RAIZ

AVENIDA • PARQUE

FERCOPOR

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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

PARKS

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

SCHOOLS

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

UNIVERSITIES

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

HOSPITALS

Hospital CUF
Hospital da Luz
Hospital Lusíadas

SHOPPING AND SERVICES

Galeria Comercial Aviz
Mercado da Foz
Mercado Bom Sucesso

BUSINESS CENTRES

Boavista Business Center
Porto Office Park (POP)

SPORTS CENTRES

Quinta de Montserrate
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.



MANUEL VENTURA
ARCHITECT

DEVELOPMENT




RAIZ

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

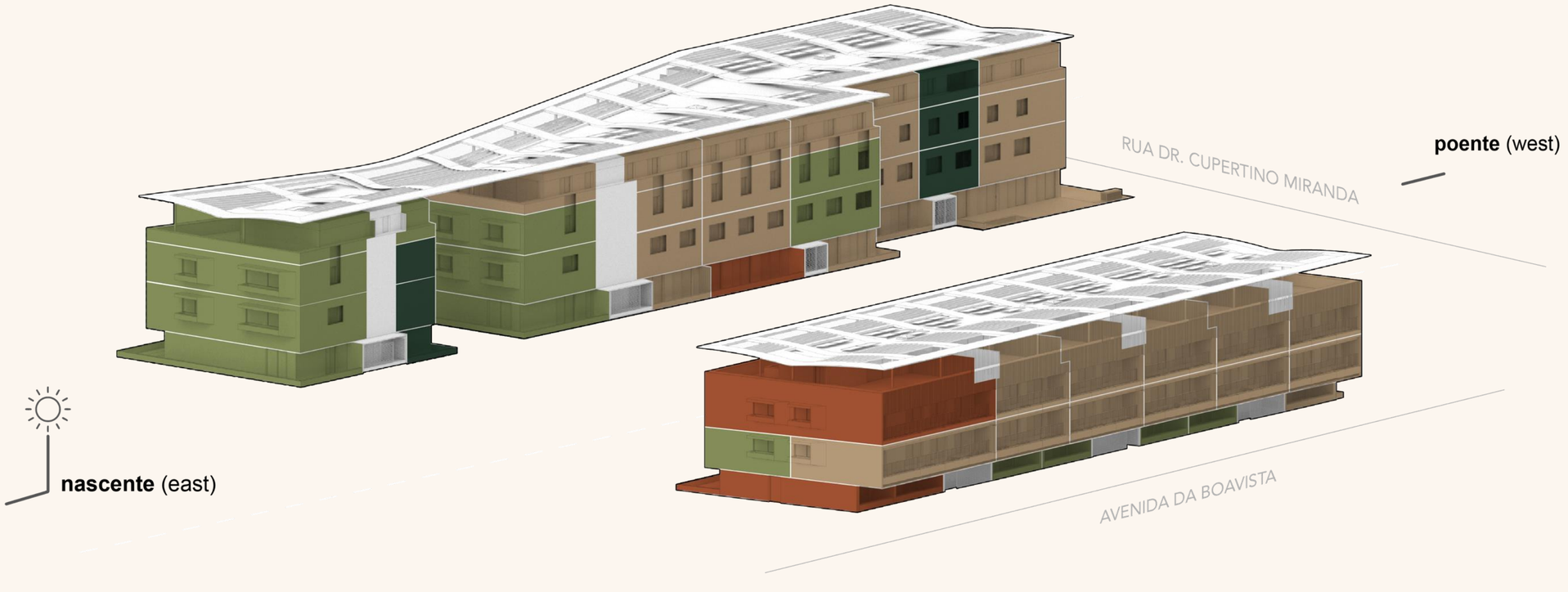
- Gym
- Massage room
- Multipurpose space



AMENITIES

Fully equipped gym

TYPOLOGIES



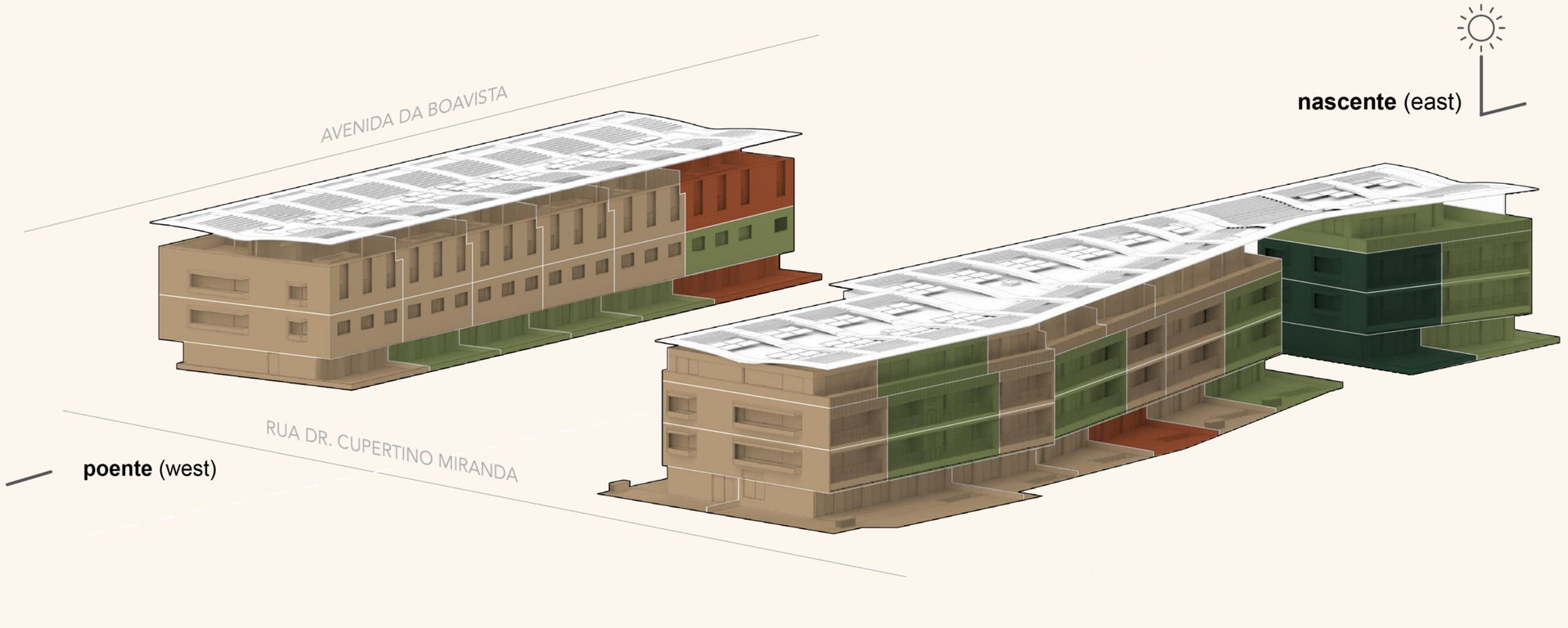
T1 **5 APARTMENTS**
Interiors up to 79 m²
Exteriors up to 15 m²

T2 **18 APARTMENTS**
Interiors up to 129 m²
Exteriors up to 136 m²

T3 **31 APARTMENTS**
Interiors up to 202 m²
Exteriors up to 217 m²

T4 **3 APARTMENTS**
Interiors up to 274 m²
Exteriors up to 272 m²

TYPOLOGIES



T1 **5 APARTMENTS**
Interiors up to 79 m²
Exteriores até 15 m²

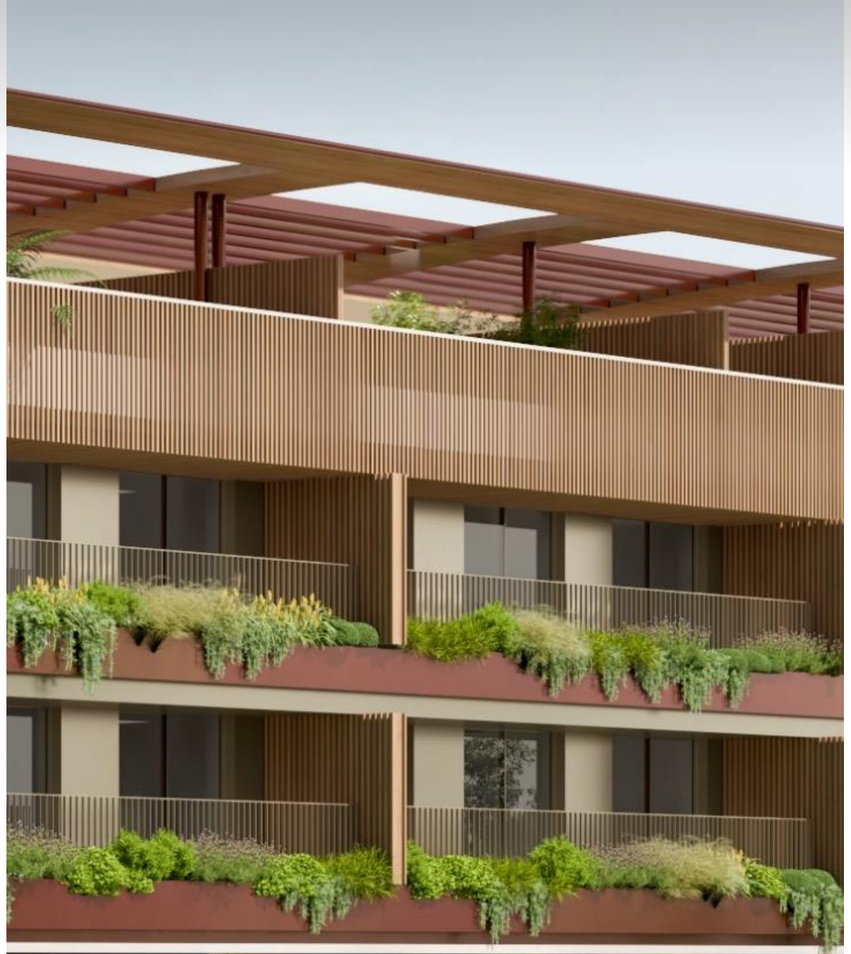
T2 **18 APARTMENTS**
Interiors up to 129 m²
Exteriores até 136 m²

T3 **31 APARTMENTS**
Interiors up to 202 m²
Exteriores até 217 m²

T4 **3 APARTMENTS**
Interiors up to 274 m²
Exteriores até 272 m²

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



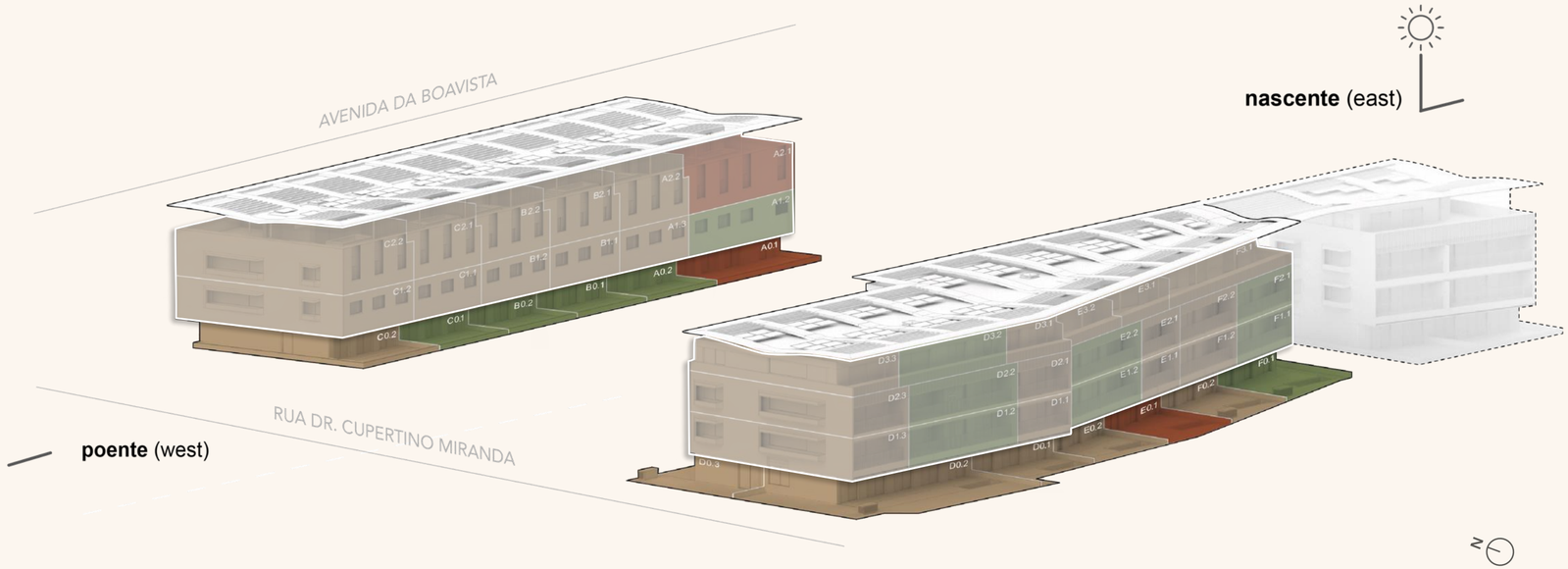
NATURE RESIDENCES
Private garden with swimming pool

NATURE RESIDENCES

T2 Interiors up to 127 m²
Exteriors up to 135 m²
2 parking spaces and storage

T3 Interiors up to 182 m²
Exteriors up to 217 m²
2 parking spaces and storage

T4 Interiors up to 187 m²
Exteriors up to 112 m²
Box with 3 parking spaces

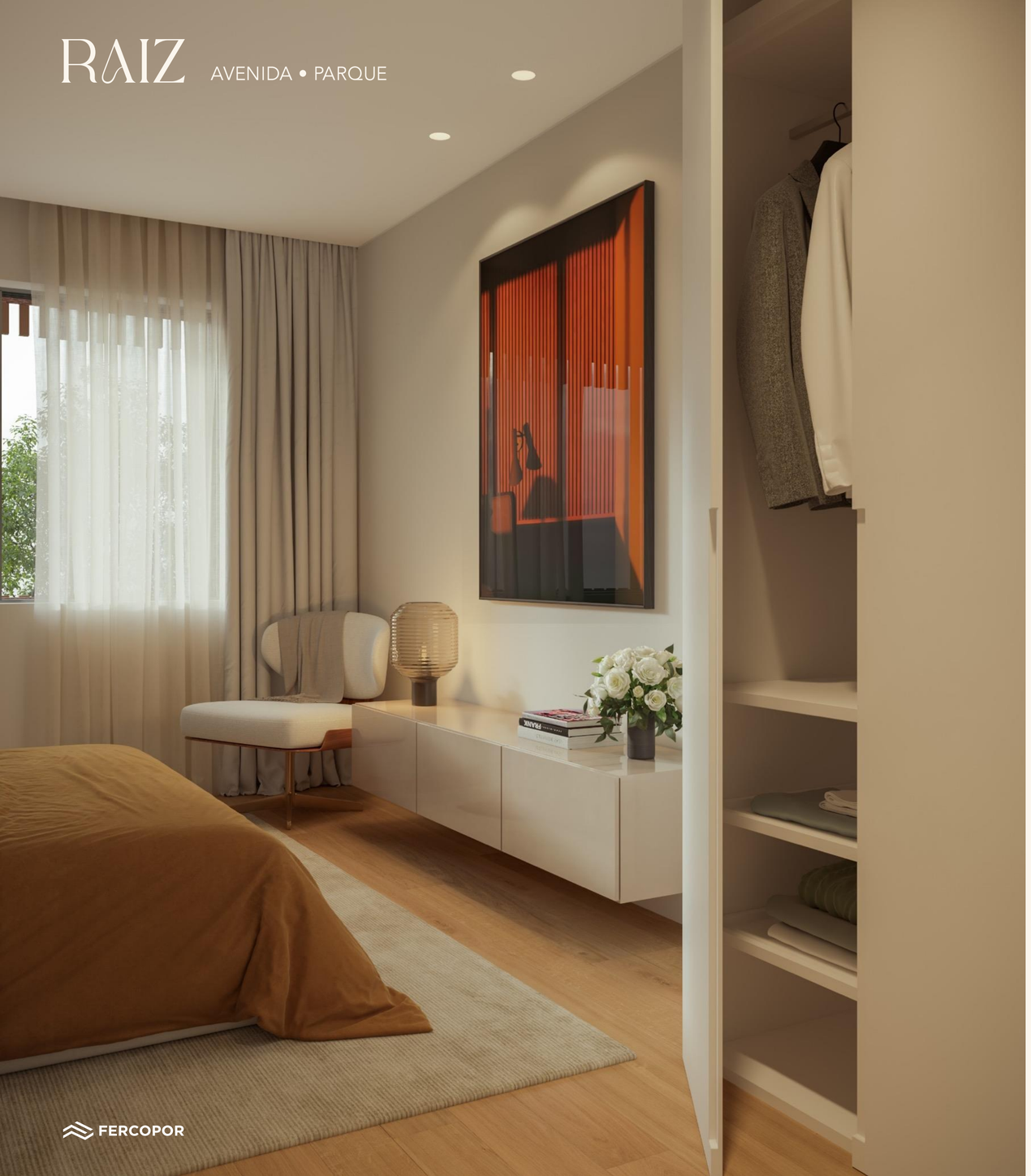


T2
T3
T4

CORE RESIDENCES

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







CORE RESIDENCES

CORE RESIDENCES

T1 Interiors up to 60 m²
Exteriors up to 6 m²
1 parking space and storage

T2 Interiors up to 129 m²
Exteriors up to 24 m²
2 parking spaces and storage

T3 Interiors up to 179 m²
Exteriors up to 28 m²
2 parking spaces and storage



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.



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UPPER RESIDENCES
Duplex Rooftop



UPPER RESIDENCES
Duplex Rooftop

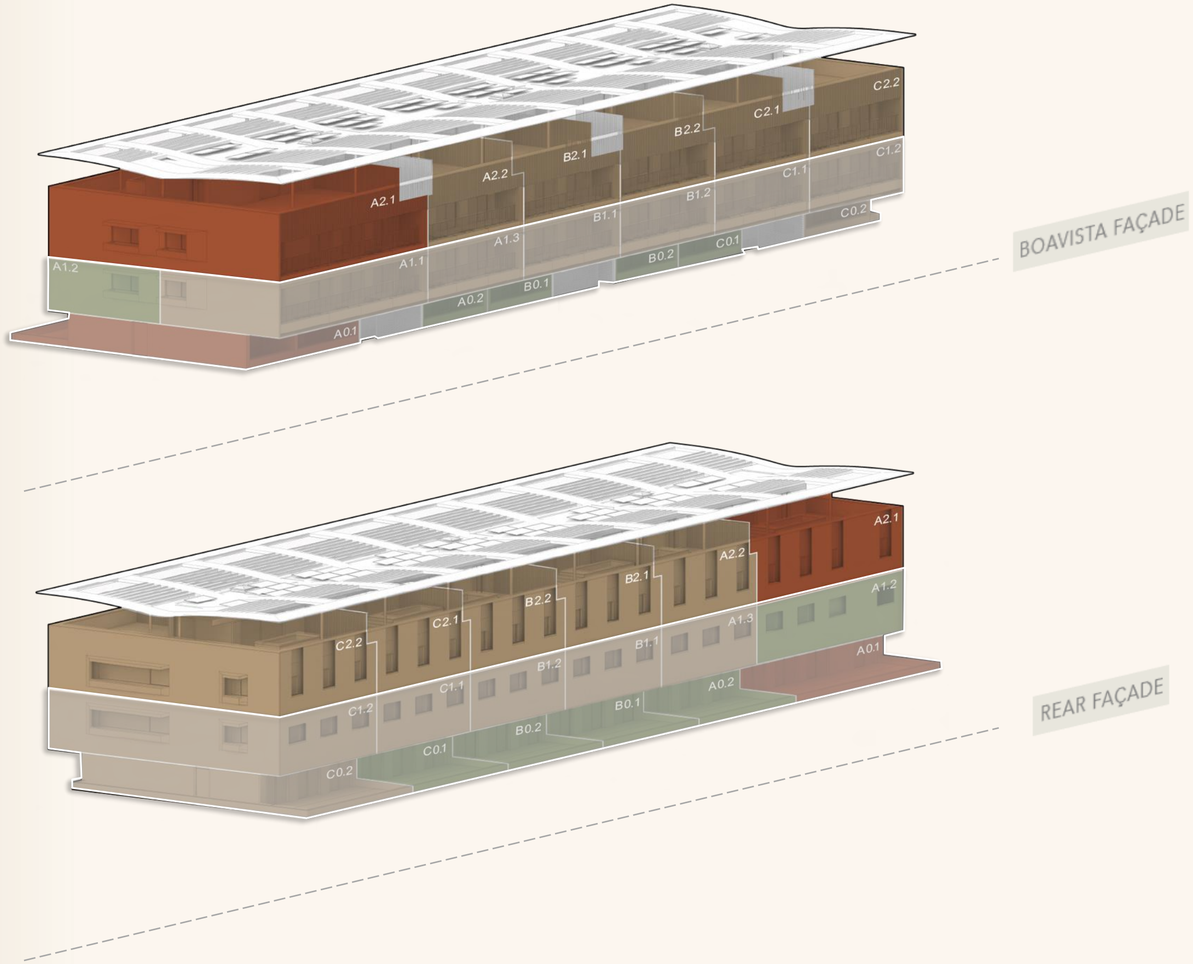


UPPER RESIDENCES
Duplex Rooftop

UPPER RESIDENCES
DUPLEX ROOFTOP

T3+
Interiors up to 180 m²
Additional area up to 58 m²
Exteriors up to 151 m²
Box with 2 parking spaces + 1 parking space

T4+
Interiors up to 274 m²
Additional area up to 73 m²
Exteriors up to 231 m²
Box with 3 parking spaces



T3
T4



UPPER RESIDENCES
Penthouse

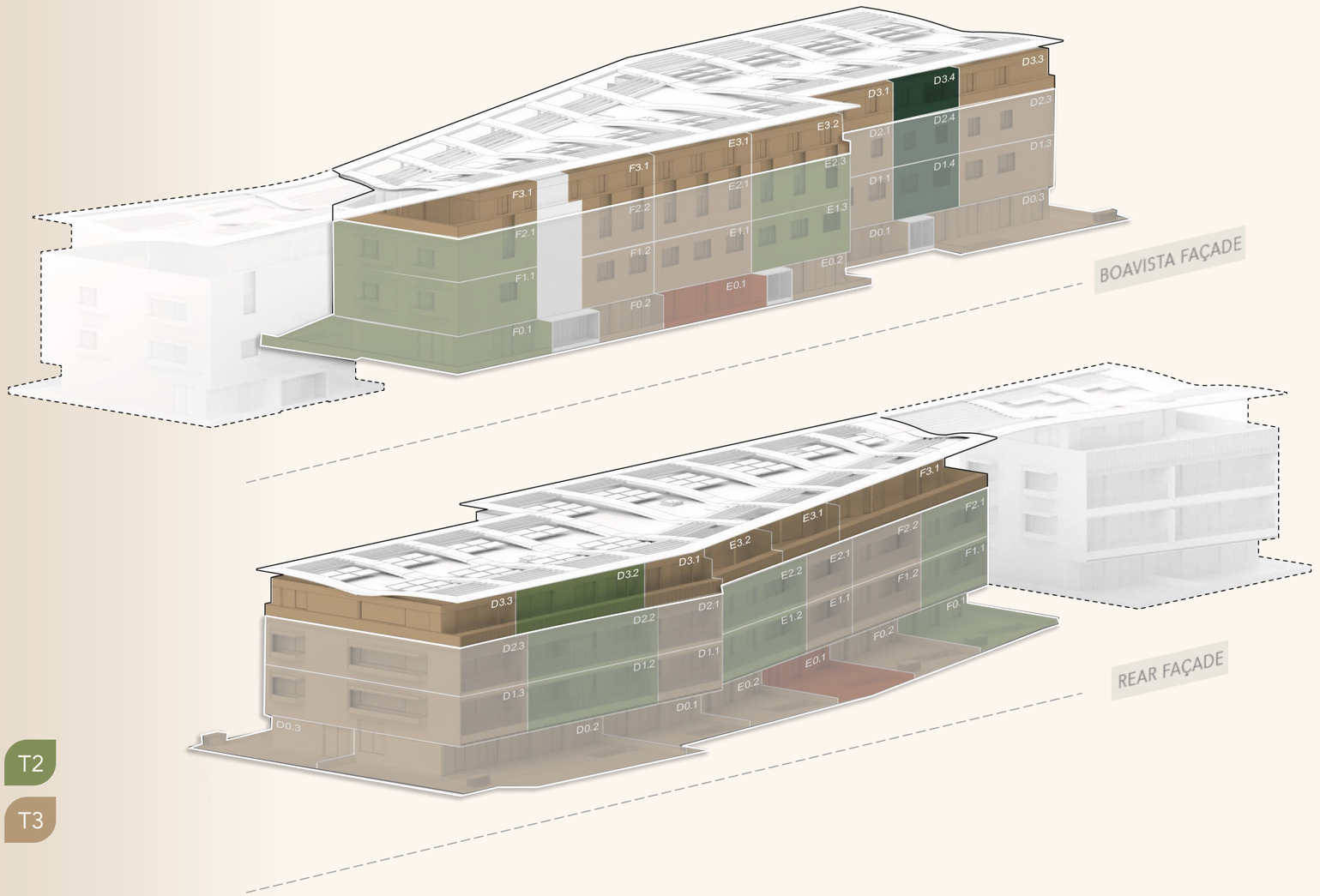


UPPER RESIDENCES
Penthouse

UPPER RESIDENCES
PENTHOUSES

T2
Interiors up to 97 m²
Exteriors up to 25 m²
2 parking spaces and storage

T3
Interiors up to 202 m²
Exteriors up to 90 m²
2 parking spaces and storage



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 I 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 VILAMOURA · ALGARVE

PLANTAS

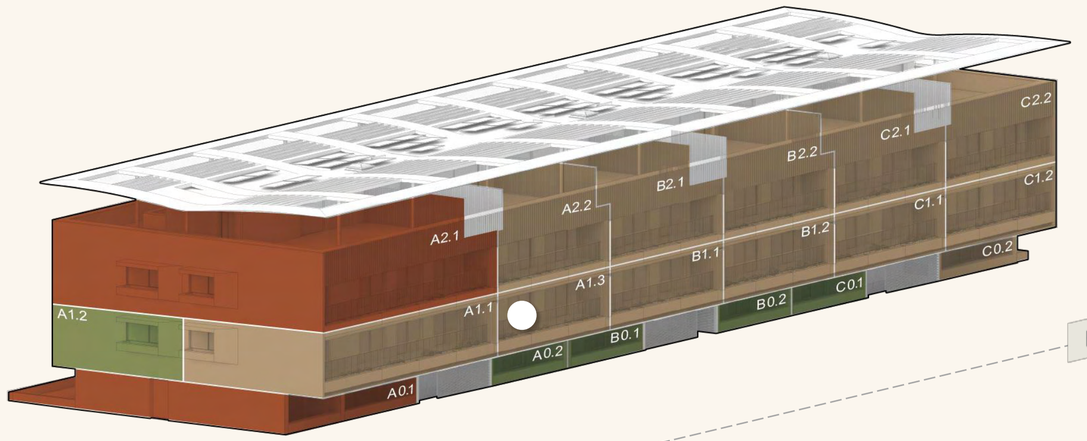
EDÍFICIO
PARQUE

EDÍFICIO
JARDIM

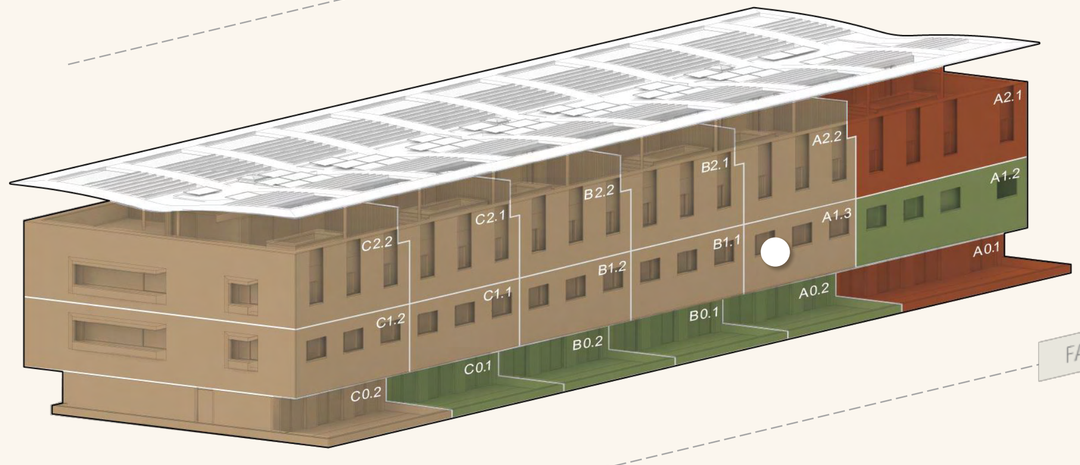
EDÍFICIO

PARQUE

T2
T3
T4



FACHADA BOAVISTA

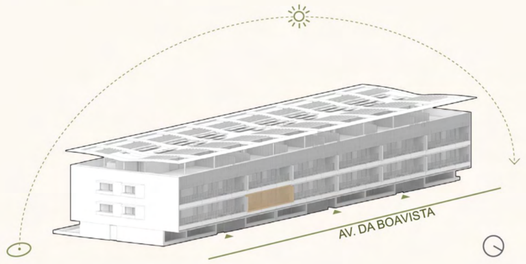


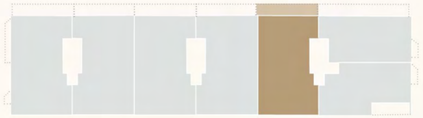
FACHADA TARDOZ

RAIZ

AVENIDA • PARQUE

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EDIFÍCIO PARQUE

T3 A1.3

1º ANDAR
FIRST FLOOR

EDIFÍCIO 1 - PARQUE

ÁREA TOTAL *TOTAL AREA*		**201.08 m²**
ÁREA BRUTA INTERIOR *GROSS INTERIOR AREA*		**178.81 m²**
ÁREA BRUTA EXTERIOR *GROSS EXTERIOR AREA*		**22.27 m²**
ESTACIONAMENTO *PARKING*	-1 PISO *FLOOR*	2 LUGARES *SPOTS*
ARRUMO *STORAGE*	-1 PISO *FLOOR*	1 ESPAÇO *SPACE*



CORE RESIDENCES

0 1 2 3m N

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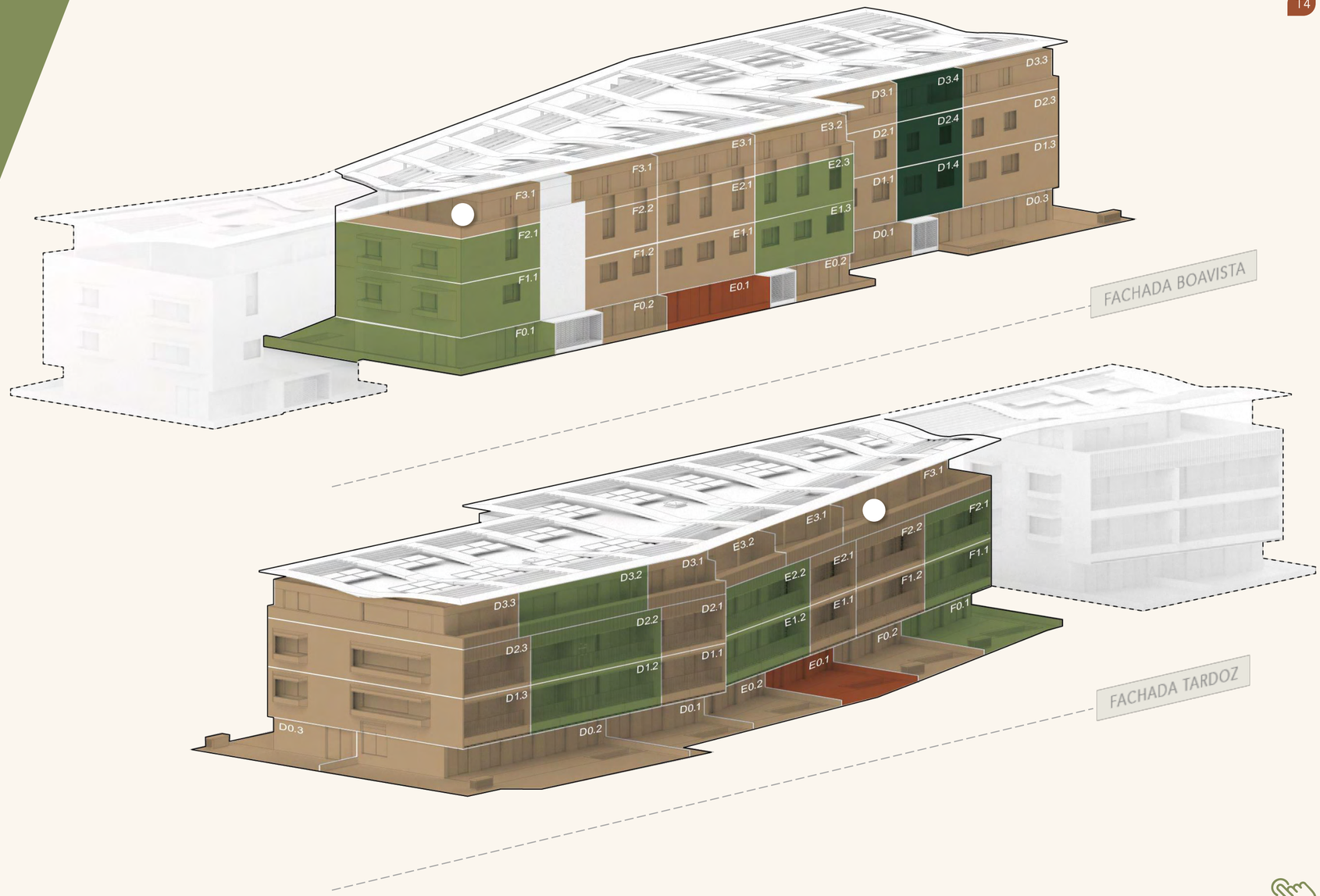
VENTURA+PARTNERS

RAIZ AVENIDA • PARQUE

EDÍFICIO

JARDIM

T1
T2
T3
T4

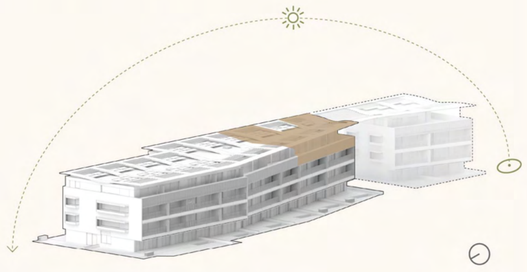


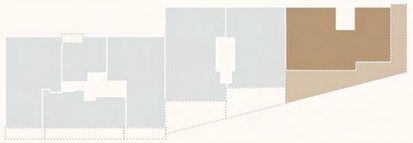
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EDIFÍCIO JARDIM

T3 F3.1

EDIFÍCIO 2 - JARDIM

3º ANDAR
THIRD FLOOR

ÁREA TOTAL *TOTAL AREA*	**316.28 m²**	
ÁREA BRUTA INTERIOR *GROSS INTERIOR AREA*	**202.12 m²**	
ÁREA BRUTA EXTERIOR *GROSS EXTERIOR AREA*	**114.16 m²**	
ESTACIONAMENTO *PARKING*	-1 PISO *FLOOR*	2 LUGARES *SPOTS*
ARRUMO *STORAGE*	-1 PISO *FLOOR*	1 ESPAÇO *SPACE*



0 1 2 3m N

UPPER PENTHOUSES

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