

SERRALVES GARDEN

B O A V I S T A L I V I N G



VA PROPERTIES

SERRALVES GARDEN

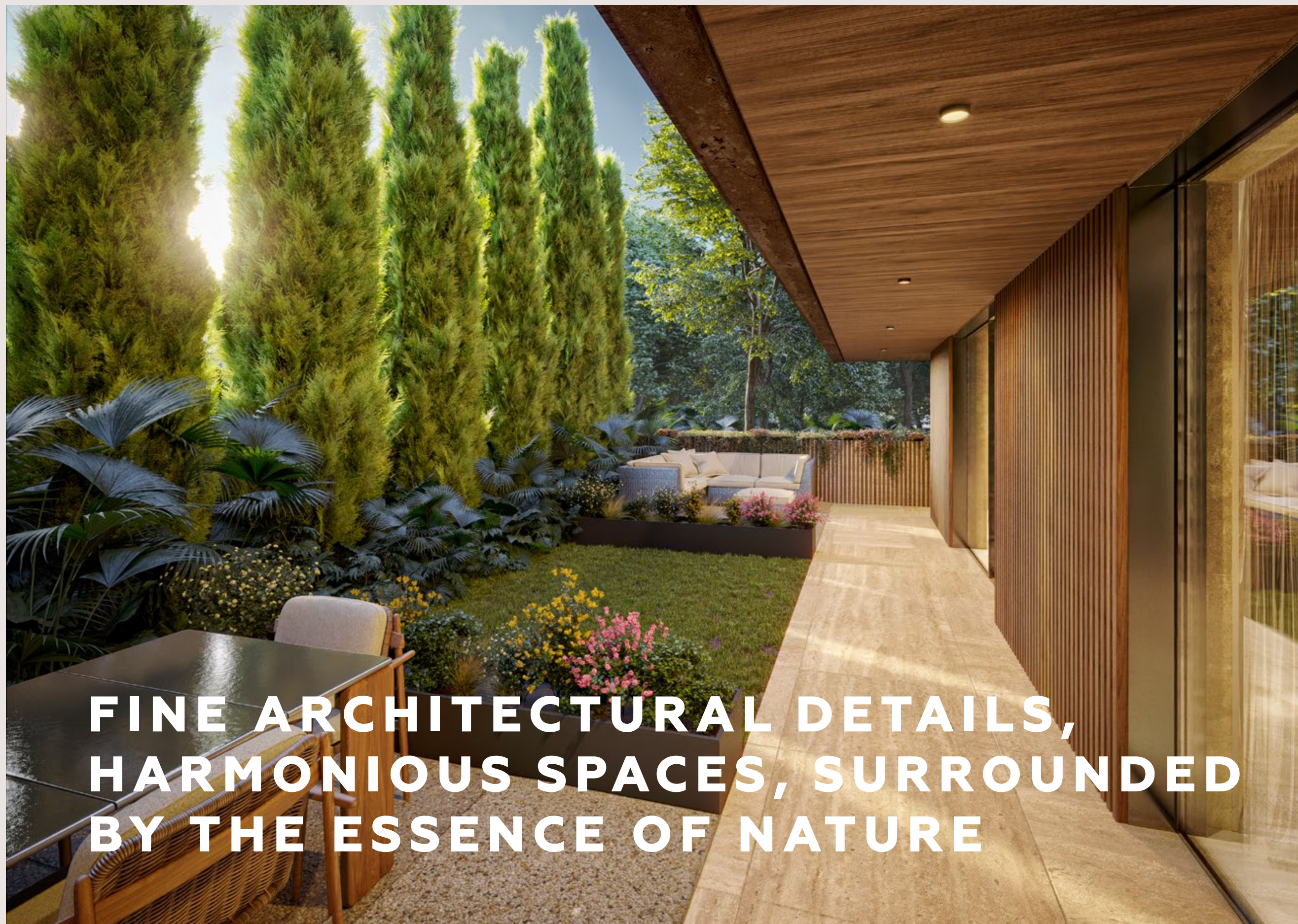
B O A V I S T A L I V I N G



An exclusive and luxurious apartment complex by VA Properties set to enhance Serralves, a landmark where architecture echoes the essence of nature and life acquires a new harmony.

ALIGNING WITH THE BEAUTY OF DETAILS

Under the partnership of architects Pedro Moreira and Cristina Couto, the concept acquired a greater sense of sophistication and balance, seamlessly integrating the urban backdrop with nature in a luxurious and exclusive apartment complex.



**FINE ARCHITECTURAL DETAILS,
HARMONIOUS SPACES, SURROUNDED
BY THE ESSENCE OF NATURE**

Clean lines, harmonious shapes and fine materials confer a distinguished and sophisticated style to the building's façade.

The sophistication of travertine stone shapes an elegance that stands the test of time.

The colour and texture of the stone blend with the light and the natural surroundings, creating an atmosphere of serenity and balance, where modern architecture fuses with the essence of nature.

GEOMETRY, SYMMETRY AND ELEGANCE COME TOGETHER IN A TIMELESS FAÇADE

The lush private garden, carefully planned with a variety of species and materials, reflects the natural surroundings and creates a seamless transition between the interior and exterior of the building.

The tranquillity, privacy, and security of the space inspire a unique living experience.

Within each apartment, the design is oriented towards the maximisation of light and spaciousness, fostering an ambience of comfort in both social and private domains.



**A SAFE HAVEN TO LIVE,
DREAM, AND THRIVE IN**

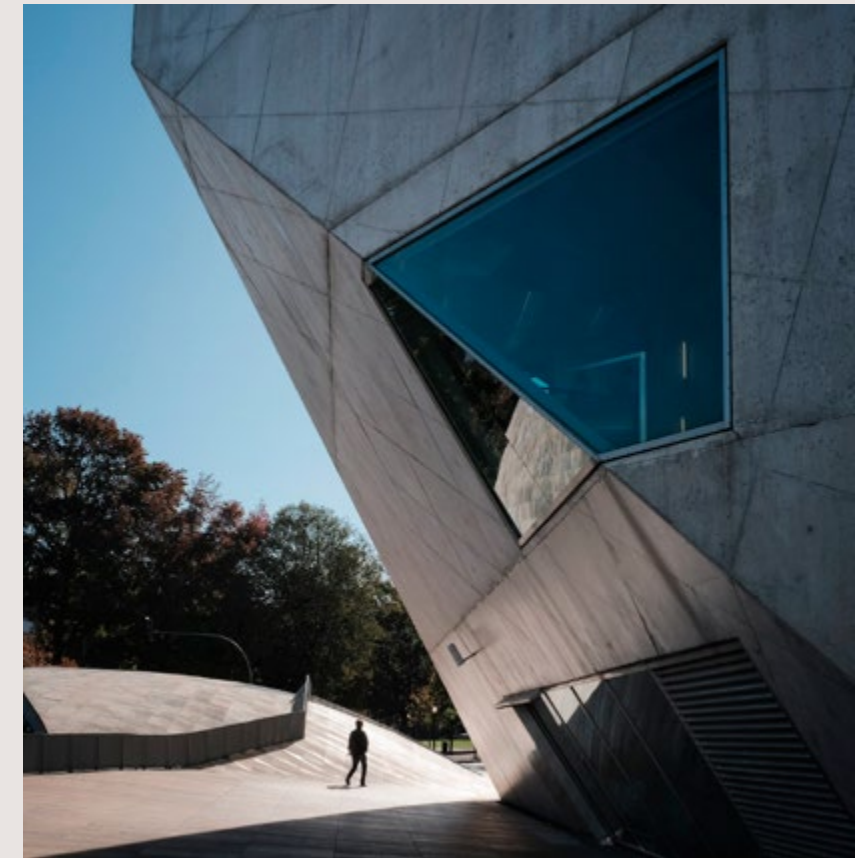


ART INSPIRED BY THE OCEAN



A contemporary sanctuary where art, the ocean, and design unite in flawless accord.

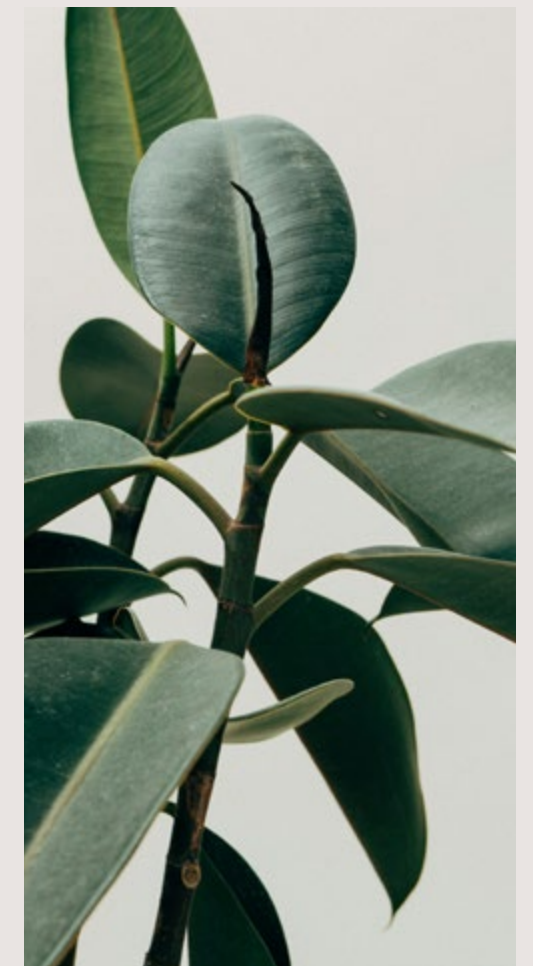
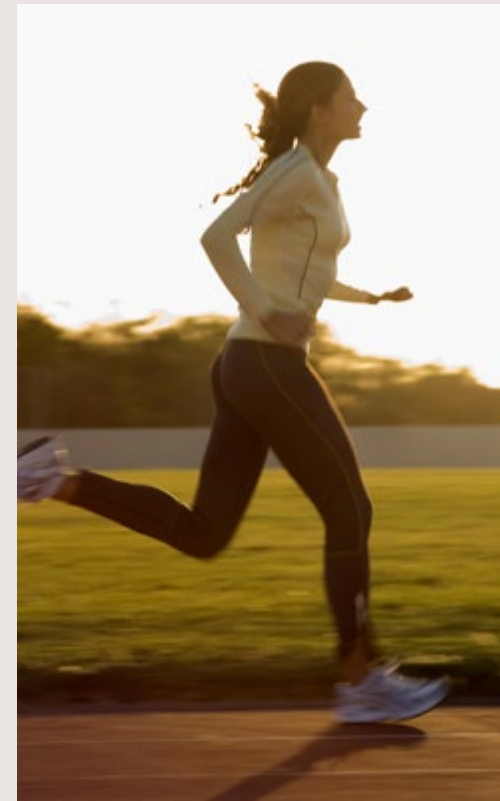
Serralves Garden is a blend of comfort and modernity, where every detail echoes elegance and serenity.



Located in the vibrant heart of the city, it appeals to cosmopolitan individuals, young and mature couples, professionals and dreamers, who find a reflection of their sophisticated and discerning lifestyle here.

With refined taste, they value material purity, spatial harmony and the well-being conveyed by each environment.

The allure of the location is also evident to those who travel from a distance, captivated by the modern design, the convenient location and the assurance of an existence where the quotidian merges with the art of living well.





The development sits next to the Serralves Museum in one of Porto's most inspiring settings.

In a location that merges the foliage of the City Park, the ocean breeze and the metropolitan rhythm, a zone emerges that melds the stillness of nature with the lively pulse of city living.

NATURE, CULTURE AND THE CITY ALL IN ONE PLACE



LOCATION

Situated on Rua Professor Augusto Nobre, a stone's throw from Avenida Marechal Gomes da Costa, this apartment complex is nestled in one of the most sought-after and prime residential areas of the city.

Its exceptional location combines urban living with tranquil surroundings, offering a superior quality of life.

A wide range of local shops, services, cafés and schools are found in the vicinity of Rua Professor Augusto Nobre, and major transport links are close by, ensuring quick and convenient access to the whole city, all in a peaceful and safe residential environment.





4
5

2

FOZ DO DOURO

Rua Professor Augusto Nobre, 436

SERRALVES GARDEN

BOAVISTA LIVING

AVENIDA DO MARECHAL GOMES DA COSTA

AVENIDA DA BOAVISTA

A28

VCI

7
7
7
8
9

8

7

8

7

7

3

ROTUNDA DA BOAVISTA

6

A1

PONTE ARRÁBIDA

- 1. Serralves Foundation
- 2. Porto City Park
- 3. Casa da Música
- 4. Castelo do Queijo
- 5. Montevideu Avenue Gardens
- 6. Porto Botanical Garden
- 7. Schools
- 8. Supermarkets
- 9. Access to the A1, A28, VCI motorways



Sá Carneiro Airport 14 min away (± 13 km)

A UNIQUE FEELING AN UNRIVALLED LIFESTYLE



VIRTUAL
TOUR



Serralves Garden is renowned for its harmonious blend of contemporary design and fine materials, ensuring an experience of sophistication and comfort in every detail.

Each space has been meticulously crafted to embody exclusivity and modernity, giving rise to elegant, luminous and enduring environments where design seamlessly intertwines with well-being, and the art of living assumes a novel expression.





SERRALVES GARDEN BOAVISTA LIVING

It perfectly balances comfort, privacy and proximity to the city centre.



RUA PROFESSOR AUGUSTO NOBRE 436 / SERRALVES

A space meticulously designed for maximum comfort, with all living spaces flowing together seamlessly to create an idyllic, organic feel.

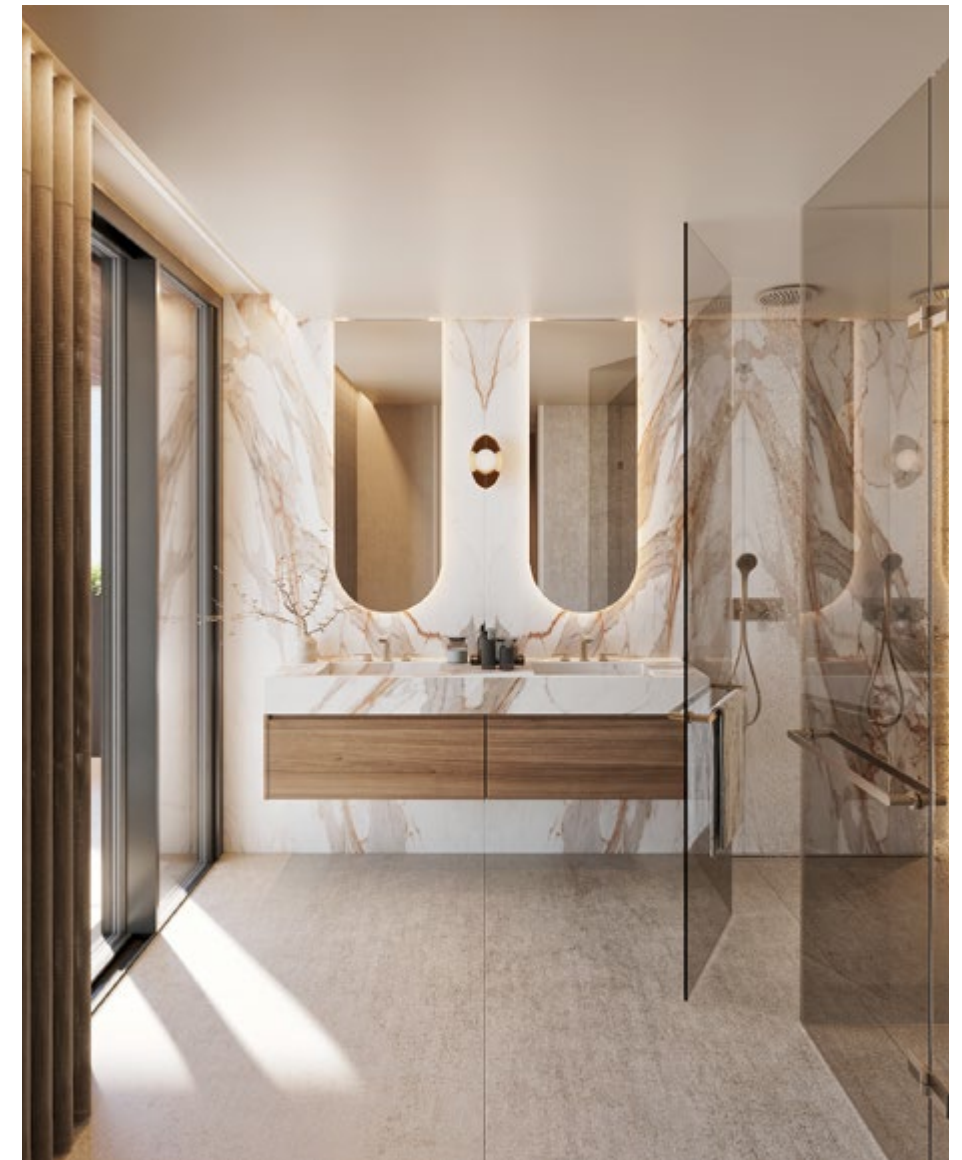






SERRALVES GARDEN BOAVISTA LIVING

The softness of the light and the elegance of the design converge in an atmosphere filled with serenity.



RUA PROFESSOR AUGUSTO NOBRE 436 / SERRALVES



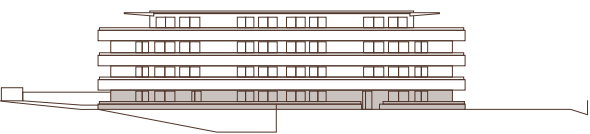


2 Bed
3 Bed
4 Bed

14 Luxury apartments
A whole new city feeling with
exceptional sun exposure.

Set across four floors, the apartment complex at Serralves Garden caters for families of all sizes. Boasting outdoor areas of up to 212.80 sq m and indoor areas of up to 179.50 sq m, the 14 apartments, ranging from two to four bedrooms, offer luxurious and generous living spaces.

GROUND FLOOR



UNIT A - 3 BED

Living Area	144.20 sq m (1,552 sq ft)
Balcony	79.25 sq m (853 sq ft)
Patio / Backyard	71.30 sq m (767 sq ft)
Garage	2 Car Garage Box

UNIT B - 2 BED

Living Area	115.95 sq m (1,248 sq ft)
Balcony	22.40 sq m (241 sq ft)
Patio / Backyard	52.50 sq m (565 sq ft)
Garage	1 Car Garage Box w/ storage unit

UNIT C - 2 BED

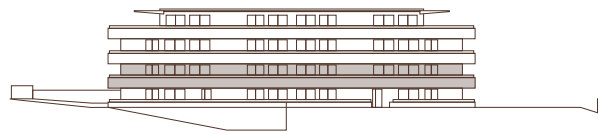
Living Area	115.95 sq m (1,248 sq ft)
Balcony	22.40 sq m (241 sq ft)
Patio / Backyard	52.50 sq m (565 sq ft)
Garage	1 Car Garage Box w/ storage unit

UNIT D - 3 BED

Living Area	144.20 sq m (1,552 sq ft)
Balcony	79.25 sq m (853 sq ft)
Patio / Backyard	71.30 sq m (767 sq ft)
Garage	2 Car Garage Box



1ST FLOOR



UNIT E - 3 BED

Living Area	160.70 sq m (1,730 sq ft)
Balcony	82.82 sq m (891 sq ft)
Garage	2 Car Garage Box

UNIT F - 2 BED

Living Area	115.95 sq m (1,248 sq ft)
Balcony	31.57 sq m (340 sq ft)
Garage	2 Car Garage Box

UNIT G - 2 BED

Living Area	115.95 sq m (1,248 sq ft)
Balcony	31.57 sq m (340 sq ft)
Garage	2 Car Garage Box

UNIT H - 3 BED

Living Area	160.70 sq m (1,730 sq ft)
Balcony	82.82 sq m (891 sq ft)
Garage	2 Car Garage Box



2ND FLOOR

UNIT I - 3 BED

Living Area	160.70 sq m (1,730 sq ft)
Balcony	82.82 sq m (891 sq ft)
Garage	2 Car Garage Box

UNIT J - 2 BED

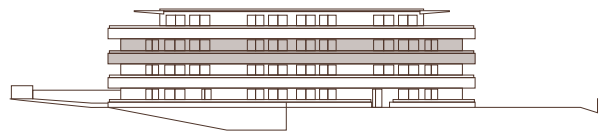
Living Area	115.95 sq m (1,248 sq ft)
Balcony	31.57 sq m (340 sq ft)
Garage	2 Car Garage Box

UNIT L - 2 BED

Living Area	115.95 sq m (1,248 sq ft)
Balcony	31.57 sq m (340 sq ft)
Garage	2 Car Garage Box

UNIT M - 3 BED

Living Area	160.70 sq m (1,730 sq ft)
Balcony	82.82 sq m (891 sq ft)
Garage	2 Car Garage Box



Rua Professor Augusto Nobre

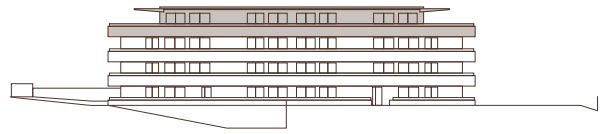


I J

L M



3RD FLOOR



UNIT N - 4 BED

Living Area	179.50 sq m (1,932 sq ft)
Terrace	212.80 sq m (2,291 sq ft)
Garage	3 Car Garage Box

UNIT O - 4 BED

Living Area	179.50 sq m (1,932 sq ft)
Terrace	212.80 sq m (2,291 sq ft)
Garage	3 Car Garage Box



THE PRIVILEGE OF LIVING IN BALANCE WITH NATURE

The project was designed to harmonise luxury and environmental responsibility. Equipped with solar panels and electric vehicle chargers, it promotes both clean energy and sustainable mobility. Thermal break window frames and solar protection ensure comfort and energy efficiency, while heat pumps and underfloor heating provide efficient climate control with lower consumption.

The common areas and garden have been designed to be havens of tranquillity, with landscaping that respects nature, providing comfort, security and privacy.

Here, living means being in harmony with every detail, surrounded by nature and a way of life that is sustainable.

FEATURES

OUTDOOR AREA

Natural stone façade cladding in beige travertine and textured plaster

Heat-insulated aluminium window frames in a minimalist style, fitted with Xtreme 70/33 glass (clear double glazing with solar protection)

Exterior flooring in washed flagstone with an exposed crushed aggregate surface

Balcony flooring in natural beige travertine stone

Exterior ceilings in phenolic panelling

Flat roofing system



SERRALVES GARDEN BOAVISTA LIVING



RUA PROFESSOR AUGUSTO NOBRE 436 / SERRALVES

FEATURES

COMMUNAL AREAS

Stairwell cladding

Garages with industrial-polished concrete flooring

Entrance hall and interior apartment hallway walls with wood panelling

ELEVATORS

SCHINDLER brand elevators or equivalent

LIVING ROOMS, HALLWAYS, BEDROOMS

Laminate wood flooring

Double plasterboard walls with soundproofing

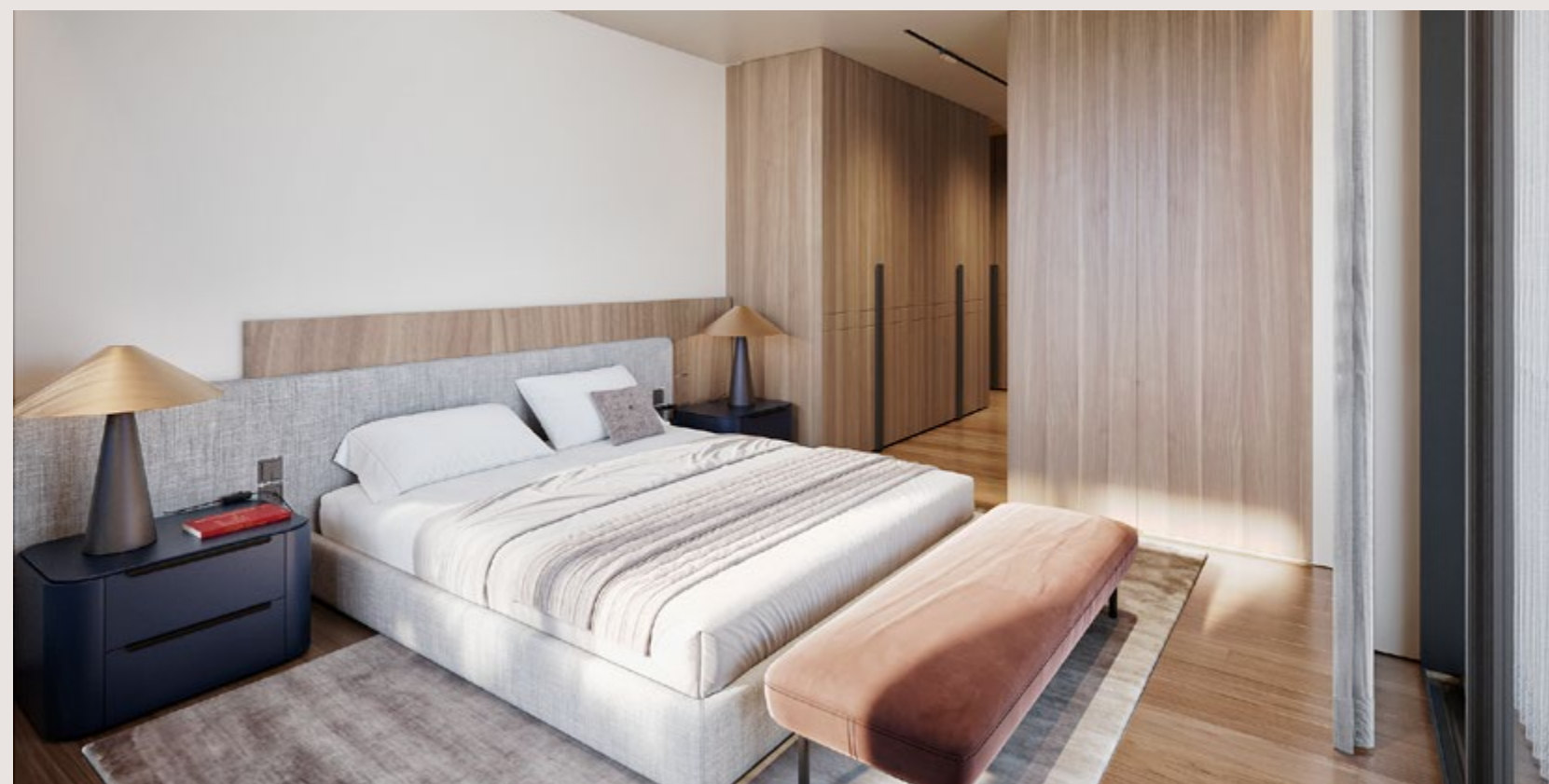
Plasterboard false ceiling with soundproofing

Curtain rods

Magnetic track lighting

Wooden doors with JNF hardware

Ceilings and walls painted with decorative laminate panels



FEATURES

KITCHENS

Wood veneer or lacquered cabinets

GAGGENAU appliances

GESSI taps

Large ceramic countertop and backsplash (ASCALE)

Laminate wood flooring

Magnetic track lighting



FEATURES

TOILET FACILITIES

Large ceramic floor and wall tiles

Wall-mounted sanitary ware (CATALANO or equivalent)

GESSI (or equivalent) taps

Water-resistant MDF cabinets with a lacquered or veneered finish

Built-in LED lighting

AIR CONDITIONING | DHW

Ducted air conditioning system for heating and cooling

Thereunderfloor heating throughout the property

Heat pump

HOME AUTOMATION

Touch panel for lighting, blinds and AC control

Video door entry system

SECURITY

CCTV system in common areas

Fire Security System in Building



COMMERCIAL PORTFOLIO & UNITS SPACIFICATIONS

Unit	Floor	Type	Living Area	Balcony / Terrace	Patio / Backyard	Total Area	Garage
A	0	3 Bed	144.20 sq m <i>(1,552 sq ft)</i>	79.25 sq m <i>(853 sq ft)</i>	71.30 sq m <i>(767 sq ft)</i>	294.75 sq m <i>(3,173 sq ft)</i>	2 Car Garage Box
B	0	2 Bed	115.95 sq m <i>(1,248 sq ft)</i>	22.40 sq m <i>(241 sq ft)</i>	52.50 sq m <i>(565 sq ft)</i>	190.85 sq m <i>(2,054 sq ft)</i>	1 Car Garage Box w/ storage unit
C	0	2 Bed	115.95 sq m <i>(1,248 sq ft)</i>	22.40 sq m <i>(241 sq ft)</i>	52.50 sq m <i>(565 sq ft)</i>	190.85 sq m <i>(2,054 sq ft)</i>	1 Car Garage Box w/ storage unit
D	0	3 Bed	144.20 sq m <i>(1,552 sq ft)</i>	79.25 sq m <i>(853 sq ft)</i>	71.30 sq m <i>(767 sq ft)</i>	294.75 sq m <i>(3,173 sq ft)</i>	2 Car Garage Box
E	1	3 Bed	160.70 sq m <i>(1,730 sq ft)</i>	82.82 sq m <i>(891 sq ft)</i>	-	243.52 sq m <i>(2,621 sq ft)</i>	2 Car Garage Box
F	1	2 Bed	115.95 sq m <i>(1,248 sq ft)</i>	31.57 sq m <i>(340 sq ft)</i>	-	147.52 sq m <i>(1,588 sq ft)</i>	2 Car Garage Box
G	1	2 Bed	115.95 sq m <i>(1,248 sq ft)</i>	31.57 sq m <i>(340 sq ft)</i>	-	147.52 sq m <i>(1,588 sq ft)</i>	2 Car Garage Box
H	1	3 Bed	160.70 sq m <i>(1,730 sq ft)</i>	82.82 sq m <i>(891 sq ft)</i>	-	243.52 sq m <i>(2,621 sq ft)</i>	2 Car Garage Box
I	2	3 Bed	160.70 sq m <i>(1,730 sq ft)</i>	82.82 sq m <i>(891 sq ft)</i>	-	243.52 sq m <i>(2,621 sq ft)</i>	2 Car Garage Box
J	2	2 Bed	115.95 sq m <i>(1,248 sq ft)</i>	31.57 sq m <i>(340 sq ft)</i>	-	147.52 sq m <i>(1,588 sq ft)</i>	2 Car Garage Box
L	2	2 Bed	115.95 sq m <i>(1,248 sq ft)</i>	31.57 sq m <i>(340 sq ft)</i>	-	147.52 sq m <i>(1,588 sq ft)</i>	2 Car Garage Box
M	2	3 Bed	160.70 sq m <i>(1,730 sq ft)</i>	82.82 sq m <i>(891 sq ft)</i>	-	243.52 sq m <i>(2,621 sq ft)</i>	2 Car Garage Box
N	3	4 Bed	179.50 sq m <i>(1,932 sq ft)</i>	212.80 sq m <i>(2,291 sq ft)</i>	-	392.30 sq m <i>(4,223 sq ft)</i>	3 Car Garage Box
O	3	4 Bed	179.50 sq m <i>(1,932 sq ft)</i>	212.80 sq m <i>(2,291 sq ft)</i>	-	392.30 sq m <i>(4,223 sq ft)</i>	3 Car Garage Box

ARCHITECTURE AND INTERIOR DESIGN PROJECT



Architectural Project

“A life of elegance and comfort in the heart of Porto”

The Serralves Garden project was conceptualised with the objective of creating a structure that exudes sophistication, comfort and harmony with nature. Located in one of the most prestigious areas of the city, next to Avenida da Boavista, it stands out for its contemporary and serene architecture, which integrates the built space with beautiful green surroundings.

The balconies and landscaped terraces extend the living spaces, creating a natural connection with the landscape. The utilisation of superior materials such as natural stone, wood and Corten steel, along with sustainable solutions, is indicative of an unwavering dedication to elegance, durability and environmental responsibility.



cristinacouto
ARCHITECTURE + DESIGN

Interior Design Project

“Sophistication that extends to every detail”

In this interior design project, each space was conceptualised to captivate and motivate, exquisitely blending comfort, elegance, and organic concord. Materials such as wood and stone were used to add texture and warmth, creating comfortable and inviting spaces.

Attention to detail enhances the sensory experience of each space, where aesthetics, functionality, sustainability, and elegance coexist. The end result is a home that reflects a contemporary lifestyle and celebrates the beauty and balance of its surroundings.

DEVELOPER

VA Properties is a diversified business group with a consolidated presence in various sectors of the economy.

Its operations span a broad spectrum of sectors, reflecting a strategic vision of sustainable growth and continuous innovation.

We develop real estate developments of excellence, combining exclusive locations, sophistication and differentiation. Through the high quality and personalisation of its projects, it creates unique experiences for its clients.

Concurrently, as real estate investors, we focus on meticulously constructing a portfolio of assets with both high liquidity and significant profitability, favouring the tenancy of the highest calibre and ensuring the preservation of value and security.



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