



# AVENUE

LIFE IN THE RIGHT PLACE

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DEC 2023

PROJECT PRESENTATION

FERNÃO  
MAGALHÃES

107

There is a new address to unveil in the center of Porto: **Fernão Magalhães 107.**

From studios to 3-bedroom apartments, offices and retail, the development's location is outstanding and the architecture states modernity.



Shall we  
start this  
journey?

01

# Privileged Location

# Location

CAMPO 24 DE AGOSTO GARDEN



PAULO VALLADA PARK



Both 3-minute walking distance in a consolidated area with offices, services and retail

Highlights

METRO STATION



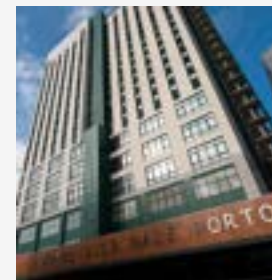
2-minute walking distance

PORTO BUSINESS PLAZA



2-minute walking distance

VILA GALÉ HOTEL



2-minute walking distance

SANTA CATARINA AND BOLHÃO MARKET



10-minute walking distance

5-minute by car

AVENIDA DOS ALIADOS



15-minute walking distance

5-minute by car

CAMPANHÃ STATION



20-minute walking distance

7-minute by car

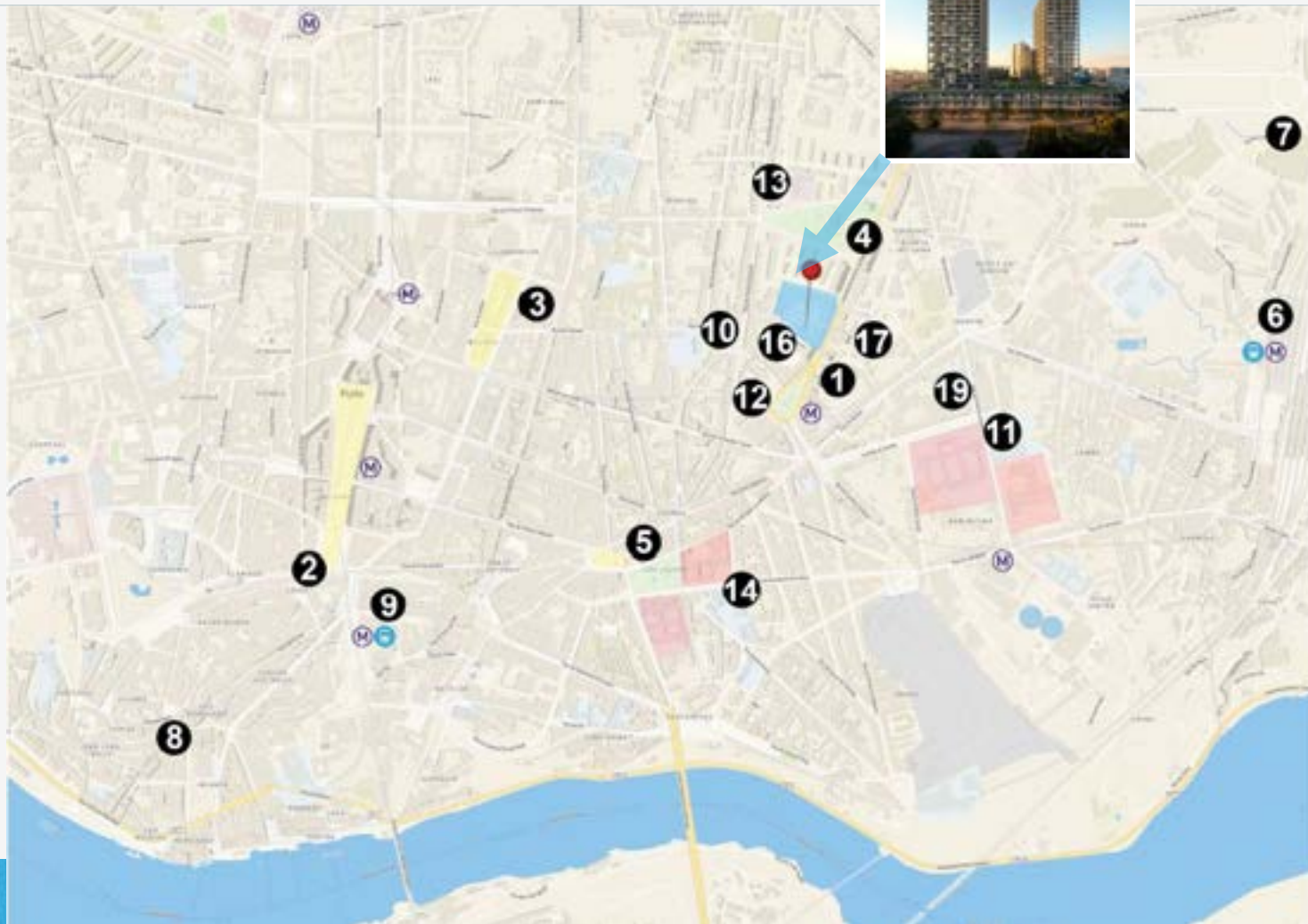
VCI (ROAD ACCESS TO NORTH AND TO SOUTH OF PORTUGAL)



7-minute by car

Close to everything

# Location



## Spots

1. CAMPO 24 DE AGOSTO
2. AVENIDA DOS ALIADOS
3. BOLHÃO MARKET AND SANTA CATARINA STREET
4. PAULO VALLADA GARDEN
5. SAINT LÁZARO / POVEIROS SQUARE / PORTO'S MUNICIPAL LIBRARY
6. CAMPANHÃ STATION
7. VCI ACCESS
8. RIBEIRA
9. SÃO BENTO STATION

## Offices nearby

10. PORTO BUSINESS PLAZA  
BRAAÑCAMP 119  
FERNÃO MENDES MAGALHÃES 117

## Schools / hotels / retail

11. ALEXANDRE HERCULANO HIGH SCHOOL
12. CONTINENTE SUPERMARKET
13. FERNÃO MAGALHÃES SCHOOL
14. BELAS ARTES UNIVERSITY
15. HOTEL AND TOURISM SCHOOL
16. VILLA GALÉ HOTEL
17. ACTA THE AVENUE HOTEL
18. VIA CATARINA SHOPPING
19. LIDL SUPERMARKET



TRAIN



METRO

# Location

## Proximity to Porto Business Plaza

Fernão Magalhães 107 consolidates an existent office area in Porto - Porto Business Plaza.

This area will aggregate more than **22,000 sqm of offices** and around **4,000 employees**



Offices nearby

02

A new  
address to  
discover in  
Porto

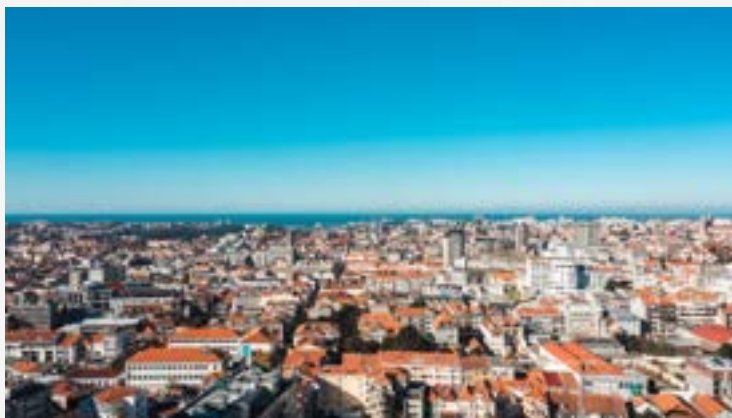


# Development

We are in the upper part of the city, with a 360° view: sea, river, mountains, and city.

Apartments benefit of an unique sun exposure and balconies.

The views to the city are stunning and from some apartments you can see the Douro river and the Atlantic ocean.



On every balcony,  
A new horizon

# Development



## RETAIL

3 Retail Units

Ground floor

335 sqm

## APARTMENTS

21 Floors

334 Apartments

Studio to 3B

## OFFICES

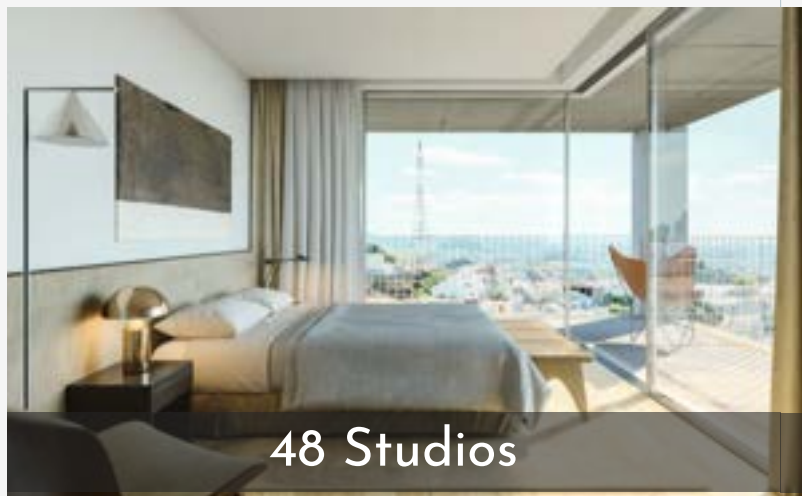
3 Floors

16 Office units

17,000 sqm

◆ 610 parking units in total

# Development



48 Studios



14 Studios+1

126 1-bedroom

Private gross area  
35 to 41 sqm

Balconies / Terraces  
8 to 107 sqm

1 parking unit

From  
€200,000  
to €270,000

Private gross area  
41 to 54 sqm

Balconies / Terraces  
5 to 81 sqm

1 parking unit

From  
€255,000  
to €345,000

Private gross area  
51 to 67 sqm

Balconies / Terraces  
13 to 184 sqm

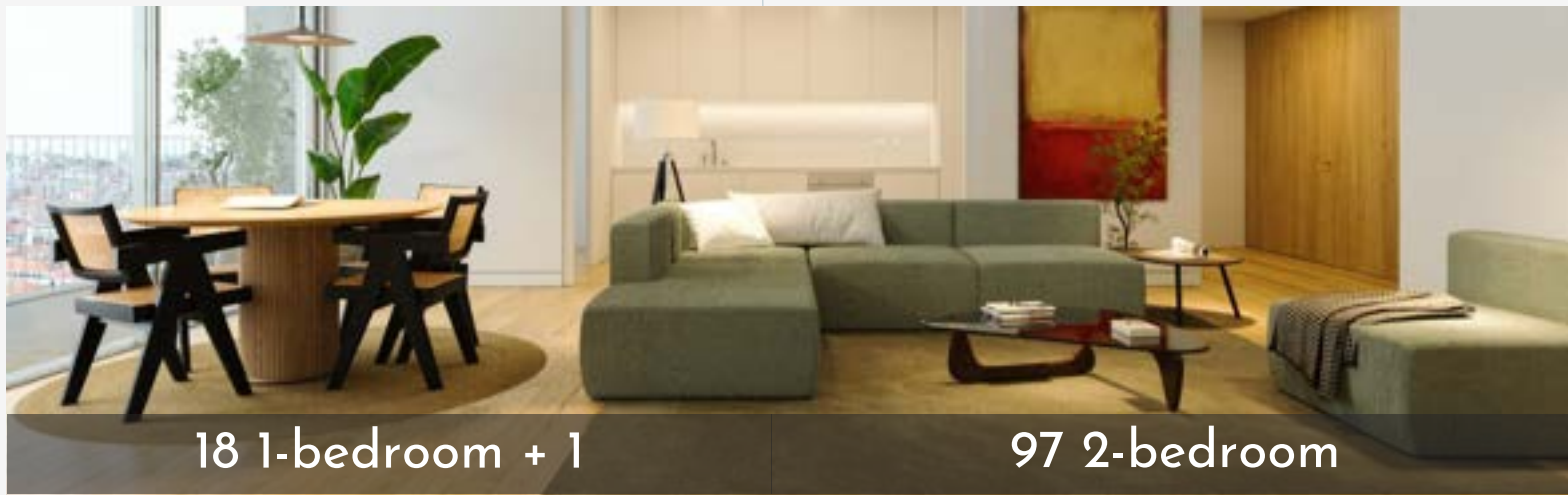
1 parking unit

From  
€265,000  
to €400,000

# Development

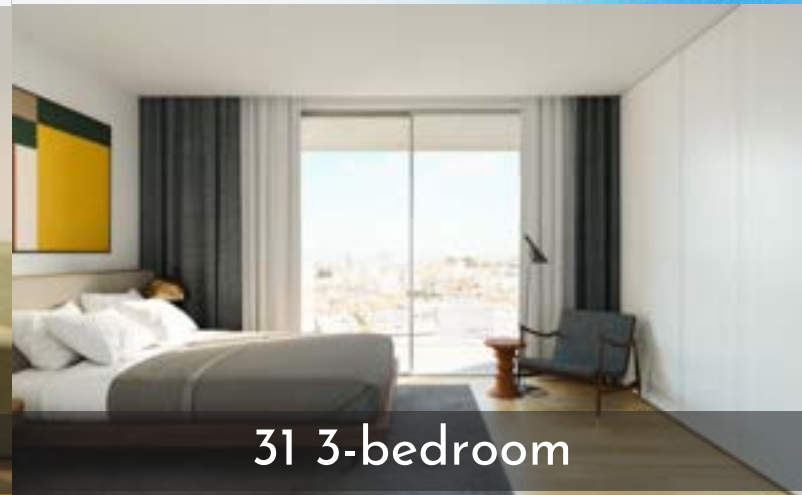
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18 1-bedroom + 1

97 2-bedroom



31 3-bedroom

Private gross  
area  
71 to 81 sqm

Balconies /  
Terraces  
15 to 45 sqm

1 parking unit

From  
€335,000  
to €460,000

Private gross  
area  
72 to 122 sqm

Balconies /  
Terraces  
5 to 138 sqm

1 to 2 parking  
units

From  
€380,000  
to €590,000

Private gross  
area  
117 to 144 sqm

Balconies /  
Terraces  
9 to 98 sqm

2 parking units

From  
€565,000  
to €680,000

# Development

## Highlights

- Apartments with **storage**
- Parking prepared for **vehicle electric charging**
- All the apartments have **balconies or terraces**
- **Gardens**



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Gym and Paddle  
Vegetable garden  
Co-Working areas  
Condominium room



03

# Sustainability and comfort

A  
condominium  
prepared for  
the future

- Installation of photovoltaic panels
- Energy classification - grade A
- Parking units prepared for electrical charging
- AQUA + Certification



<sup>®</sup> **AQUA+**

ÁGUA NA MEDIDA CERTA

# Finishings



## LIVING ROOMS AND BEDROOMS

- Multilayer wood flooring



## KITCHENS

- Fully equipped



## BATHROOMS

- With suspended toilets



## OTHERS

- Climatization: HVAC/Multi-split
- Photovoltaic
- Heat Pump for DHW





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