

# RAIZ

AVENIDA • PARQUE





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# CONCEPT





# WHERE THE SENSES BLOOM

In the serene sound of birdsong.

In the soft scent of flowers in the garden.

In the warm texture of wood.

The fresh scent of aromatic herbs.

In the natural light that passes through the  
spaces with lightness.



MORE THAN A  
PLACE TO LIVE

# RAIZ IS AN INVITATION TO FEEL

The connection to the earth inspires every detail - from the natural materials to the fluidity of the spaces. Cork, stone, wood. The organic shapes, the neutral tones, the comforting touch.





# AVENIDA • PARQUE





## WHERE WE CONNECT WITH NATURE AND THE CITY.

Raiz is born from the harmonious encounter between two forces: the urban pulse of Boavista and the serene presence of nature. Facing the city's largest park and just a few minutes from the sea, this is where life connects with the essentials.





BEACHES

- Praia do Homem do Leme
- Praia do Molhe
- Praia de Gondarém
- Praia de Matosinhos

SCHOOLS

- AEGO Escolas Garcia de Orta
- Colégio Luso-Internacional do Porto
- Colégio N. S. do Rosário
- Liceu Francês
- Oporto British School

HOSPITALS

- Hospital CUF
- Hospital da Luz
- Hospital Lusíadas

BUSINESS CENTRES

- Boavista Business Center
- Porto Office Park (POP)

PARKS

- Parque da Cidade
- Parque Fundação Serralves
- Parque Passeio Alegre
- Jardim do Palácio de Cristal

UNIVERSITIES

- Universidade Lusíada
- Universidade Católica
- Faculdade de Ciências
- Faculdade de Arquitetura
- Universidade Lusófona

SHOPPING AND SERVICES

- Galeria Comercial Aviz
- Mercado da Foz
- Mercado Bom Sucesso

SPORTS CENTRES

- Quinta de Montserrat
- D'Ouro Padel
- Clube Fluvial Portuense





# ARCHITECTURE





# VENTURA +PARTNERS

People-centered architecture: this is the core mission of Ventura + Partners, the renowned architecture firm led by Manuel Ventura, behind the design of Raiz.

Since 1994, Ventura + Partners has developed architectural, urban, and design projects worldwide.





# DEVELOPMENT









MASTERPLAN

3

RESIDENTIAL BUILDINGS

1

BUILDINGS WITH SOCIAL AREAS





57  
APARTMENTS

1 TO 4  
BEDROOMS APARTMENTS





## AMENITIES

Closed condominium  
with private gardens



## AMENITIES

Tea Garden

Wellness studio

Gym

Massage room

Multipurpose space

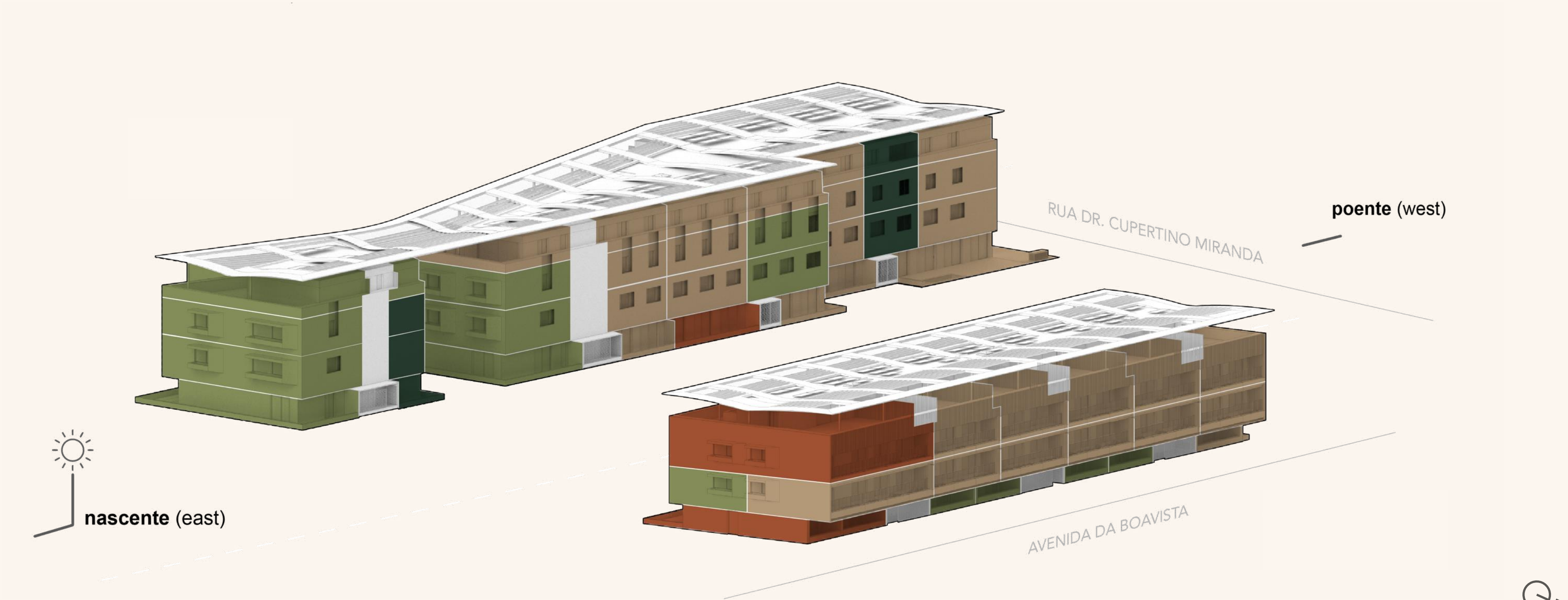


## AMENITIES

Fully equipped gym



# TPOLOGIES



**T1** 5 APARTMENTS  
Interiors up to 79 m<sup>2</sup>  
Exteriors up to 15 m<sup>2</sup>

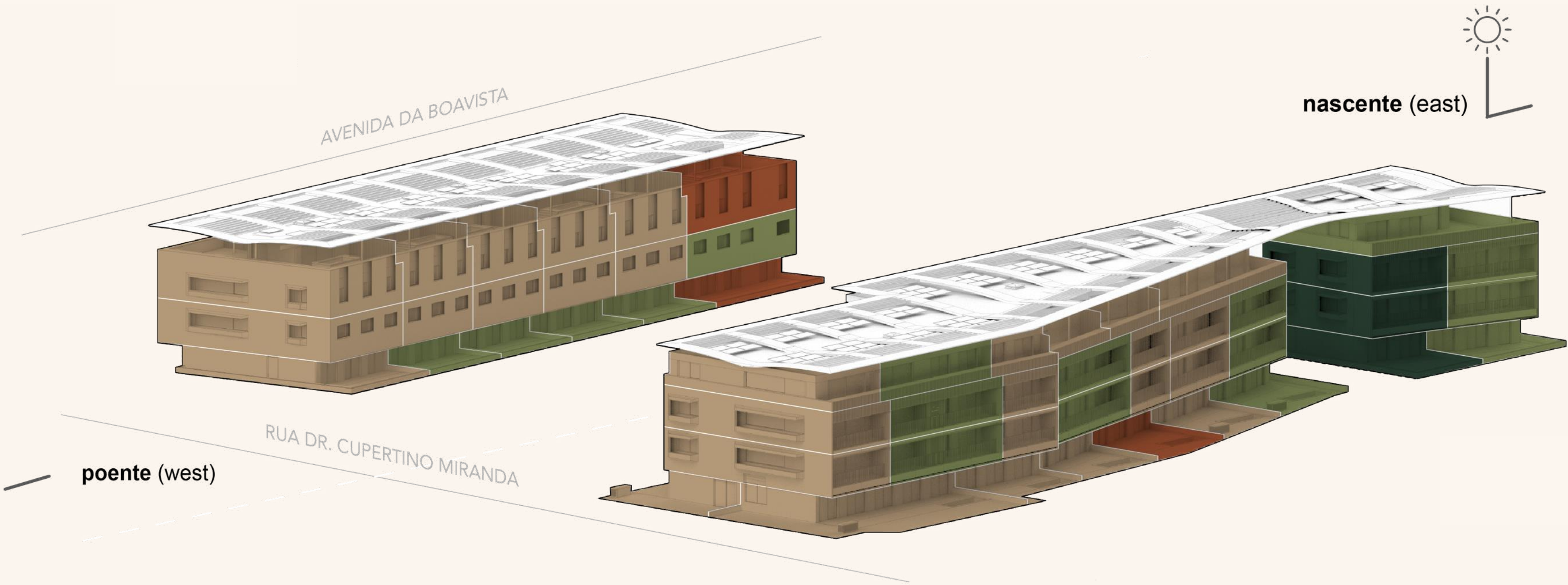
**T2** 18 APARTMENTS  
Interiors up to 129 m<sup>2</sup>  
Exteriors up to 136 m<sup>2</sup>

**T3** 31 APARTMENTS  
Interiors up to 202 m<sup>2</sup>  
Exteriors up to 217 m<sup>2</sup>

**T4** 3 APARTMENTS  
Interiors up to 274 m<sup>2</sup>  
Exteriors up to 272 m<sup>2</sup>



TYPOLOGIES



T1

5 APARTMENTS

Interiors up to 79 m<sup>2</sup>  
Exteriores até 15 m<sup>2</sup>

T2

18 APARTMENTS

Interiors up to 129 m<sup>2</sup>  
Exteriores até 136 m<sup>2</sup>

T3

31 APARTMENTS

Interiors up to 202 m<sup>2</sup>  
Exteriores até 217 m<sup>2</sup>

T4

3 APARTMENTS

Interiors up to 274 m<sup>2</sup>  
Exteriores até 272 m<sup>2</sup>

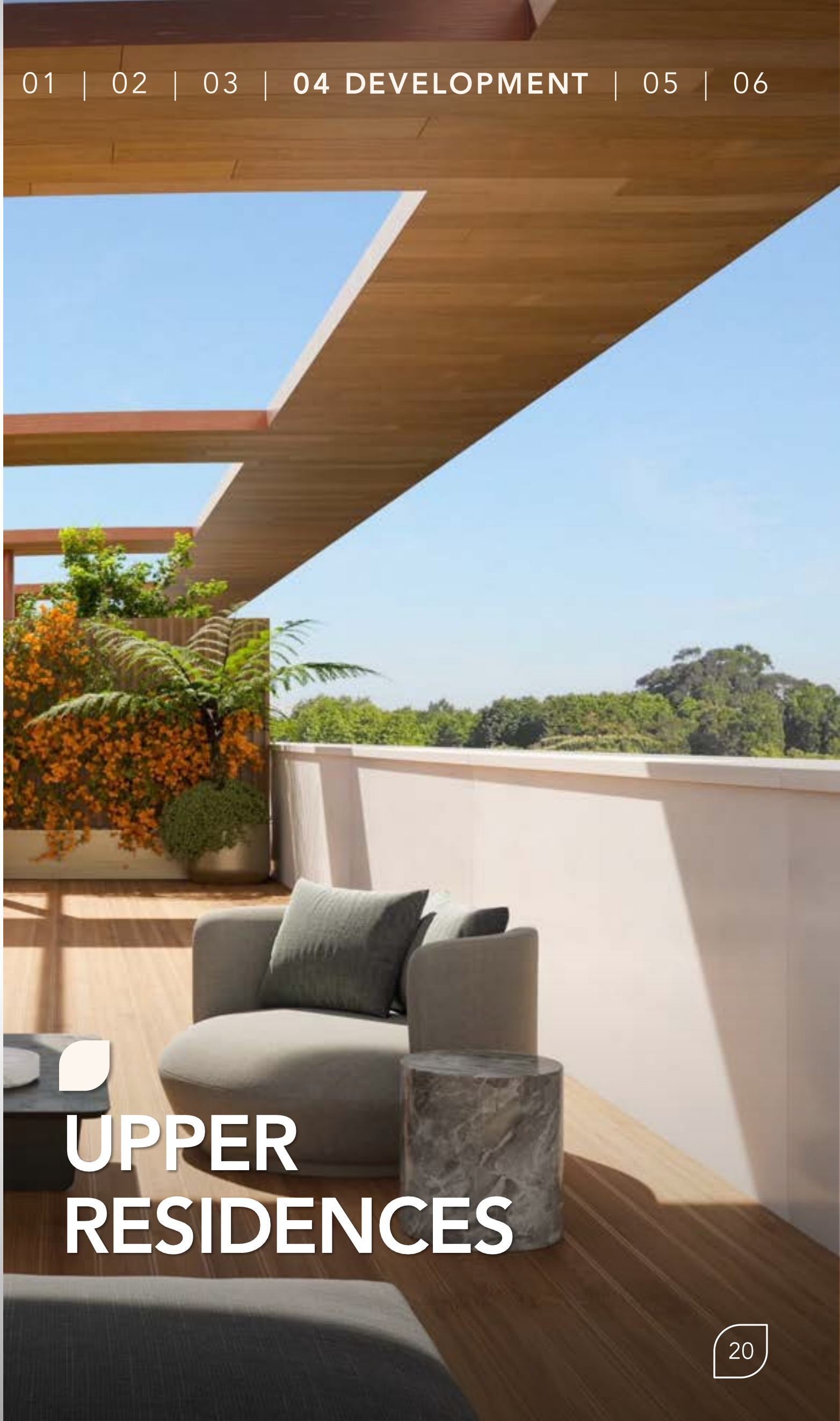


CONCEPTS

NATURE  
RESIDENCES



CORE  
RESIDENCES



UPPER  
RESIDENCES



# NATURE RESIDENCES

Inspired by Parque da Cidade, the private gardens stand out in these ground floor flats. Amongst the greenery is a swimming pool for the exclusive use of residents.







NATURE RESIDENCES  
Private garden





NATURE RESIDENCES  
Private garden





**NATURE RESIDENCES**  
Private garden with swimming pool





**NATURE RESIDENCES**  
Private garden with swimming pool



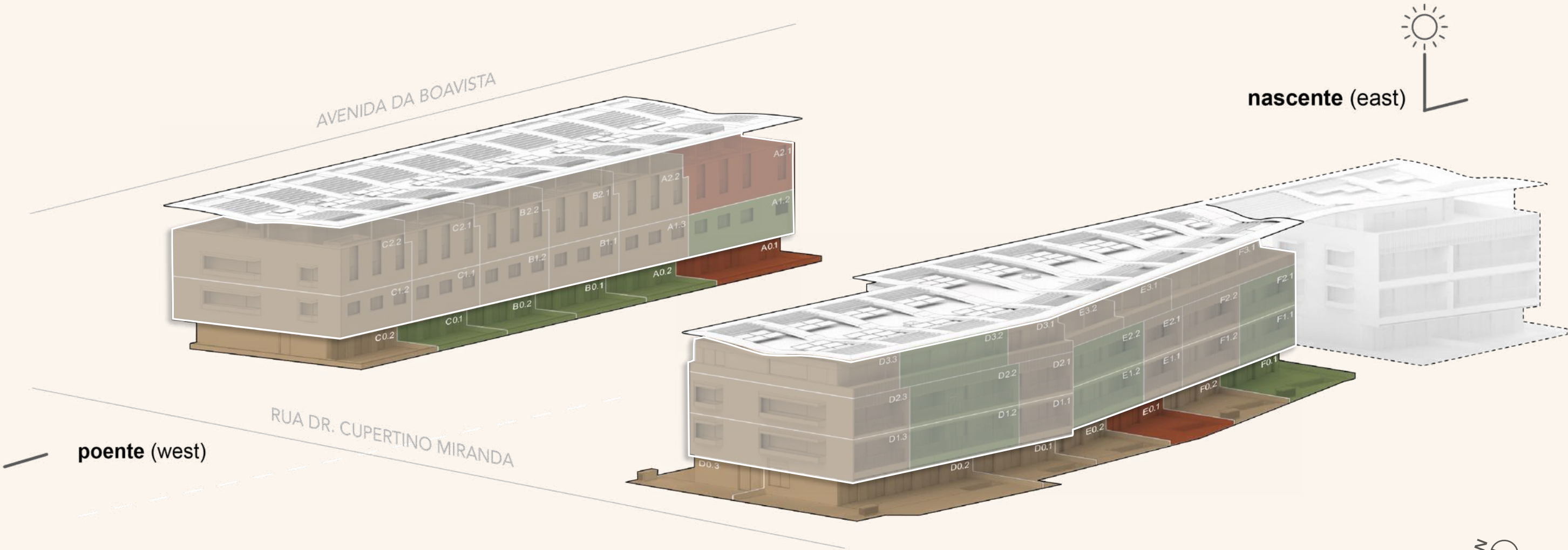
# NATURE RESIDENCES

**T2** Interiors up to 127 m<sup>2</sup>  
Exteriors up to 135 m<sup>2</sup>  
2 parking spaces and storage

**T3** Interiors up to 182 m<sup>2</sup>  
Exteriors up to 217 m<sup>2</sup>  
2 parking spaces and storage

**T4** Interiors up to 187 m<sup>2</sup>  
Exteriors up to 112 m<sup>2</sup>  
Box with 3 parking spaces

SEE FLOOR PLANS



T2

T3

T4

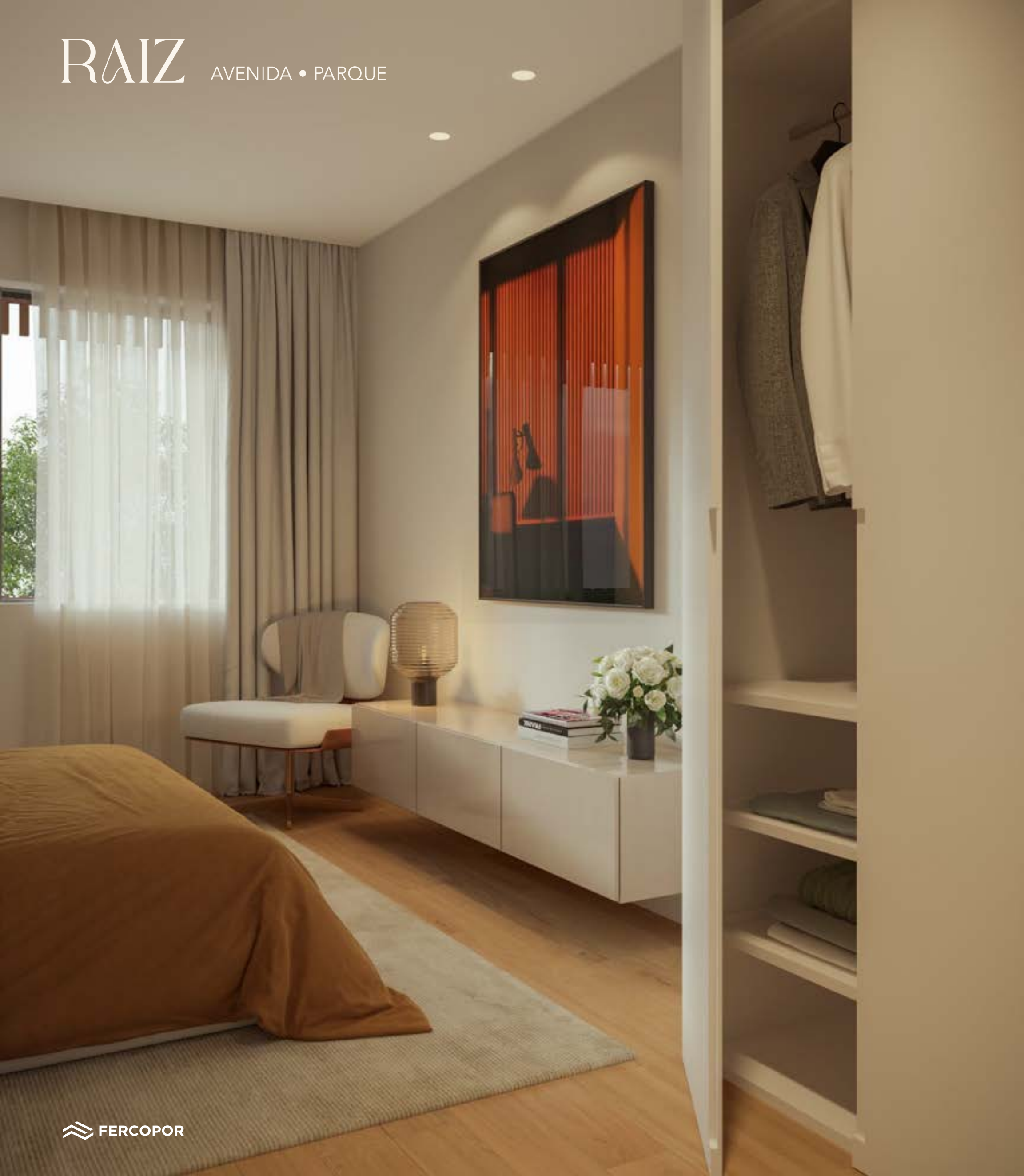


# CORE RESIDENCES

Elegant interiors that extend into carefully designed exteriors — an essential balance at Raiz.









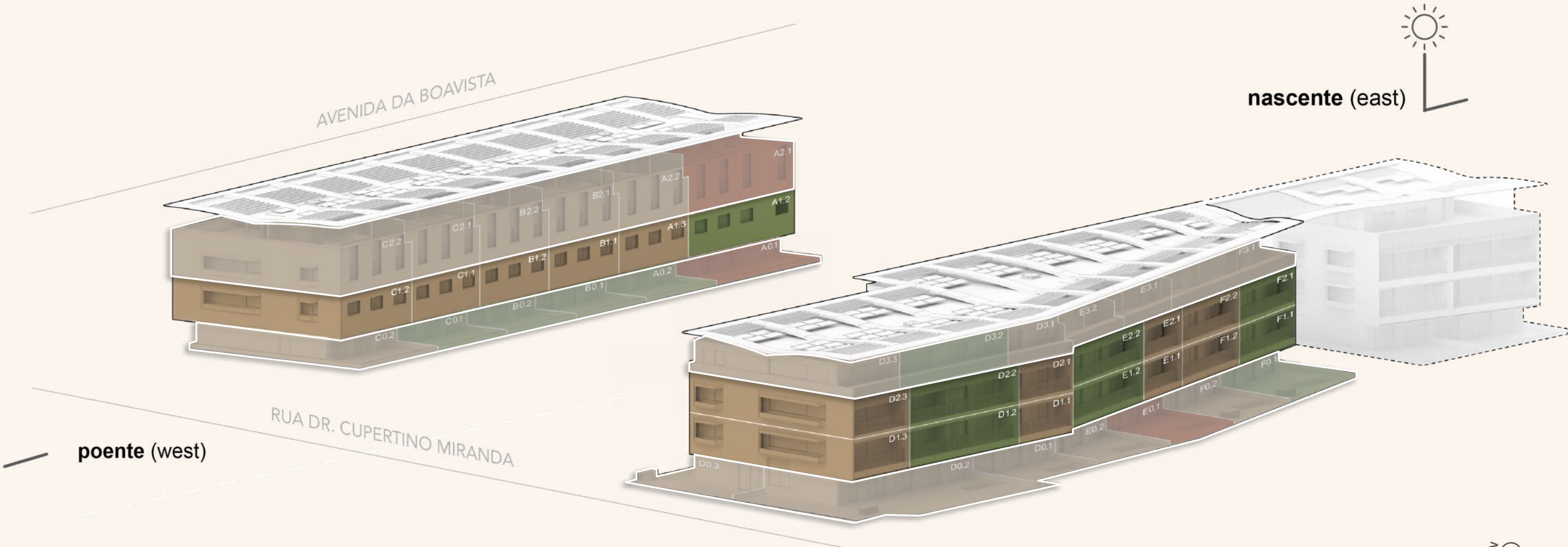
# CORE RESIDENCES

**T1** Interiors up to 60 m<sup>2</sup>  
Exteriors up to 6 m<sup>2</sup>  
1 parking space and storage

**T2** Interiors up to 129 m<sup>2</sup>  
Exteriors up to 24 m<sup>2</sup>  
2 parking spaces and storage

**T3** Interiors up to 179 m<sup>2</sup>  
Exteriors up to 28 m<sup>2</sup>  
2 parking spaces and storage

SEE FLOOR PLANS



- T1
- T2
- T3



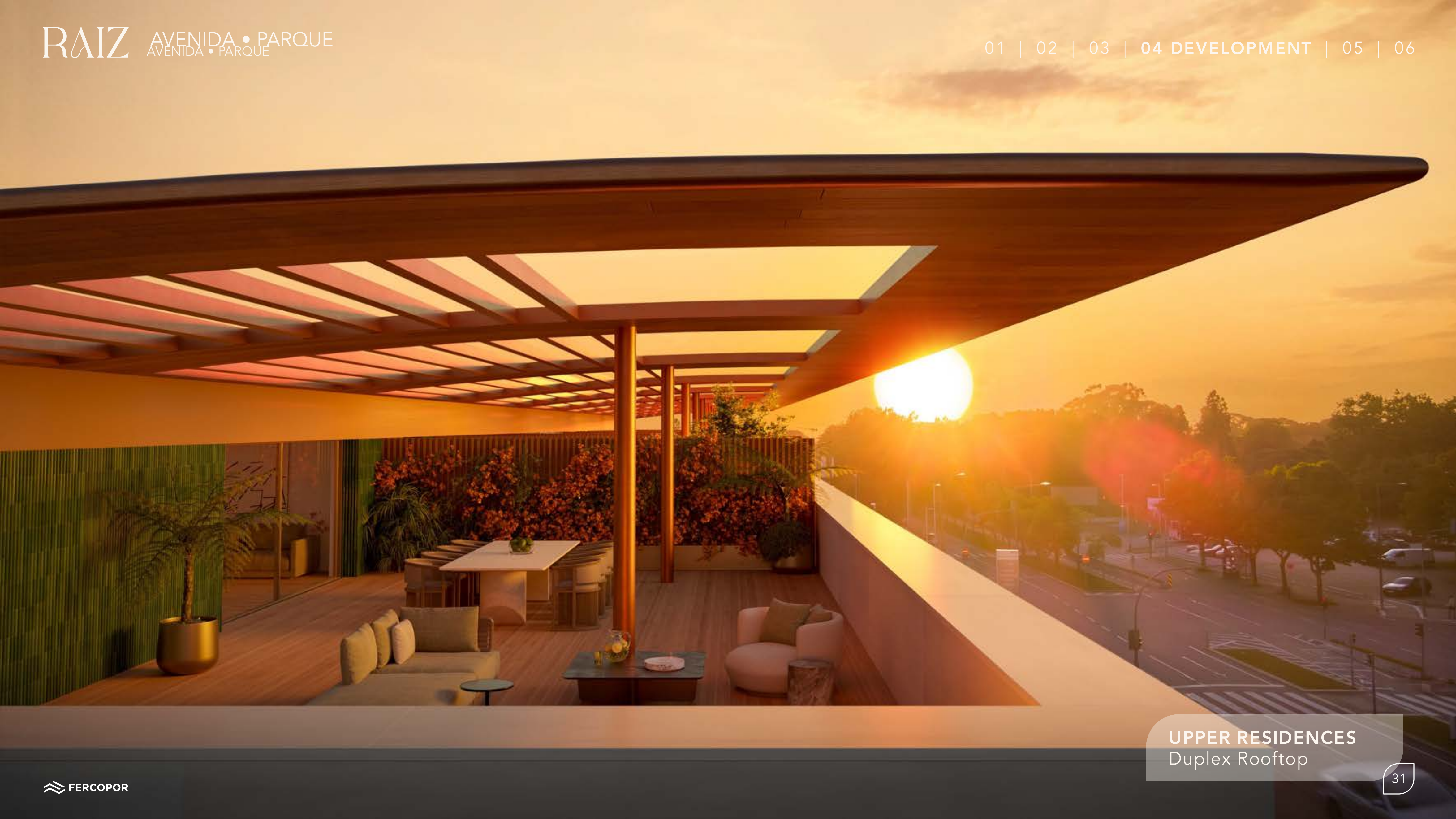
# UPPER RESIDENCES

At the top of Raiz, the distinctive rooftop buildings surround the exclusive Penthouses and Rooftop Duplexes with private pools.

These unique residences are the centrepiece of the project, combining sophistication and privacy to elevate the living experience.







UPPER RESIDENCES  
Duplex Rooftop





UPPER RESIDENCES  
Duplex Rooftop







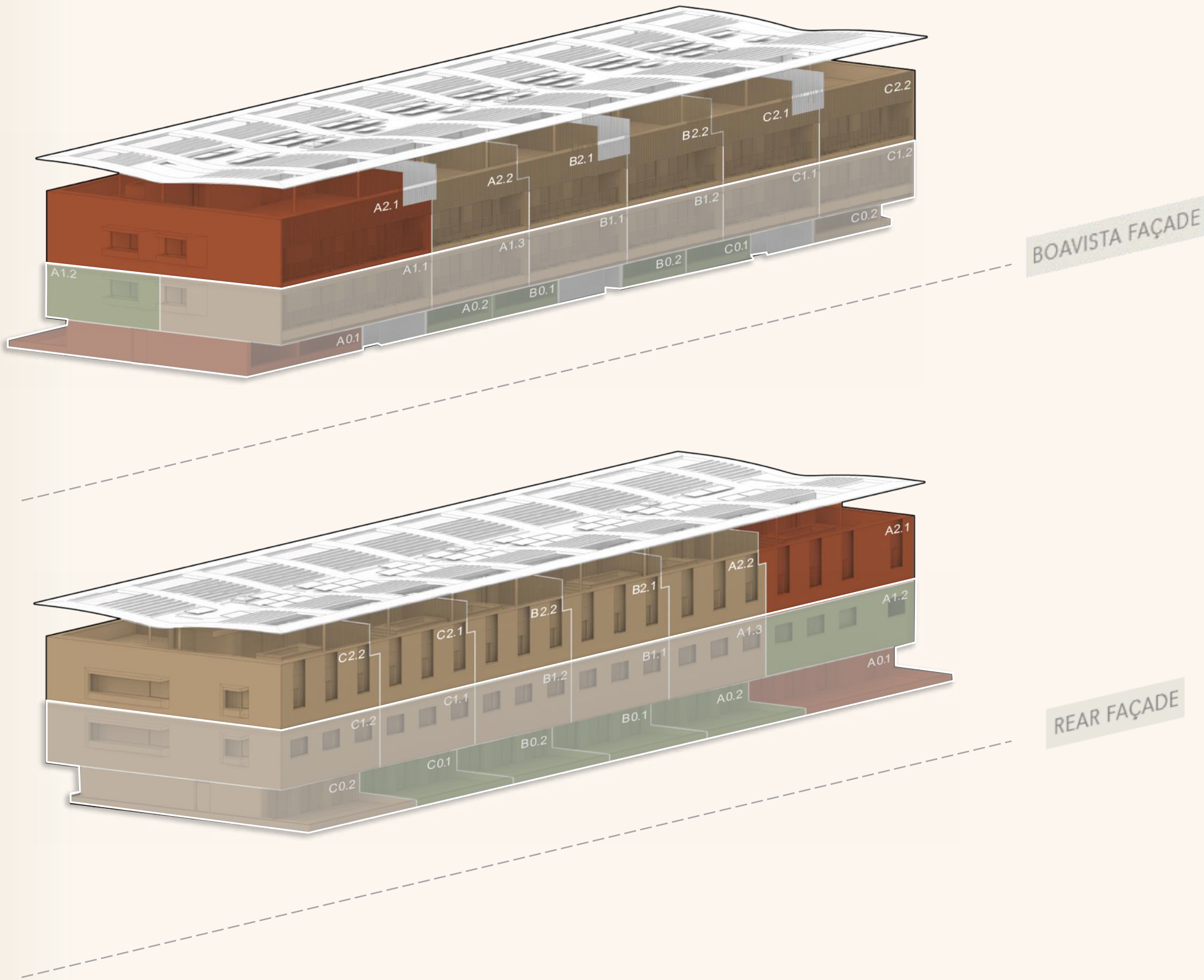
# UPPER RESIDENCES

## DUPLEX ROOFTOP

**T3+** Interiors up to 180 m<sup>2</sup>  
Additional area up to 58 m<sup>2</sup>  
Exteriors up to 151 m<sup>2</sup>  
Box with 2 parking spaces + 1 parking space

**T4+** Interiors up to 274 m<sup>2</sup>  
Additional area up to 73 m<sup>2</sup>  
Exteriors up to 231 m<sup>2</sup>  
Box with 3 parking spaces

SEE FLOOR PLANS



T3

T4





UPPER RESIDENCES  
Penthouse







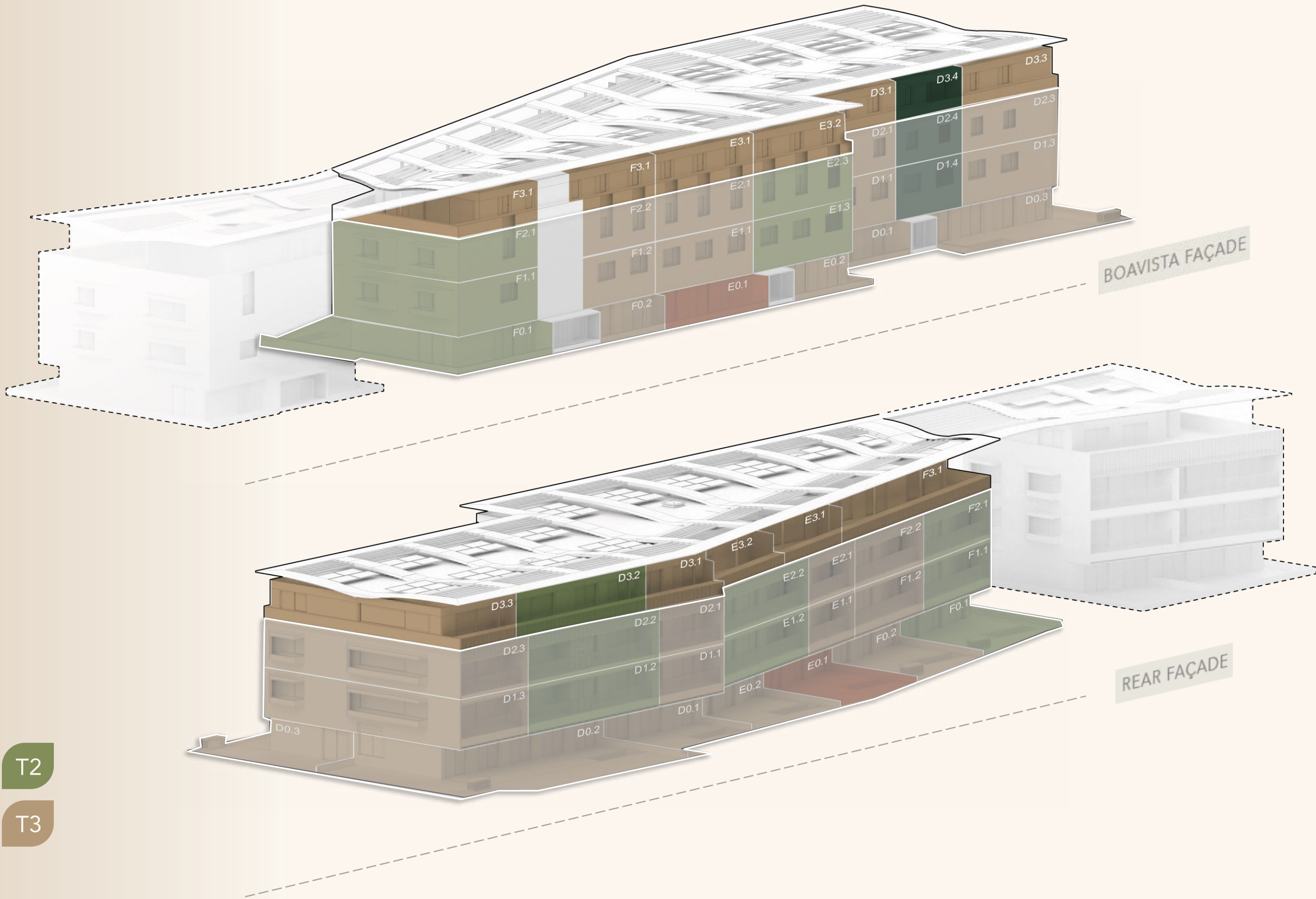
# UPPER RESIDENCES

## PENTHOUSES

**T2** Interiors up to 97 m<sup>2</sup>  
Exteriors up to 25 m<sup>2</sup>  
2 parking spaces and storage

**T3** Interiors up to 202 m<sup>2</sup>  
Exteriors up to 90 m<sup>2</sup>  
2 parking spaces and storage

SEE FLOOR PLANS





# FINISHINGS





## EXTERIOR AND COMMON AREAS FAÇADES

- Aluminum composite panel | Copper and bronze metallic mirror;
- Wood composite lath | Tropical Brown Colour;
- Large white porcelain stoneware panel;
- Tile with relief | Green Colour;
- Cork panel.

## BALCONIES

- Aluminum frames with thermal cut, minimalist series, double glazing with sun protection | Bronze colour;
- Bronze lacquered steel railings;
- Balcony flooring in wood composite decking;
- Balcony ceilings;
  - | **Floor 1** | White porcelain stoneware panels;
  - | **Floor 2** | Aluminum composite panel with bronze metallic finish;
  - | **Floor 3** | Wood composite cladding in tropical brown colour;
  - | **Floor 4** | Aluminium composite panel with wood texture;
- Water and light point.



## EXTERIOR AND COMMON AREAS

### ATRIUMS

- Natural stone flooring | Polished Carrara marble or equivalente;
- Walls painted or coated with lacquered MDF or oak veneer with occasional bronze mirror accents;
- Security entrance doors / Lacquered MDF;
- Porous concrete or resin-coated aggregate outdoor flooring.

### ELEVATORS

- Schmitt-type elevators or equivalent.

### PARKING

- Electric vehicle charging point per fraction;
- Concrete floor with natural-coloured surface hardener;
- Motorized sectional gate.





## EXTERIOR AND COMMON AREAS CONDOMINIUM HALL / GYM

- Interior vinyl flooring with wood texture or equivalent;
- Walls in double plasterboard with acoustic insulation and a painted finish and/or covered with water-repellent MDF lath veneered in oak;
- MDF cupboard fronts with matt lacquered exterior finish.



## LIVING ROOMS AND BEDROOMS

- Oak wood laminate flooring in natural color;
- Walls in double plasterboard with acoustic insulation and painted finish and/or lacquered or oak veneered MDF panels;
- Built-in skirting boards with lacquered finish in the same colour as the wall;
- False ceiling in plasterboard with acoustic insulation and painted finish;
- Recesses for screens or curtains with indirect LED strip lighting in living rooms and bedrooms;
- Electric blackouts in bedrooms;
- Full-height doors, lacquered finish, with concealed hinges;
- MDF cupboards with lacquered or oak veneer exterior finish and linen.





## KITCHENS

- Cabinet doors with lacquered finish | White colour;
- Siemens appliances, or equivalent:
  - Oven, microwave, induction hob, extractor hood, built-in fridge and dishwasher;
- Counter and backsplash in compact stone, Neolith Calacata type or equivalent;
- White marble effect porcelain stoneware flooring.

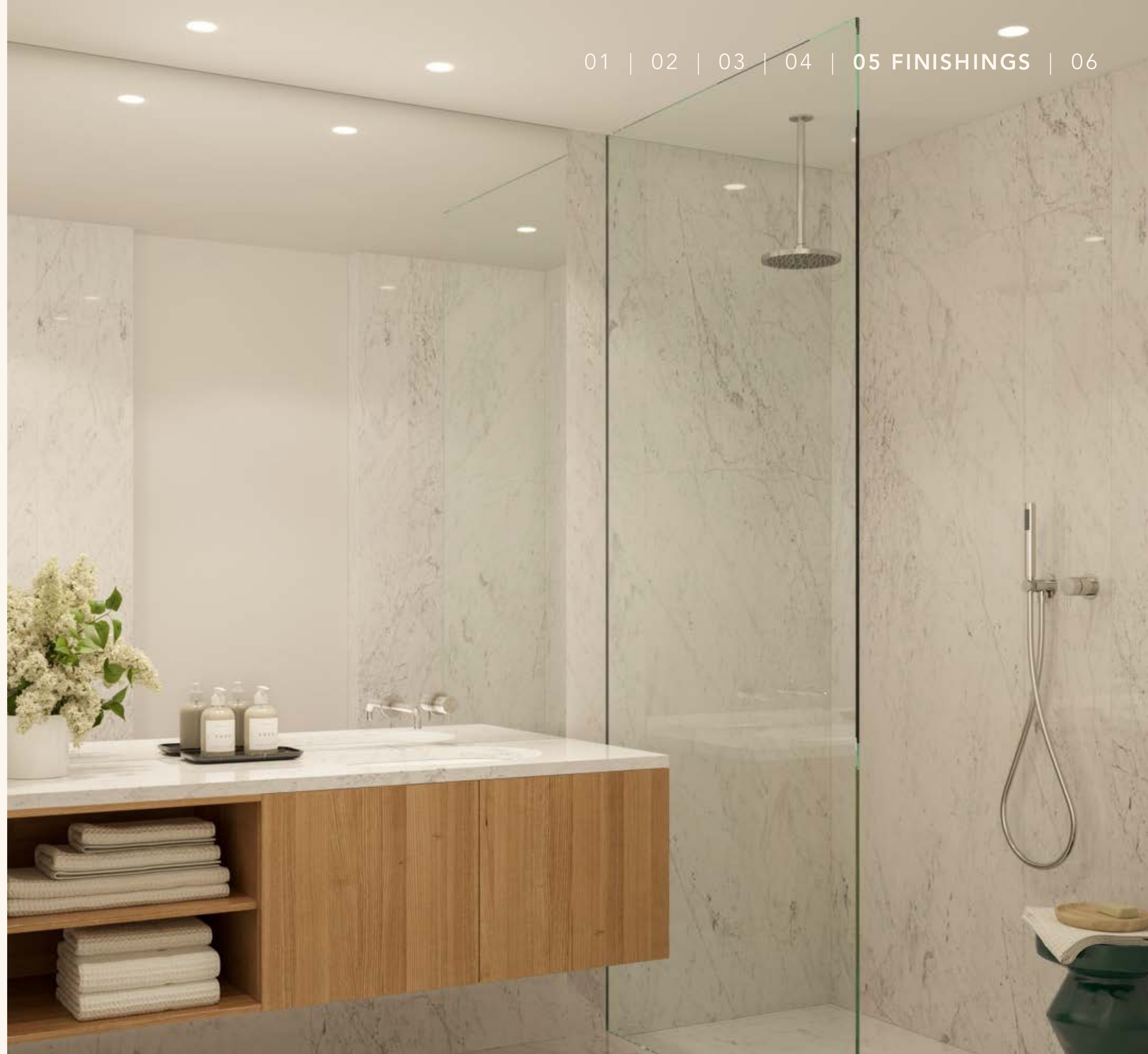
## LAUNDRIES

- White marble-effect porcelain stoneware flooring;
- Walls in double plasterboard with acoustic insulation and painted finish;
- Cabinet doors in water-resistant MDF with lacquered exterior finish and melamine interior.



## TOILET FACILITIES

- Floors and walls in natural stone, olympic white marble or equivalent [*Suite Toilet*];
- Layered natural-coloured oak wood flooring [*Social Toilet*];
- Walls in double plasterboard with acoustic insulation and painted finish [*Social Toilet*];
- Top in natural stone, Olympic white marble or equivalent;
- Cabinet doors in water-repellent MDF with oak veneer finish;
- Suspended sanitary ware of the Geberit type or equivalent;
- BRUMA mixers or equivalent.





## DOMOTICS, SECURITY AND AIR CONDITIONING

### AIR CONDITIONING

- Ducted air conditioning installation;
- DHW heat pump;
- Electric underfloor heating in the suite bathrooms.

### SECURITY

- Common areas: Fire detection system, video surveillance and video intercom;
- Units: Alarm and automatic flooding system in kitchens, laundry rooms and bathrooms.

### DOMOTICS

- Touch panel for centralized lighting control, blackouts and climate control

### LIGHTING AND ENERGY

- LED Recessed lighting with LED technology;
- Installation of photovoltaic solar panels.

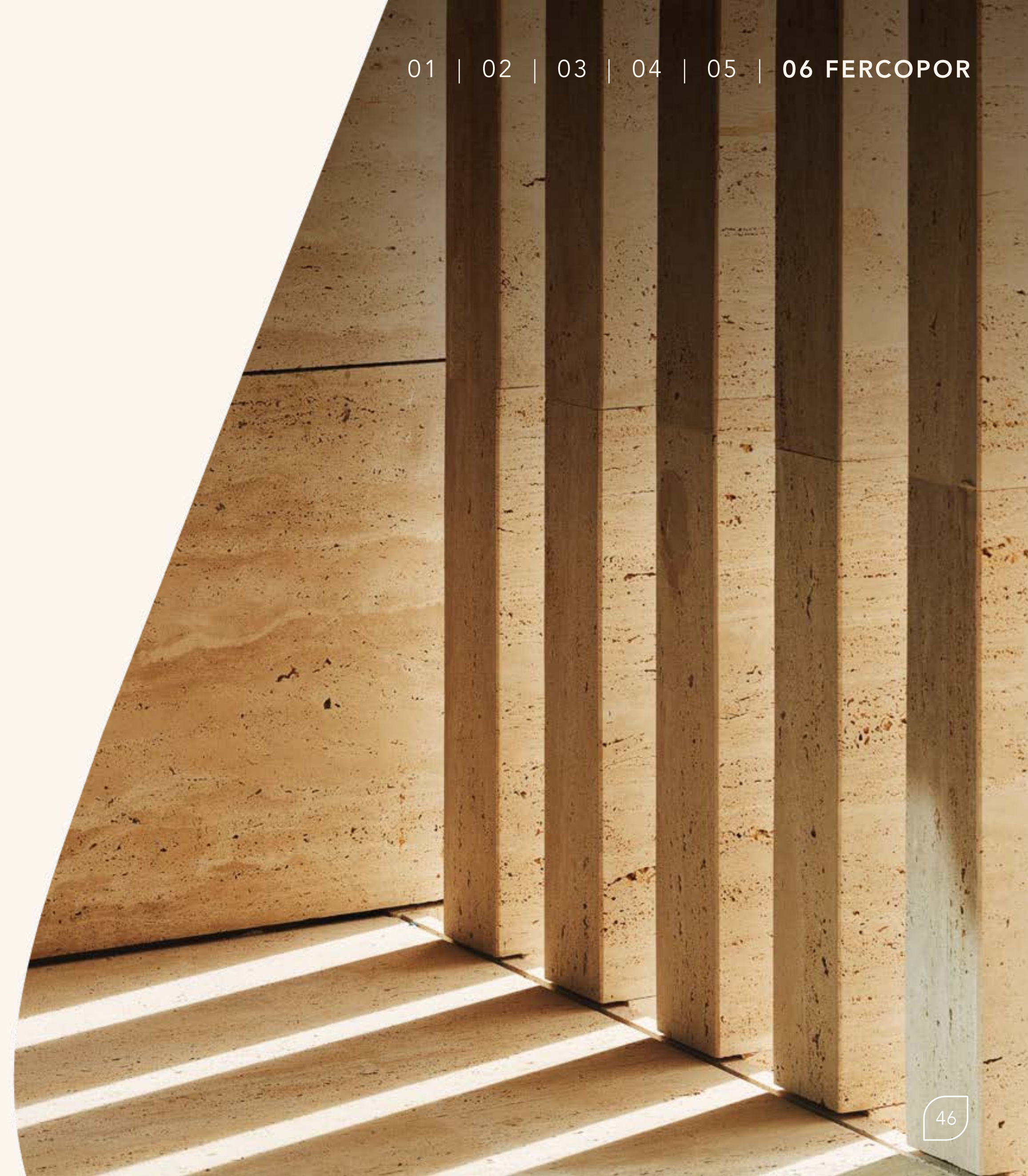




## FERCOPOR

With a consolidated portfolio of luxury housing developments, FERCOPOR has sought to redefine the standards of the property sector in Portugal, with projects marked by their privileged location, renowned architecture, construction and excellent finishes.

A commitment that allows it to create spaces that inspire the future.





VILA DO CONDE



Conceito  
VC55



conceito  
VC PARQUE



CONCEITO VC  
JARDIM



CASA VERDE



CONCEITO VC  
Forte

PORTO



SOUL



ENLIGHT  
BOAVISTA



PURE



PRISMA  
BOAVISTA



Foliage  
FOZ PORTO

VILAMOURA



SERENITY  
VILAMOURA



LUMARE  
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