

The way we live is changing: **we are leaving excess behind**
and embracing choices with more meaning.

Located in **Quinta de Moreira**,
a prime area in the city of Maia,
known for its excellent accessibility
and urban setting.



It is within this new way of living that emerges - **a new concept of essential** - where, more than square meters, we value every lived meter.



Privacy

Your personal space, essential and well-designed, ready to grow with you.



Community

Shared spaces that create security and a sense of belonging.



Well-being

The Ecovia of Rio Leça with green areas and outdoor spaces to relax, breathe, and recentre.



Convenience

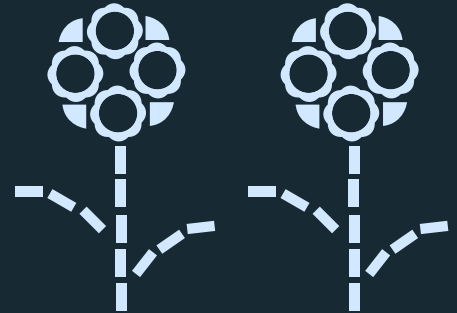
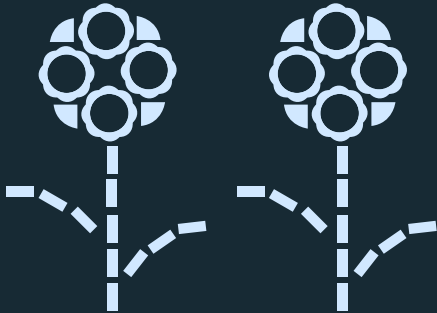
Everything you need, right at your doorstep. Includes 7 commercial spaces on the ground floor.

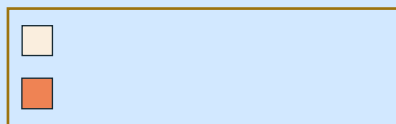
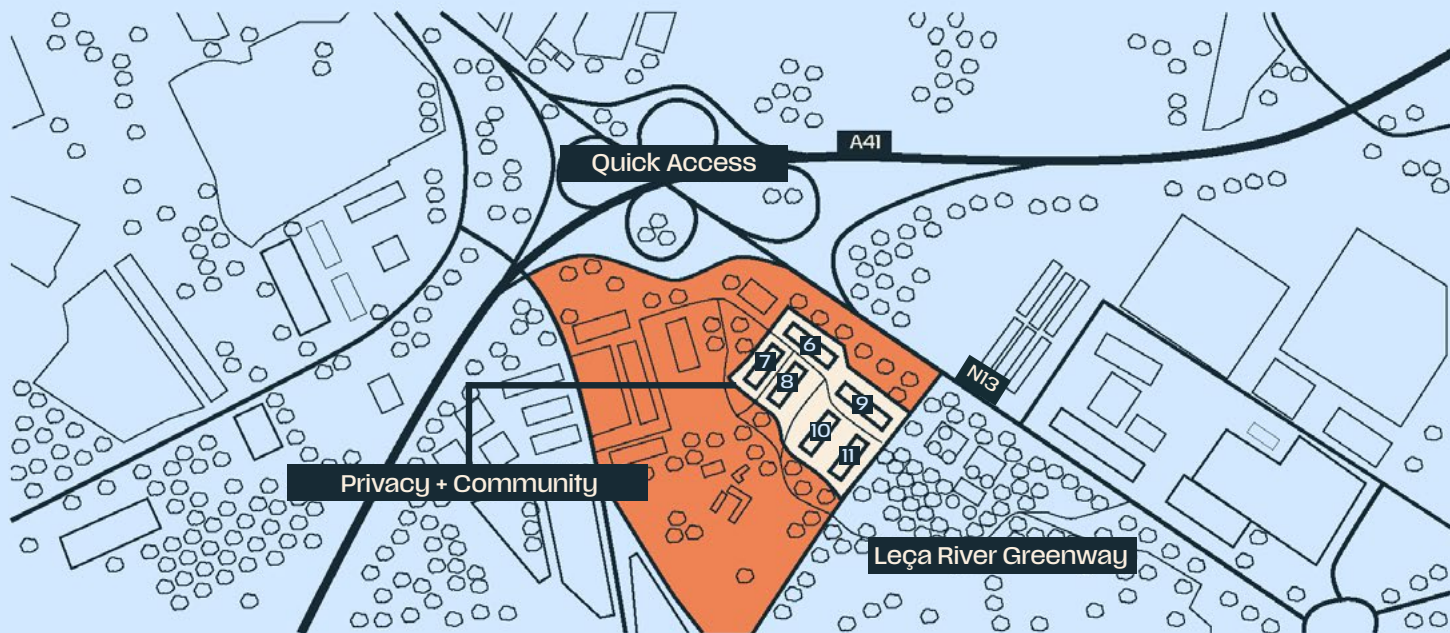


Proximity

Easy access to key points in your daily routine.

Today, families no longer seek to have more and more — they value **a home that allows them to grow and evolve.**







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Location

Stands out for its strategic location, next to the A41 access junction and just minutes away from key points of reference.

This proximity ensures quick and convenient connections to the surrounding area.



Amenities



- | | | | | |
|--------------|---------------|----------------------|--------------|------------------------------|
| 1 Laundry | 3 Bakery | 5 Bus (602, 604, 3M) | 7 Playground | 9 Future Maia II Metro Line |
| 2 Restaurant | 4 Hairdresser | 6 Gym | 8 Daycare | 10 Leça River Green Corridor |

What if you could start with the essentials, invest in what truly matters, and adjust your home as life evolves?

At Living, begin in a more efficient, functional space — with the freedom to personalize it as your priorities change.

Your home is not a finished product; it's a living project that should **evolve at your own pace.**

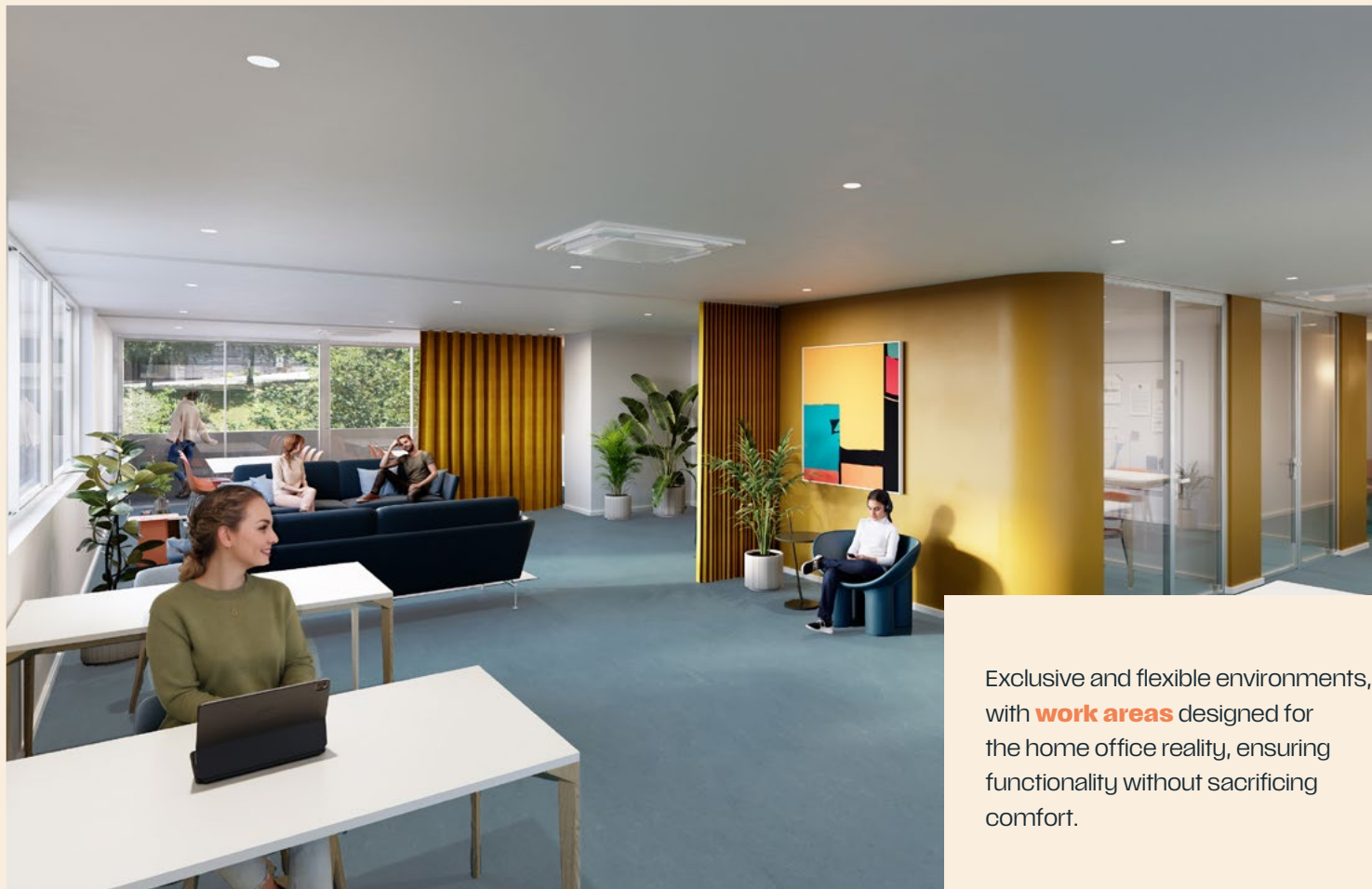


Was designed with a **shared logic of social and support spaces** that bring people together, reduce individual costs, and make it possible to have **an accessible and complete home.**

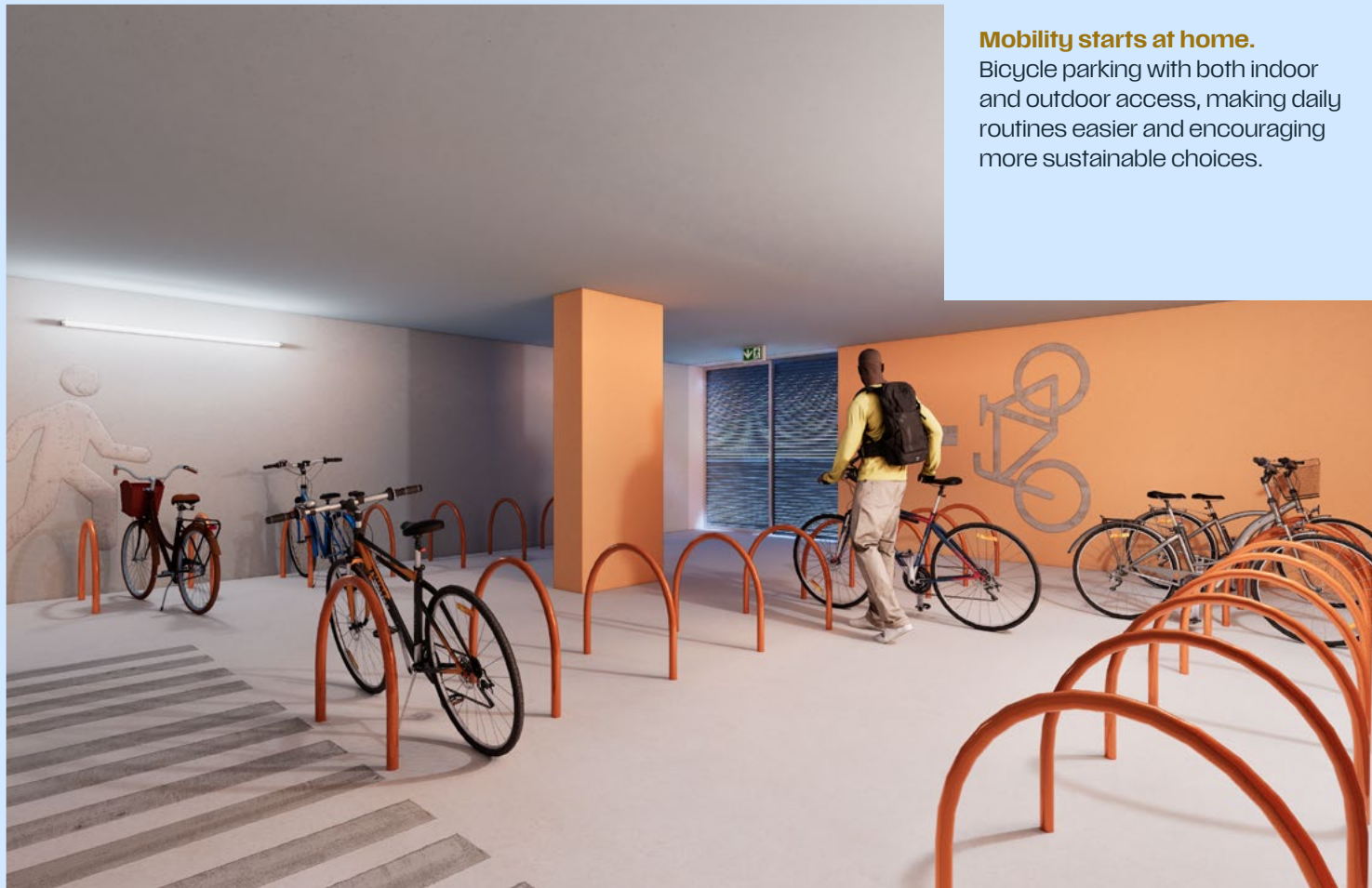


Multipurpose room, with multiple functions and uses.

A spacious and welcoming area that complements your apartment — ideal for socializing, working, and relaxing.

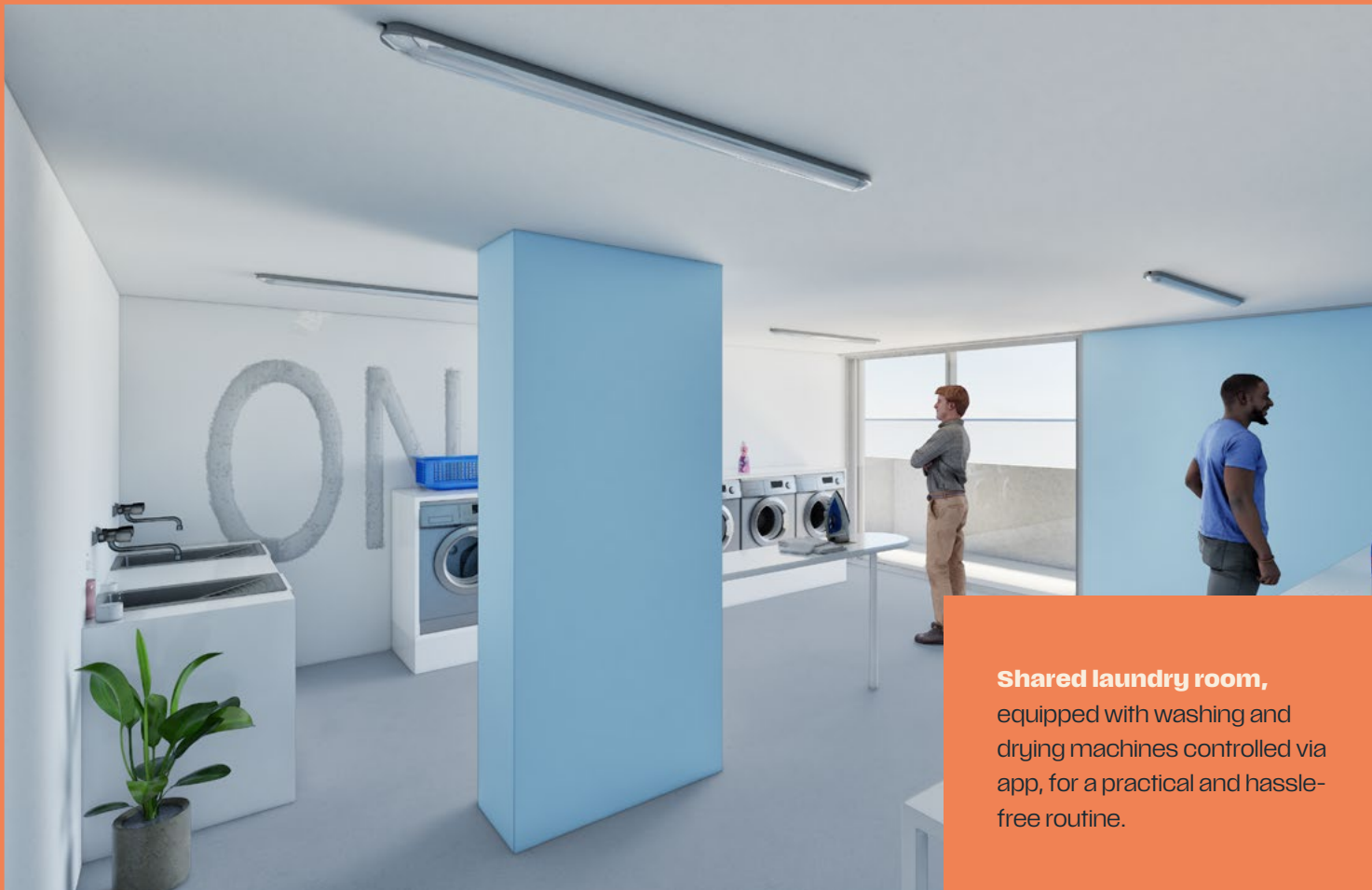


Exclusive and flexible environments, with **work areas** designed for the home office reality, ensuring functionality without sacrificing comfort.



Mobility starts at home.

Bicycle parking with both indoor and outdoor access, making daily routines easier and encouraging more sustainable choices.



Shared laundry room,
equipped with washing and
drying machines controlled via
app, for a practical and hassle-
free routine.

T2 - Type A



Gross Private Area: **76,62 sqm**

Balcony Area: **9.09 sqm**

1 parking space

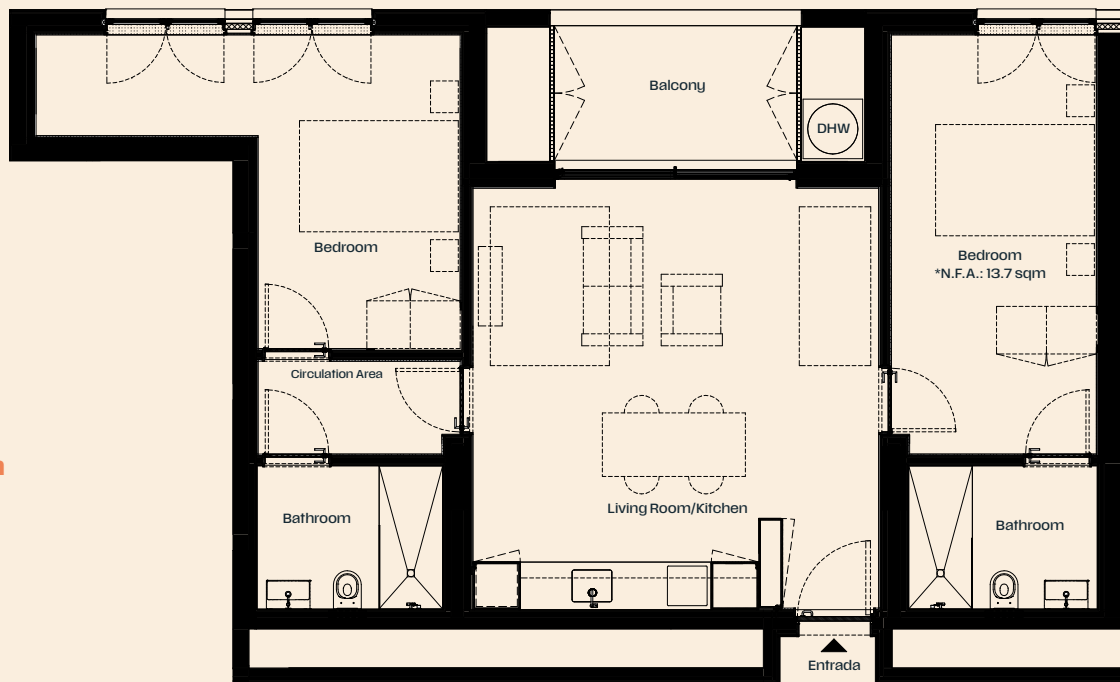


T2 - Type B

Gross Private Area: **81,21 sqm**

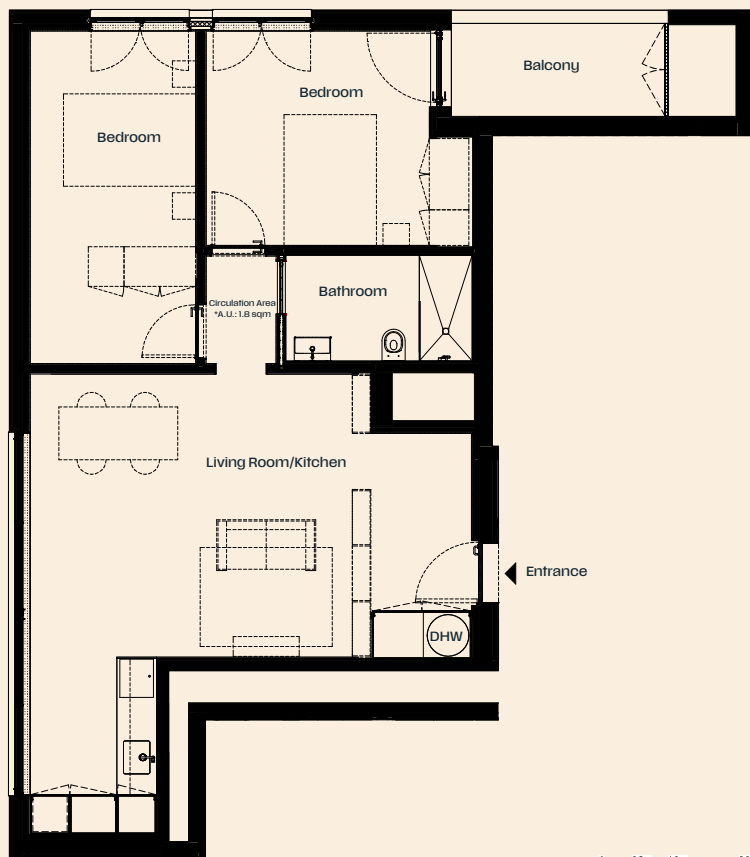
Balcony Area: **9.09 sqm**

1 parking space



0 0.5 m 1.0 m 2.0 m

T2 - Type C



*N.F.A. - Net Floor Area



Gross Private Area: **77,63 sqm**

Balcony Area: **6,95 sqm**

1 parking space



T3

Gross Private Area: **93,32 sqm**

Balcony Area: **9.09 sqm**

2 parking spaces



0 0,5 m 1,0 m 2,0 m

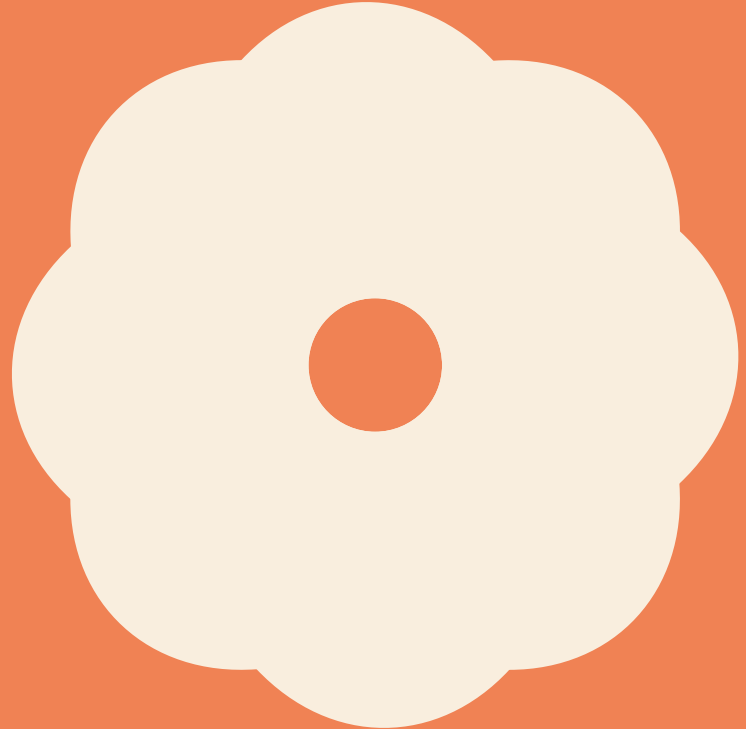






What We Offer

- Apartments with open-space living room/kitchen concept, featuring a balcony
- Dedicated heat pump for domestic hot water production
- Pre-installation for air conditioning in all apartments
- Kitchens equipped with Teka (or equivalent) appliances
- Bathrooms equipped with Roca (or equivalent) fixtures and fittings
- Photovoltaic panels allocated to each apartment
- Underground parking with pre-installation for electric vehicle chargers
- Multipurpose common room with work, lounge, and dining areas
- Shared laundry room with washing and drying machines controlled via mobile app
- Bicycle parking with both indoor and outdoor access



***Pre-Launch Offer:** built-in wardrobes and HVAC system (outdoor unit and indoor units in bedrooms and living room) included in all units.



Soluções sustentáveis integradas



Integrated Sustainable Solutions

47%

+ **efficient** than a reference building

61%

+ **efficient** in heating

31%

+ **efficient** in cooling

23%

+ **efficient** in domestic hot water production

56%

of energy consumed comes from **renewable sources**



Facades with high insulation levels, frames, and glass maximize thermal comfort and reduce the need for air conditioning.



Lighting in common areas features smart control systems.



Water Efficiency

- Sanitary fixtures and appliances designed for low water consumption



Responsible Construction Practices

- Best practices implemented for waste management and air quality control during construction;
- On-site erosion and sedimentation mitigation measures in place.



Air Quality and Well-being

- Building entries designed to reduce the spread of external particles;
- Natural ventilation designed to ensure air quality in all spaces;
- Independent extraction systems in kitchens and bathrooms for better air quality and odor/noise isolation between units;
- Aluminum window frames with thermal break, double glazing, and high acoustic performance.

When we focus on what truly matters,
we create space to flourish.