VELOCITY. *Harmony*

A PLACE TO BELONG

Pinheiro Manso

VELOCITY. *Harmony*

01 ABOUT THE PROJECT

advantages

the area

location

our design philosophy

02 A LOOK INSIDE

apartment types

Technical specifications

03 ABOUT VELOCITY

A PLACE TO BELONG

Welcome to Pinheiro Manso, the heart of Boavista neighbourhood, where Velocity's latest project redefines 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 to bring a fresh vision to the area. The thoughtfully crafted apartments with average 85 square meters, blending functionality with style to deliver practical yet elegant living spaces. More than just a home, this project provides residents access to 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/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 with 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.

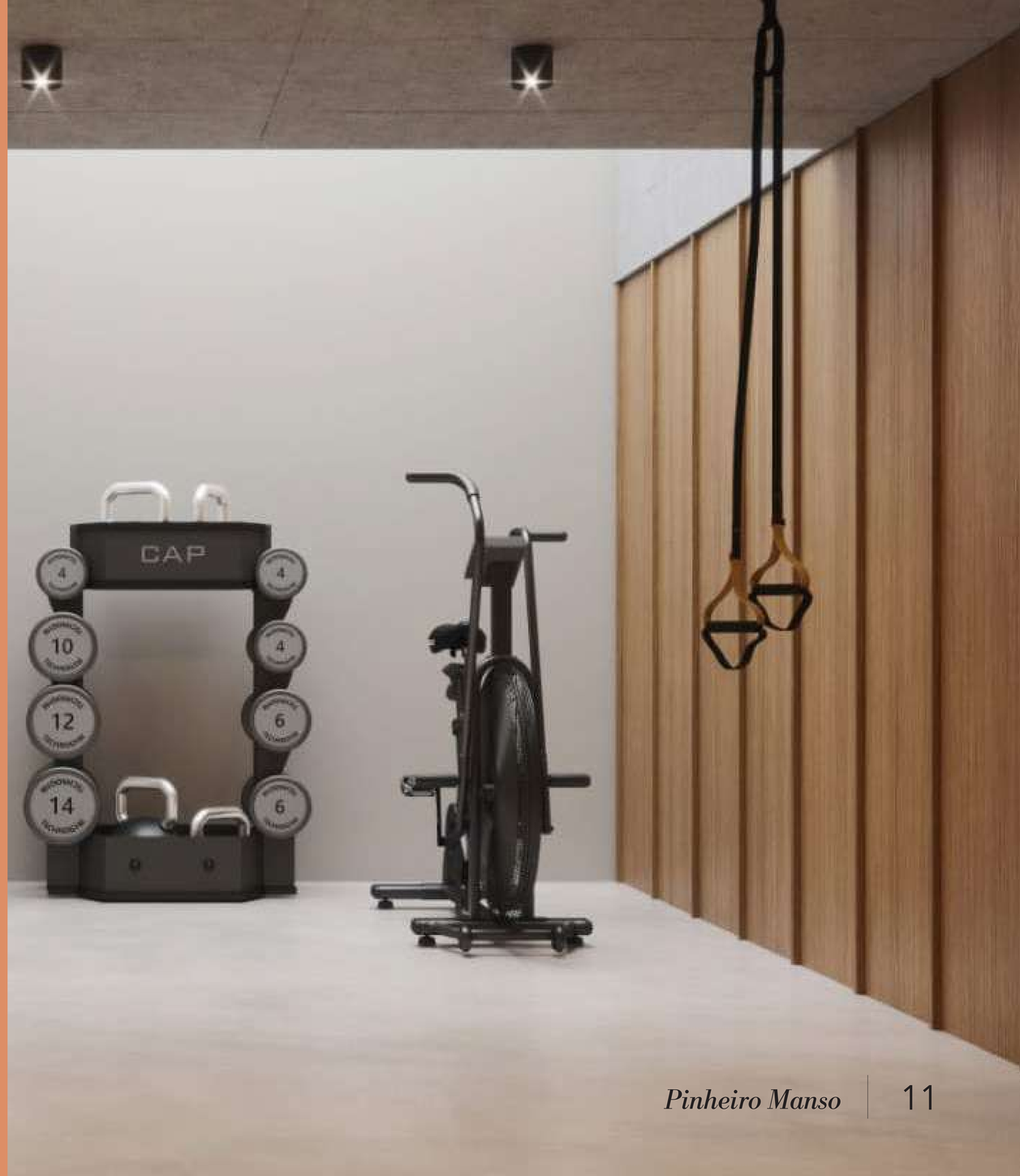
VANITY FAIR 100 YEARS

excellence BUILT FOR

COMMON AREA
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.



DISCOVER
Pinheiro Manso

Pinheiro Manso is a street that perfectly balance 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.

OUR DESIGN *philosophy*

Located in Pinheiro Manso, this project seeks 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.

CCHE
PORTO
MORE THAN ARCHITECTURE

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 25 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.

25 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 enhance lifestyle and relaxation..

APARTMENTS

Hall / Living Room / Bedrooms

- Flooring: Laminate floating floor, including 2mm polyethylene sheet and expansion profiles or equivalent
- Cabinets: MDF/thermo-laminated 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: MDF/thermo-laminated with semi-gloss/matte clear finish; interiors in melamine
- Handles and accessories: Stainless steel or equivalent
- Flooring: Medium/large format ceramic tiles or laminated floating floor
- Countertop: Acrylic stone or equivalent
- Equipment: Oven, extractor hood, combined refrigerator, induction cooktop, and dishwasher, all from "Bosch" or equivalent

Other Specifications and Equipment

- Aluminium window frames with thermal break and double glazing
- Security entrance door
- Pre-installation for air conditioning
- Electric heat pump
- Installation of photovoltaic panels

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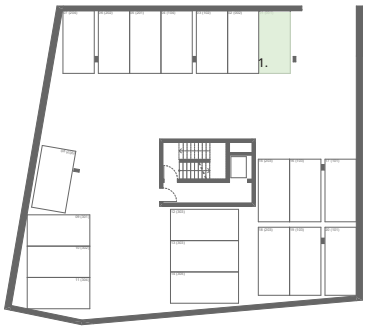
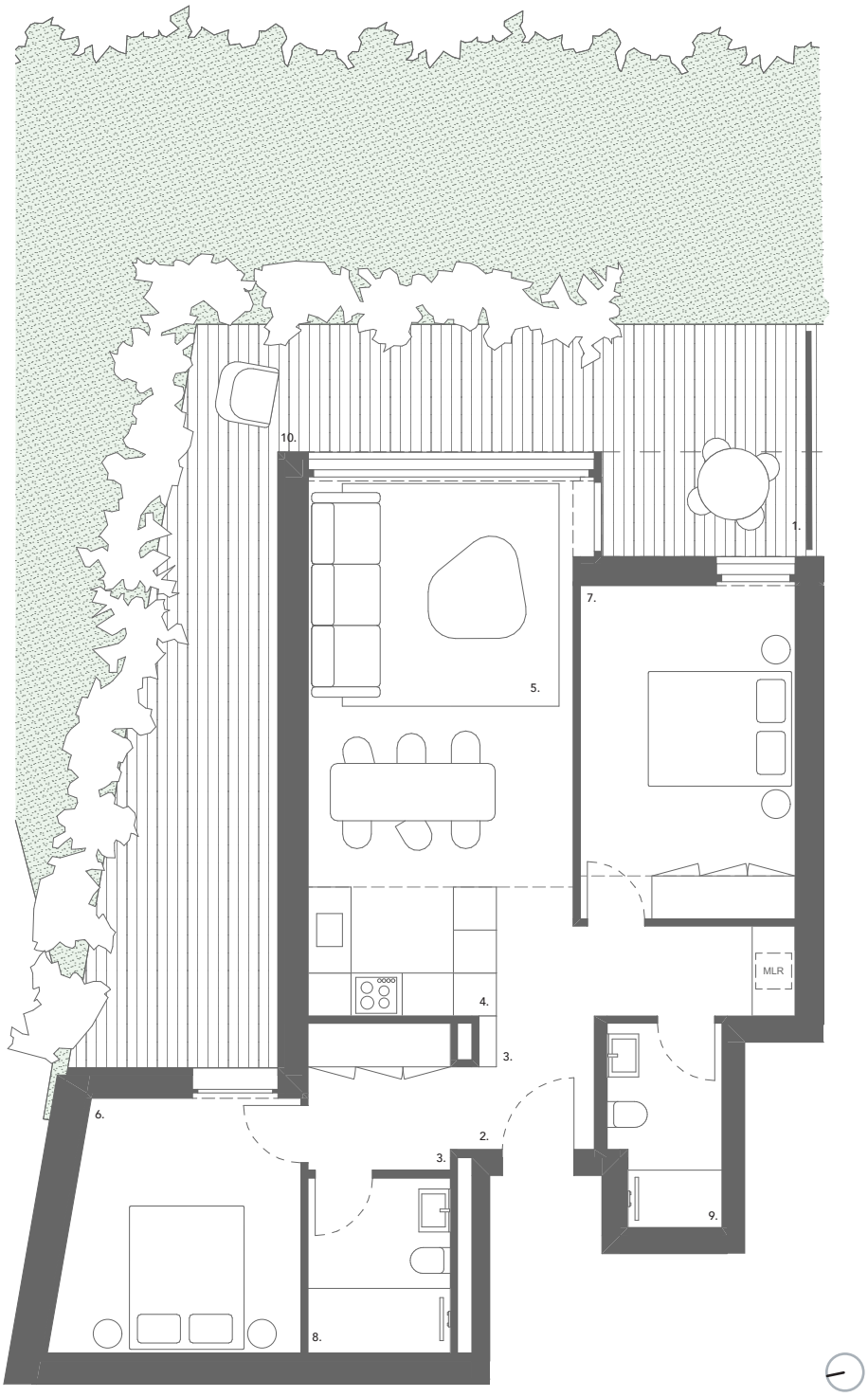
PINHEIRO MANSO

BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO -1)
LOCATION (BASEMENT 1)

ESTACIONAMENTO
PARKING





PISO -1 *BASEMENT 1*

T2

Apart. 001
Flat 001

93 m^2 — ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

40 m^2 — ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

133 m^2 — ÁREA TOTAL
TOTAL AREA

1 — ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Terraço | Terrace.
11 . Arrumos | Storage room.

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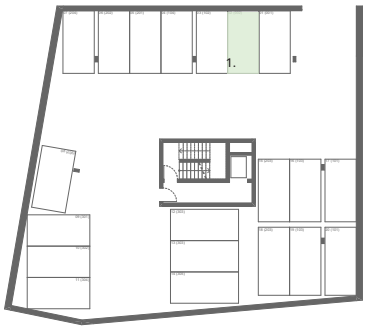
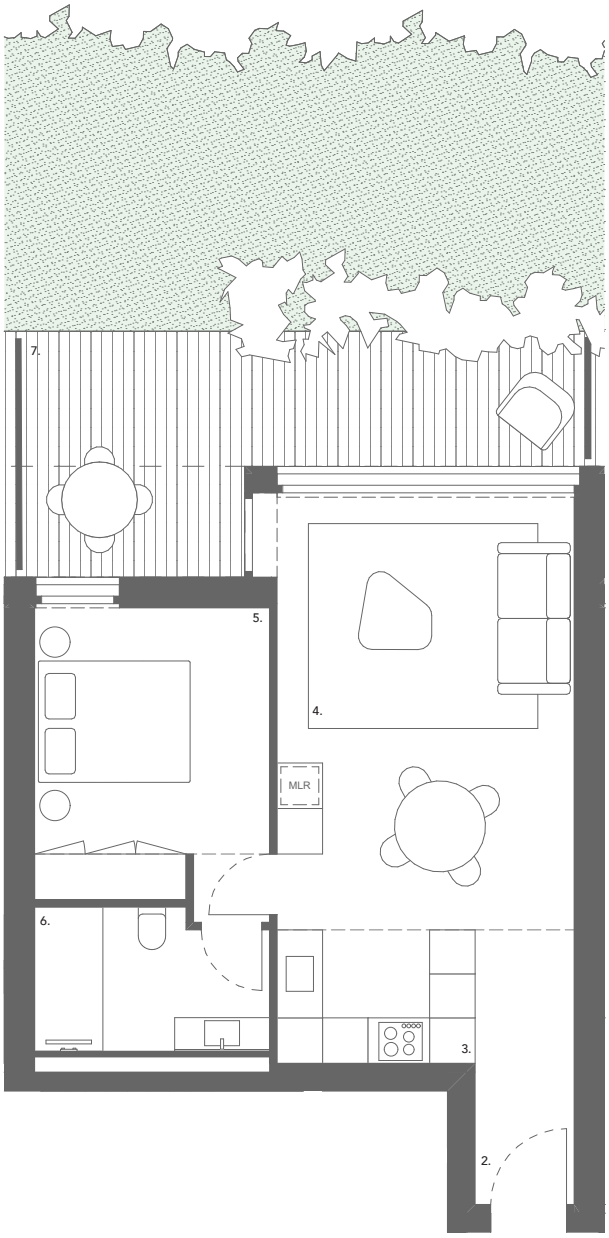
LOCALIZAÇÃO (PISO -1)
LOCATION (BASEMENT 1)

ESTACIONAMENTO
PARKING





PISO -1 *BASEMENT 1*

T1

Apart. 002
Flat 002

59 m^2 ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

18 m^2 ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

77 m^2 ÁREA TOTAL
TOTAL AREA

1 ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Cozinha | Kitchen.
4. Sala | Living room.
5. Quarto | Bedroom.
6. Casa de banho | Bathroom.
7. Terraço / Terrace.
8. Arrumos | Storage room.

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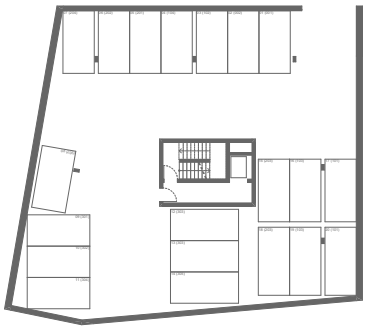
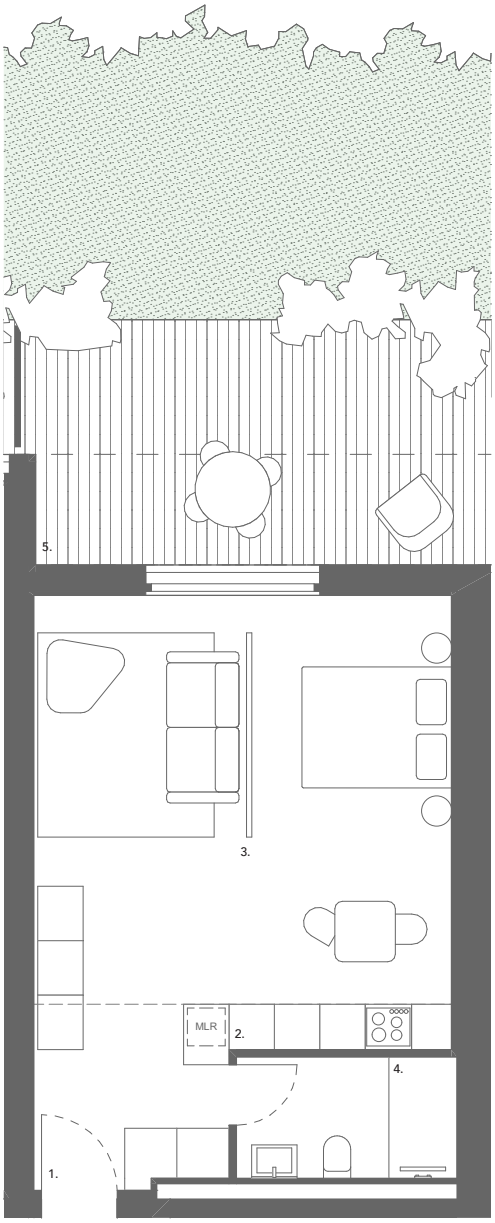
LOCALIZAÇÃO (PISO -1)
LOCATION (BASEMENT 1)

ESTACIONAMENTO
PARKING





PISO -1 *BASEMENT 1*

T0

Apart. 003
Flat 003

54 m^2 — ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

19 m^2 — ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

73 m^2 — ÁREA TOTAL
TOTAL AREA

1. Átrio I Entrance hall.
2. Cozinha I Kitchen.
3. Estúdio I Studio.
4. Casa de banho I Bathroom.
5. Terraço / Terrace.
6. Arrumos I Storage room.

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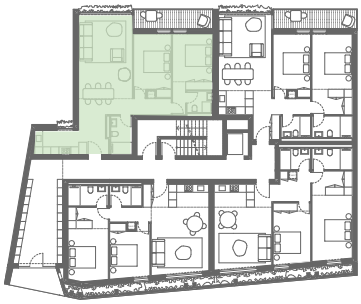
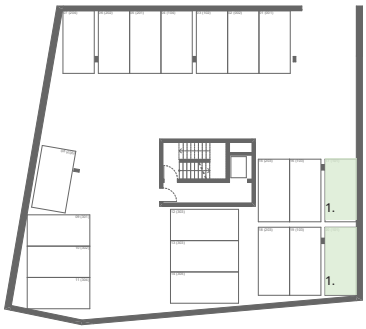
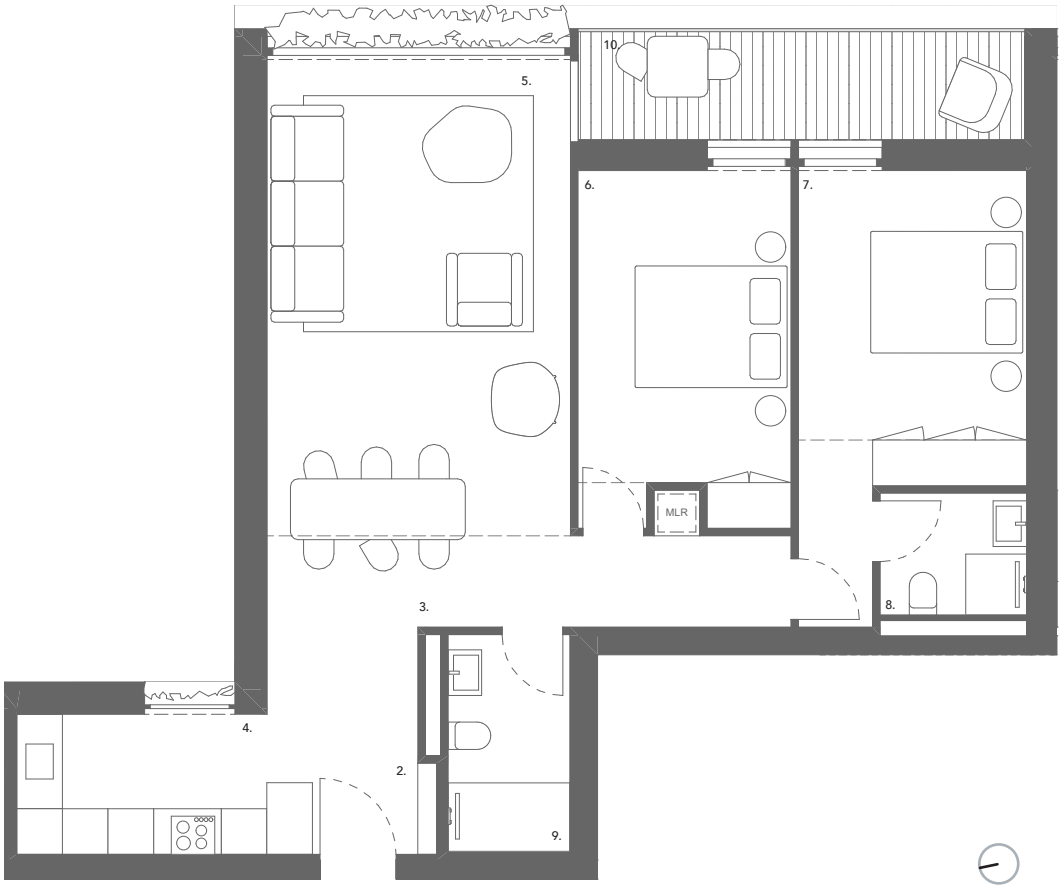
BLOCO A I BLOCK A

LOCALIZAÇÃO (PISO 1)
LOCATION (1ST FLOOR)



ESTACIONAMENTO
PARKING





PISO 1 *1ST FLOOR*

T2

Apart. 101
Flat 101

99 m^2 — ÁREA INTERIOR TOTAL / *TOTAL INTERIOR AREA*

9 m^2 — ÁREA EXTERIOR TOTAL / *TOTAL EXTERIOR AREA*

108 m^2 — ÁREA TOTAL / *TOTAL AREA*

2 — ESTACIONAMENTO / *PARKING*

1. Estacionamento I Parking.
2. Átrio I Entrance hall.
3. Corredor I Corridor.
4. Cozinha I Kitchen.
5. Sala I Living room.
6. Quarto I Bedroom.
7. Quarto I Bedroom.
8. Casa de banho I Bathroom.
9. Casa de banho I Bathroom.
10. Varanda I Balcony.
11 . Arrumos I Storage room.

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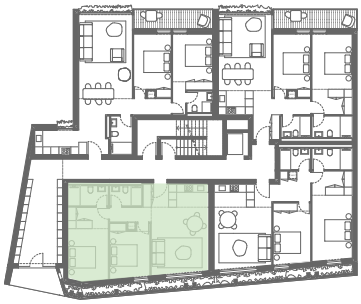
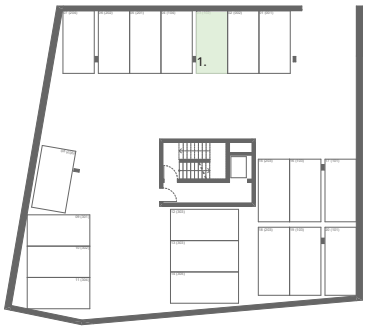
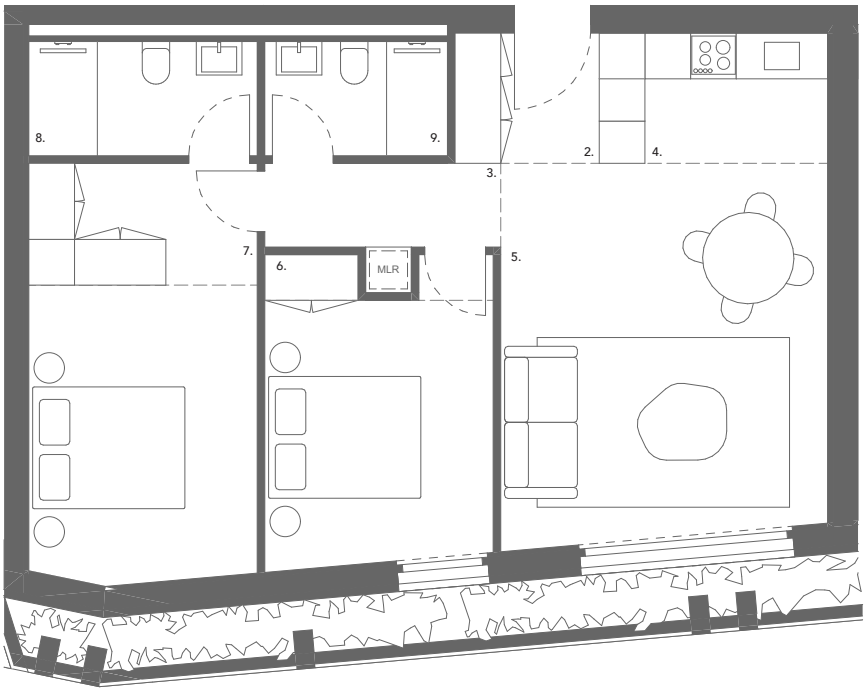
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 1)
LOCATION (1ST FLOOR)



ESTACIONAMENTO
PARKING





PISO 1 *1ST FLOOR*

T2

Apart. 102
Flat 102

90 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

90 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Arrumos | Storage room.

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ARCHITECTURE

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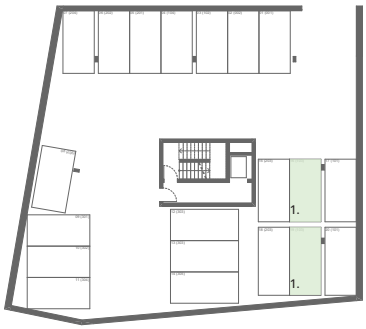
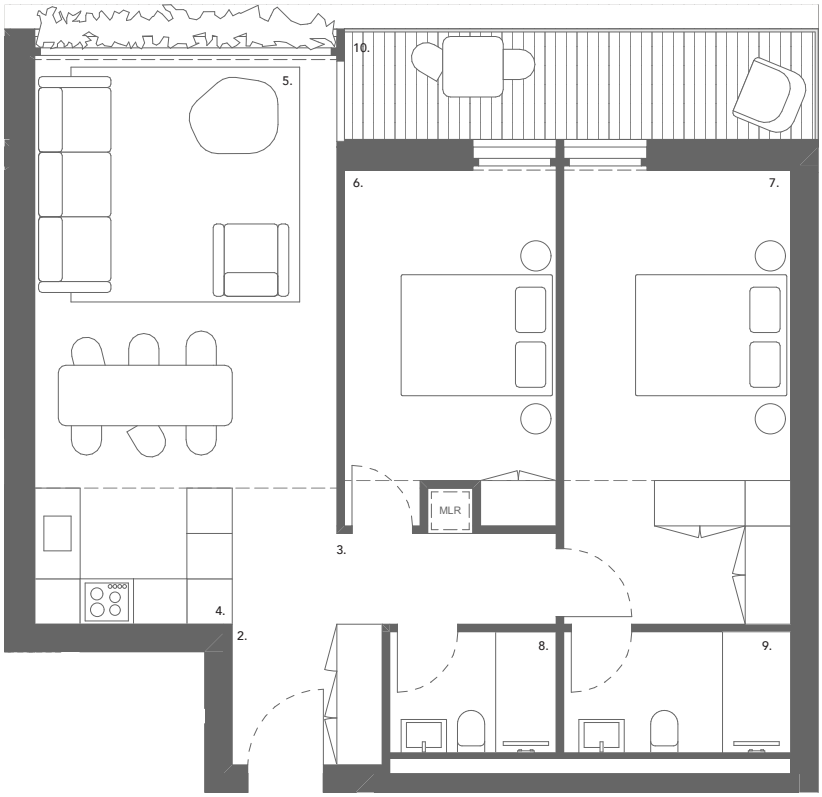
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 1)
LOCATION (1ST FLOOR)

ESTACIONAMENTO
PARKING





PISO 1 *1ST FLOOR*

T2

Apart. 103
Flat 103

91 m^2 — ÁREA INTERIOR TOTAL / *TOTAL INTERIOR AREA*

9 m^2 — ÁREA EXTERIOR TOTAL / *TOTAL EXTERIOR AREA*

100 m^2 — ÁREA TOTAL / *TOTAL AREA*

2 — ESTACIONAMENTO / *PARKING*

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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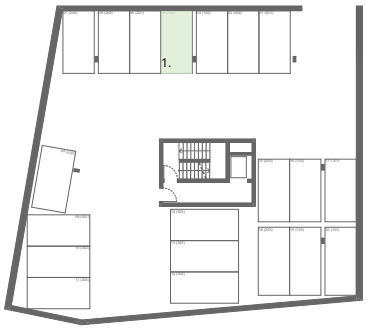
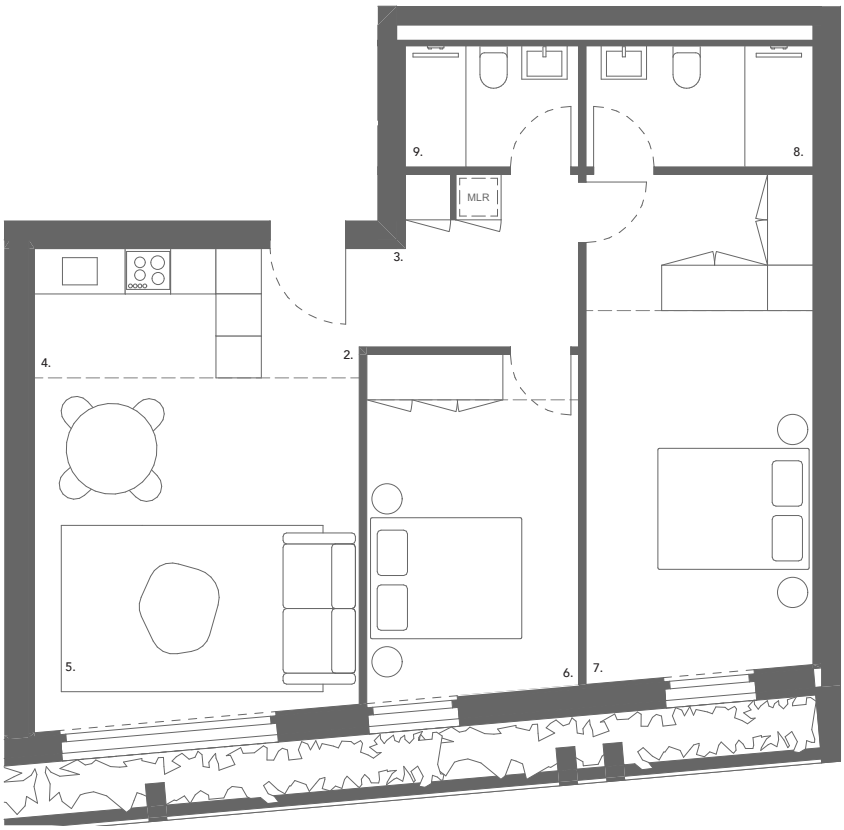
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 1)
LOCATION (1ST FLOOR)

ESTACIONAMENTO
PARKING





PISO 1 *1ST FLOOR*

T2

Apart. 104
Flat 104

96 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

96 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Arrumos | Storage room.

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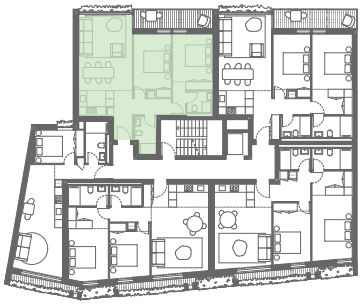
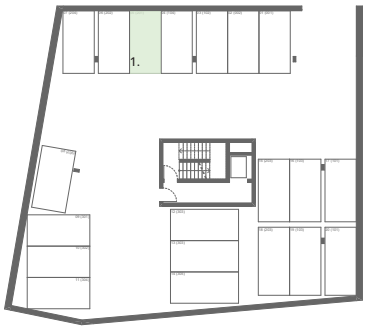
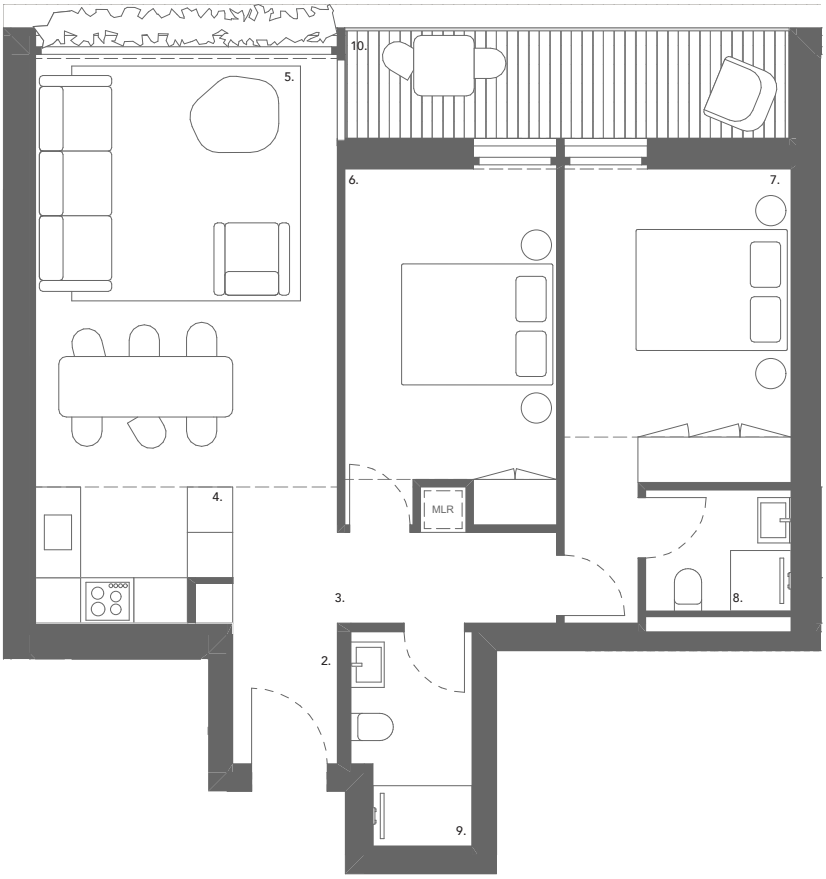
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 2)
LOCATION (2ND FLOOR)



ESTACIONAMENTO
PARKING





PISO 2 *2ND FLOOR*

T2

Apart. 201
Flat 201

86 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

95 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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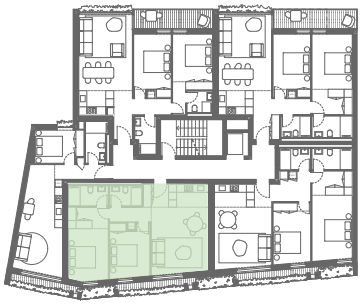
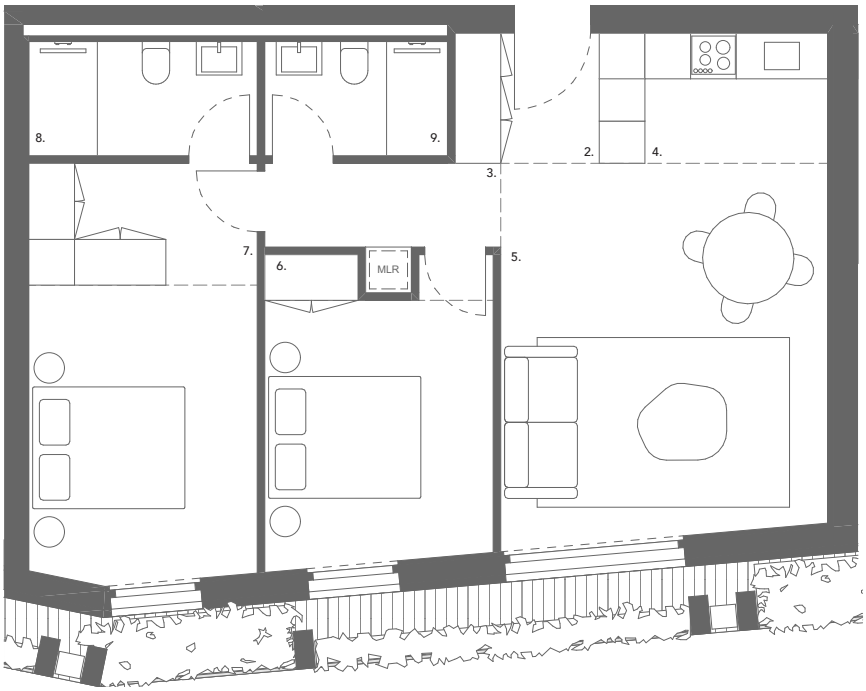
LOCALIZAÇÃO (PISO 2)
LOCATION (2ND FLOOR)



ESTACIONAMENTO
PARKING



PISO 2 *2ND FLOOR*

T2

Apart. 202
Flat 202

82 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

91 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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SPACES TO PLACES

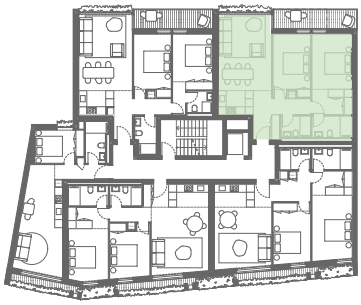
ARQUITECTURA
ARCHITECTURE

CCHE PORTO

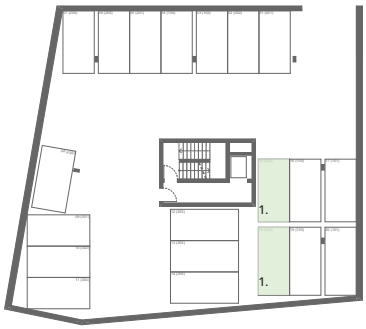
PINHEIRO MANSO

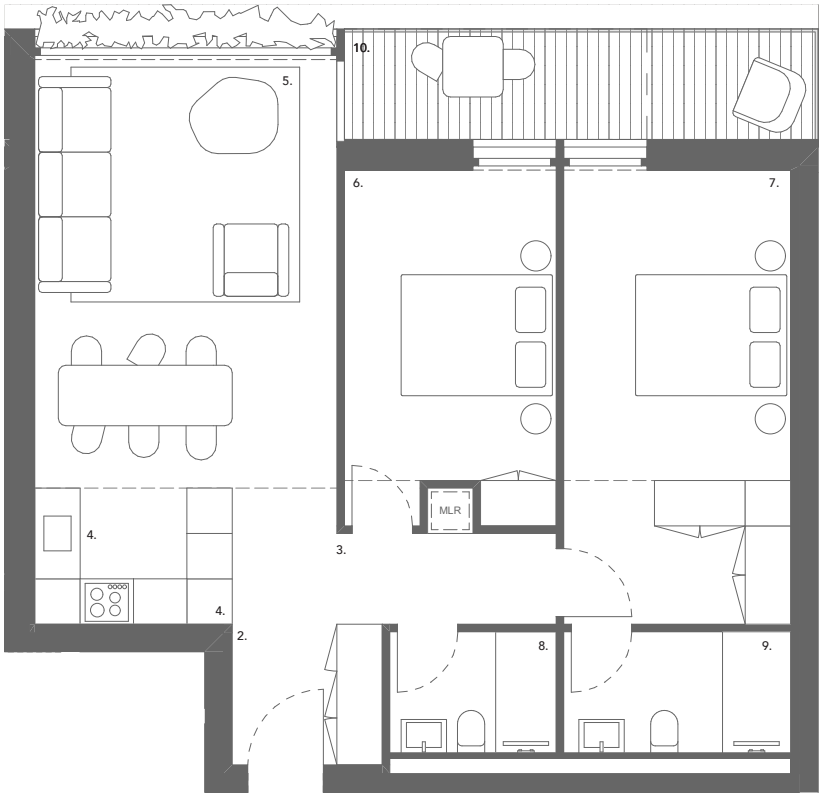
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 2)
LOCATION (2ND FLOOR)



ESTACIONAMENTO
PARKING





PISO 2 *2ND FLOOR*

T2

Apart. 203
Flat 203

91 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

100 m²
ÁREA TOTAL
TOTAL AREA

2
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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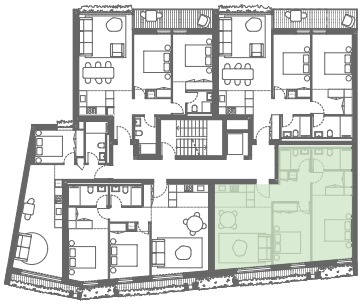
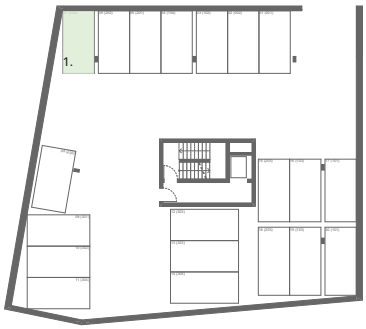
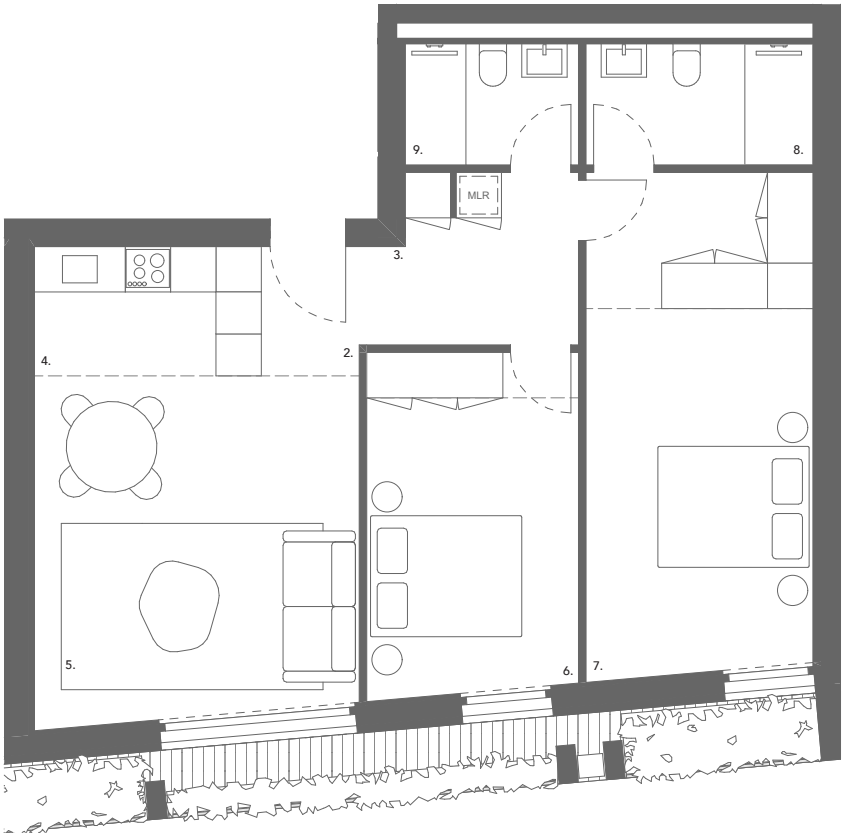
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 2)
LOCATION (2ND FLOOR)



ESTACIONAMENTO
PARKING





PISO 2 *2ND FLOOR*

T2

Apart. 204
Flat 204

89 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

98 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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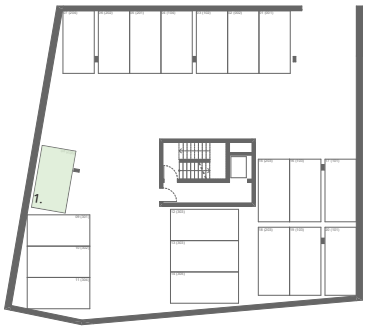
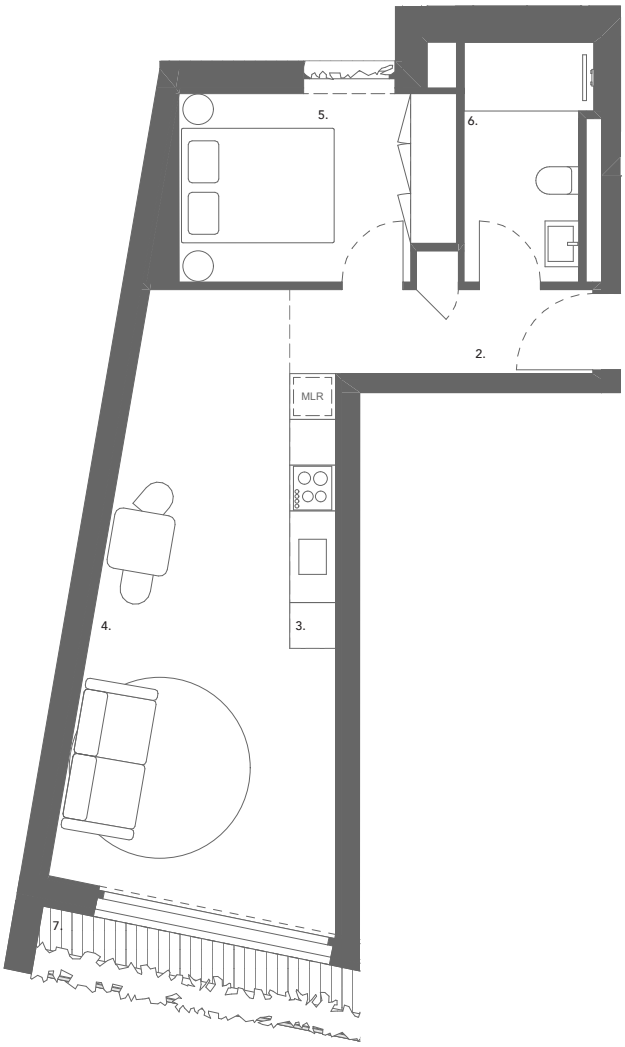
LOCALIZAÇÃO (PISO 2)
LOCATION (2ND FLOOR)

ESTACIONAMENTO
PARKING





PISO 2 *2ND FLOOR*

T1

Apart. 205
Flat 205

56 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

5 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

61 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Cozinha | Kitchen.
4. Sala | Living room.
5. Quarto | Bedroom.
6. Casa de banho | Bathroom.
7. Varanda / Balcony.
8. Arrumos | Storage room.

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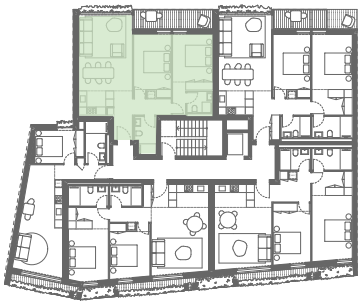
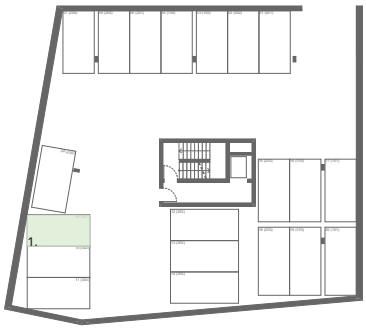
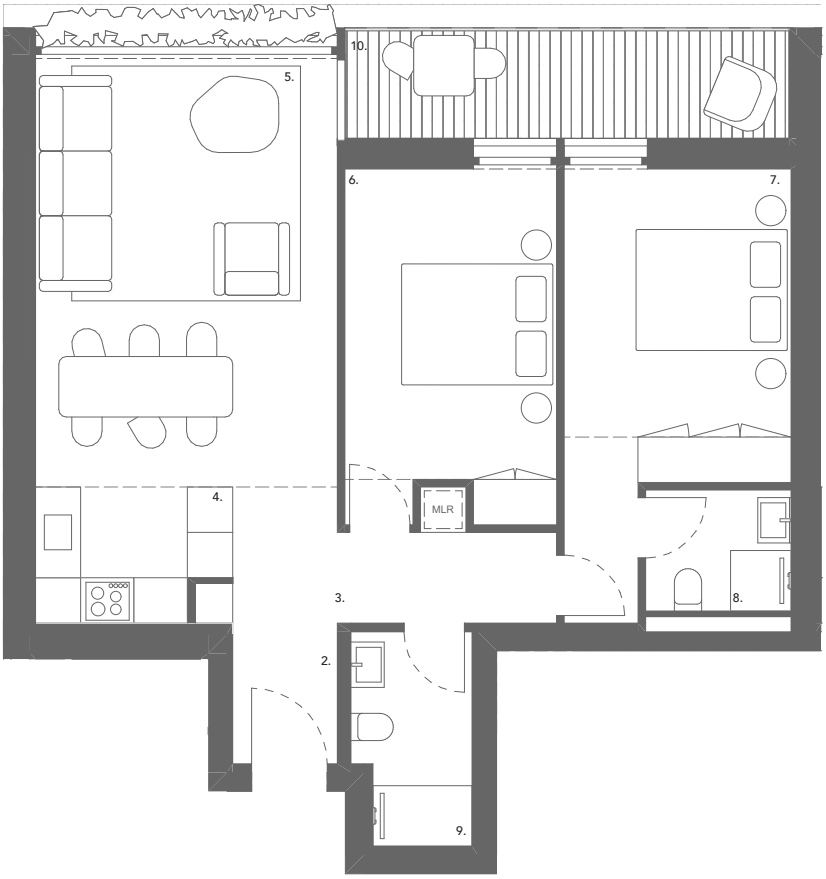
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 3)
LOCATION (3RD FLOOR)



ESTACIONAMENTO
PARKING





PISO 3 *3RD FLOOR*

T2

Apart. 301
Flat 301

86 m²	ÁREA INTERIOR TOTAL *TOTAL INTERIOR AREA*	1	ESTACIONAMENTO *PARKING*
9 m²	ÁREA EXTERIOR TOTAL *TOTAL EXTERIOR AREA*		
95 m²	ÁREA TOTAL *TOTAL AREA*		

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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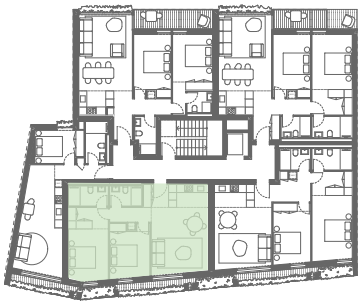
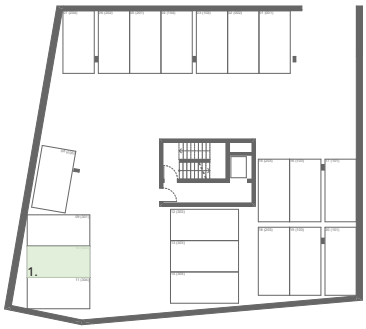
PINHEIRO MANSO

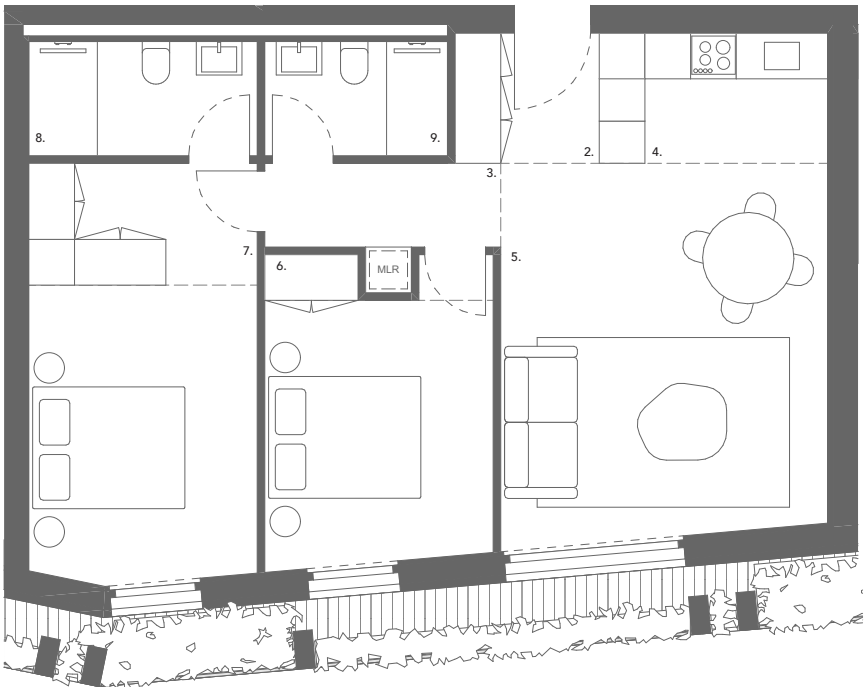
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 3)
LOCATION (3RD FLOOR)



ESTACIONAMENTO
PARKING





PISO 3 *3RD FLOOR*

T2

Apart. 302
Flat 302

82 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

91 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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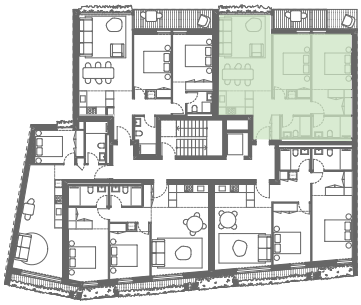
ARCHITECTURE

CCHE PORTO

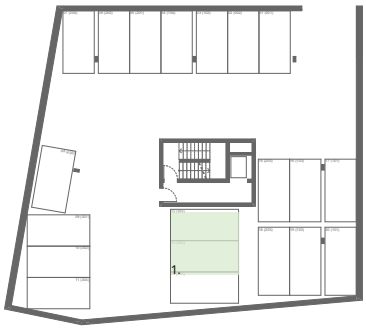
PINHEIRO MANSO

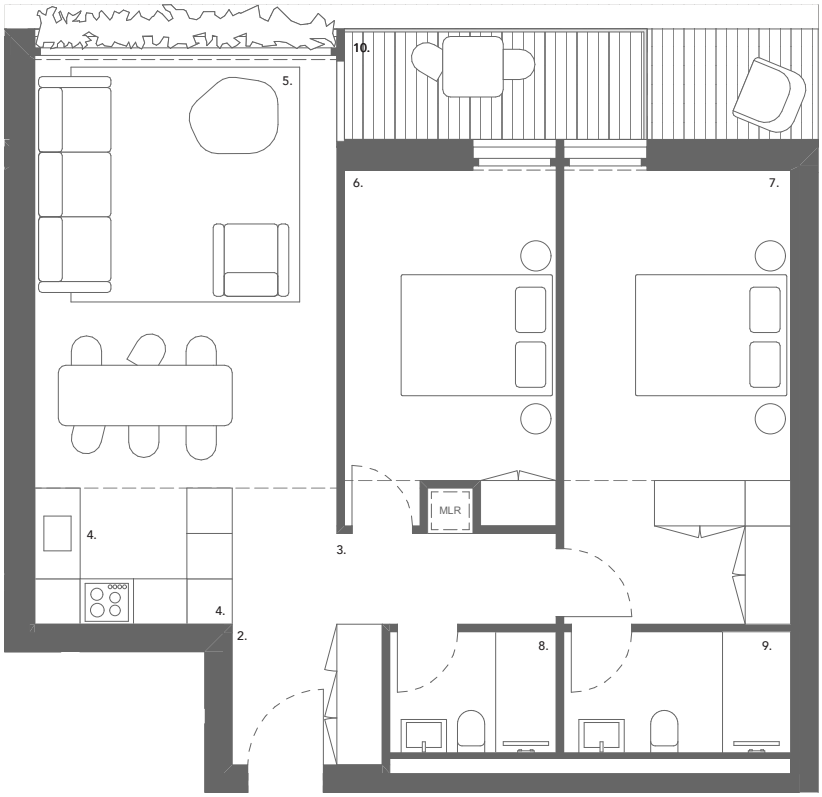
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 3)
LOCATION (3RD FLOOR)



ESTACIONAMENTO
PARKING





PISO 3 *3RD FLOOR*

T2

Apart. 303
Flat 303

91 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

100 m²
ÁREA TOTAL
TOTAL AREA

2
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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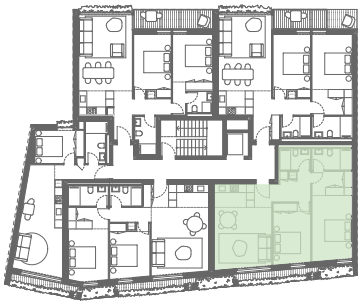
ARCHITECTURE

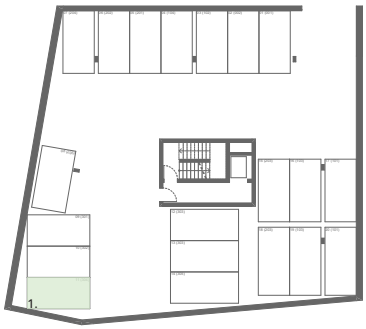
PINHEIRO MANSO

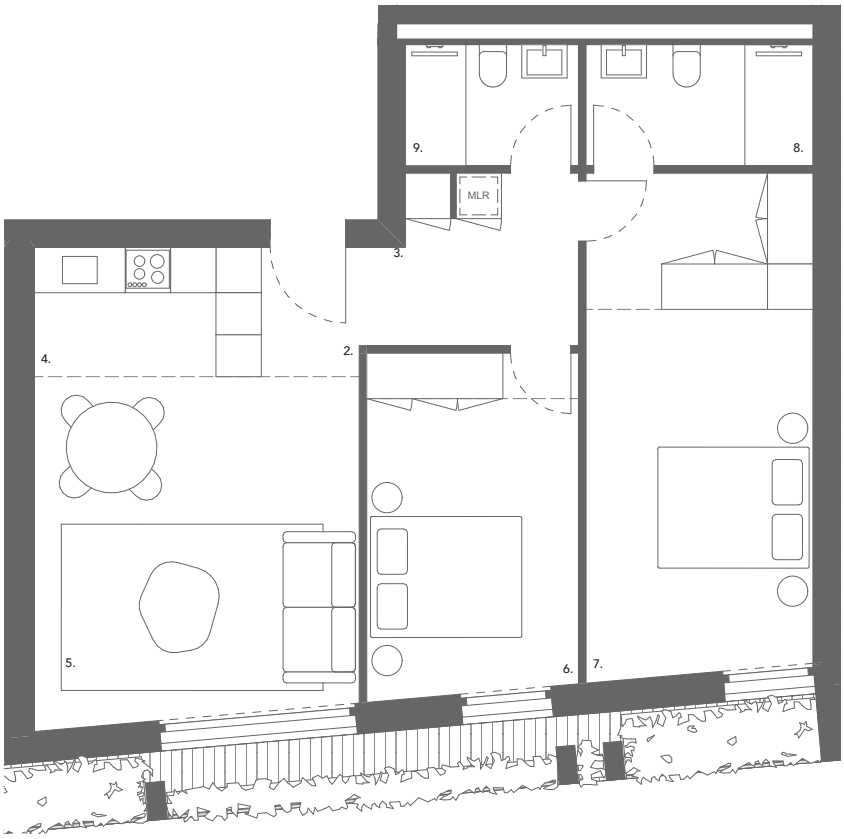
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 3)
LOCATION (3RD FLOOR)



ESTACIONAMENTO
PARKING





PISO 3 *3RD FLOOR*

T2

Apart. 304
Flat 304

89 m²
ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

9 m²
ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

98 m²
ÁREA TOTAL
TOTAL AREA

1
ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Corredor | Corridor.
4. Cozinha | Kitchen.
5. Sala | Living room.
6. Quarto | Bedroom.
7. Quarto | Bedroom.
8. Casa de banho | Bathroom.
9. Casa de banho | Bathroom.
10. Varanda | Balcony.
11. Arrumos | Storage room.

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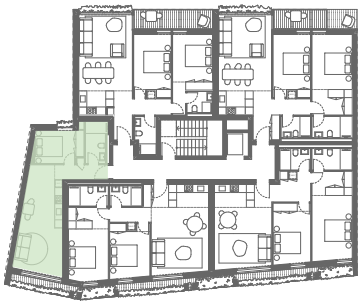
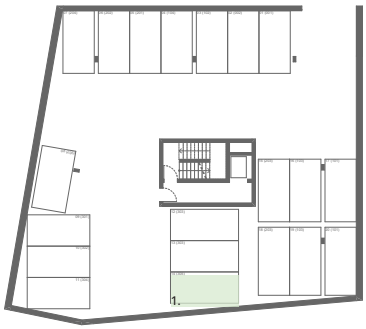
PINHEIRO MANSO

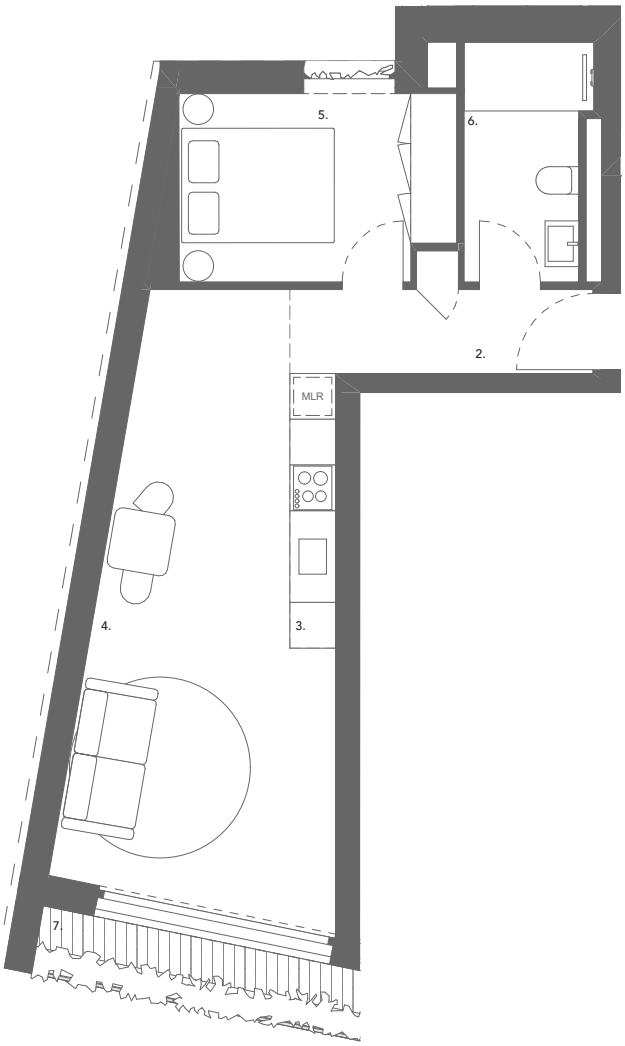
BLOCO A | BLOCK A

LOCALIZAÇÃO (PISO 3)
LOCATION (3RD FLOOR)



ESTACIONAMENTO
PARKING





PISO 3 *3RD FLOOR*

T1

Apart. 305
Flat 305

56 m^2 — ÁREA INTERIOR TOTAL
TOTAL INTERIOR AREA

5 m^2 — ÁREA EXTERIOR TOTAL
TOTAL EXTERIOR AREA

61 m^2 — ÁREA TOTAL
TOTAL AREA

1 — ESTACIONAMENTO
PARKING

1. Estacionamento | Parking.
2. Átrio | Entrance hall.
3. Cozinha | Kitchen.
4. Sala | Living room.
5. Quarto | Bedroom.
6. Casa de banho | Bathroom.
7. Varnada / Balcony.
8. Arrumos | Storage room.

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PINHEIRO MANSO

BLOCO A I BLOCK A

Piso -2
Basement 2

480 m^2 ESTACIONAMENTO
PARKING

1. Estacionamento I Parking.
2. Antecâmara I Fireproof room.
3. Escadas I Stairs.
4. Elevador I Elevator.

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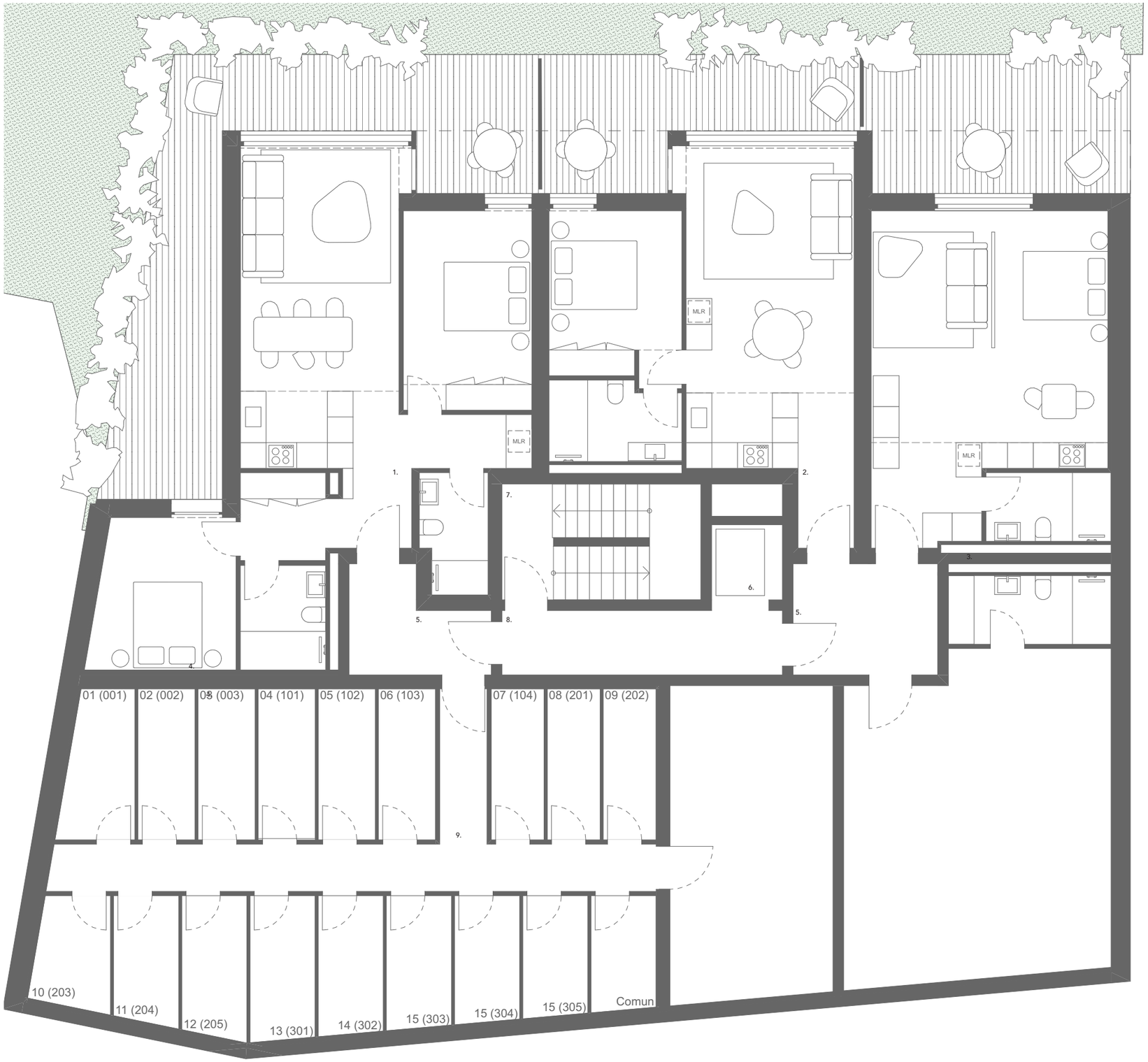
BLOCO A I BLOCK A



Piso -1
Basement 1

53 m² ÁREA FITNESS
FITNESS

140 m² LOCAL TÉCNICO I ARRUMOS
TECHNICAL ROOM I STORAGE

1. Appt 001 I Flat 001.
2. Appt 002 I Flat 002.
3. Área Fitness I Fitness.
4. Local Técnico I Technical room.
5. Circulação I Corridor. 24 m²
6. Elevador I Elevator.
7. Escadas I Stairs.
8. Antecâmara I Fireproof room.
9. Arrumos I Storage.

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PINHEIRO MANSO

BLOCO A I BLOCK A

Piso 1
1st Floor

490 m^2 ÁREA TOTAL PISO
TOTAL FLOOR AREA

1. Átrio I Hall.
2. Appt 101 I Flat 301.
3. Appt 102 I Flat 302.
4. Appt 103 I Flat 303.
5. Appt 104 I Flat 304
5. Circulação I Corridor.
6. Elevador I Elevator.
7. Escadas I Stairs.

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PINHEIRO MANSO

BLOCO A I BLOCK A

Piso 2
2nd Floor

490 m^2 ÁREA TOTAL PISO
TOTAL FLOOR AREA

1. Appt 201 I Flat 201.
2. Appt 202 I Flat 202.
3. Appt 203 I Flat 203.
4. Appt 204 I Flat 204.
5. Appt 205 I Flat 205.
6. Circulação I Corridor.
7. Elevador I Elevator.
8. Escadas I Stairs.

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ARQUITECTURA
ARCHITECTURE

CCHE PORTO

PINHEIRO MANSO

BLOCO A I BLOCK A

Piso 3
3rd Floor

488 m^2 ÁREA TOTAL PISO
TOTAL FLOOR AREA

1. Appt 301 I Flat 301.
2. Appt 302 I Flat 302.
3. Appt 303 I Flat 303.
4. Appt 304 I Flat 304.
5. Appt 305 I Flat 305.
6. Circulação I Corridor.
7. Elevador I Elevator
8. Escadas I Stairs.

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