

ORION  
REAL ESTATE DEVELOPMENTS

FIND A  
PLACE TO  
CALL HOME

VISCONDE

WAYS OF **12** LIVING



APARTMENTS  
**12** CONCEPTS  
HOMES  
WAYS OF LIVING

# WELCOME TO AVEIRO



The city of Aveiro, located in the Centre Region of Portugal, is known for its Ria and the canals that penetrate the urban space. Commonly called the Venice of Portugal, this city is a unique combination of water and land. It's a flat city, with noble urban areas and a strong historical influence visible in its luminous streets. Aveiro is home to the Art Nouveau Museum, known for being the capital of this artistic movement. For this and much more, welcome to Aveiro.

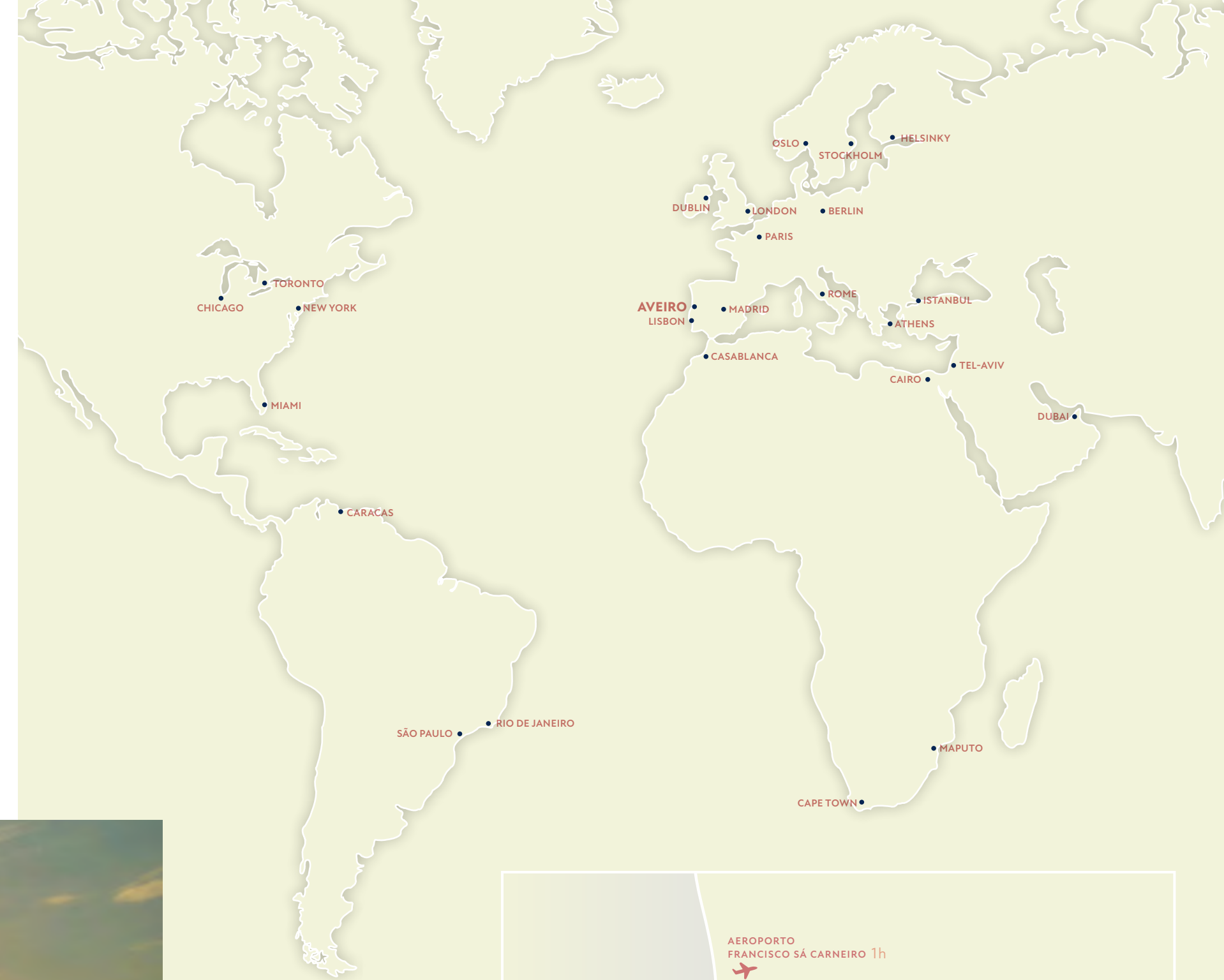
# CLOSE TO EVERYWHERE

Portugal is a country with a strategic geographical location, being a gateway to Europe and allowing you to easily reach the main capitals of the world!

Aveiro, a city located on the coast, is in a central location from where, by train or car, you can travel to other parts of the country and even the neighboring country.

The nearest airport is Francisco Sá Carneiro, in the city of Oporto, north of Aveiro. Less than 20 minutes away, you can reach the largest national highway, the A1, which connects Oporto - Lisbon.

Less than 4 minutes away you have access to the A25 motorway, which allows you to travel to the neighboring country, Spain, with great ease and comfort.



T2 DUPLEX

T1

T0



The perfect combination of location, architecture and urbanism, with different types and usage profiles. In this admirable property we find three typologies: T0, T1 and T2, the latter in duplex, with a total of 12 apartments.

## T0

Open space kitchen to the living and dining rooms, a bathroom and a bedroom.

## T1

A kitchen, living room, dining room, a bedroom and a bathroom. It has a comfortable and private outdoor space in one of the fractions with this typology.

## T2 DUPLEX

The 1st floor includes the openspace kitchen, living room, dining area, bathroom and access to the upper floor. It also has a balcony with good sun exposure. On the 2nd floor, one of the fractions has two bedrooms - one of them a suite - and a bathroom; the other fraction of this typology has two bedrooms and two bathrooms.

The architect enhanced the spaces for a welcoming environment, always having comfort as a priority.

## LIGHT AND ARCHITECTURE

The Visconde 12 was designed to maximize the pleasure of its owners. The geography of the place allowed the architect to enhance the views, privileging the existence of outdoor spaces and windows. The building has 12 apartments, with the same architectural language, having natural light radiated by all the spaces of your apartment!

HARMONY  
IN ITS  
PUREST  
FORM





Enjoy the best that the city has to offer, without losing the unique tranquility that characterizes the area where it is located.



T2 DUPLEX

T1

T0





Solutions that adapt to the personality of those who choose these spaces to live.





# A PLACE OF KNOWLEDGE



With the city at your feet, the perfect symbiosis of nature with the quality of life that the city surroundings offers. Aveiro needs no introduction, as everything is available: University, schools, kindergarten, hospital, several services, road access, culture, sports, pedestrian zone, gardens, fresh air.

# THE DIALOGUE BETWEEN YOU AND THE SPACE ITSELF



## TIMELESS DESIGN

The excellence of quality and design were paramount in the choice for the furniture in the kitchen and bathrooms of your Visconde 12 apartment.

All areas of the property have excellent finishes, modern lines and a palette of balanced and contemporary tones.

An elegant, stylish essence that carries a subtle message of timeless sophistication.



Quality and design in your apartment, with modern lines that will give you all the comfort, always with sophistication.



T2 DUPLEX  
T1  
T0



A new concept of living,  
in an exceptional location.



# A PLACE TO RELAX



The Aveiro coast has about 45 kilometers where you can enjoy pleasant bathing areas. You can also enjoy excellent cuisine and the famous salt production process.

Aveiro has a wide range of options for sports, from nature walks to water sports on the Ria.

In this city, you can enjoy the well-being of body and mind, physical exercise and contact with nature.

# DARE TO DREAM



## COMFORT & LOCATION

The apartments are available in three different typologies, and all of them have equipments installed to ensure comfort for your day-to-day.

Aveiro is a city full of history and culture. A true delight for the senses, it is also home to great wealth in terms of heritage, museums, restaurants and leisure areas.



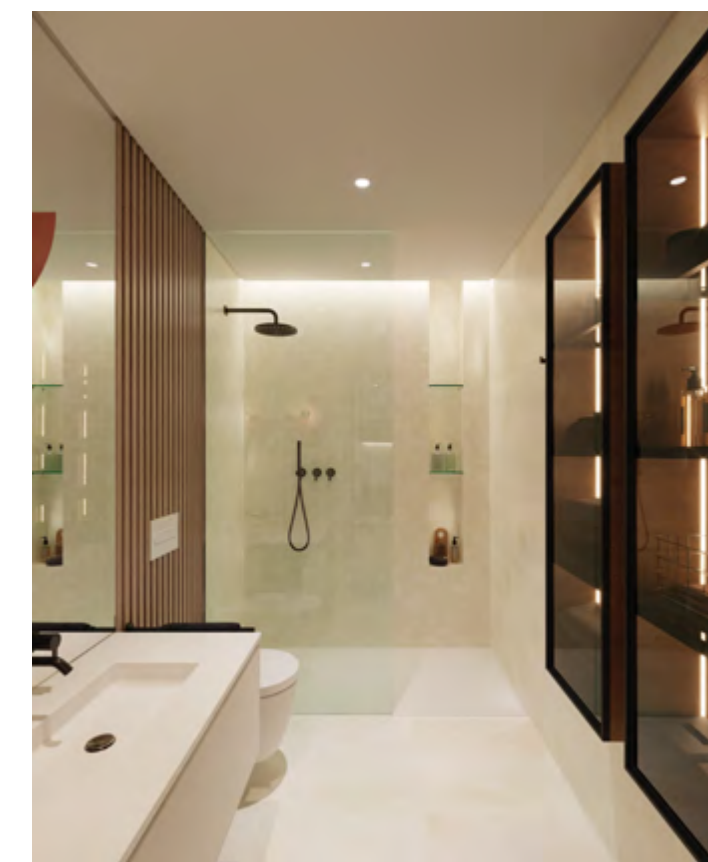
Common and private areas connected in a distinct and harmonious way.



T2 DUPLEX

T1

T0



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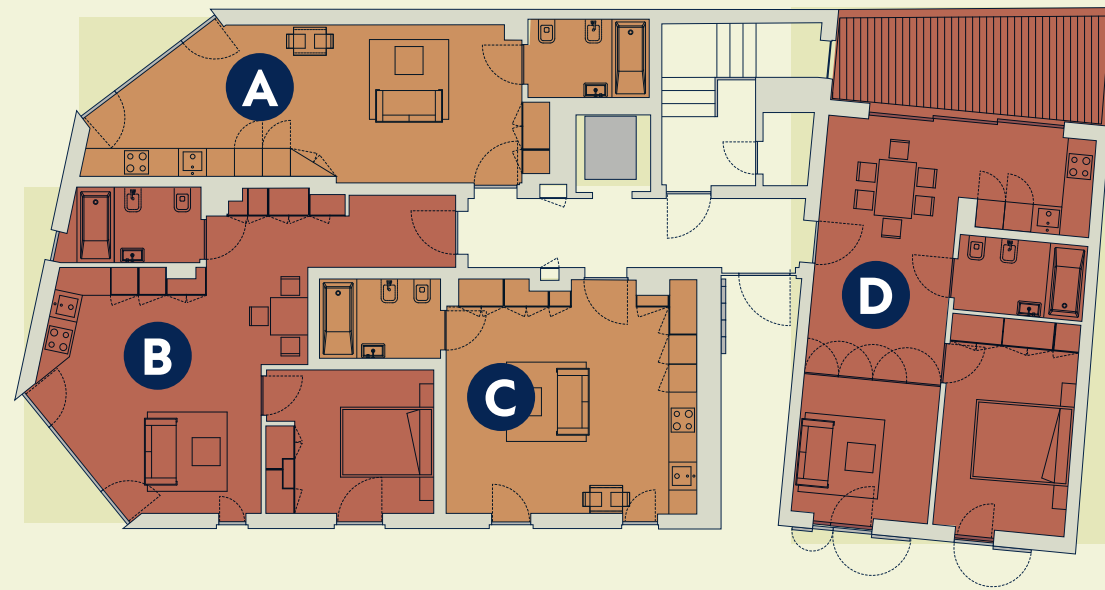
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# THE FLOORS

## GROUND FLOOR

- A** 40,00 m<sup>2</sup>
- B** 57,10 m<sup>2</sup>
- C** 37,50 m<sup>2</sup>
- D** 70,30 m<sup>2</sup>



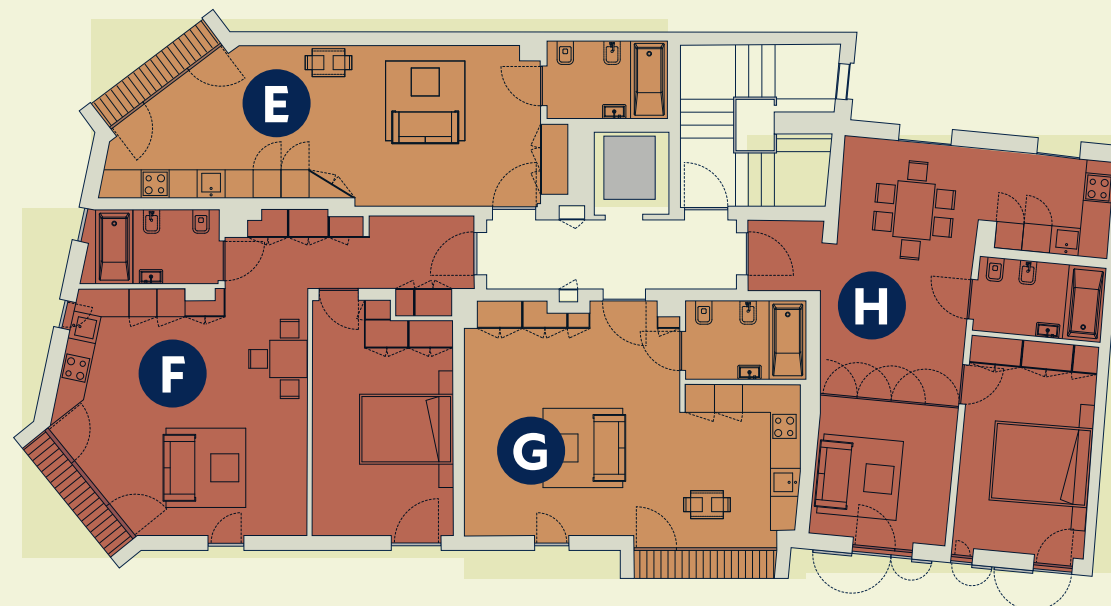
## SECOND FLOOR

- 39,30 m<sup>2</sup> **I**
- 134,81 m<sup>2</sup> **J**
- 95,80 m<sup>2</sup> **K**
- 61,20 m<sup>2</sup> **L**

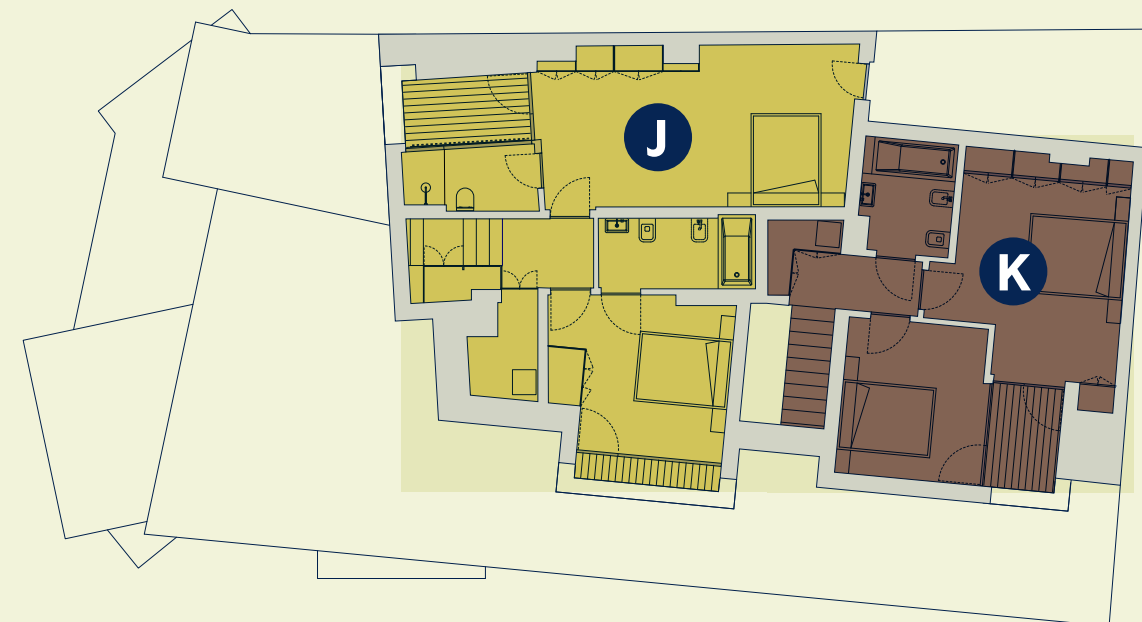


## FIRST FLOOR

- E** 42,10 m<sup>2</sup>
- F** 64,50 m<sup>2</sup>
- G** 43,40 m<sup>2</sup>
- H** 61,40 m<sup>2</sup>



## THIRD FLOOR



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