

VELOCITY. *Harmony*

A PLACE
TO BELONG

Pinheiro Manso

ESSIA
REAL ESTATE



VELOCITY. *Harmony*

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ABOUT VELOCITY



VELOCITY. *Harmony*

A PLACE TO BELONG

Welcome to Pinheiro Manso, in the heart of the Boavista neighborhood, where Velocity's latest project is redefining the standard of living in one of the city's most exclusive areas. Combining innovative design, modern conveniences, and community-inspired living, we are turning spaces into places where life thrives.





REDEFINING LIVING

Situated in a neighborhood renowned for its villas, this project dares to break the mold and bring a fresh vision to the area. The thoughtfully crafted apartments average 85 square meters, blending functionality with style to deliver practical yet elegant living spaces. More than just a home, this project provides residents with access to an underground parking garage, private storage, and a state-of-the-art wellness center. Designed with the community in mind, this project rethinks what's possible in urban living.

APARTMENTS

Stylish, modern one-, two-, and three-bedroom apartments, garden apartments, and penthouses.

ACCESSIBLE LUXURY

Designed to attract a younger, vibrant community with premium quality at an attainable price.

EXCEPTIONAL FEATURES

Underground parking, storage spaces, a state-of-the-art fitness complex that includes a gym and an ice-bath room.



INNOVATIVE PLANNING

Two striking buildings connected by a lush garden.

Top-quality design: High-end finishes, modern architecture, and thoughtful floor plans.

NATURAL FLOW

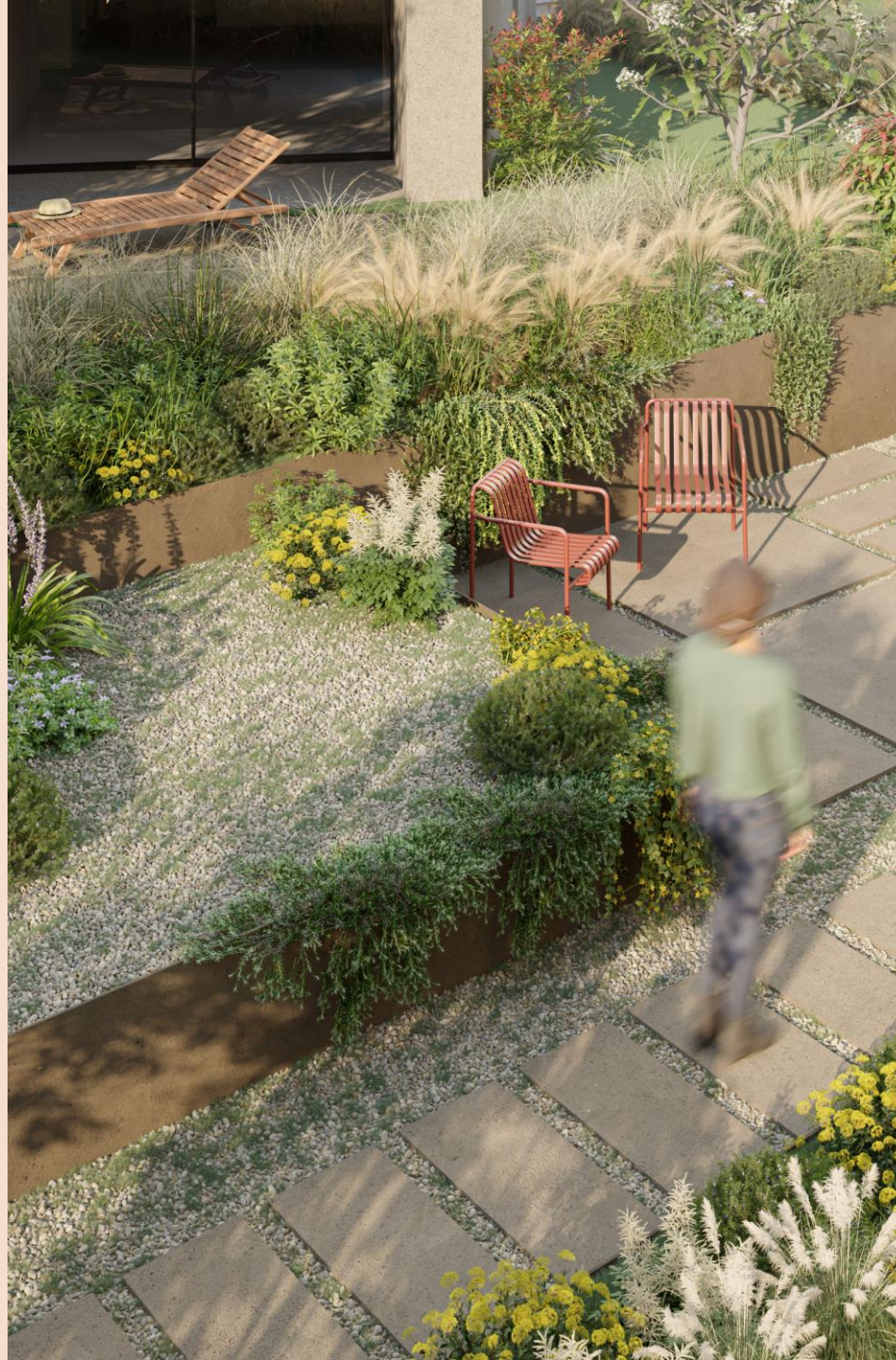
East-west orientations for natural light and ventilation

ENHANCED LIFESTYLE

Residents can enjoy private balconies and underground parking

GREEN SPACES

Bring nature closer to home.



SETTING A NEW STANDARD *in Urban Living*

Setting a benchmark in premium real estate, this development is built with both elegance and community in mind. The architectural design prioritizes natural light and seamless airflow, thanks to the east-west orientation of each building, while private balconies bring an intimate connection to the outdoors. Beautifully designed green spaces elevate indoor and outdoor living, blending nature with innovation.



A LOOK *Inside*

Imagine your future home in this beautifully designed development. With stunning architecture and elegant interiors, every detail is crafted with care. The sophisticated facades blend perfectly with the neighborhood.



VELOCITY. *Harmony*





BUILT FOR *excellence*

COMMON AREAS

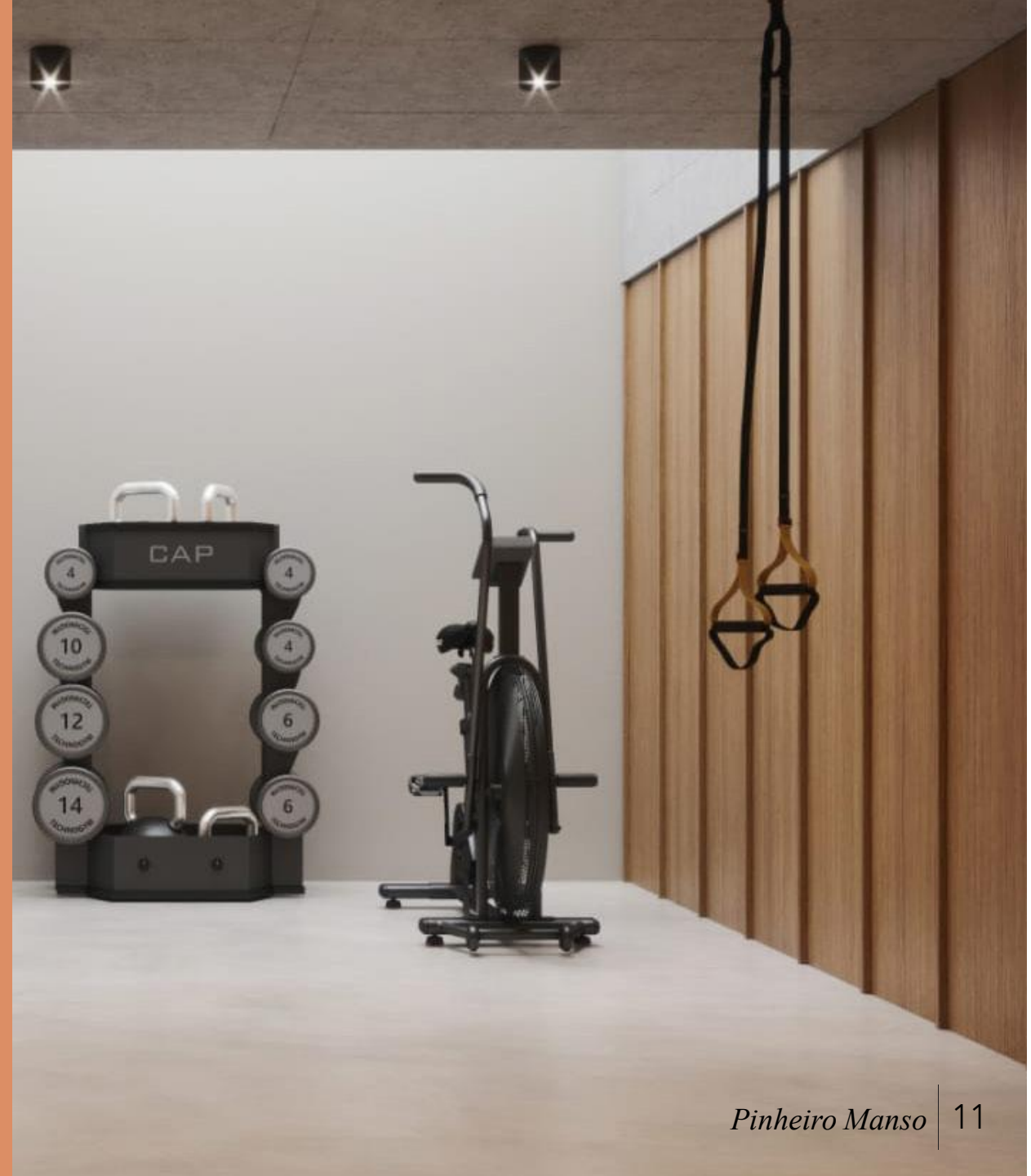
Ceramic tile floors, elegant finishes, and cutting-edge designs

APARTMENTS

Premium flooring, custom MDF cabinetry, and double-glazed windows.

AMENITIES

Fully equipped kitchens with Bosch appliances. Energy-efficient systems, including air-conditioning pre-installation and solar panels. Underground parking with technical finishes.



OUR DESIGN *philosophy*

Located in Pinheiro Manso, this project seeks a balance between city and nature, offering an urban refuge for calm and reconnection. The architecture emphasizes natural light, vegetation, and seamless transitions between interior and exterior. Using locally inspired materials and sustainable strategies, the design creates a place rooted in its context—promoting well-being, privacy, and spontaneous social interaction.

The Architects



CCHE
P O R T O

MORE THAN ARCHITECTURE

DISCOVER *Pinheiro Manso*

Pinheiro Manso is a street that perfectly balances luxury and tranquility, making it one of the city's most desirable places to live. Located near the thriving Av. Boavista, residents enjoy easy access to elite private schools, the city's bustling business hub, and cultural landmarks. A short drive will take you to the scenic City Park or the soothing coastline, blending urban living with the beauty of nature. This prestigious address offers a peaceful atmosphere within arm's reach of the vibrant energy of the city.



PERFECTLY POSITIONED

- 1 Av. da Boavista
- 2 LACS Porto
- 3 Porto Office Park
- 4 Skate Park de Ramalde
- 5 Colegio do Rosário
- 6 Museu de Arte Contemporânea de Serralves
- 7 Casa da Música
- 8 Edifício ICON Douro



APARTMENTS

tailored to you

The project features 28 homes, designed with the needs of modern living in mind. Whether you're drawn to the efficient layouts of the T1 and T2 apartments or the exclusivity of the penthouse, each unit is created to maximize both style and practicality. High-quality finishes, contemporary kitchen designs, and modern interiors come together to create spaces that feel like home. Every detail has been considered to ensure these residences offer a blend of comfort, design, and functionality for a wide range of lifestyles.



28 UNIQUE APARTMENTS

A mix of T1 and T2 layouts, plus a luxurious penthouse.

FLEXIBLE OPTIONS

Choose from various layouts to suit your lifestyle.

PREMIUM FINISHES

High-quality materials, modern kitchen designs, and stylish interiors make every space feel like home

OUTDOOR SPACES

with balconies that enhance lifestyle and relaxation. Two striking buildings connected by a lush garden. Top-quality design: High-end finishes, modern architecture, and thoughtful floor plans.

APARTMENTS FINISHES

Hall / Living Room / Bedrooms

- Flooring: Floating laminate floor, including 2mm polyethylene sheet and expansion profiles or equivalent
- Cabinets: Laminated MDF with semi-gloss/matte finish; interiors in linen melamine or equivalent
- Doors: MDF frame with hardware and "JNF" type handles.

Sanitary Installations

- Flooring: Medium/large format ceramic tiles
- Walls in wet zones: Medium/large format ceramic tiles
- Remaining walls: Anti-mold paint
- Ceilings: Anti-mold paint
- Skirting: Ceramic tiles
- Sanitary Ware: Wall-mounted "Sanitana" type or equivalent
- Cabinet: Wall-mounted, waterproof MDF lacquered (water-resistant)

Kitchen

- Cabinets: Laminated MDF with semi-gloss/matte clear finish; interiors in melamine
- Handles and accessories: Stainless steel or equivalent
- Flooring: Medium/large format ceramic tiles or floating laminate flooring
- Countertop: Acrylic stone or equivalent
- Equipment: Oven, extractor hood, combined refrigerator, induction cooktop, and dishwasher, all from "Bosch" or equivalent

Other Specifications and Equipment

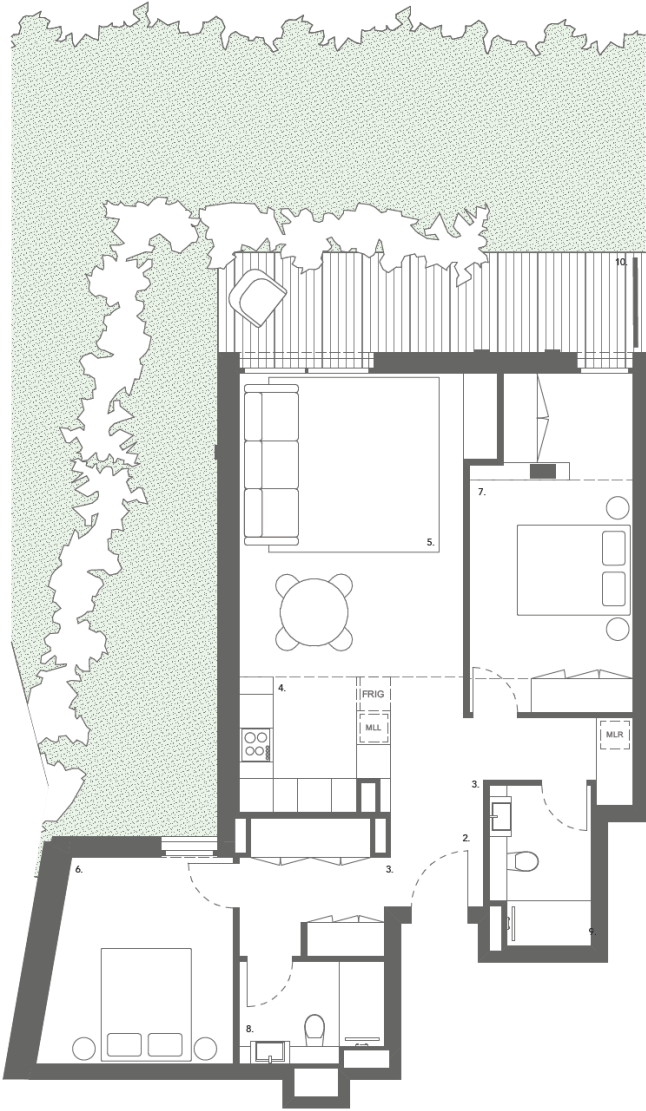
- Aluminum window frames with thermal break and double glazing
- Security entrance door
- Air-conditioning pre-installation
- Electric heat pump
- Installation of photovoltaic panels

FLAT	FLOOR	TYPE	GROSS SQM	BALCONY/ TERRACE	UNIT TOTAL SQM	PARKING PLACES	STATUS
001	-1	T2	99	13	112	1	SOLD
002	-1	T1	64	13	77	1	SOLD
003	-1	T1	64	11	75	1	SOLD
101	G	T2	97	10	107	2	
102	G	T2	82		82	1	SOLD
103	G	T2	91	11	102	1	SOLD
104	G	T2	86		86	1	
201	1	T2	84	10	94	1	SOLD
202	1	T2	81	5	86	1	SOLD
203	1	T2	90	8	98	2	SOLD
204	1	T2	86	5	91	1	
205	1	T1	56	5	61	1	SOLD
301	2	T2	84	10	94	1	SOLD
302	2	T2	81	5	86	1	
303	2	T2	90	8	98	2	SOLD
304	2	T2	86	5	91	1	SOLD
305	2	T1	56	5	61	1	SOLD

T2

APARTMENT

- 112 m² TOTAL AREA
- 99 m² TOTAL INTERIOR AREA
- 13 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



SOLD

T1

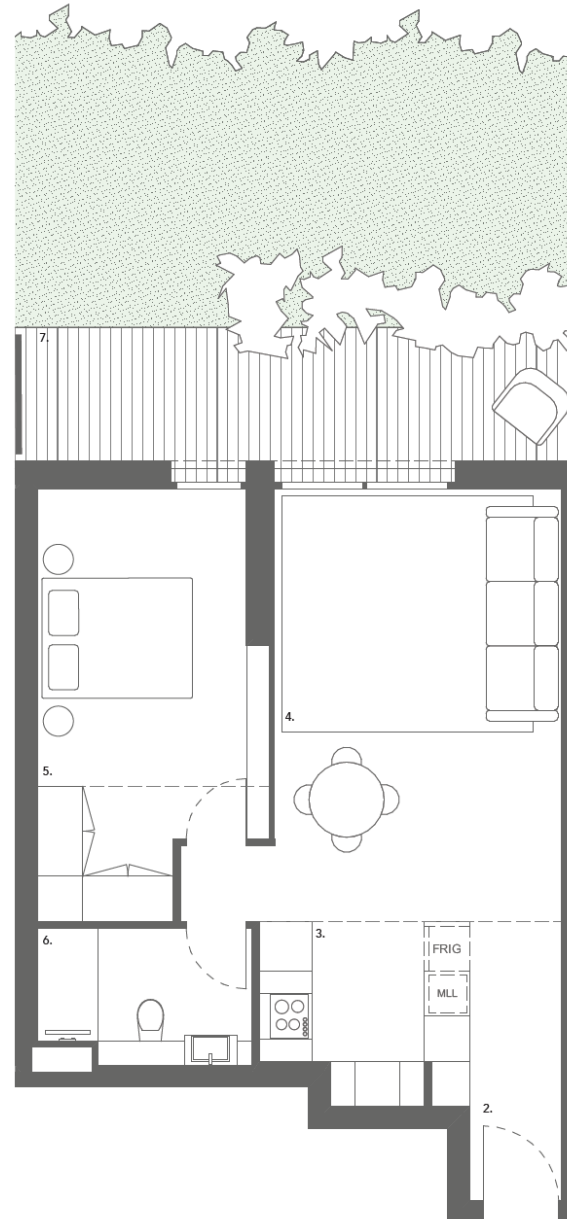
APARTMENT

77 m² TOTAL AREA

64 m² TOTAL INTERIOR AREA

13 m² TOTAL EXTERIOR AREA

1 PARKING PLACE

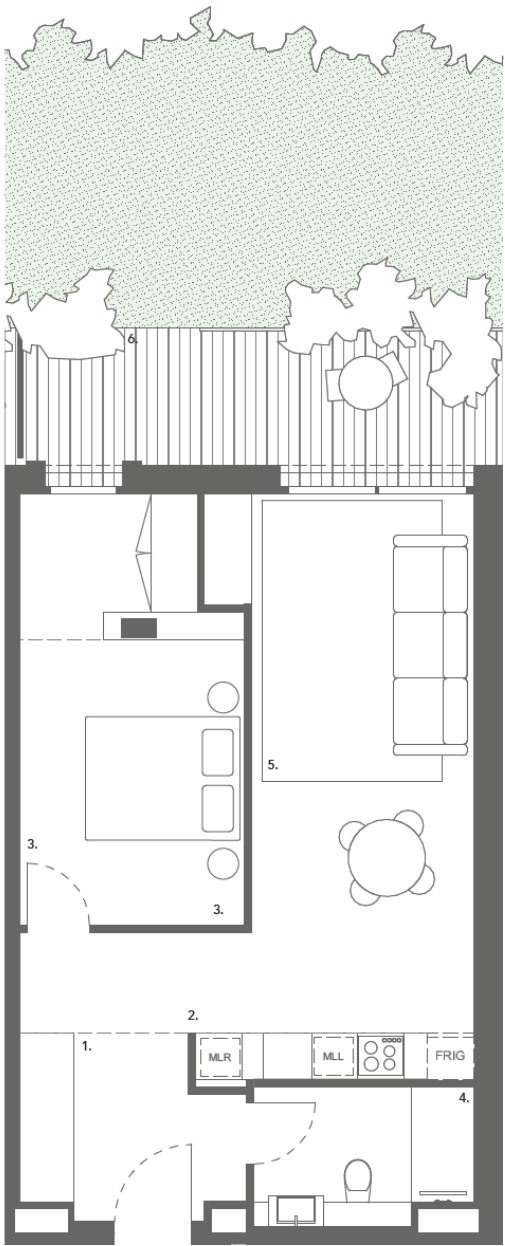


SOLD

T1

APARTMENT

- 75 m² TOTAL AREA
- 64 m² TOTAL INTERIOR AREA
- 11 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



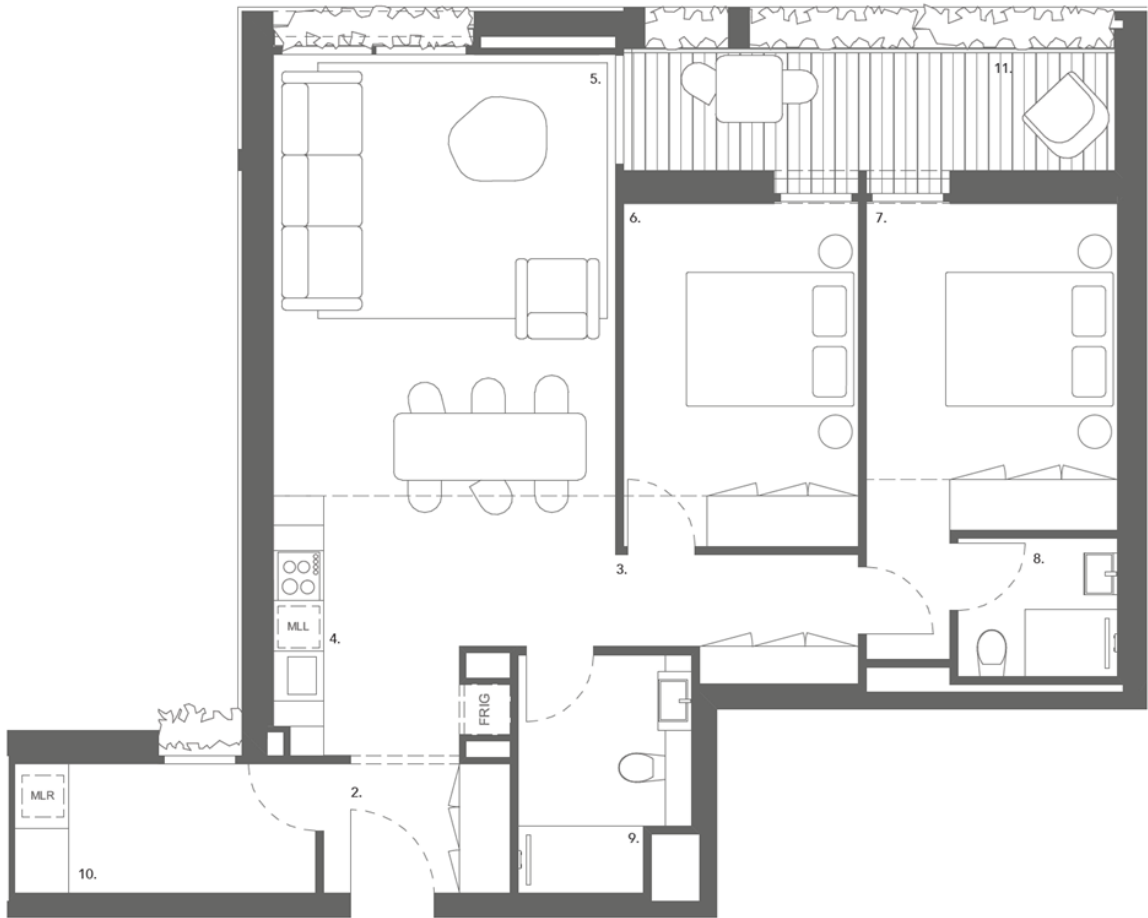
BLOCK A | Apartment 003



T2

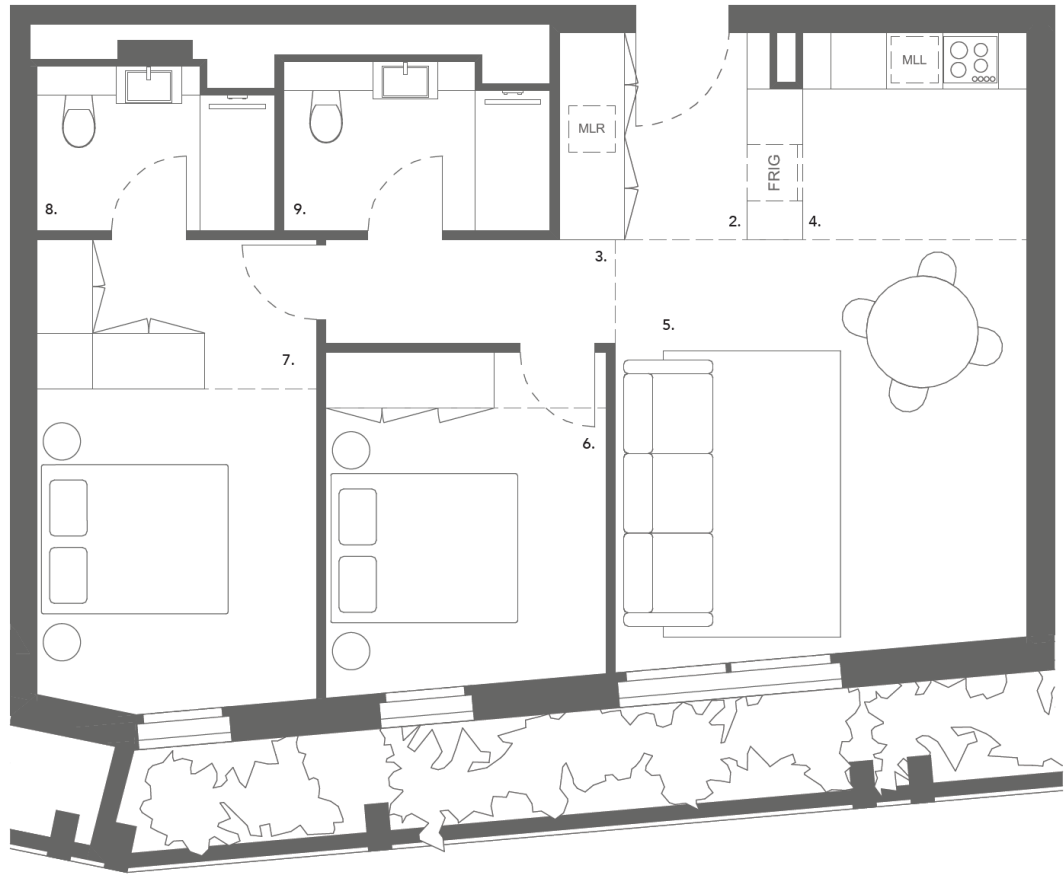
APARTMENT

- 107 m² TOTAL AREA
- 97 m² TOTAL INTERIOR AREA
- 10 m² TOTAL EXTERIOR AREA
- 2 PARKING PLACES



T2
APARTMENT

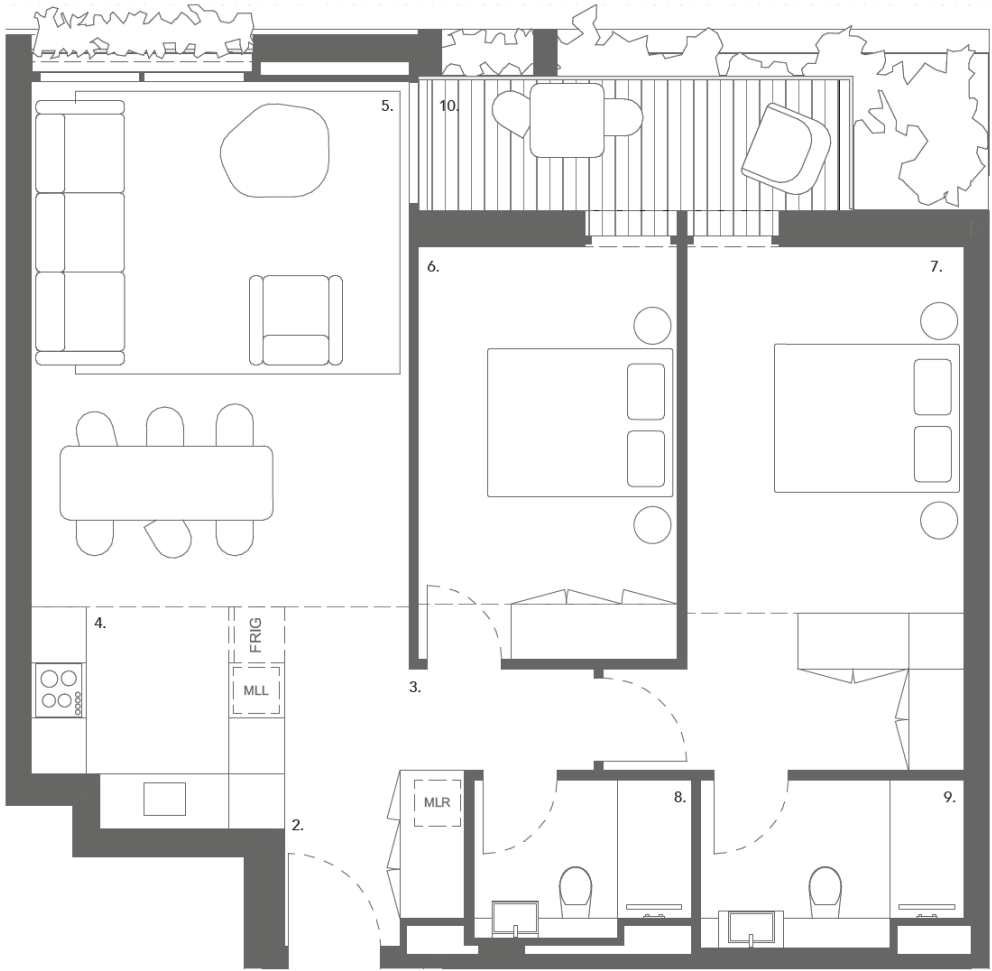
- 82 m² TOTAL AREA
- 82 m² TOTAL INTERIOR AREA
- 1 PARKING PLACE



SOLD

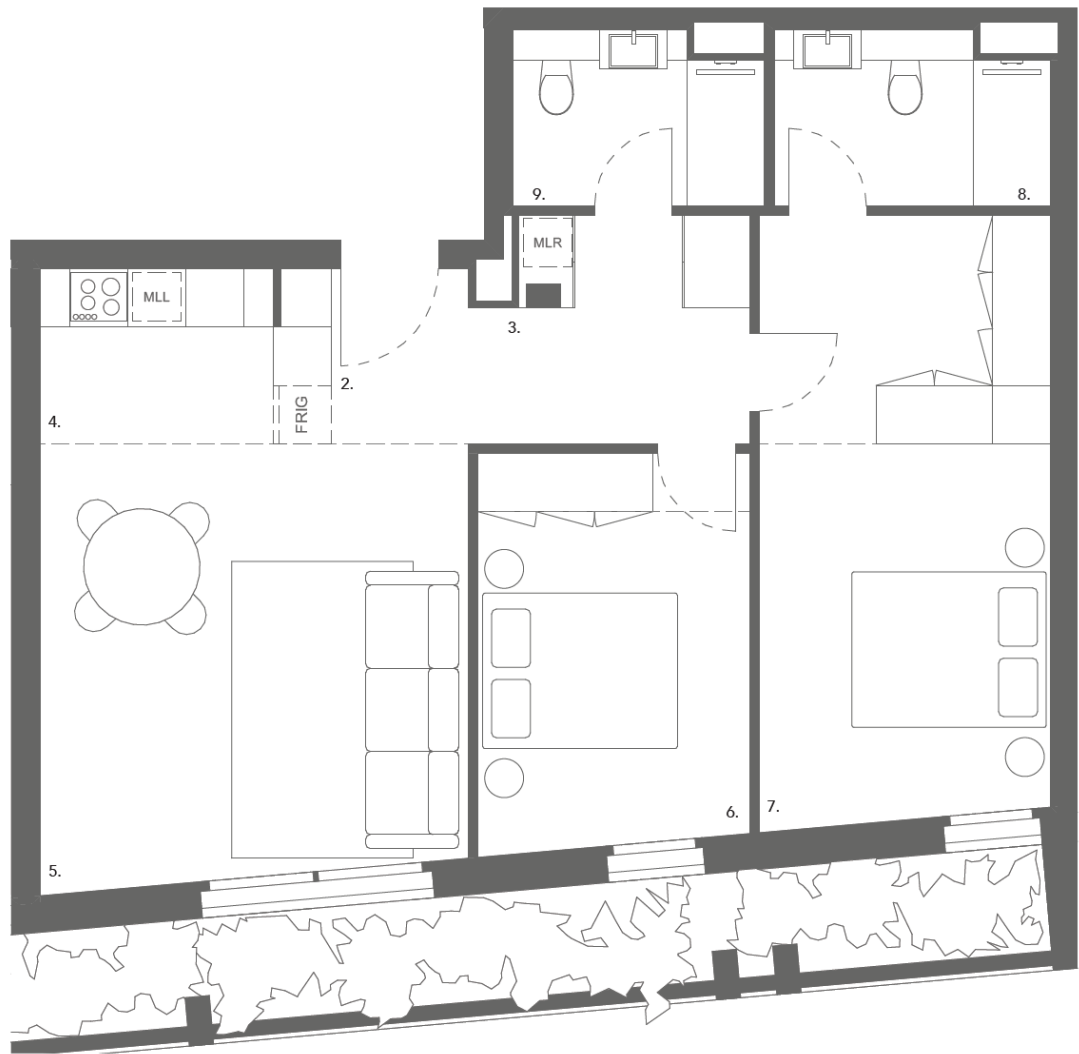
T2
APARTMENT

- 102 m² TOTAL AREA
- 91 m² TOTAL INTERIOR AREA
- 11 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



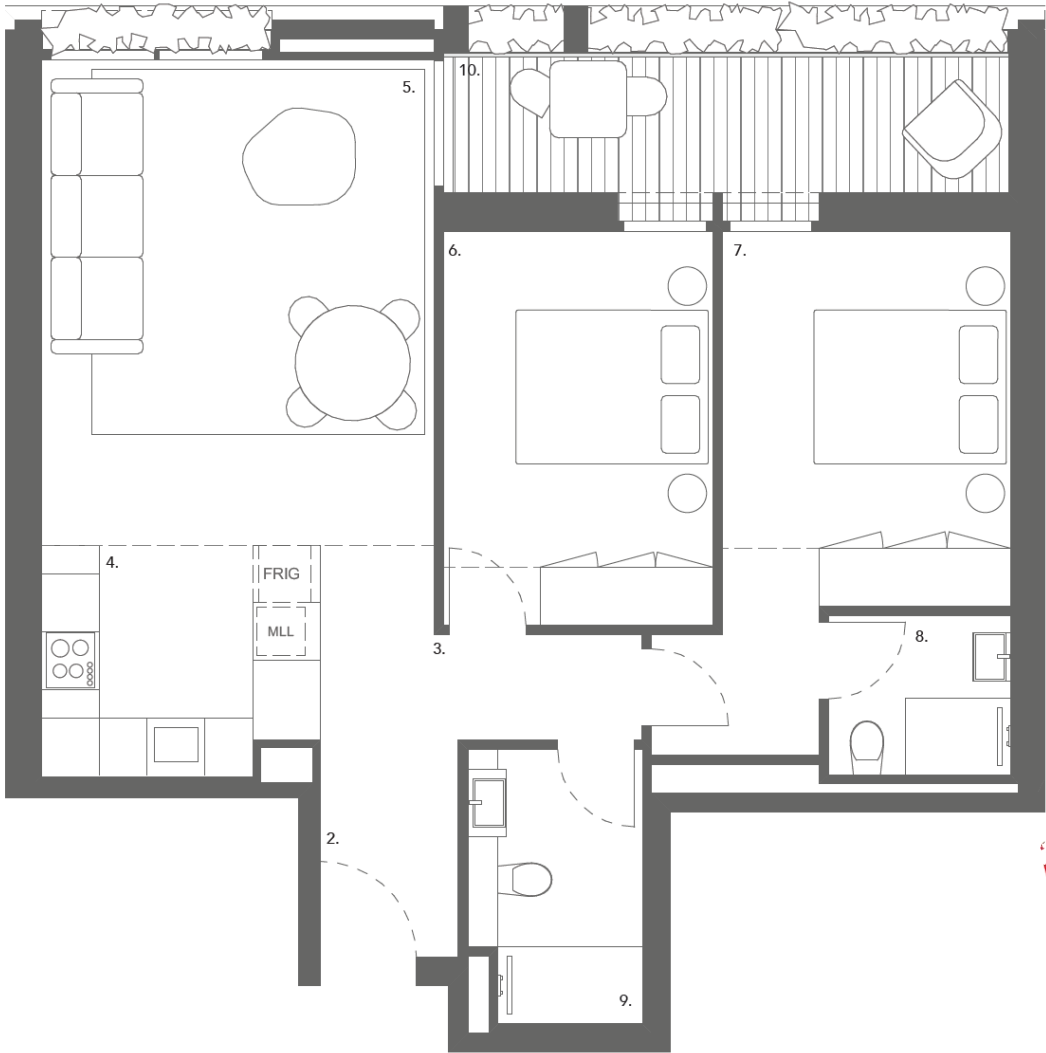
T2
APARTMENT

86 m² TOTAL AREA
86 m² TOTAL INTERIOR AREA
1 PARKING PLACE



T2
APARTMENT

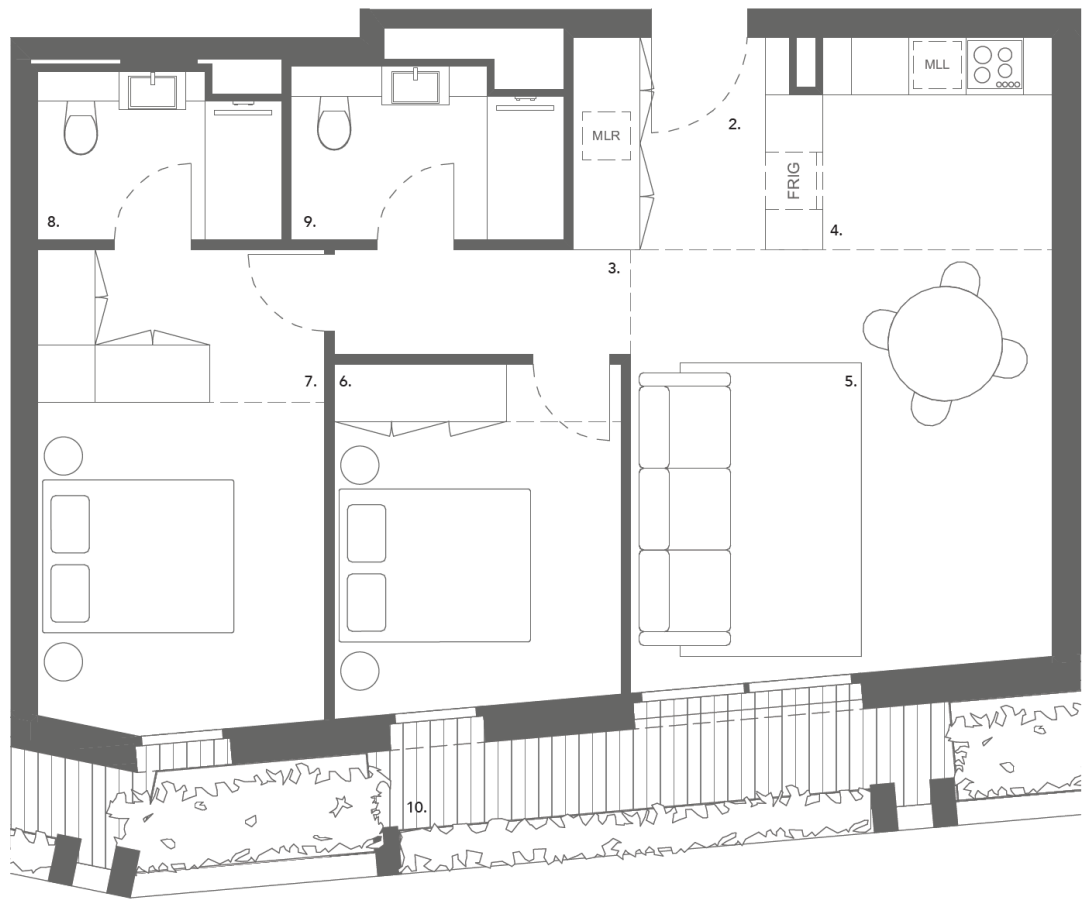
- 94 m² TOTAL AREA
- 84 m² TOTAL INTERIOR AREA
- 10 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



SOLD

T2
APARTMENT

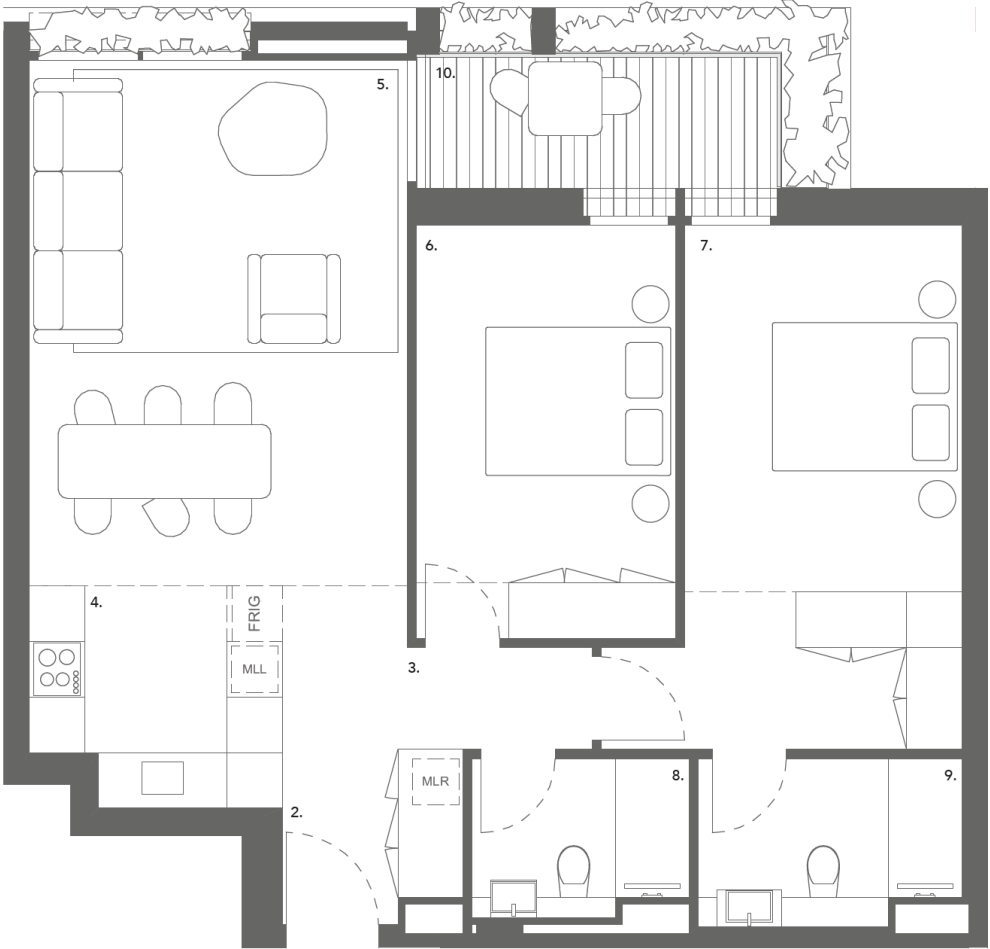
- 86 m² TOTAL AREA
- 81 m² TOTAL INTERIOR AREA
- 5 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



SOLD

T2
APARTMENT

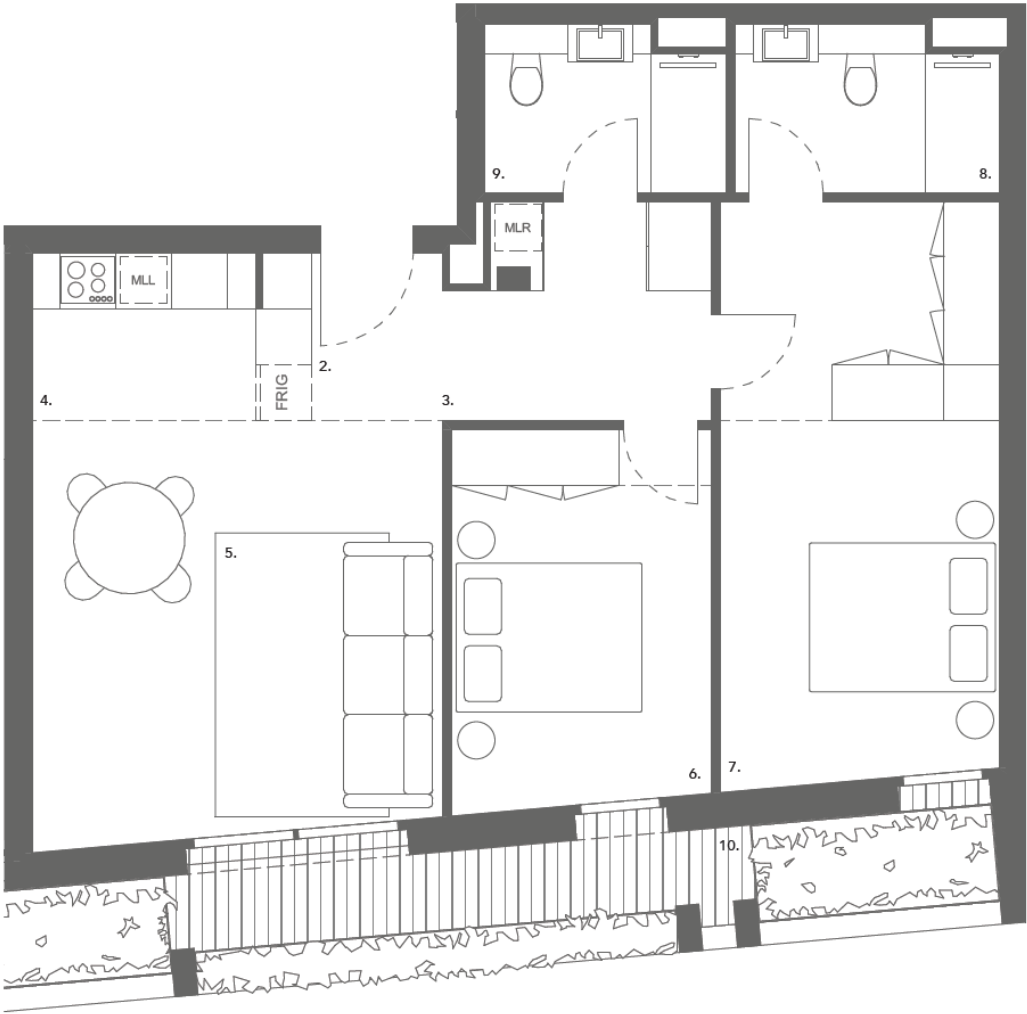
- 98 m² TOTAL AREA
- 90 m² TOTAL INTERIOR AREA
- 8 m² TOTAL EXTERIOR AREA
- 2 PARKING PLACES



SOLD

T2
APARTMENT

- 91 m² TOTAL AREA
- 86 m² TOTAL INTERIOR AREA
- 5 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



T1

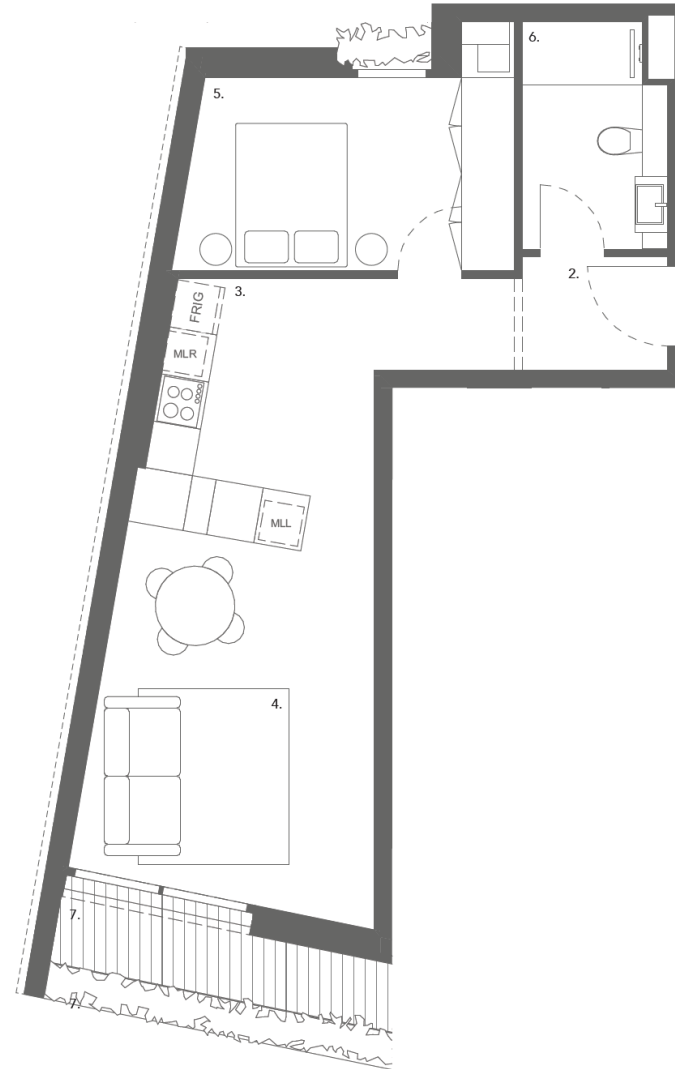
APARTMENT

61 m² TOTAL AREA

56 m² TOTAL INTERIOR AREA

5 m² TOTAL EXTERIOR AREA

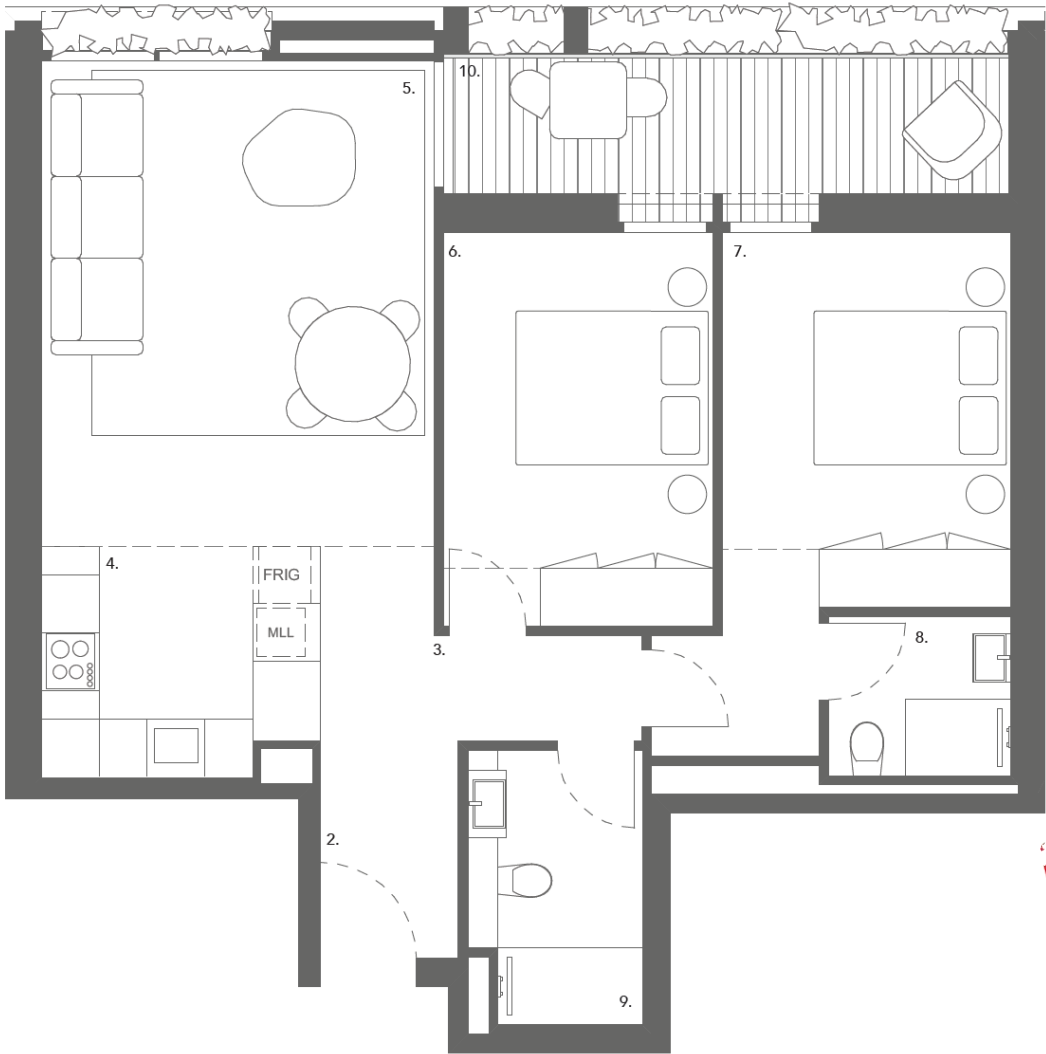
1 PARKING PLACE



SOLD

T2
APARTMENT

- 94 m² TOTAL AREA
- 84 m² TOTAL INTERIOR AREA
- 10 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE

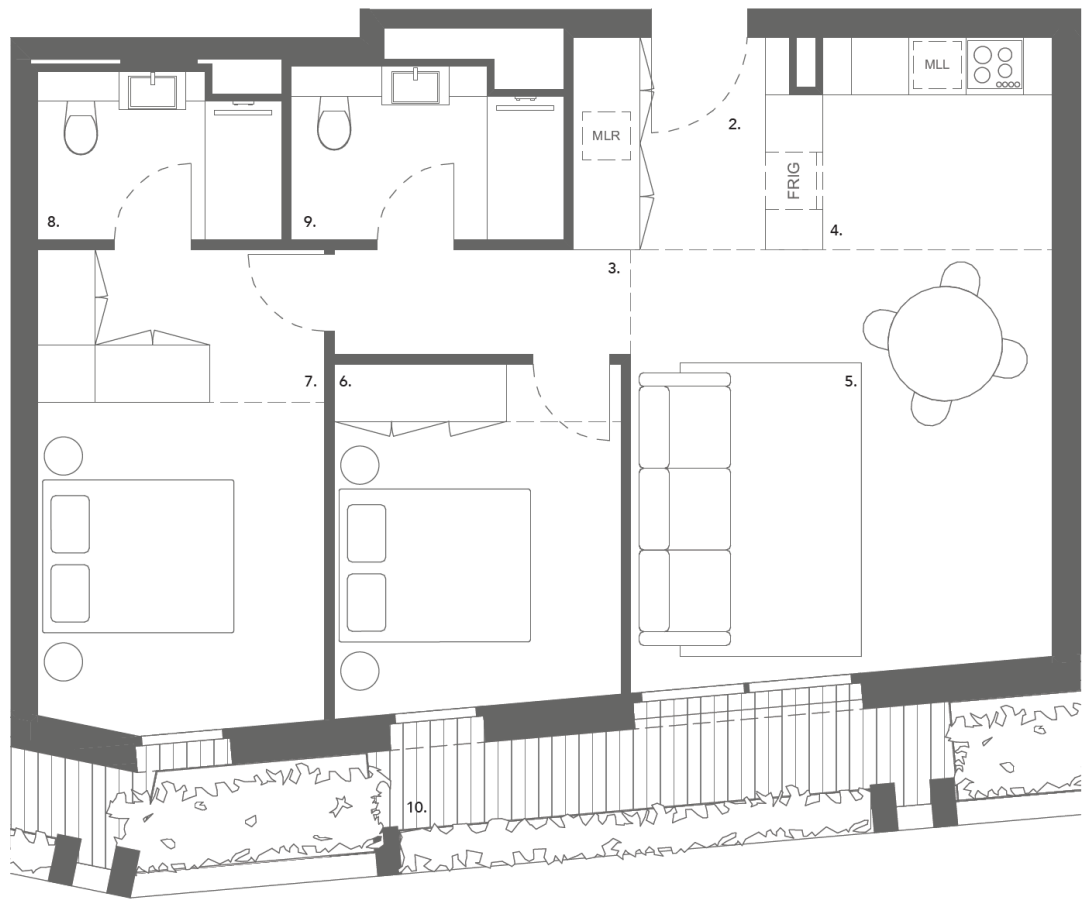


SOLD

T2

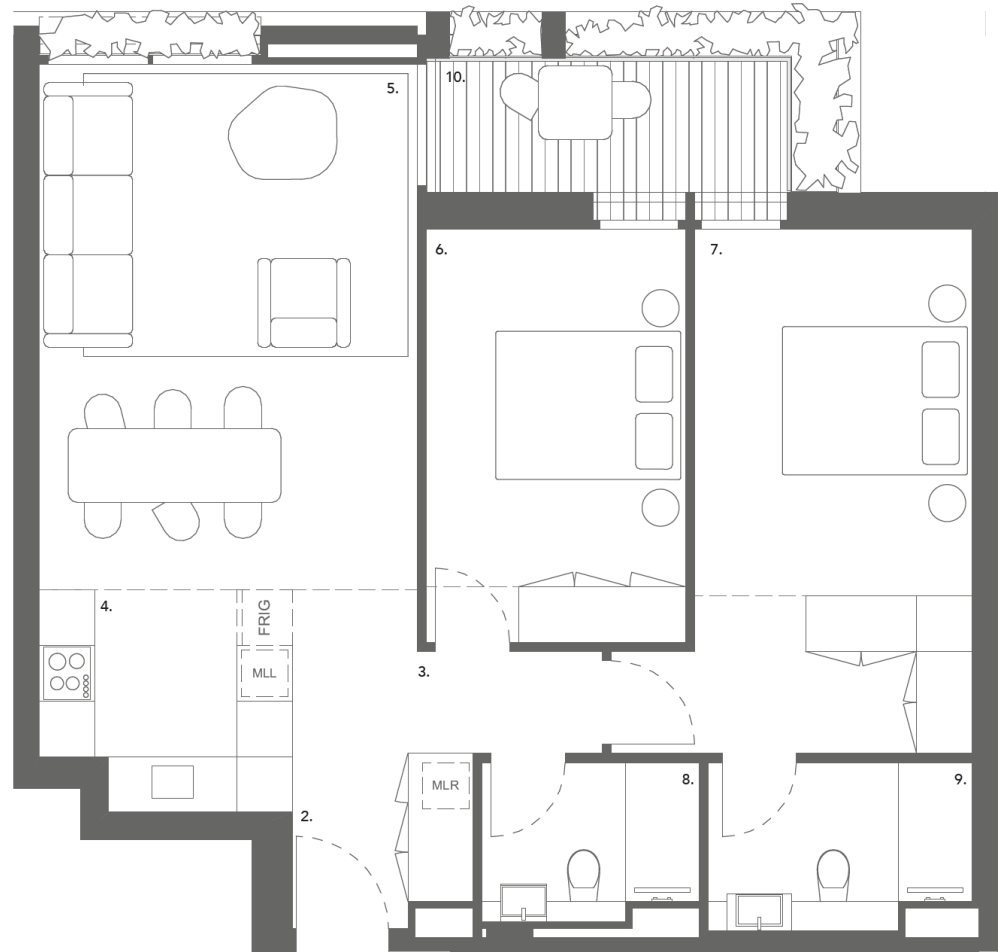
APARTMENT

- 86 m² TOTAL AREA
- 81 m² TOTAL INTERIOR AREA
- 5 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



T2
APARTMENT

- 98 m² TOTAL AREA
- 90 m² TOTAL INTERIOR AREA
- 8 m² TOTAL EXTERIOR AREA
- 2 PARKING PLACES



SOLD

T2

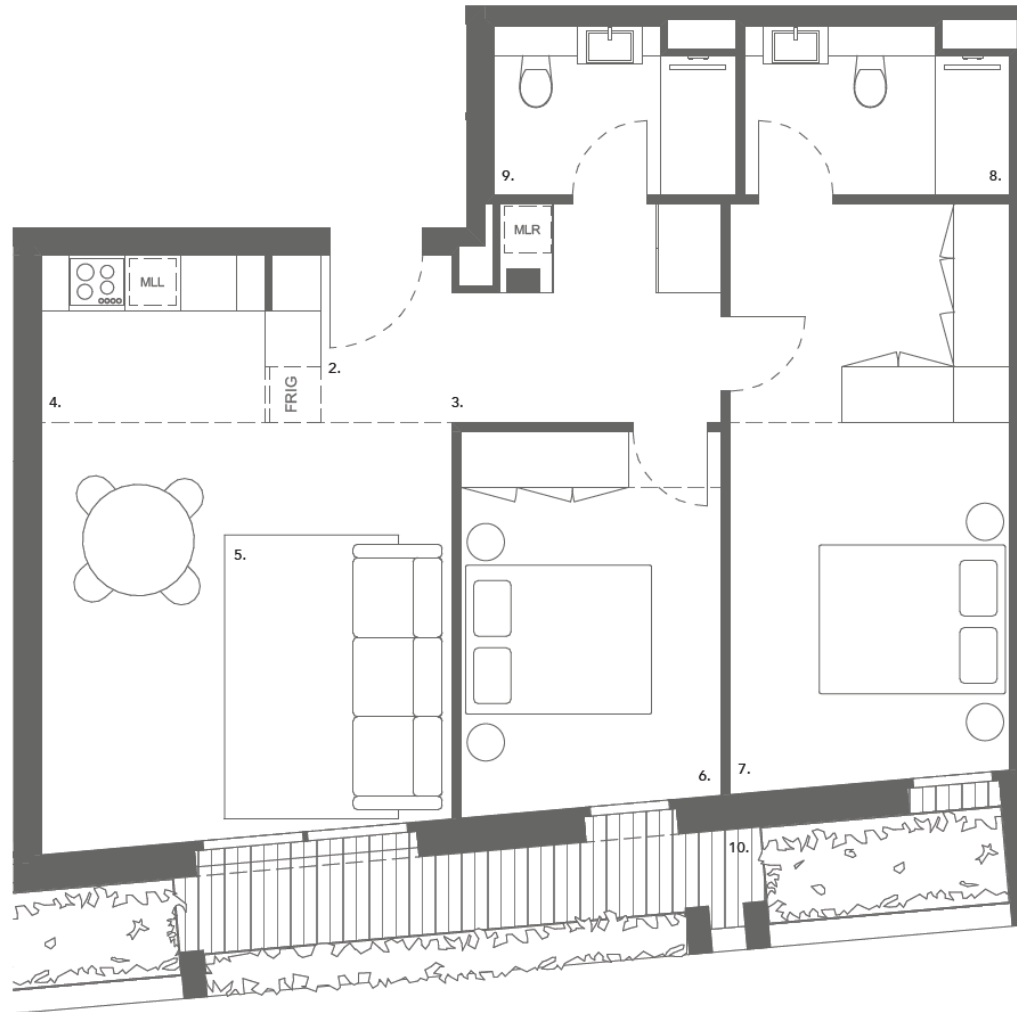
APARTMENT

91 m² TOTAL AREA

86 m² TOTAL INTERIOR AREA

5 m² TOTAL EXTERIOR AREA

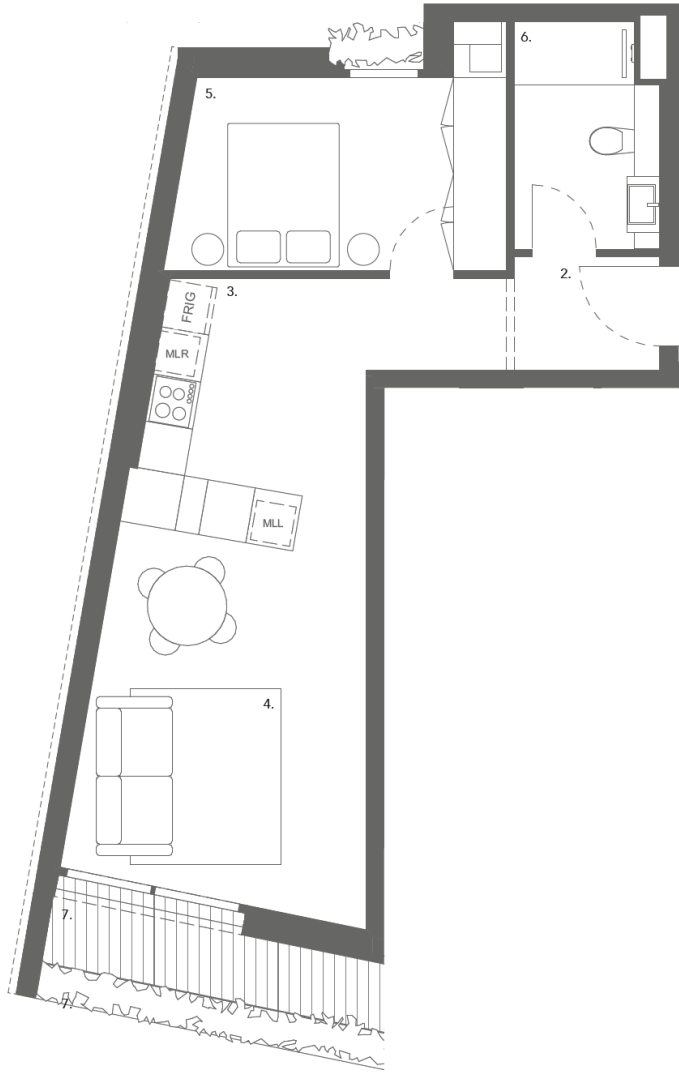
1 PARKING PLACE



SOLD

T1
APARTMENT

- 61 m² TOTAL AREA
- 56 m² TOTAL INTERIOR AREA
- 5 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



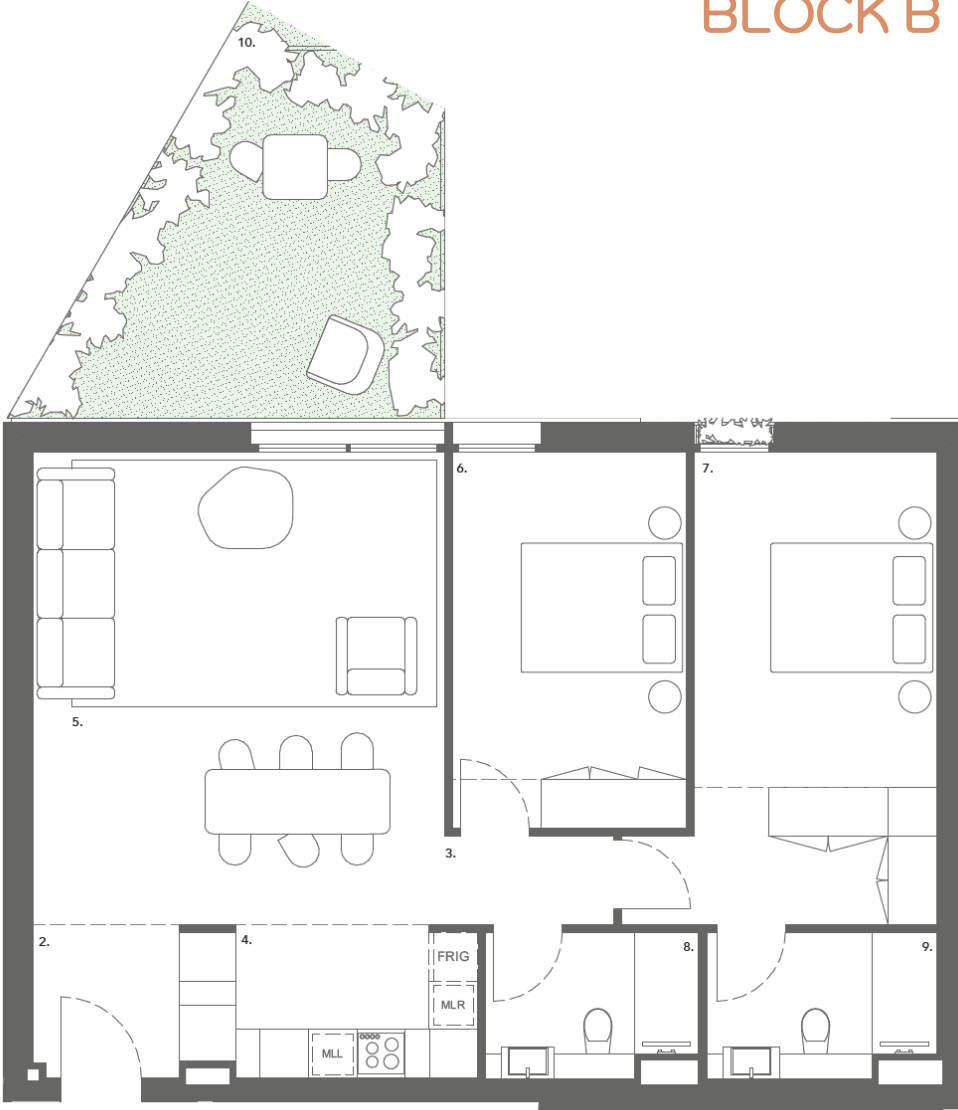
SOLD

FLAT	FLOOR	TYPE	GROSS SQM	BALCONY/ TERRACE	UNIT TOTAL SQM	PARKING PLACES	STATUS
101	1	T2	99	18	117	1	
102	1	T3	116	47	163	1	
103	1	T1	47		47	-	SOLD
104	1	T2	106	41	147	1	
201	2	T2	98	8	106	1	
202	2	T3	111	6	117	2	
203	2	T1	66		66	1	SOLD
204	2	T2	106	11	117	1	
301	3	T4	235	60	295	2	

T2

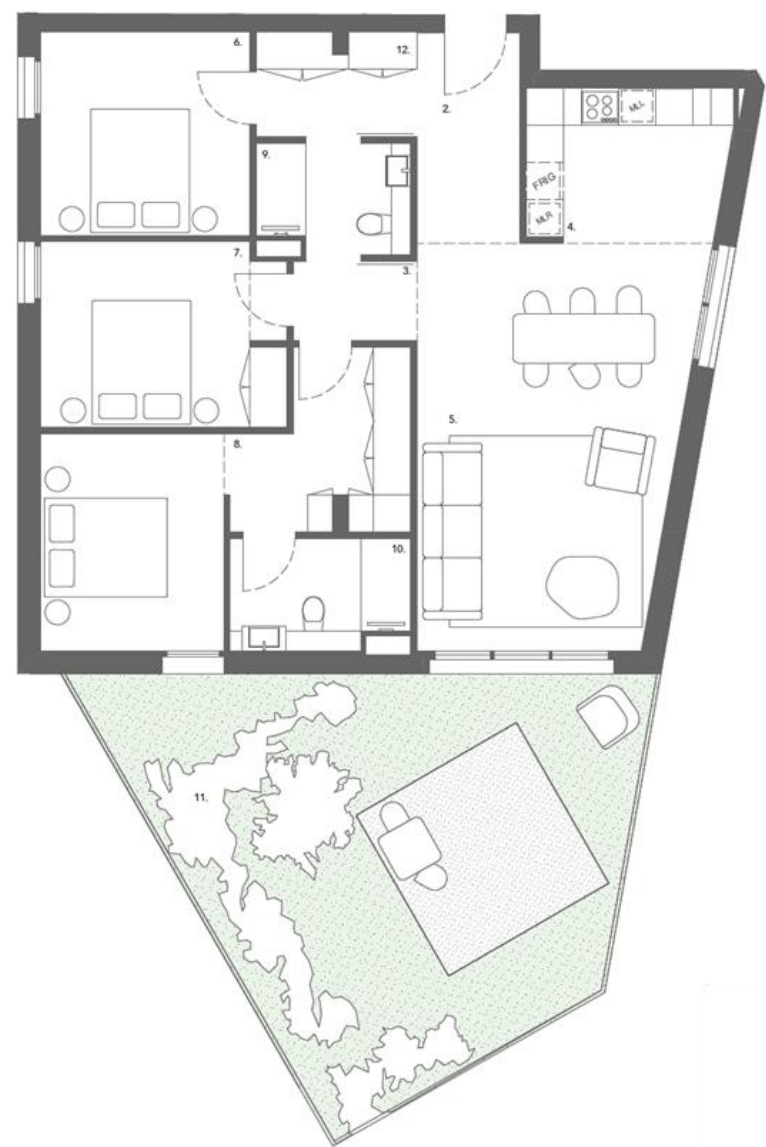
APARTMENT

- 117 m² TOTAL AREA
- 99 m² TOTAL INTERIOR AREA
- 18 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



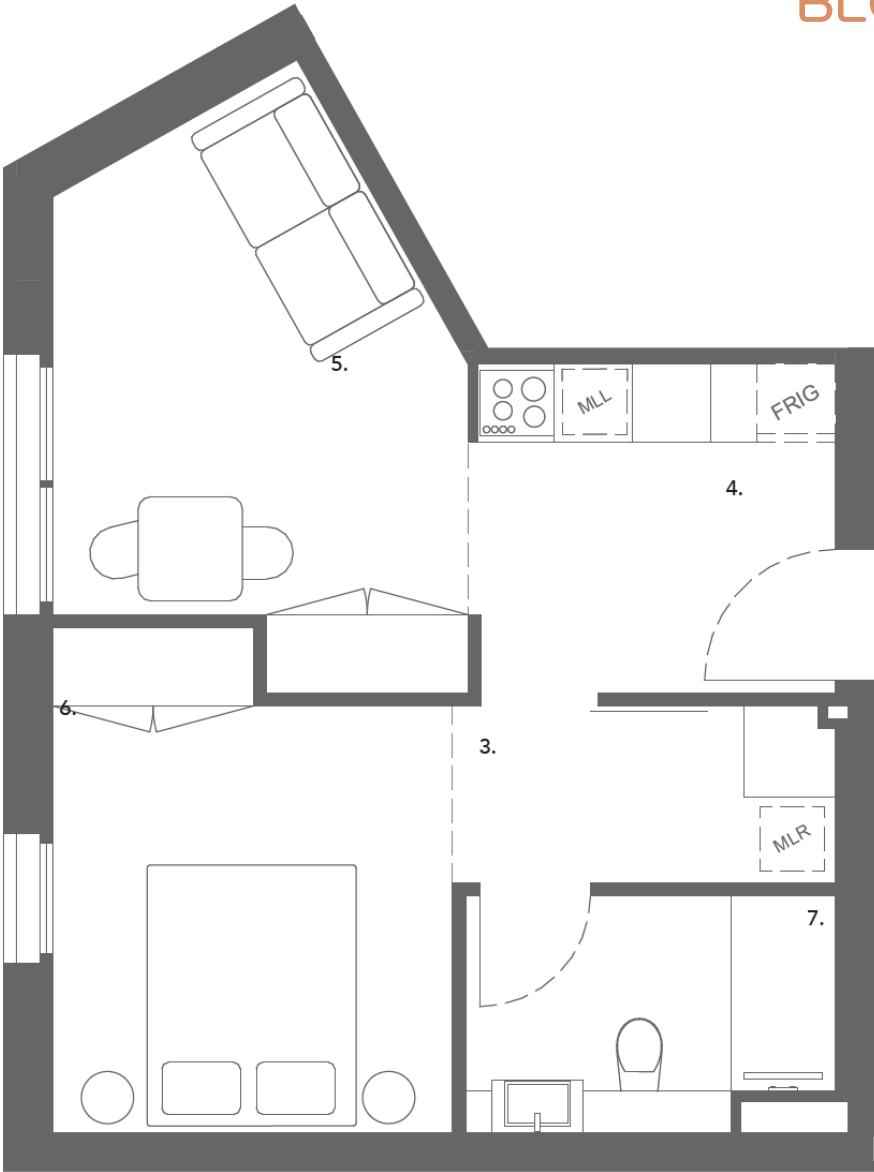
T3
APARTMENT

- 163 m² TOTAL AREA
- 116 m² TOTAL INTERIOR AREA
- 47 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



T1
APARTMENT

47 m² TOTAL AREA
47 m² TOTAL INTERIOR AREA

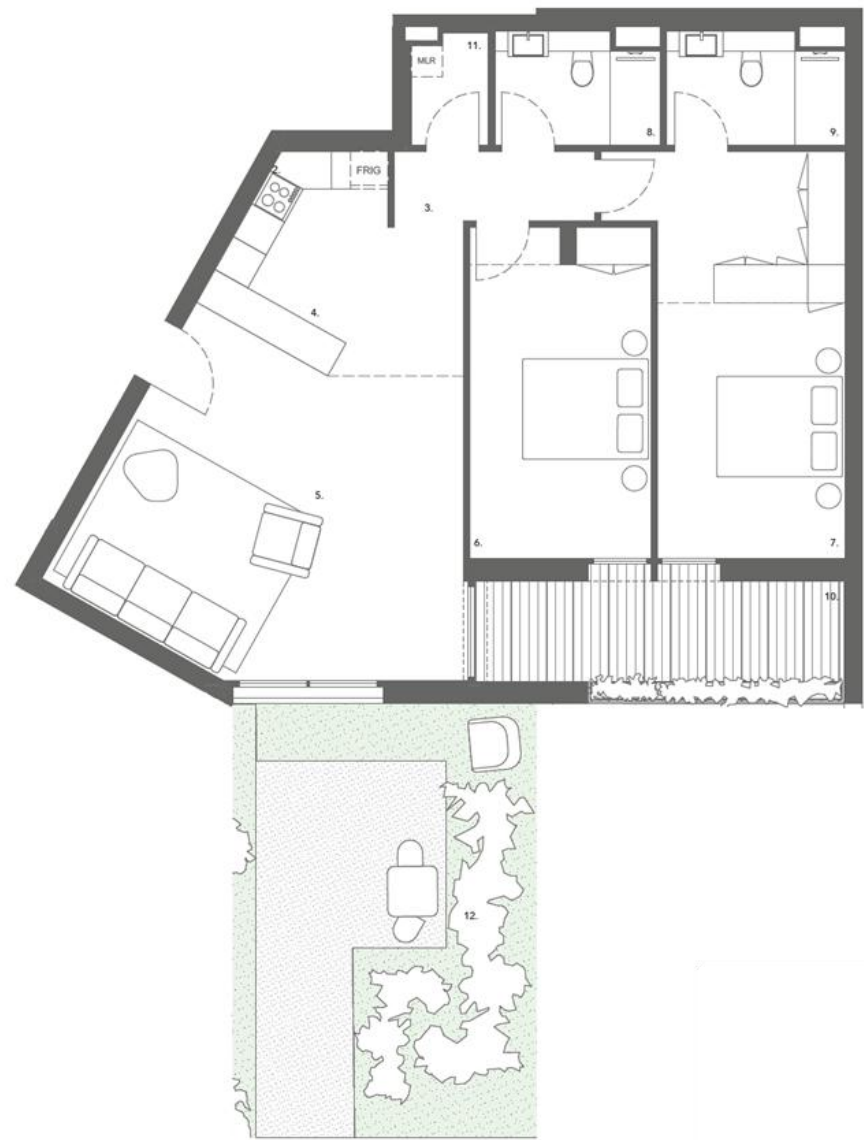


SOLD

T2

APARTMENT

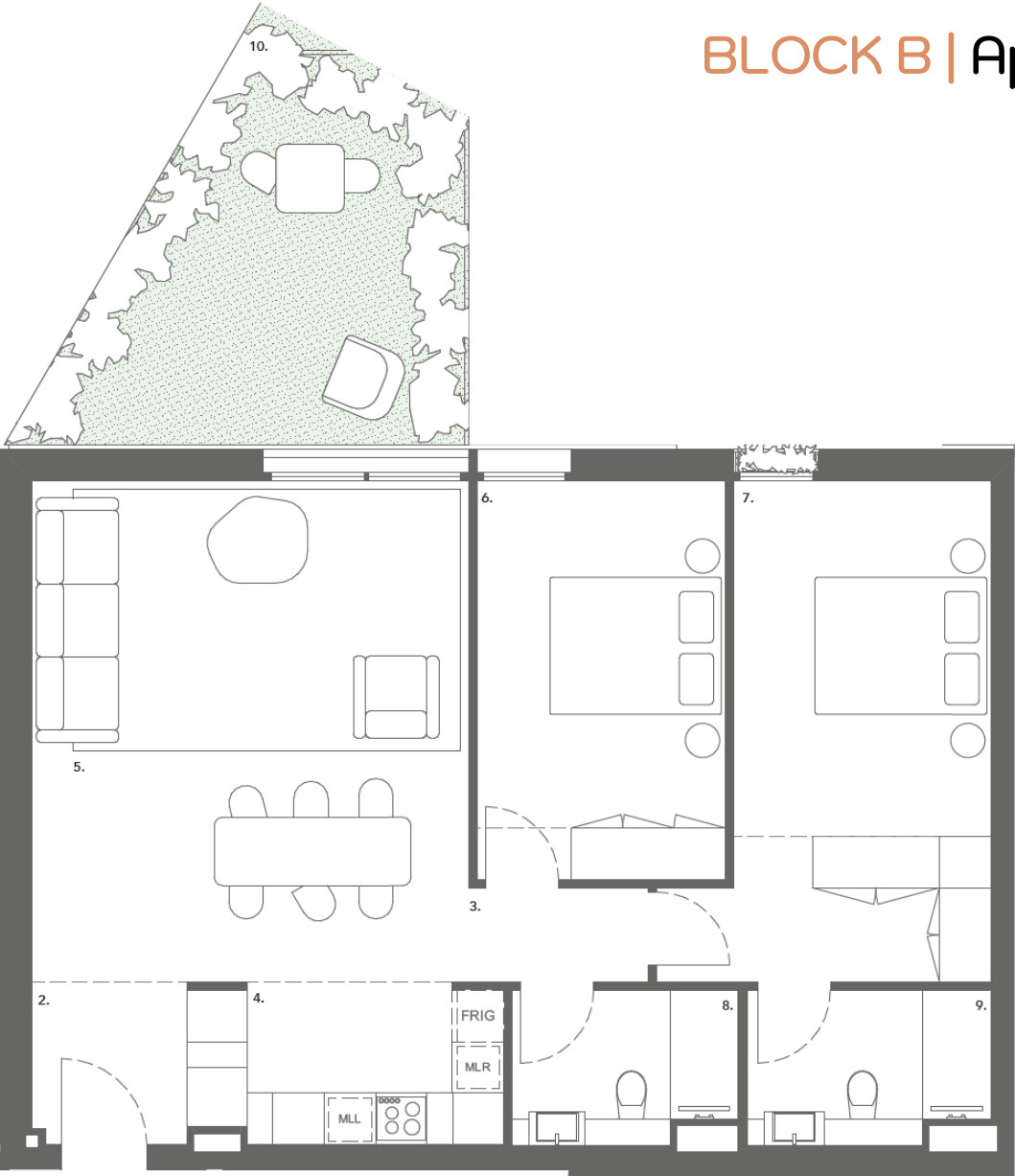
- 147 m² TOTAL AREA
- 106 m² TOTAL INTERIOR AREA
- 41m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



T2

APARTMENT

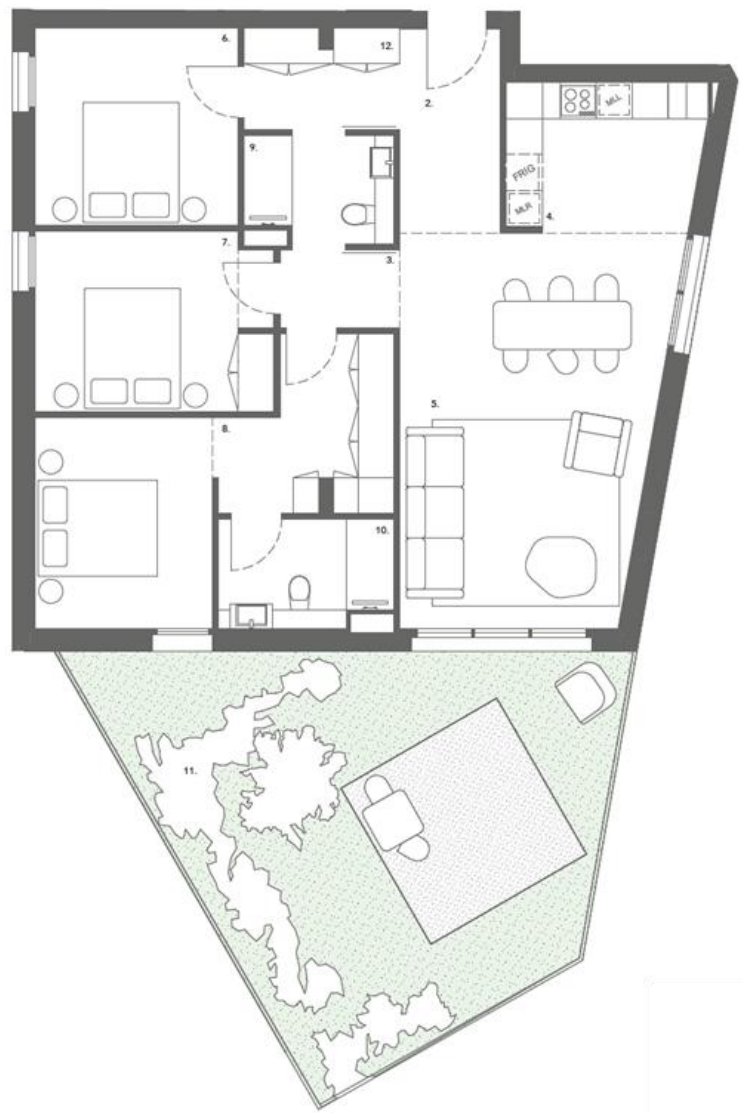
- 106 m² TOTAL AREA
- 98 m² TOTAL INTERIOR AREA
- 8 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



T3

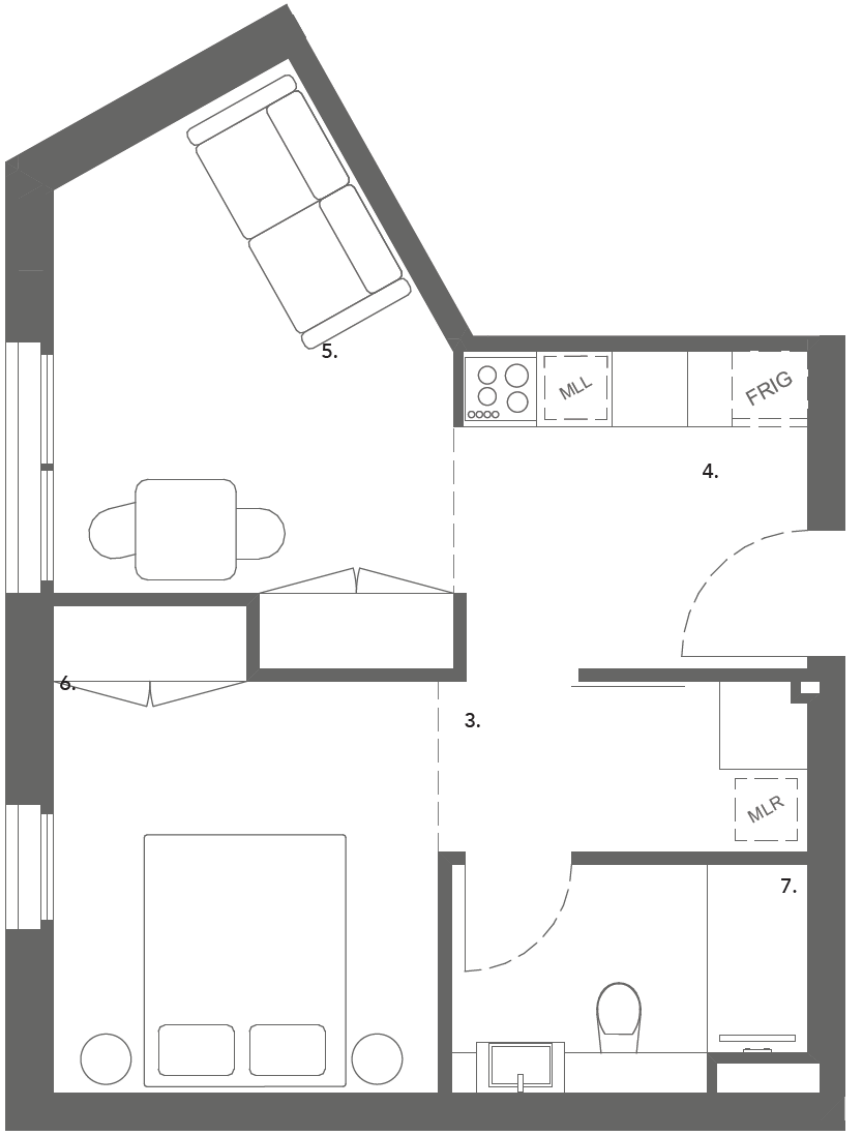
APARTMENT

- 117 m² TOTAL AREA
- 111 m² TOTAL INTERIOR AREA
- 6 m² TOTAL EXTERIOR AREA
- 2 PARKING PLACES



T1
APARTMENT

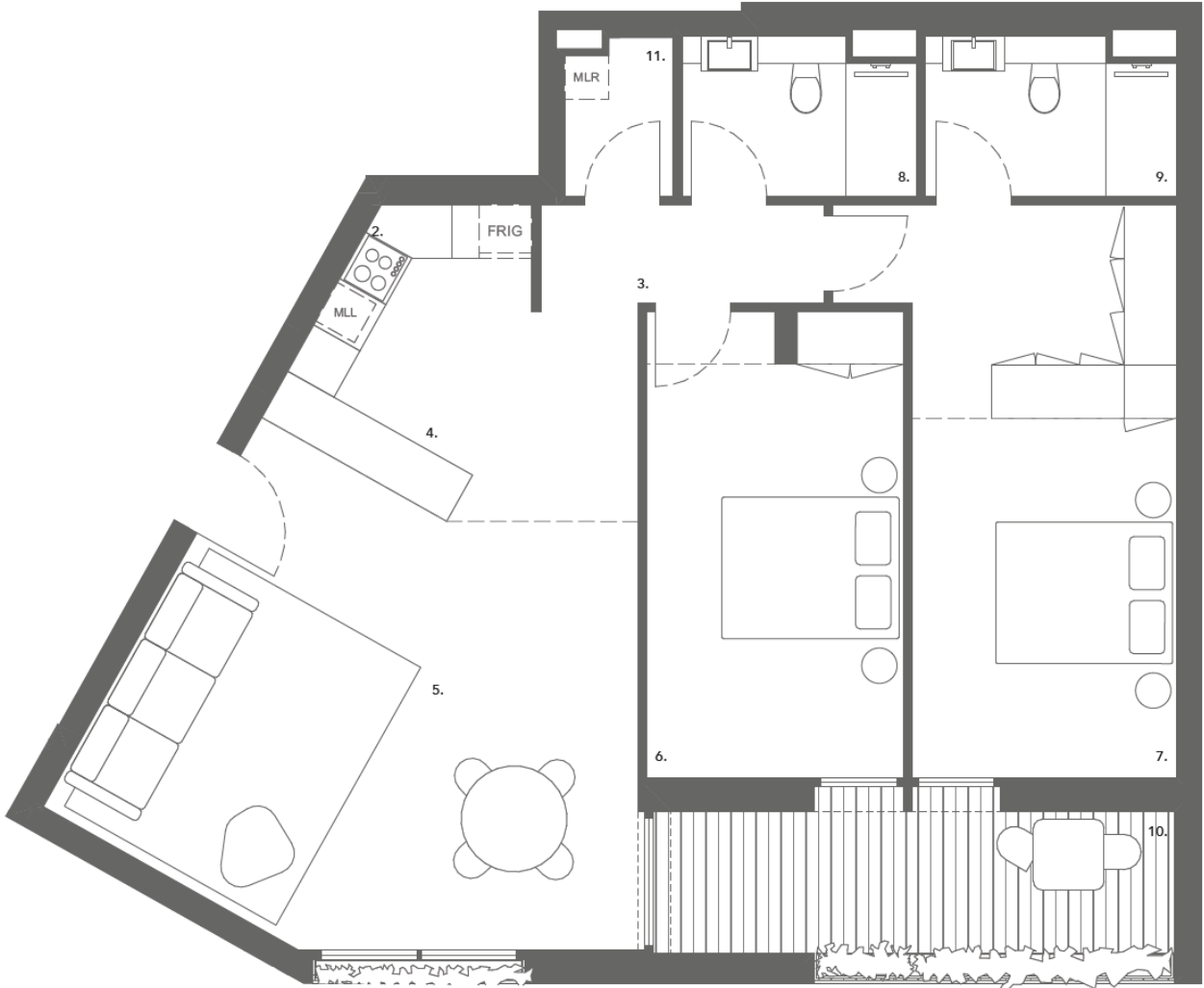
- 66 m² TOTAL AREA
- 66 m² TOTAL INTERIOR AREA
- 1 PARKING PLACE



SOLD

T2
APARTMENT

- 117 m² TOTAL AREA
- 106 m² TOTAL INTERIOR AREA
- 11 m² TOTAL EXTERIOR AREA
- 1 PARKING PLACE



T4

APARTMENT

- 295 m² TOTAL AREA
- 235 m² TOTAL INTERIOR AREA
- 60 m² TOTAL EXTERIOR AREA
- 2 PARKING PLACES



FROM SPACES *to places*



Founded in 2017, Velocity was born from a passion for the real estate sector and a vision to create homes that go beyond mere structures. We don't just build — we create places where life flourishes, stories unfold, and communities grow.

Our dedicated team of engineers, architects, and designers works tirelessly to reveal the true potential of each property, transforming spaces into meaningful places that inspire and connect. Every Velocity project brings renewed energy to its surroundings, adds value, and leaves a lasting impact.

We carefully select locations that foster community, connect people, and drive growth. At Velocity, we believe that remarkable places don't happen by chance; they are purposefully conceived with care and intention.

Passionate about smart urban development, we believe in the power of community. Every detail, every decision reflects our dedication to the people and the places we build for. Driven by creativity, bold ideas, and innovation, we seek to inspire, redefine, and shape a better future through each project.

Velocity Delta is a testament to our mission — transforming spaces into vibrant places where life flourishes.

Our Guiding Values

PASSION

Real estate is our passion, and our purpose is to create places that truly inspire.

DESIGN

We create spaces that are not only functional, but truly beautiful and full of meaning.

PERSONAL TOUCH

Details matter. It's the small touches that make each project stand out.

INGENUITY

Innovation is our essence — we challenge the ordinary to redefine possibilities. These values are how we transform spaces into places that matter.

64,000

SQUARE METRES OF
BUILT AREA

11

PROJECTS

466

UNITS

VELOCITY.*Harmony*
A PLACE TO BELONG



Pinheiro Manso