Skylight for natural light in the Hallway.
- Porcelain floors and custom entrance coir mat.
- Gallery corridors with metal railings and decorative engraved panels.
- Landscaping with pebbles, vegetation and decorative lighting in the lightwell.

Available Units

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	Unit	Type	Level	Area (Sqm)	Outdoor Space	Parking	Sale Price (€)
	A	1 Bedroom	Ground	135	Patio	Yes	€217,500
	B	1 Bedroom	1	113	Terrace	Yes	€237,500
	C	1 Bedroom	1	87	Balcony	Yes	€227,500
	D	2 Bedrooms	1	147	Balcony	Yes	€297,500
	E	1 Bedroom	2	113	Terrace	Yes	€247,500
	F	1 Bedroom	2	87	Balcony	Yes	€237,500
	G	2 Bedroom + Mezz.	3	150	Terrace + Balcony	Yes	€370,000
	H	2 Bedroom + Mezz.	3	133	Terrace + Balcony	Yes	€350,000

combatentes
APARTMENTS

+351 233 094 755
info@combatentes47.com

Rua dos Combatentes da Grande Guerra nº47,
3080-123 Figueira da Foz

Scan the QR code
or visit our website at
www.combatentes47.com

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