



OAK

PORTO

Leisure & Nature





A LEISURE AND NATURE SANCTUARY

OAK comprises 17 independent apartments that will enjoy of a private condo with 1.400+ yd², swimming pool, padle court, gym, kids playground, besides all comfort and beauty of a high-end architecture project. A true sanctuary for leisure and nature right at a Porto's central neighborhood.

Rua Freire de Andrade, 135, Porto



1.200 m2 of Garden





OAK
PORTO

WELL BEING

- Highest energy efficiency level (class A+) from superior performance materials and equipment
- Smart layout - all apartments benefit from sunrise and sunset solar exposure
- Maximum attention to acoustic comfort with the use of high-quality materials, such as double-glazed windows, acoustic brick walls and insulation between floors
- Garage ready to receive wall charger



OAK
PORTO

QUALITY

- Countertop - Vila Real Granite & Silestone
- Complete Kitchen and laundry - Bosch or Siemens
- Multilayer wood floor Kahrs Carvalho Gustaf
- Aluminum window with double glazing and thermal break
- Ceramic RECER
- Armored door Diere
- MDF cabinets with oak veneer or white lacquered
- Heat pump



Playground



Swimming Pool





Facade



Entrance





Fraction E to N - Building 2 - T1+1



Fraction E to N - Building 2 - T1+1



Private Balcony



Padel Court





Fraction D - Building 2 - T2



Fraction D - Building 2 - T2



VERSATILE

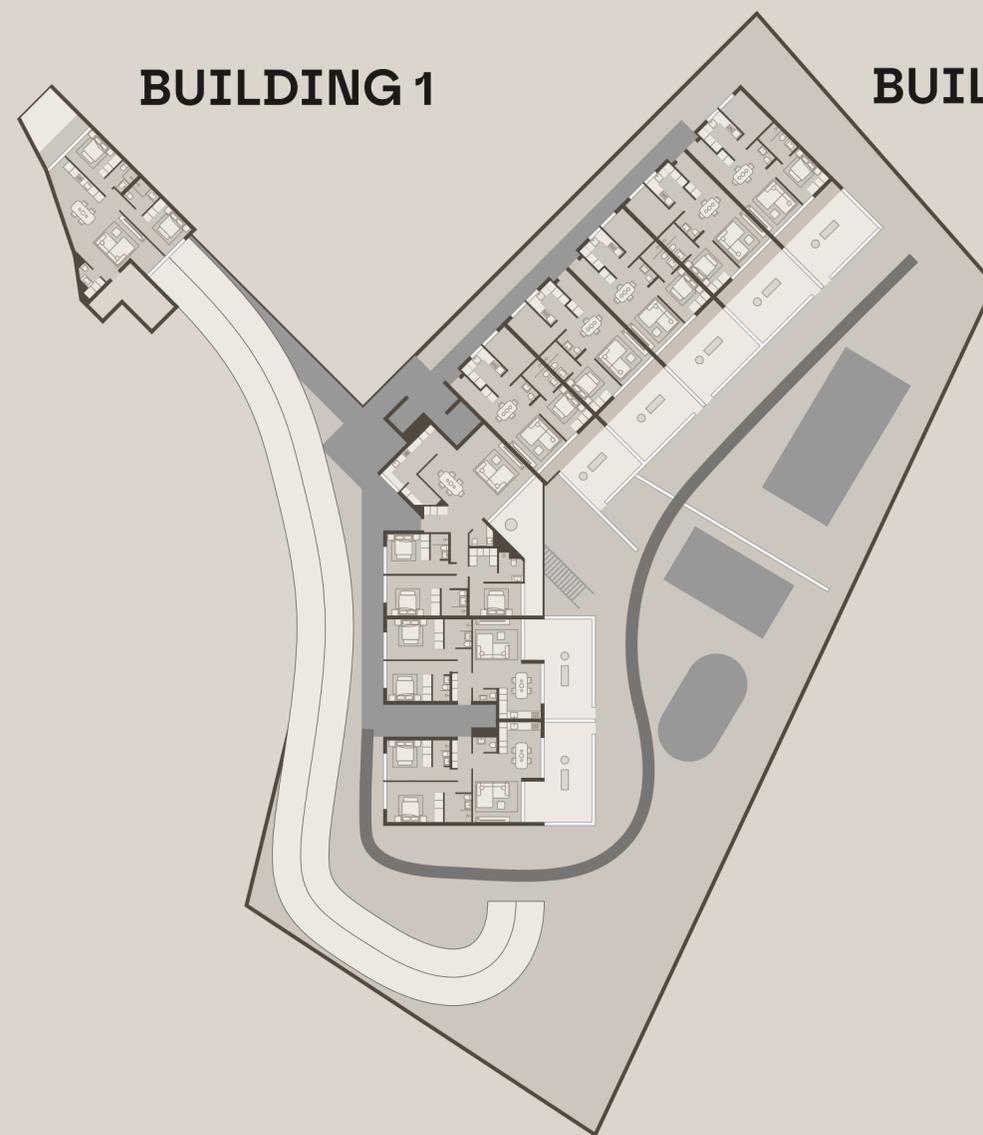
A contemporary project with apartments ranging from 1 to 3 bedrooms

Building	Fraction	Floor	Typology	AREA (m2)				Garage
				Covered	Balcony	Garden	Total	
1	A	1	T2	79,7	4,5		84,2	1
	B	2	T2	79,7	4,5		84,2	1
	C	3	T1	62,7	8,0		70,7	1
2	D	Penthouse	T2	85,1	3,0		88,1	1
	E	Penthouse	T1+1	62,0	6,2		68,2	1
	F	Penthouse	T1+1	62,0	6,2		68,2	1
	G	Penthouse	T1+1	62,0	6,2		68,2	1
	H	Penthouse	T1+1	62,0	6,2		68,2	1
	I	Penthouse	T1+1	62,0	6,2		68,2	1
	J	Garden	T1+1	62,0	6,2	23,7	91,9	1
	K	Garden	T1+1	62,0	6,2	23,7	91,9	1
	L	Garden	T1+1	62,0	6,2	23,7	91,9	1
	M	Garden	T1+1	62,0	6,2	23,7	91,9	1
	N	Garden	T1+1	62,0	6,2	16,9	85,1	1
	O	Garden	T3	128,7	21,7		150,4	2
	P	Garden	T2	80,9	3,0	27,5	111,4	1
Q	Garden	T2	80,9	3,0	27,5	111,4	1	



BUILDING 1

BUILDING 2





T2 - BUILDING 1

FLOOR 1 and 2
UNIT: A and B

Gross Covered Area: 79,7 m²

Balcony: 4,5 m²

2 Suites

1 Parking space

Guest bathroom





T2 - BUILDING 2

COVERAGE
UNIT: C

Gross Covered Area: 62,7 m²

Balcony: 8,0 m²

1 Suites

1 Parking space

Guest bathroom





T2 - BUILDING 2

COVERAGE
UNIT: D

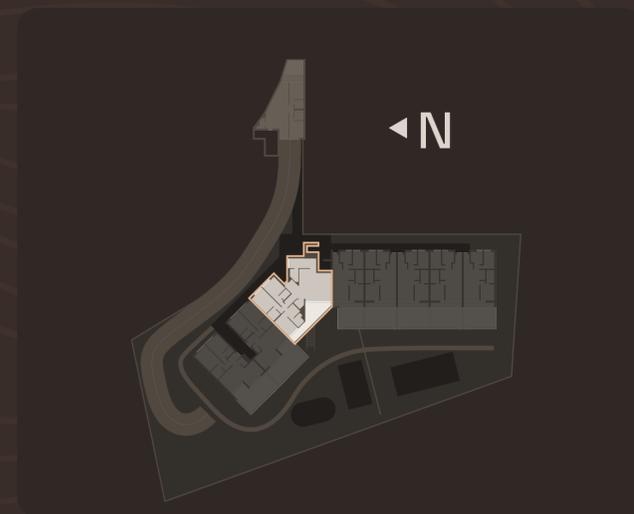
Gross Covered Area: 85,1 m²

Balcony: 3,0 m²

2 Suites

1 Parking space

Guest bathroom





T3 - BUILDING 2

GUARDEN FLOOR
UNIT: O

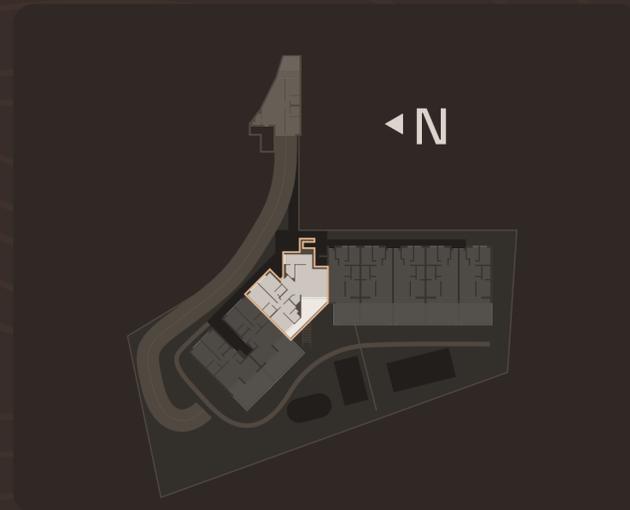
Gross Covered Area: 128,7 m²

Balcony: 21,7 m²

3 Suites

2 Parking space

Guest bathroom





T2 - BUILDING 2

GUARDEN FLOOR
UNIT: P and Q

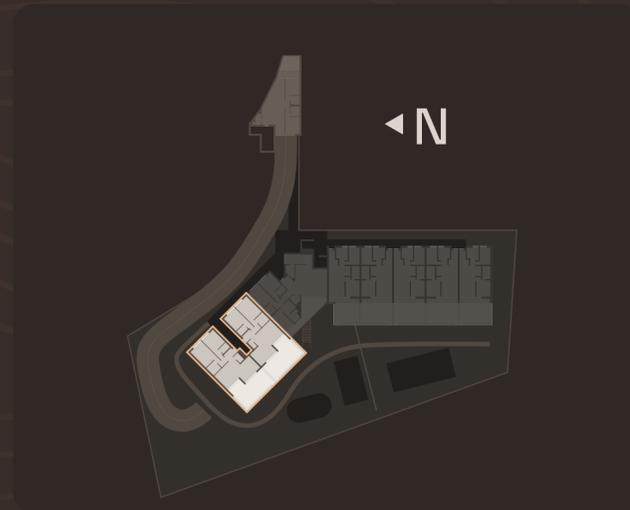
Gross Covered Area: 80,9 m²

Balcony: 3,0 m²

2 Suites

1 Parking space

Guest bathroom





T1+1 - BUILDING 2

GUARDEN FLOOR AND PENTHOUSE
UNIT: E to N

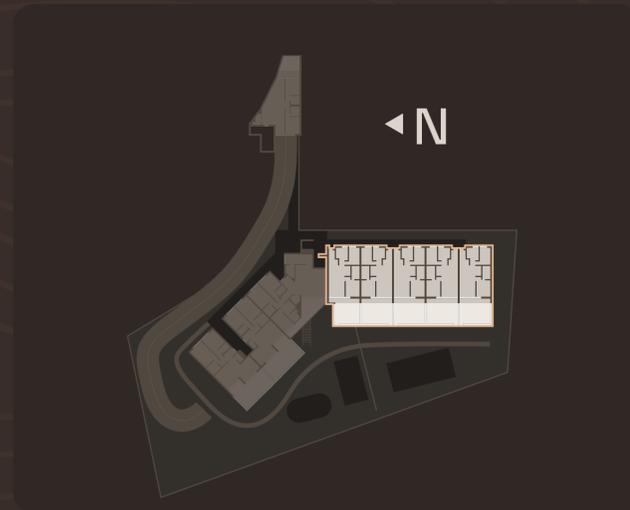
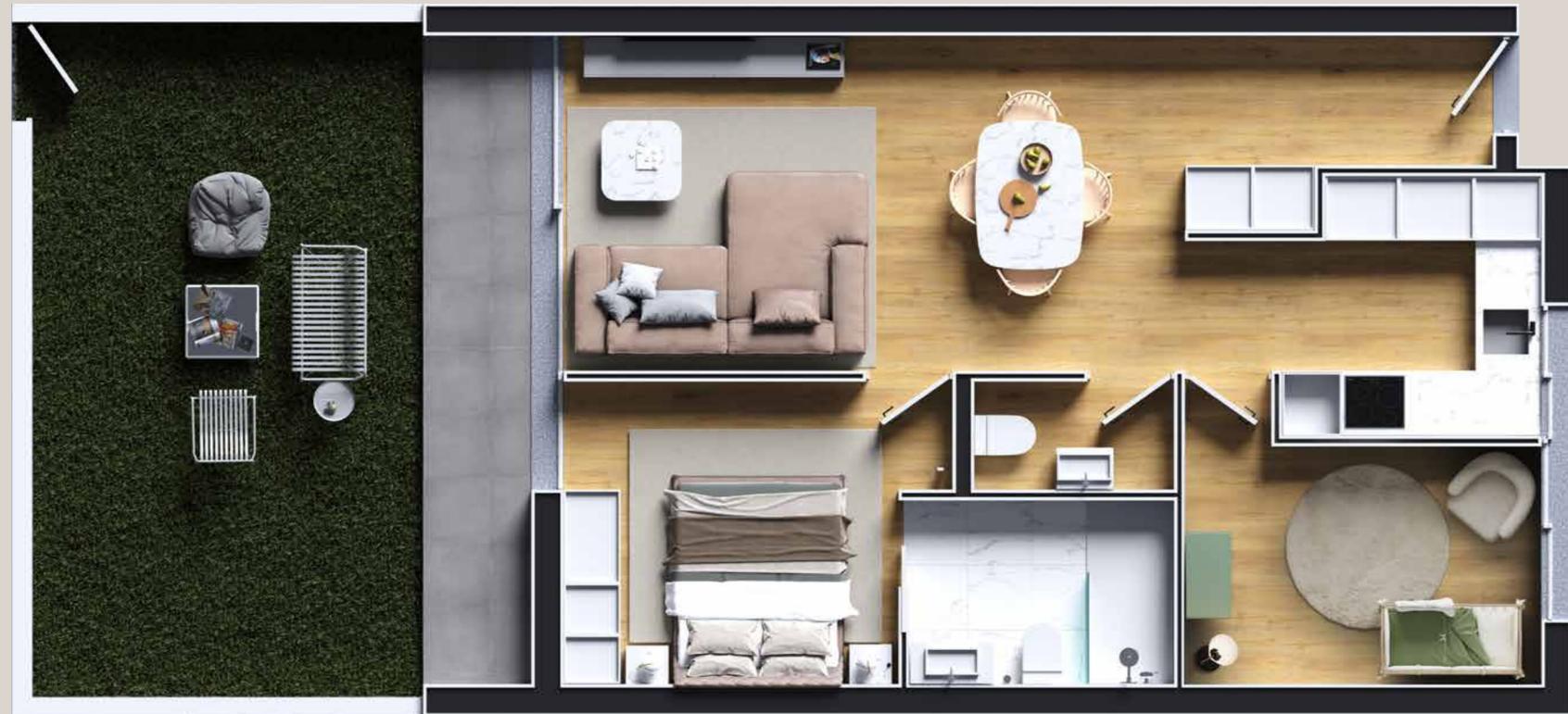
Gross Covered Area: 62 m²

Balcony: 6,2 m²

1 Suites

1 Parking space

Guest bathroom





Roads and Highways

1 VCI: 700m [59CG + 6PF Porto]

Public Transportation

2 Metro: 900m [596C + 8M Porto]

3 Bus Stop: 230m [598H + XG Porto]

Retail

4 Shopping Cidade do Porto: [593C + X4 Porto]

5 Pingo Doce: 250m [598H + PX Porto]

6 Froiz: 500m [597H + JF Porto]

7 Continente: 600m [597H + 7J Porto]

8 Mercadona: 850m [5979H + 5X Porto]

9 Pharmacy: 270m [598H + GR Porto]

Education

10 Surpresa do Bebê: 170m [598G + W7 Porto]

11 Colégio CBE Porto: 200m [598H + R4 Porto]

12 Creche Liga dos Combatentes: 400m [597F + 6W Porto]

13 Externato Sol Nascente: 500m [598F + 59 Porto]

14 Colégio N. Senhora da Conceição: 230m [597G + XV Porto]

15 Basic School: 450m [597M + C8 Porto]

16 Escola Infantil A Flor: 400m [599F + CQ Porto]

Health

17 Solinca: 350m [597F + PQ Porto]

18 Hospital da Prelada: 900m [59CC+ 7C Porto]

19 Lusíadas: 1200m [594F + VJ Porto]

Restaurants

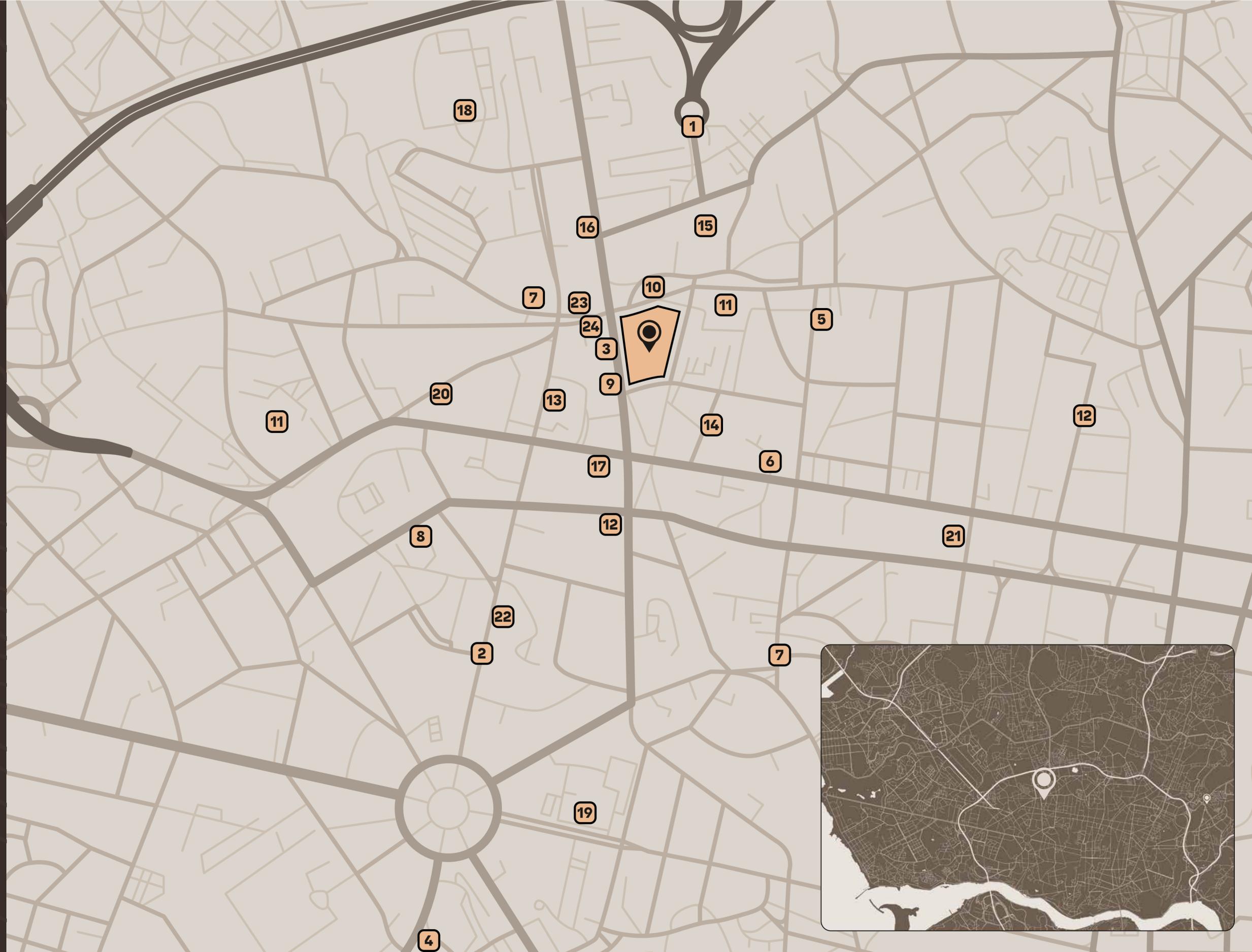
20 Essência: 650m [598C + 67 Porto]

21 Casa Cartola: 950m [597M + 4C Porto]

22 Cheiro Verde: 950m [596C + FQ Porto]

23 Brasaria do Carvalhido: 300m [598F + RH Porto]

24 Nova Real Confeitaria: 300m [598F + PM Porto]



MATERIAL BOARD

GENERAL

- **Facade:** Aluminum slats by Fiberwood or similar, brown finish
- **Window Frames:** Aluminum with double glazing
- **Entrance Door:** Security door by Diere or similar
- **Other Equipment:** Heat pump, video intercom, and air conditioning system

COMMON AREAS

- **Flooring:** Ceramic and microcement (granite type)
- **Walls:** Painted and oak veneer in the entrance hall
- **Cabinets:** Oak veneer

LIVING ROOM & BEDROOM

- **Flooring:** Multi-layered wood by Jular Kahrs Oak Gustaf or similar
- **Walls:** Painted
- **Doors and Living Room Cabinets:** White lacquered

DISCLAIMER: The information contained in this brochure is merely indicative and not contractual and may be object of change without prior notice for technical, commercial or legal reasons.



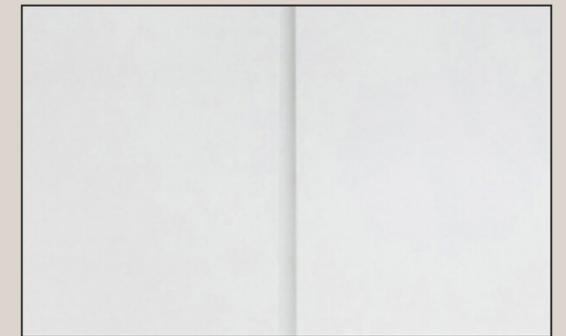
Cabinets
Oak veneer



Flooring
Wood



Street Facade
Slatted aluminum



Living Room Doors and Cabinets
White lacquered



Window Frames
Brown aluminum



Outdoor Flooring
Granite microcubes

MATERIAL BOARD

KITCHEN

- Cabinets: Oak veneered MDF
- Countertops: Vila Real granite or similar
- Appliances (Bosch or Siemens brand): Fridge-freezer, hob, oven, microwave, dishwasher, washing machine

BATHROOMS

- Floors and Walls: Ceramic by RECER or similar
- Countertops: Silestone or similar
- Cabinets: White lacquered

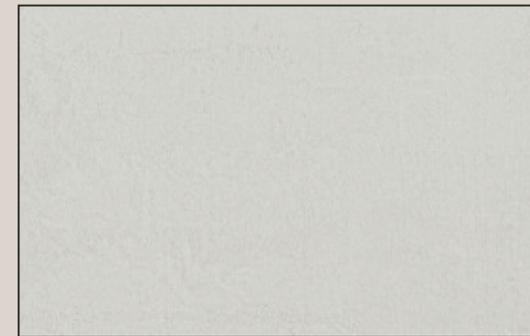
DISCLAIMER: The information contained in this brochure is merely indicative and not contractual and may be object of change without prior notice for technical, commercial or legal reasons.



Kitchen Cabinets
Oak veneer



Bathroom Countertop
Silestone



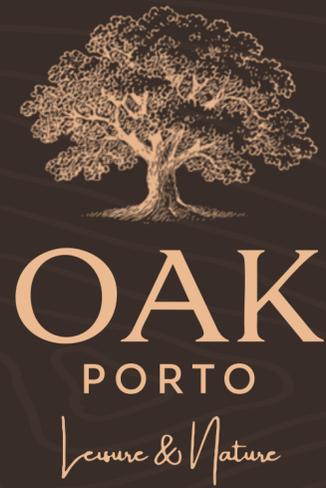
Bathroom Floor and Wall
RECER ceramic



Bathroom Cabinets
White lacquered



Kitchen Countertop
Vila Real granite



OAK
PORTO
Leisure & Nature



DISCLAIMER: The information contained in this brochure is merely indicative and not contractual and may be object of change without prior notice for technical, commercial or legal reasons.

Promoter: Teoriapresente, LDA.
R. Entreparedes, 45 - Porto

A company controlled by Cabrália Real Estate Developer
cabraliaportugal.com/empreendimentos

Aurora Centennial
auroracentennial.com.br