



# VARANDAS — DO COVELO

FARIA GUIMARÃES STREET, 895-903, PORTO





# Location

## Hospitals

- 1 Unidade de Saúde do Covelo
- 2 Hospital de São João
- 3 Instituto Português de Oncologia
- 4 Hospital Santa Maria
- 5 Hospital da Lapa

## Universities

- 6 Faculdade de Medicina da U. Porto
- 7 Faculdade de Desporto da U. Porto
- 8 Escola Superior de Educação do Porto
- 9 INESC TEC
- 10 Faculdade de Engenharia da U. Porto
- 11 Faculdade de Economia da U. Porto
- 12 Faculdade de Psicologia e Ciências Sociais da U. Porto
- 13 Universidade Católica - Campus Asprela
- 14 Universidade Fernando Pessoa

# Living in Porto

## YES, IT'S POSSIBLE

Porto, as the capital of Northern Portugal, has a privileged geographical position next to the Douro River, as well as an architectural ensemble of exceptional value, with emphasis on the historic center of the city, classified as World Heritage since 1996 and whose balanced symbiosis of contemporary with ancient architecture are points of reference debated around the world. It is a city known for its wine, its bridges, its gastronomy and the genuineness and sincerity of a people, which bears the marks of time on their faces: in their souls the characteristics of popular wisdom that have passed from generation to generation.

## INDICATORS

Porto, *Best Europe City Break* 2020, by World Travel Awards Portugal, Migrant Integration Policy Index (MIPEX) 2nd place in the world

Porto, *European City of the Year* 2019, by The Academy of Urbanism Alto Douro Region World Heritage Site

Portugal, *Best European Destination* 2019, by World Travel Awards Porto Customshouse Congress Centre Awarded Best Meetings and Conference Centre in Europe in 2014, 2015 and 2017

Porto, *Best European Destination* 2012, 2014 e 2017, by *European Consumers Choice* Architecture 2 Pritzker Awards (Eduardo Souto de Moura and Álvaro Siza Vieira)

Historical Center of Porto World Heritage Site



Porto has been reinventing itself at the speed of light, with something new happening every day, as the most historic and striking streets preserve the details we read in books or see in old photographs, which brings a feeling of belonging, as if we were part of that same story. A history full of memories, knowledge, culture, people who were born here and others who made this their home.

This is what gives Porto life and makes it a unique city, where there is always something to do, a new place to visit, someone special to meet, another landscape to date.





## — A haven in the city

### QUALITY OF LIFE

Porto was built gradually, albeit quickly. And yet, it has always managed to maintain its roots, traditions and essence, while adapting to the evolution of the times.

The privileged location, close to the largest university campus in the city, as well as the proximity to numerous services, make *Varandas do Covelo* the perfect place to live.

The green areas next to the building, mainly the Covelo garden, invite you to breathe the peace that is coming home and forgetting the world outside.



— Comfort  
for your life





A house  
to your measure

## FEATURES

16 Apartments T1

± 63m<sup>2</sup>

2 Apartments T2 Duplex

± 140m<sup>2</sup>

2 Apartments T2

± 130m<sup>2</sup>

1 Shop

100m<sup>2</sup>

Balconies

Storage units

Private parking

New construction

Garden area

± 500m<sup>2</sup>



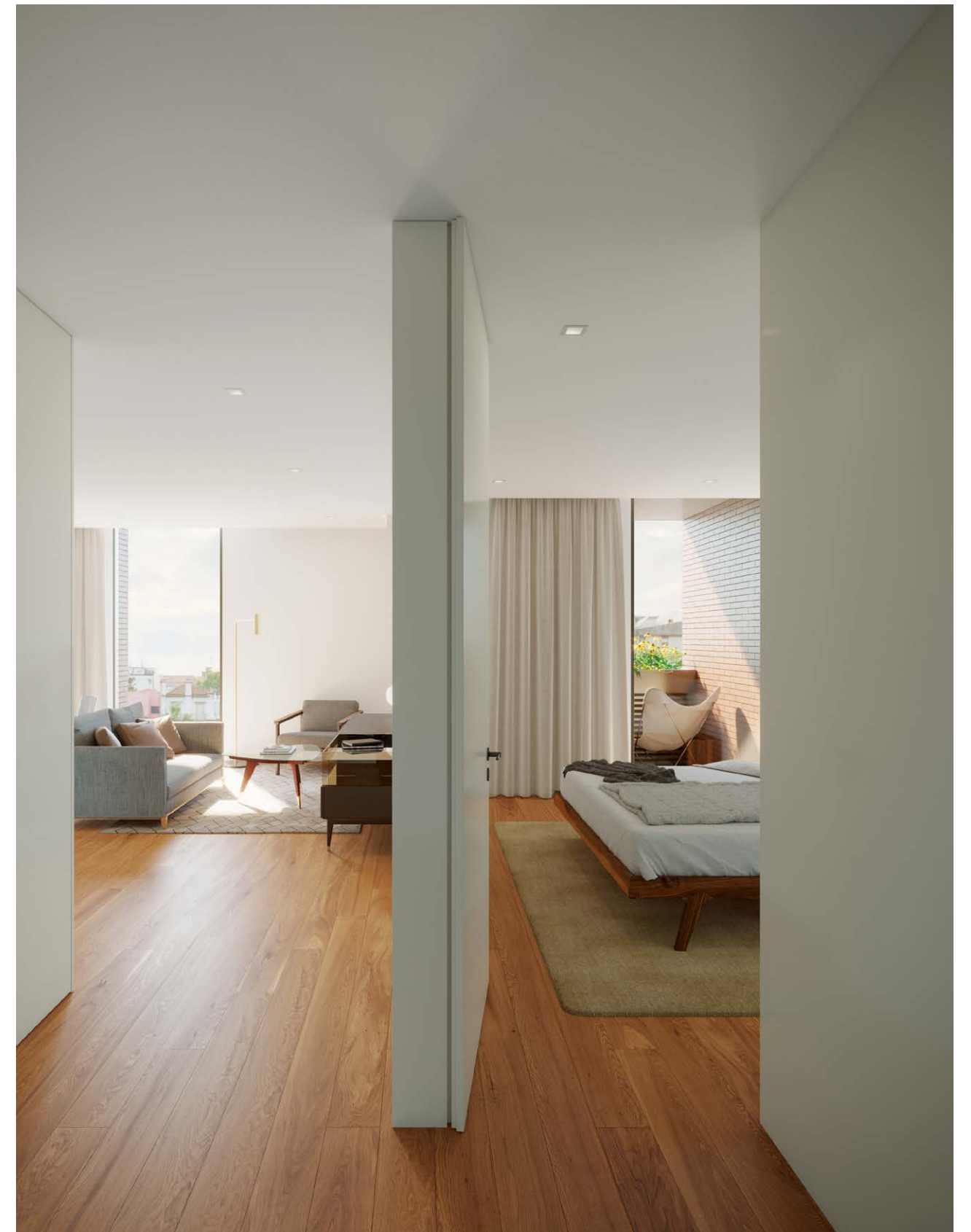




— Spaces that  
inspire freedom









## TABLE AREAS

APARTMENT	TYOLOGY	FLOOR	GROSS PRIVATE AREA	UNROOFED AREA*
1	2 Bed. Duplex	0	148 M <sup>2</sup>	64 M <sup>2</sup>
2	2 Bed. Duplex	0	120 M <sup>2</sup>	37 M <sup>2</sup>
3	Two Bedrooms	1	126 M <sup>2</sup>	29 M <sup>2</sup>
4	Two Bedrooms	1	127 M <sup>2</sup>	15 M <sup>2</sup>
5	One Bedroom	2	62 M <sup>2</sup>	15 M <sup>2</sup>
6	One Bedroom	2	62 M <sup>2</sup>	17 M <sup>2</sup>
7	One Bedroom	2	64 M <sup>2</sup>	18 M <sup>2</sup>
8	One Bedroom	2	64 M <sup>2</sup>	16 M <sup>2</sup>
9	One Bedroom	3	62 M <sup>2</sup>	15 M <sup>2</sup>
10	One Bedroom	3	62 M <sup>2</sup>	15 M <sup>2</sup>
11	One Bedroom	3	64 M <sup>2</sup>	15 M <sup>2</sup>
12	One Bedroom	3	64 M <sup>2</sup>	15 M <sup>2</sup>
13	One Bedroom	4	62 M <sup>2</sup>	15 M <sup>2</sup>
14	One Bedroom	4	62 M <sup>2</sup>	15 M <sup>2</sup>
15	One Bedroom	4	64 M <sup>2</sup>	15 M <sup>2</sup>
16	One Bedroom	4	64 M <sup>2</sup>	15 M <sup>2</sup>
17	One Bedroom	5	62 M <sup>2</sup>	17 M <sup>2</sup>
18	One Bedroom	5	62 M <sup>2</sup>	18 M <sup>2</sup>
19	One Bedroom	5	64 M <sup>2</sup>	18 M <sup>2</sup>
20	One Bedroom	5	64 M <sup>2</sup>	18 M <sup>2</sup>
	SHOP	-1 + 0	81 M <sup>2</sup>	18 M <sup>2</sup>



\* TERRACE / PARKING / STORE UNIT

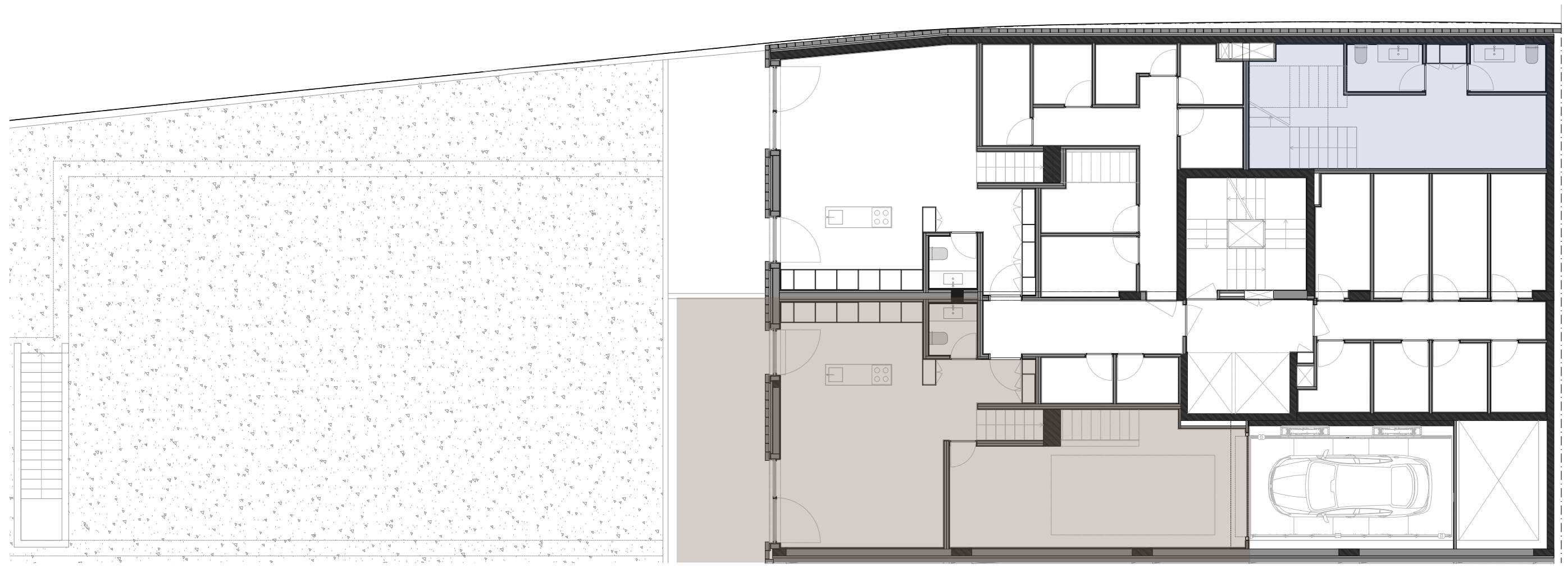
The gross areas presented are approximate, indicative and non-contractual.  
The 3D images presented may not correspond entirely to the final result, after the full renovation.



# VARANDAS DO COVELO



FLOOR -1  
TWO BEDROOMS DUPLEX  
SHOP



FARIA GUIMARÃES STREET

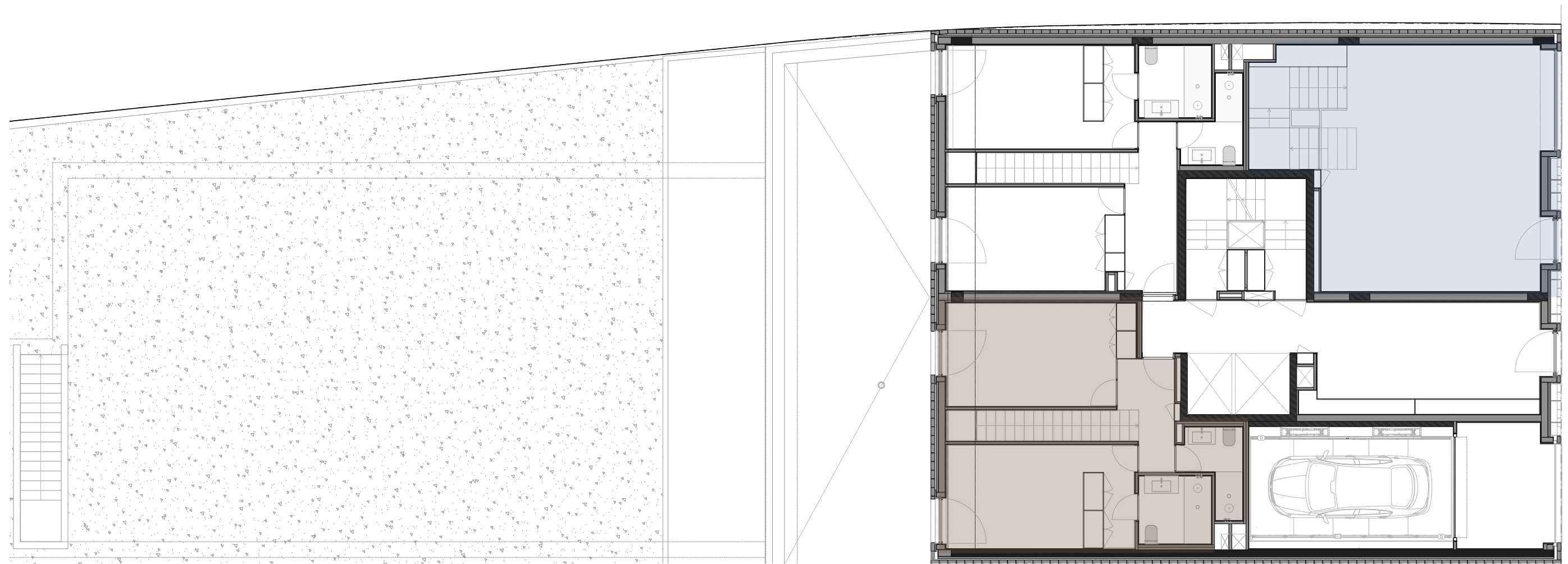




# VARANDAS DO COVELO



FLOOR 0  
TWO BEDROOMS <sup>DUPLEX</sup>  
SHOP



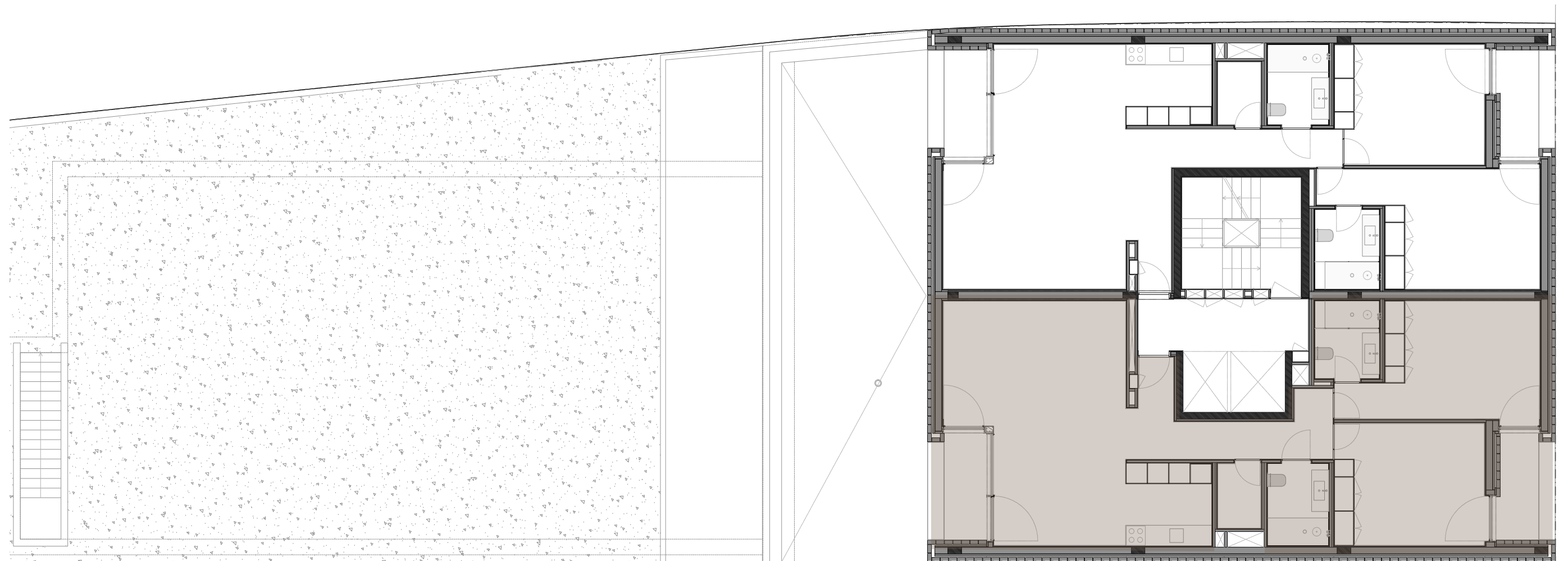
FARIA GUIMARÃES STREET BUILDING ENTRANCE



VARANDAS  
— DO COVELO



FLOOR 1  
TWO BEDROOMS



FARIA GUIMARÃES STREET

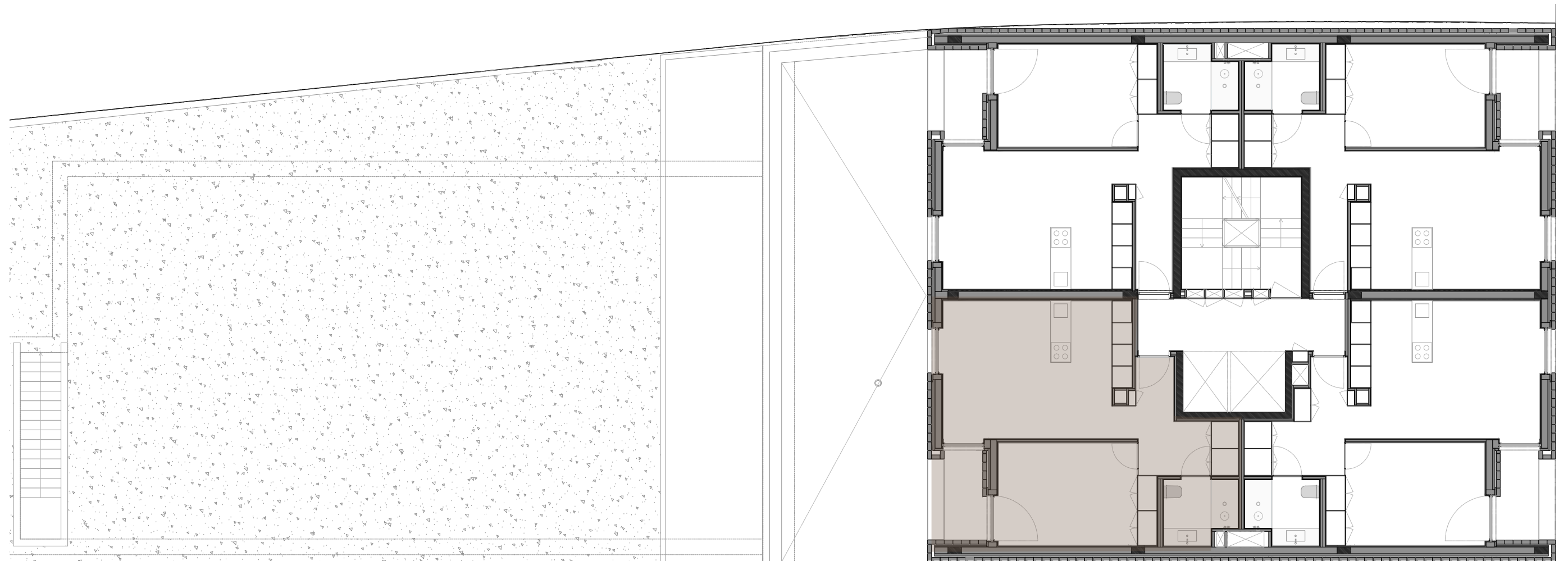




# VARANDAS DO COVELO



FLOORS 2,3,4,5  
ONE BEDROOM



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*Varandas do Covelo is a Be Oporto development.*

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