

# GSTADTEN

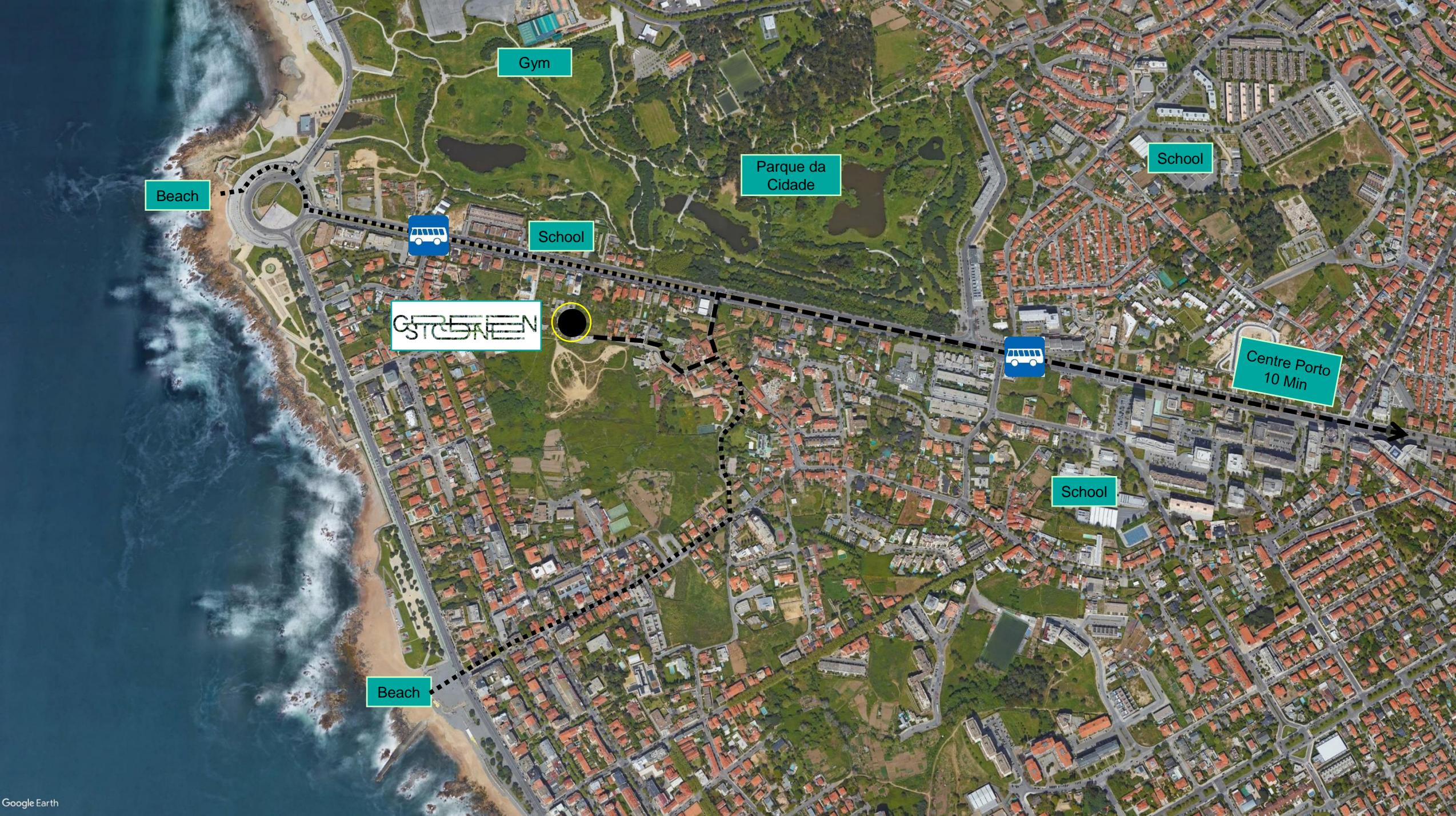
SEGREDO DE NEVOGILDE



# Vizinho do mar

## Neighbor to the Sea





Gym

Beach

Parque da Cidade

School

School

GSTRUBAEN



Centre Porto  
10 Min

School

Beach

# GSTORSTONEN

Sky Villas

Condomínio Privado com piscina comum  
*Private condominium with pool*

Tipologias T2, T3 & T4  
*2, 3 & 4 Bedrooms apartment*

Todas as unidades com jardim/terraço  
*All units with Garden/Terrace*

Todas as unidades com estacionamento e arrecadação  
*All units with parking and store room*

Vistas de cidade, parque e mar  
*City, park and sea views*

Garden Villas / Town houses

Arquitetura/Architecture | **José Carlos Cruz** <https://josecarloscruz.com/>  
Promotor/Developer | **Bondstone**

## Townhouse T2 / C1

Área Bruta Privativa interior . 149 m<sup>2</sup>

Área exterior privada . 51 m<sup>2</sup>

Estacionamento . 1 lugar

Arrecadação . Sim

*Interior Gross Private Area. 149 Sq.m*

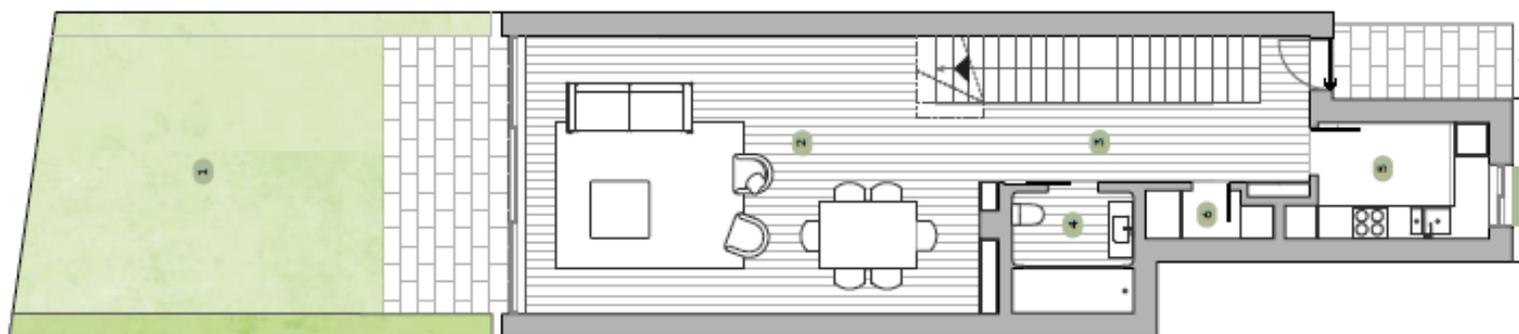
*Private Exterior Area. 51 Sq.m*

*Parking. 1 Place*

*Storage. Yes*



**Piso 2/ 2nd Floor**



**Piso 1/ 1st Floor**

Sala/ Living room	40 m <sup>2</sup> / Sq.m
Cozinha & lavanderia/ Kitchen & Laundry	9 m <sup>2</sup> / Sq.m
IS Social/ Social Bathroom	5 m <sup>2</sup> / Sq.m
Suite 1	16 m <sup>2</sup> /Sq.m
Casa de banho suite 1/ Suite 1 Bathroom	5 m <sup>2</sup> /Sq.m
Suite 2	17 m <sup>2</sup> /Sq.m
Casa de banho suite 2/ Suite 2 Bathroom	4 m <sup>2</sup> /Sq.m
Jardim/ Garden	42 m <sup>2</sup> /Sq.m

- ✓ 10x Townhouses T2
- ✓ **Orientação:** Nascente e Poente / *Solar Orientation: East and West*

**Preços desde/ Prices from 690,000 €**

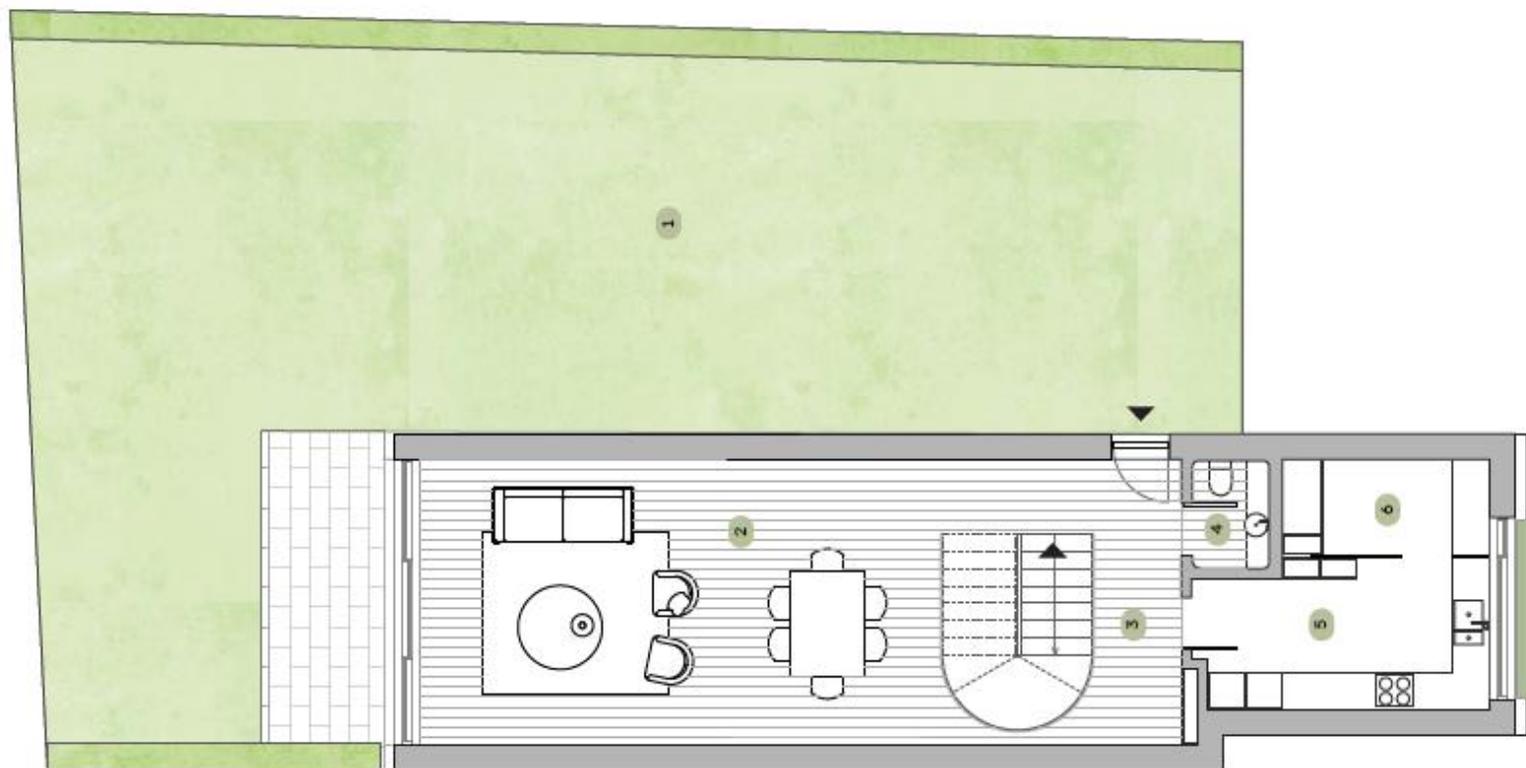
## Garden Villa T3 / Y1

**Área Bruta Privativa interior . 188 m<sup>2</sup>**  
**Área exterior privada . 156 m<sup>2</sup>**  
**Estacionamento . 2 lugares**  
**Arrecadação . Sim**

**Interior Gross Private Area. 188 Sq.m**  
**Private Exterior Area. 156 Sq.m**  
**Parking. 2 Places**  
**Storage. Yes**



**Piso 2/ 2nd Floor**



**Piso 1/ 1st Floor**

Sala/ Living room	40 m <sup>2</sup> / Sq.m
Cozinha e lavanderia/ Kitchen and Laundry	16 m <sup>2</sup> /Sq.m
IS Social/ Social Bathroom	2 m <sup>2</sup> /Sq.m
Suite 1	18 m <sup>2</sup> /Sq.m
Casa de banho suite 1/ Suite 1 Bathroom	5 m <sup>2</sup> /Sq.m
Suite 2	12 m <sup>2</sup> /Sq.m
Casa de banho suite 2/ Suite 2 Bathroom	5 m <sup>2</sup> /Sq.m
Suite 3	14 m <sup>2</sup> /Sq.m
Casa de banho suite 3/ Suite 3 Bathroom	5 m <sup>2</sup> /Sq.m
Jardim/ Garden	148 m <sup>2</sup> /Sq.m

- ✓ 13x Garden Villas T3
- ✓ **Orientação:** Nascente e Poente/ *Solar Orientation: East and west*

**Preços desde/ Prices from 850,000 €**

## Garden Villa T4 / A1

Área Bruta Privativa interior . 223 m<sup>2</sup>

Área exterior privada . 96 m<sup>2</sup>

Estacionamento . 2 lugares

Arrecadação . Sim

Interior Gross Private Area. 223 Sq.m

Private Exterior Area. 96 Sq.m

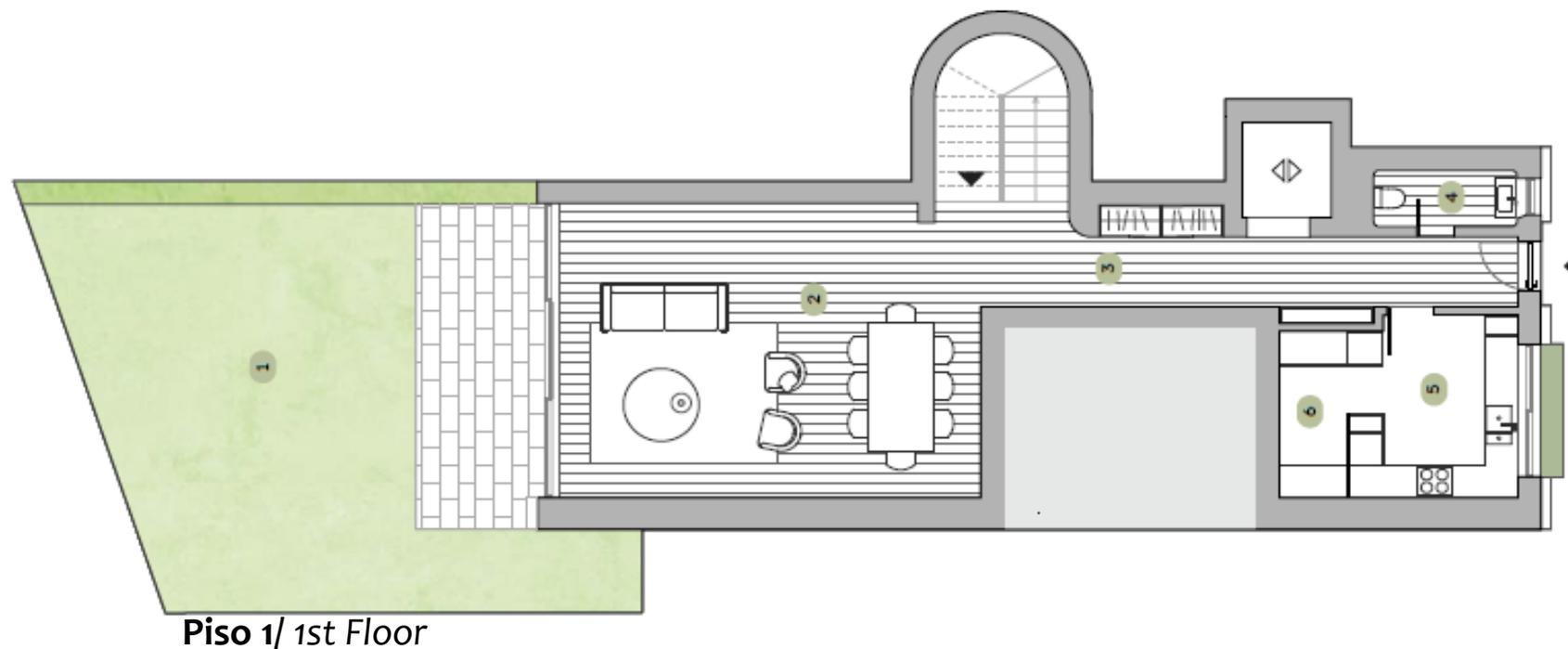
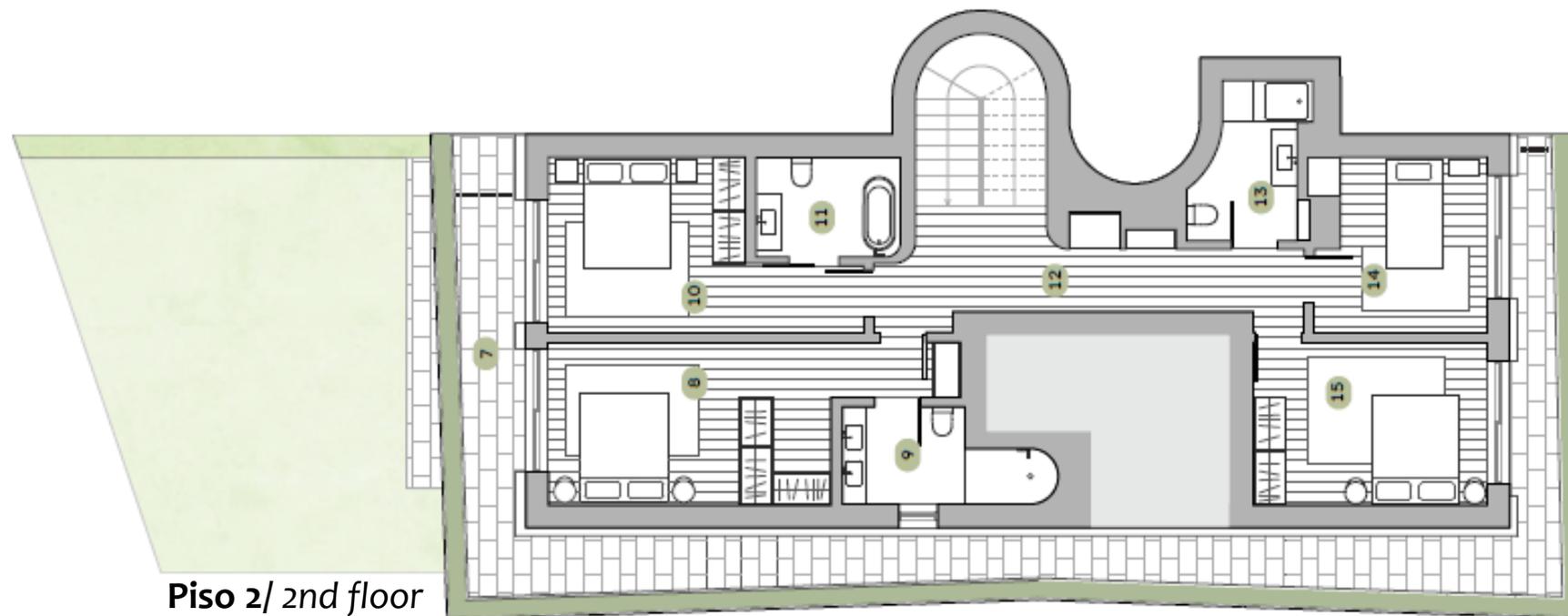
Parking. 2 Places

Storage. Yes

Sala/ Living room	40 m <sup>2</sup> / Sq.m
Cozinha e lavanderia/ Kitchen & Laundry	14 m <sup>2</sup> /Sq.m
IS Social/ Social Bathroom	3 m <sup>2</sup> /Sq.m
Suite 1	18 m <sup>2</sup> /Sq.m
Casa de banho suite 1/ Suite 1 Bathroom	6 m <sup>2</sup> /Sq.m
Suite 2	14 m <sup>2</sup> /Sq.m
Casa de banho suite 2/ Suite 2 Bathroom	5 m <sup>2</sup> /Sq.m
Quarto 3 / Bedroom	13 m <sup>2</sup> /Sq.m
Quarto 4/ Bedroom	9 m <sup>2</sup> /Sq.m
Casa de banho quartos/ Bedrooms bathroom	6 m <sup>2</sup> /Sq.m
Jardim/ Garden	64 m <sup>2</sup> /Sq.m

- ✓ 4 x Garden Villas T4
- ✓ **Orientação:** Nascente e Poente / *Solar Orientation: East and west*

**Preços desde/ Prices from 1,150,000 €**



## Sky Villa T4 / Z1

**Área Bruta Privativa interior . 358 m2**  
**Área exterior privada . 65 m2**  
**Estacionamento . 4 lugares \* box**  
**Arrecadação . Sim**

**Interior Gross Private Area. 358 Sq.m**  
**Private Exterior Area. 65 Sq.m**  
**Parking. 4 Places \* box**  
**Storage. Yes**



Piso 3/ 3rd Floor

Sala de estar/ Living room	50 m2/ Sq.m
Sala de jantar/ Dining room	21 m2/Sq.m
Cozinha, arrumo e lavanderia/ Kitchen and Laundry	24 m2/Sq.m
IS Social/ Social Bathroom	3 m2/Sq.m
Suite 1	32 m2/Sq.m
Casa de banho suite 1/ Suite 1 Bathroom	7 m2/Sq.m
Suite 2	22 m2/Sq.m
Casa de banho suite 2/ Suite 2 Bathroom	6 m2/Sq.m
Suite 3	20 m2/Sq.m
Casa de banho suite 3/ Suite 3 Bathroom	6 m2/Sq.m
Suite 4	20 m2/Sq.m
Casa de banho suite 4/ Suite 4 Bathroom	6 m2/Sq.m
Terraço com piscina/ Terrace with pool	63 m2/Sq.m

- ✓ 8 x Sky Villas T4 \* 3 com piscina/ With pool
- ✓ **Orientação:** Nascente e Poente / **Solar Orientation:** East and west















# Informação Comercial / Sales Info

## Intervalo de Preços

**TOWNHOUSE T2** | Preços desde 690.000 €

**GARDEN VILLA T3** | Preços desde 850.000 €

**GARDEN VILLA T4** | Preços desde 1.150.000 €

**SKY VILLA T4** | Preços de 1.150.000 €



## Condições de Pagamento

Reserva 10,000€

CPCV (deduzindo o valor da reserva) 30%

Após conclusão da estrutura do imóvel 20%

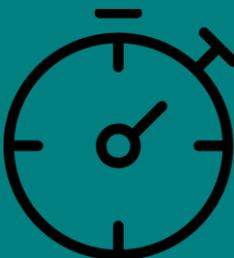
Escritura 50%



## Prazos de Obra

Início obra prevista – 1º Trimestre 2022

Conclusão obra – 4º Trimestre 2023 (Dezembro 2023)



## Intervalo de Preços

**TOWNHOUSE T2** | Prices from 690.000 €

**GARDEN VILLA T3** | Prices from 850.000 €

**GARDEN VILLA T4** | Prices from 1.150.000 €

**SKY VILLA T4** | Prices from 1.150.000 €



## Payment Terms

Reservation 10,000€

PSPA (deducting the reserve value) 30%

After completion of the building structure 20%

Deed 50%



## Construction

Beginning – 1st Quarter 2022

Conclusion – 4st Quarter 2023 (December 2023)



Obrigado