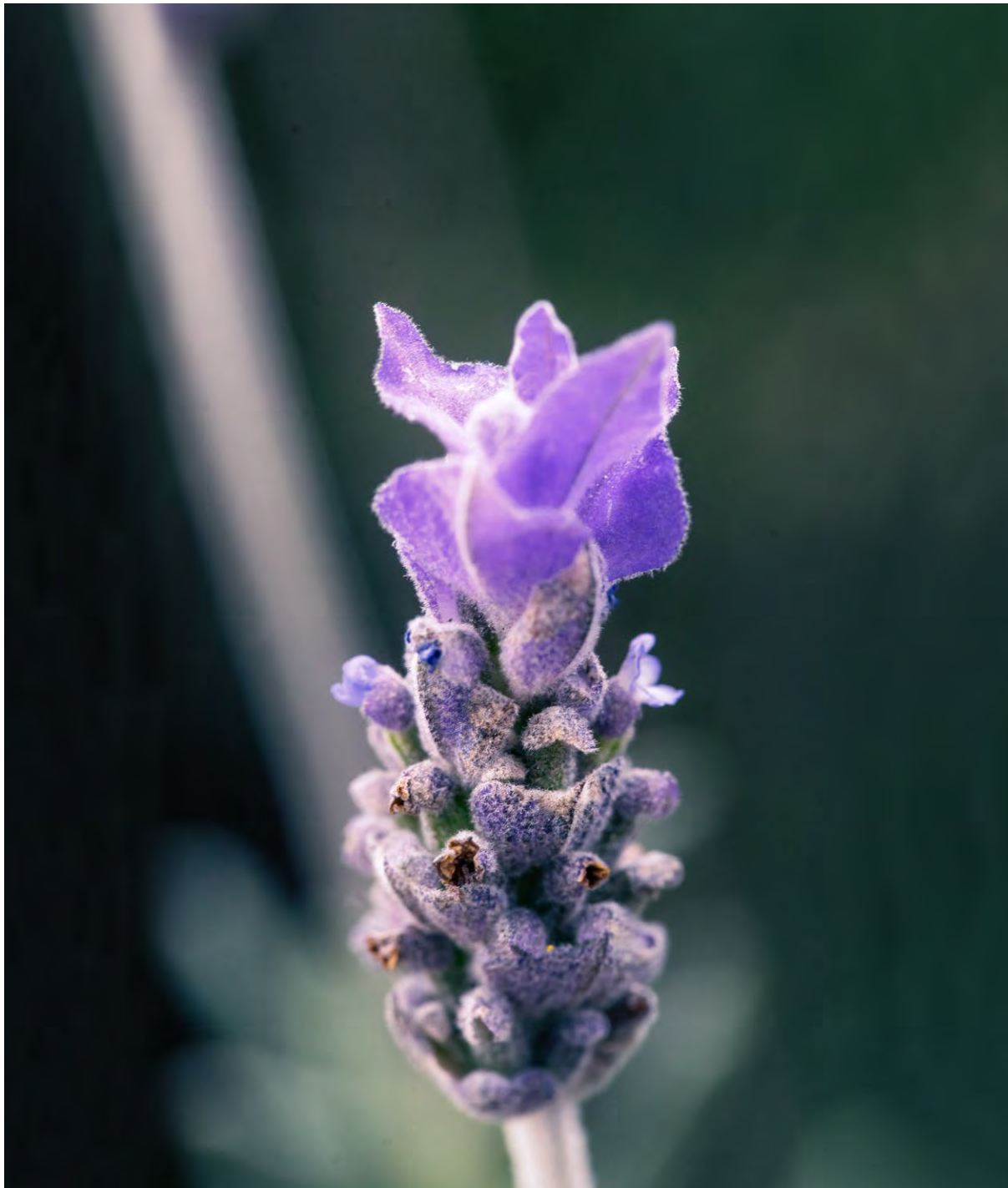


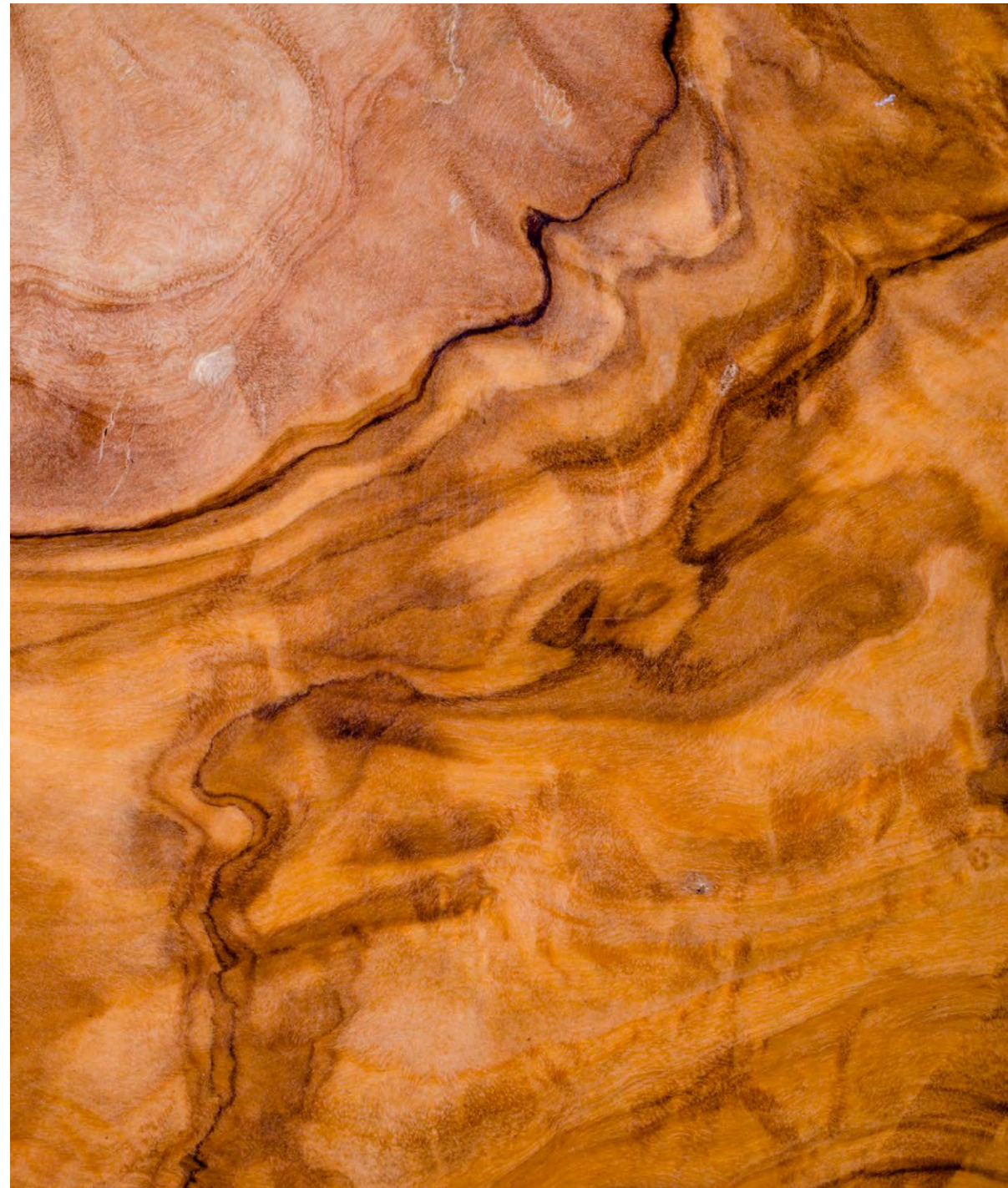
GAIA



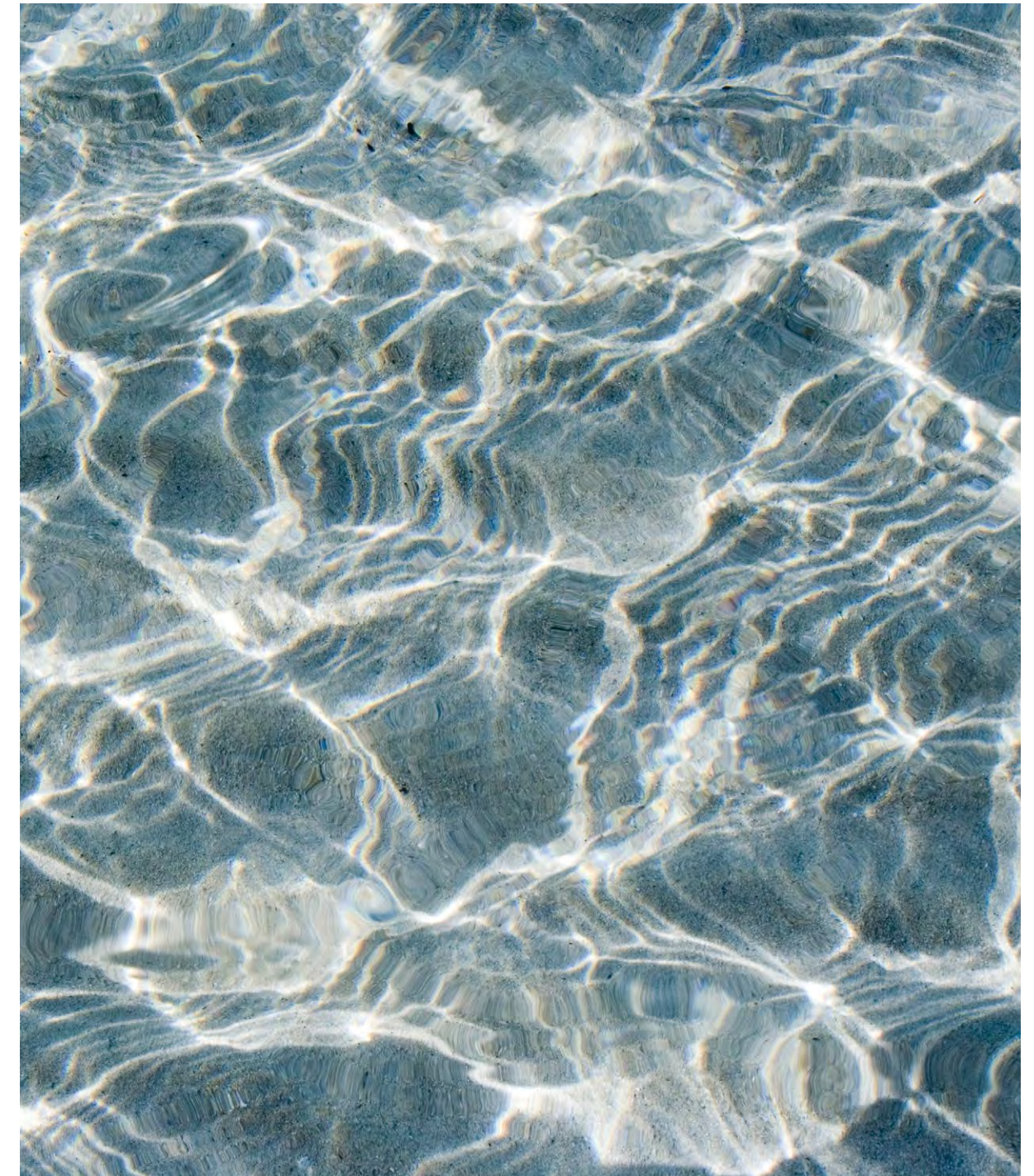
HILLS



RIVER



URBAN



LIVING

HISTORY

PROJECT

TYPOLOGIES

SUSTAINABILITY

LOCATION



03



10



15

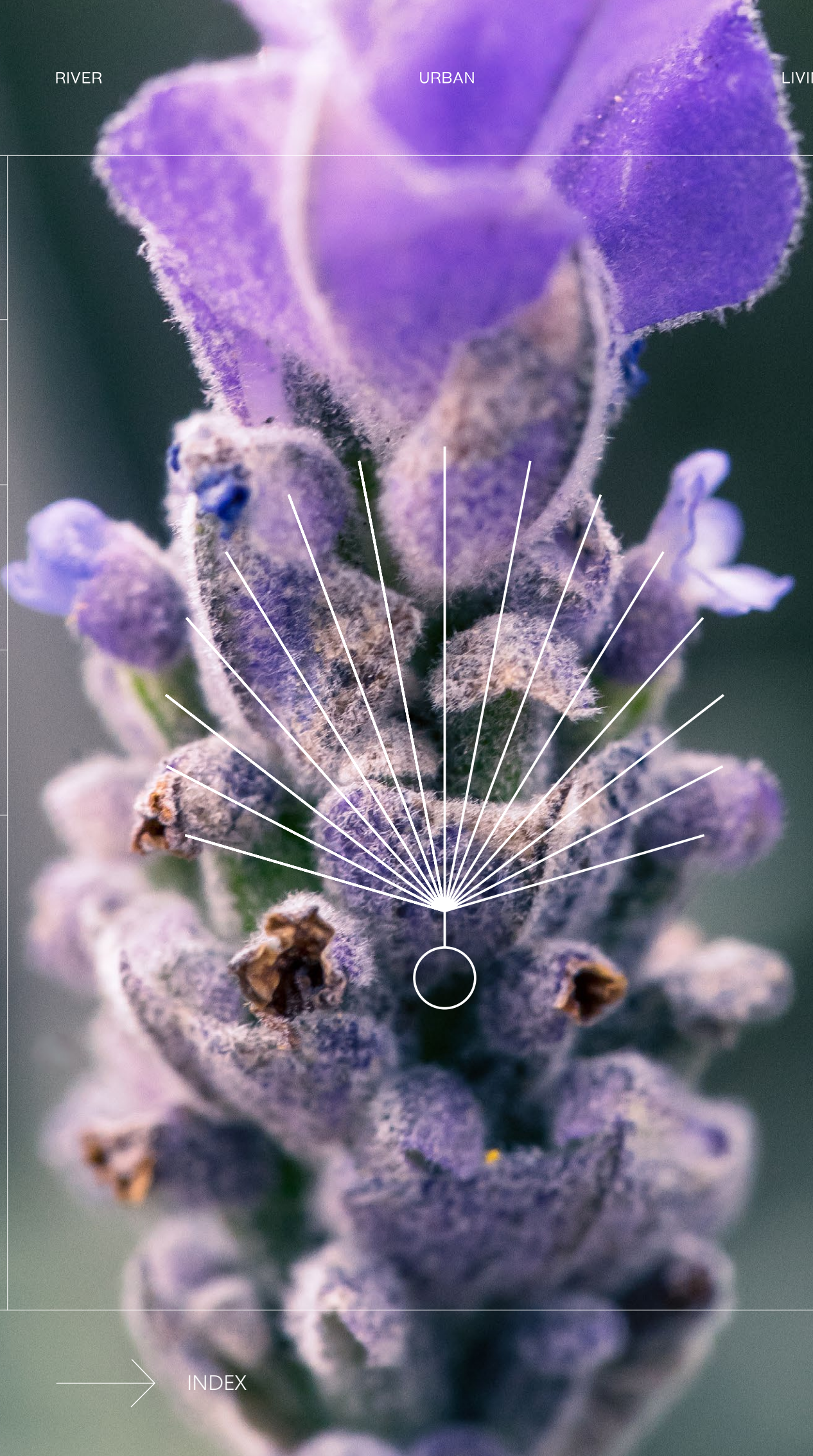


19



24

GET READY
TO EXPERIENCE
A GREAT
ROMANCE.



A SERIOUS
CASE
OF LOVE
FOR
THE CITY.
AN FOR
NATURE.



There are stories like this, stories of love divided. Fortunately, in this case it's not an issue, because if you love both the city and the nature, you'll find your place of happiness right here: Gaia Hills, the new development in Gaia, with breathtaking views over Porto and a nature park all around.



A
TALE
OF PASSION.



Although Gaia Hills is a development with its eyes on the future, its location is full of history. A history written in layers, superimposed without leaving extensive records or heritage, but worthy of preservation nonetheless.



14TH CENTURY

Quinta de Vale de Amores estate belonged to Álvaro Gonçalves Coutinho, a brave knight who served King João I and became known as O Magriço (The Slim).



1569

Convent of Santo António do Vale da Piedade, a new name conferred by the friars with the intention of making it more chaste.

1834

After a fire during the siege of Porto, it became a ceramic factory, then glass, then soap, and even a liquor one and distillery.



LATE 19TH CENTURY

The capitalist and industrialist Primo Monteiro Madeira buys Quinta de Vale de Amores and builds a mansion, which after his death is left abandoned until this time of its rebirth.

LOVE
REINVENTED.

Indeed, this respect and love for history and context are the very essence of Gaia Hills: a development emerging from the unique features of the terrain; of the landscape and of the way the buildings, spaces and nature fit into their surroundings; where value is conferred by the people who wish to live in riverside areas, and witness the evolution of the place over time.



All that remains of the entire history of Vale de Amores is a decorative tile panel from the mansion’s gable which, after being restored, will be shared with everyone so that the memory and link to the past will never be lost.

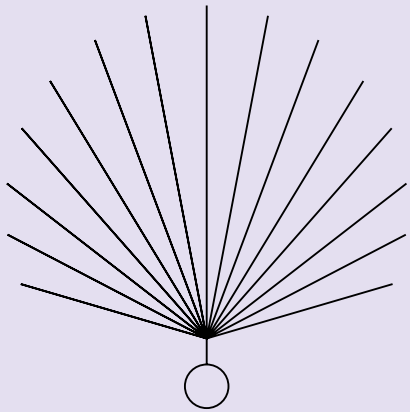


"As designer of the Gaia Hills residential development, which will be built on the former Quinta de Vale de Amores, I feel an enormous responsibility to preserve the essence of the site."



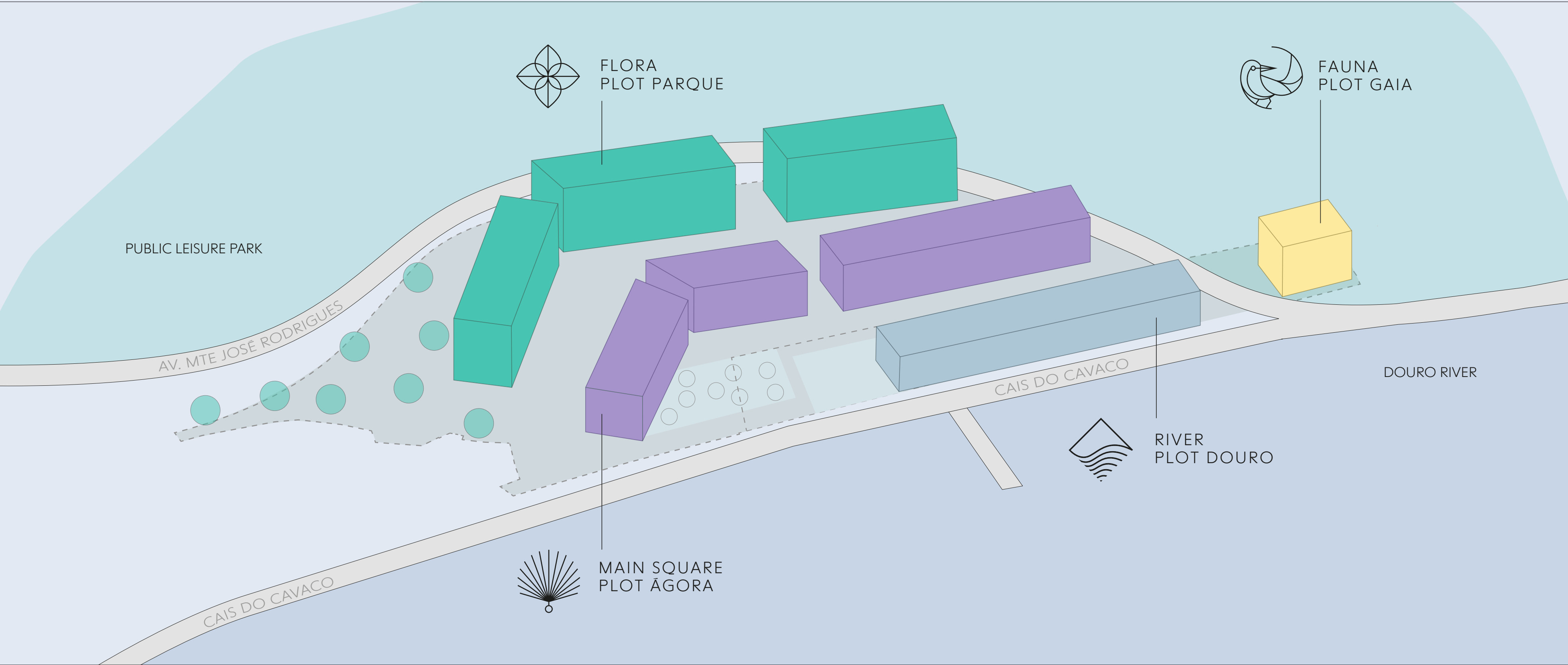
"As in the past, the development aims to dignify the place and provide an environment conducive to well-being and a high quality of life, able to meet contemporary needs while establishing a comprehensive harmony between the buildings and the nature. Above all, I care about respecting the power of the place, creating a new equilibrium."

MIGUEL SARAIVA, ARQUITETO – SARAIVA+ASSOCIADOS





LAYOUT PLAN



LOVE
AT FIRST
SIGHT!

Falling in love when seeing this project in real life, or even in a photograph, is inevitable. Besides being extremely well thought-out and embedded within the landscape, both the apartments and the development as a whole satisfy all the needs and desires of modern life.





PARQUE
ÁGORA
DOURO
GAIA.

A group of four plots – Parque, Ágora, Douro and Gaia – are laid out harmoniously on the terrain and in relation to the surrounding landscape, reminiscent of the terraces in the Douro wine country.

A fifth plot will be transformed into a nature park that will be handed over to the municipality for use by the population and where it will be possible to take walks, have picnics and enjoy nature.



Eight buildings with a maximum of four or five storeys, more than 250 apartments ranging in size from 1-bedroom to 5-bedroom, with spacious balconies, parking and storage.

A multipurpose space for open-air meetings and well-being, Āgora includes an amphitheatre and a commercial area near Douro river.



YOUR
FAVORITE
PLACE.



The park which surrounds the project will be completely transformed by the developer and later handed over to the Municipality, ensuring that the entire population can enjoy this green space.

Thus, within 26,370 square meters of a woodland — featuring oaks, pines, plane trees, and maples — you will find much to see, explore, and enjoy.

Discover the future Park:

- Peaceful walking paths, featuring a bridge and wooden-and-metal boardwalks;
- An observation tower for birdwatching and scenic views;
- An outdoor fitness area — perfect for staying in shape;
- A picnic area with a large communal table;
- A cozy and welcoming lounge zone, designed for relaxation;
- A playground designed for children to have fun in a safe environment.

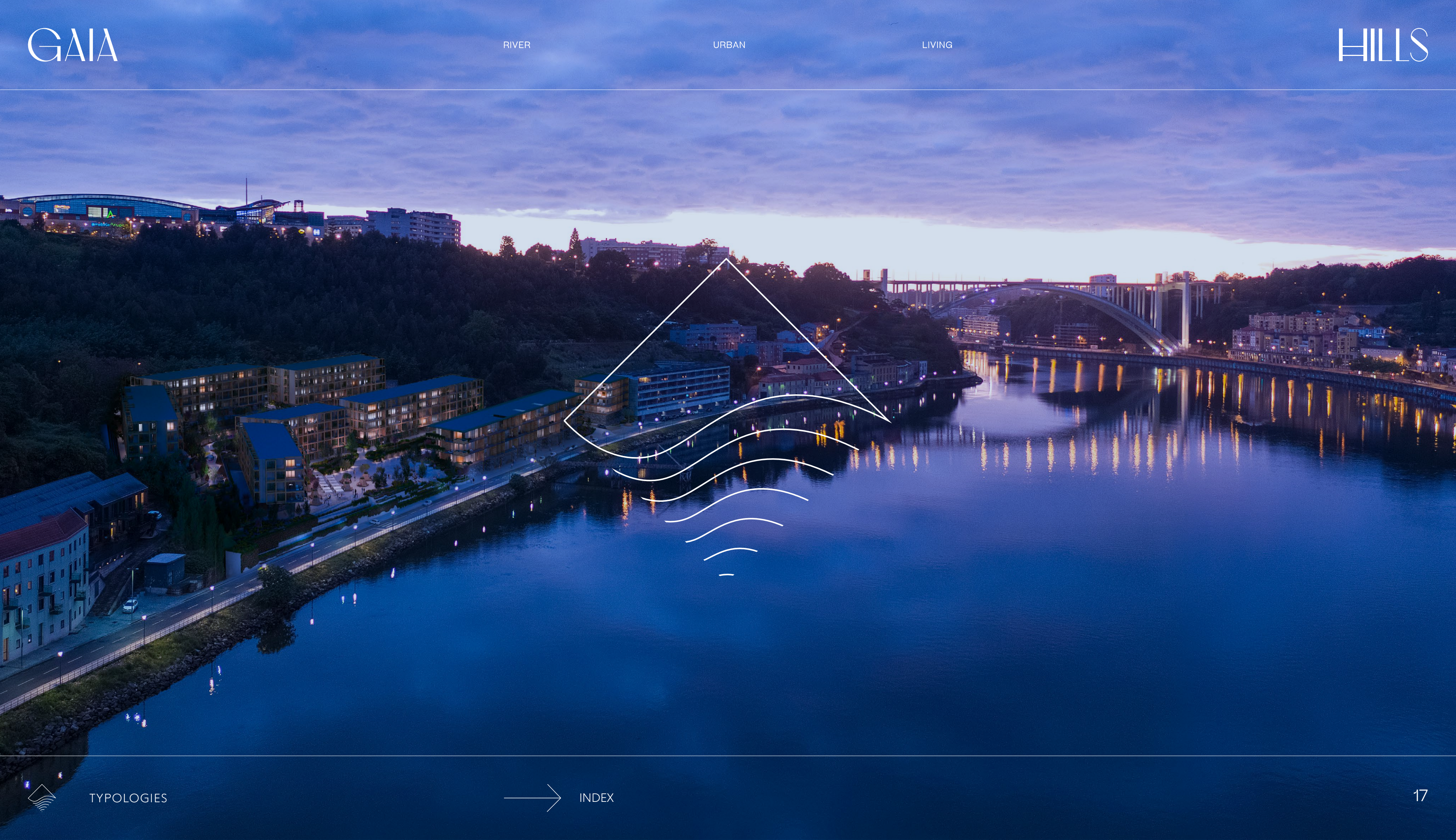


SARAIVA+ASSOCIADOS

LJ-Group
landscape architecture

But the real cherry on the cake is a future metro station right at your doorstep, making it easy to visit from anywhere. Simply hop on the Ruby line and get off at Arrábida station — and in no time, you'll be at your favourite spot.

You can also come by car: new and excellent access routes are being completed, turning every trip to Porto — and every return home — into a true walk in the park.



YOUR
HEART
WILL BEAT
FASTER.

Inside, the different floor plans were designed so as to make the most of the landscape and location, as well as to create functional and comfortable spaces for both single individuals and entire families!



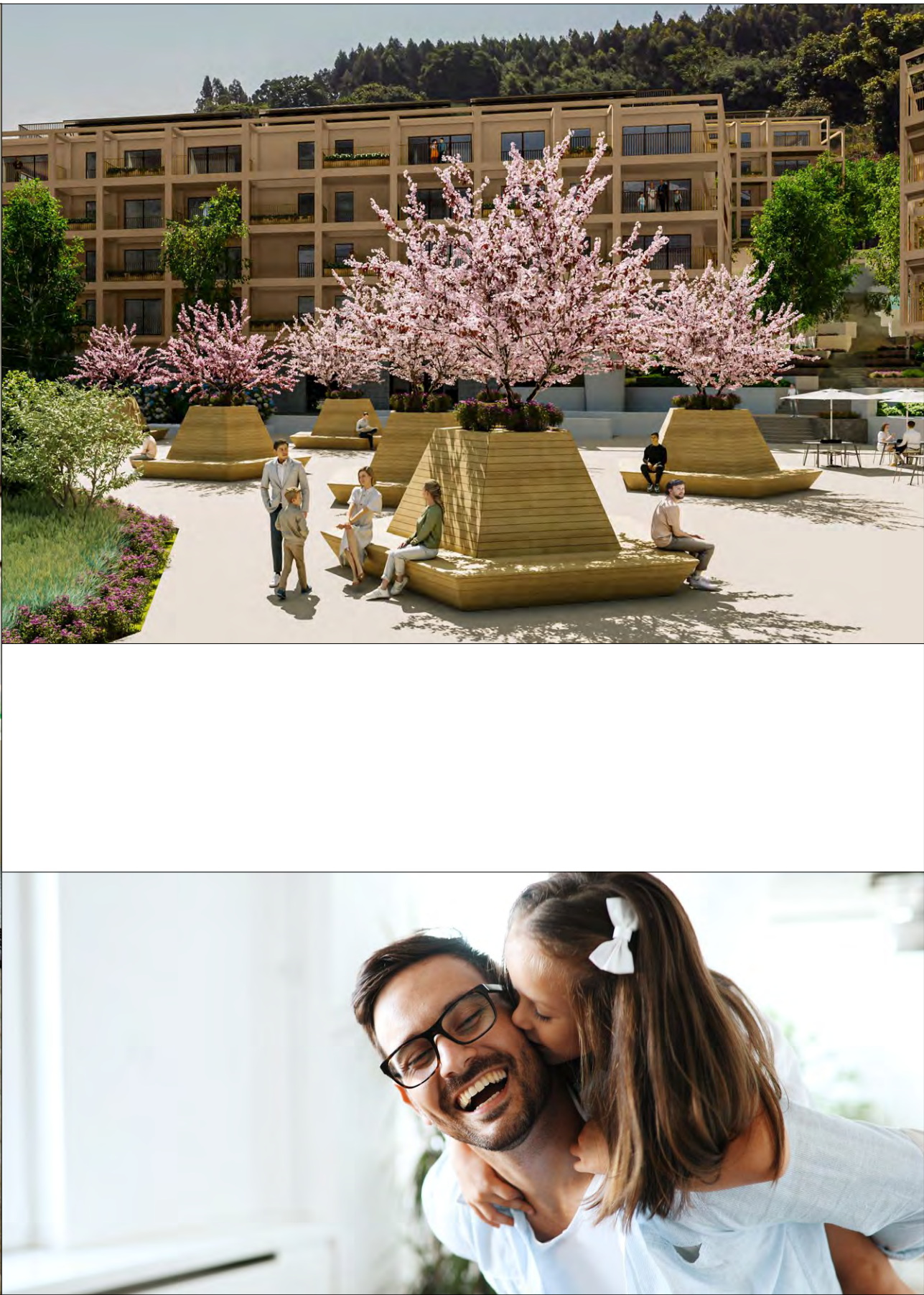


FROM 1 TO 5-BEDROOM APARTMENTS WHICH MEET EVERY REQUEST OF MODERN LIFE AND PROVIDE COMFORT WITH SPACIOUS BALCONIES, PARKING AND STORAGE.

An exclusive development and brand-new neighbourhood with a sophisticated design that provides excellent quality of life.

Exceptional location next to the River Douro, with outstanding views of Porto.



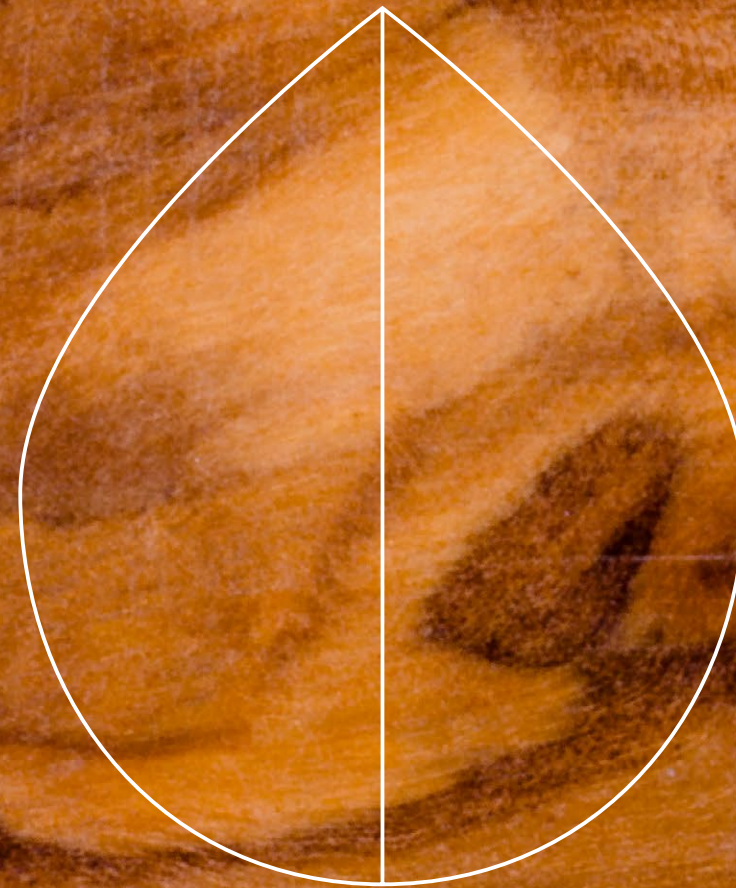


Locally-sourced, natural, sophisticated cost-effective materials have been selected to ensure perfect well-being.

Outdoor areas for recreation and well-being.

Competitive valuations offer a good investment.

GAIA HILLS IS,
FOR ALL THESE
REASONS,
A LOVE YOU'LL
NEVER FORGET!



A BIG SMILE
ON YOUR
FACE.



Care for nature and the environment, along with the well-being of residents and visitors, is taken seriously at Gaia Hills. Proof of this are the biophilic, bioclimatic

and sustainability strategies underlying this project that ensure care and preservation of the environment.



THE DESIGN AND THE SITE'S CLIMATIC CONDITIONS CAME TOGETHER TO CREATE A NATURAL AMBIENCE WHICH BENEFITS PEOPLE'S HEALTH AND WELL-BEING.

- Terraces integrate elements of the landscape and enhance its enjoyment, providing views over the River Douro.
- Native plant species are used to diversify the scenery and reduce irrigation needs.





- Natural heating provided by openings located in the southern quadrant.
- Natural ventilation achieved using compact shapes and openings in the different façades.
- Natural lighting provided by apertures in areas with a higher concentration of residents.
- Thermal insulation at its most efficient.
- Shade provided by verandas and foliage screens.
- Natural cooling achieved using foliage and apertures which allow the sea breeze to circulate.

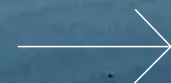




AND TO REDUCE THE DEVELOPMENT’S IMPACT, VARIOUS SUSTAINABILITY SOLUTIONS HAVE BEEN INCORPORATED THAT IMPROVE EFFICIENCY AND COMFORT.



- Renewable energy provided by rooftop solar collectors and photovoltaic panels.
- Rainwater collection for use in irrigation.
- Materials used are locally-sourced, resilient and recyclable.
- Waste collection and recycling has a dedicated area within the development.
- Sustainable mobility includes bicycle parking and the option to install charging points for electric vehicles.



A SPARKLE
IN YOUR
EYES.



If you know Gaia, you'll know it has the best views of Porto. However, you'll also know that it has access to everything Porto has to offer, along with a much more competitive and efficient quality of life.

Gaia is a developing city with an industrial personality and a modern mentality. This means it is concerned with restoring heritage of historical interest, giving it new purpose in order to attract and spark new life; however, it is also

about creating new spaces and modern developments showcasing cutting-edge architecture, environmental responsibility, sustainable energy and cost effectiveness.

LOVE MOVES
MOUNTAINS.
BUT, HERE, IT
DOESN'T EVEN
HAVE TO.

One of the great advantages of living in Gaia is being so close to Porto without actually having to live there. This means you have a highly efficient network of access options at your fingertips.



- Porto Metro with new lines in the development's immediate vicinity;
- Campanhã Intermodal Transport Terminal connecting and conveying travellers on both sides of the Douro;
- Future new bridge over the River Douro, the D. António Francisco dos Santos bridge;
- Very close to Francisco Sá Carneiro Airport.



LOCATION

CULTURE AND LEISURE

- 1 Livraria Lello
- 2 Clérigos Church
- 3 Porto City Hall
- 4 Clérigos Church
- 5 Ribeira District
- 6 Avenue of the Allies
- 7 Majestic Coffee
- 8 São Francisco Church
- 9 Morro Garden
- 10 World of Wine
- 11 Caves Ferreira, Calem, Ferreirinha, Sandeman
- 12 Serra do Pilar Monastery
- 13 Cristal Palace Gardens
- 14 House museum Teixeira Lopes

HOSPITALS

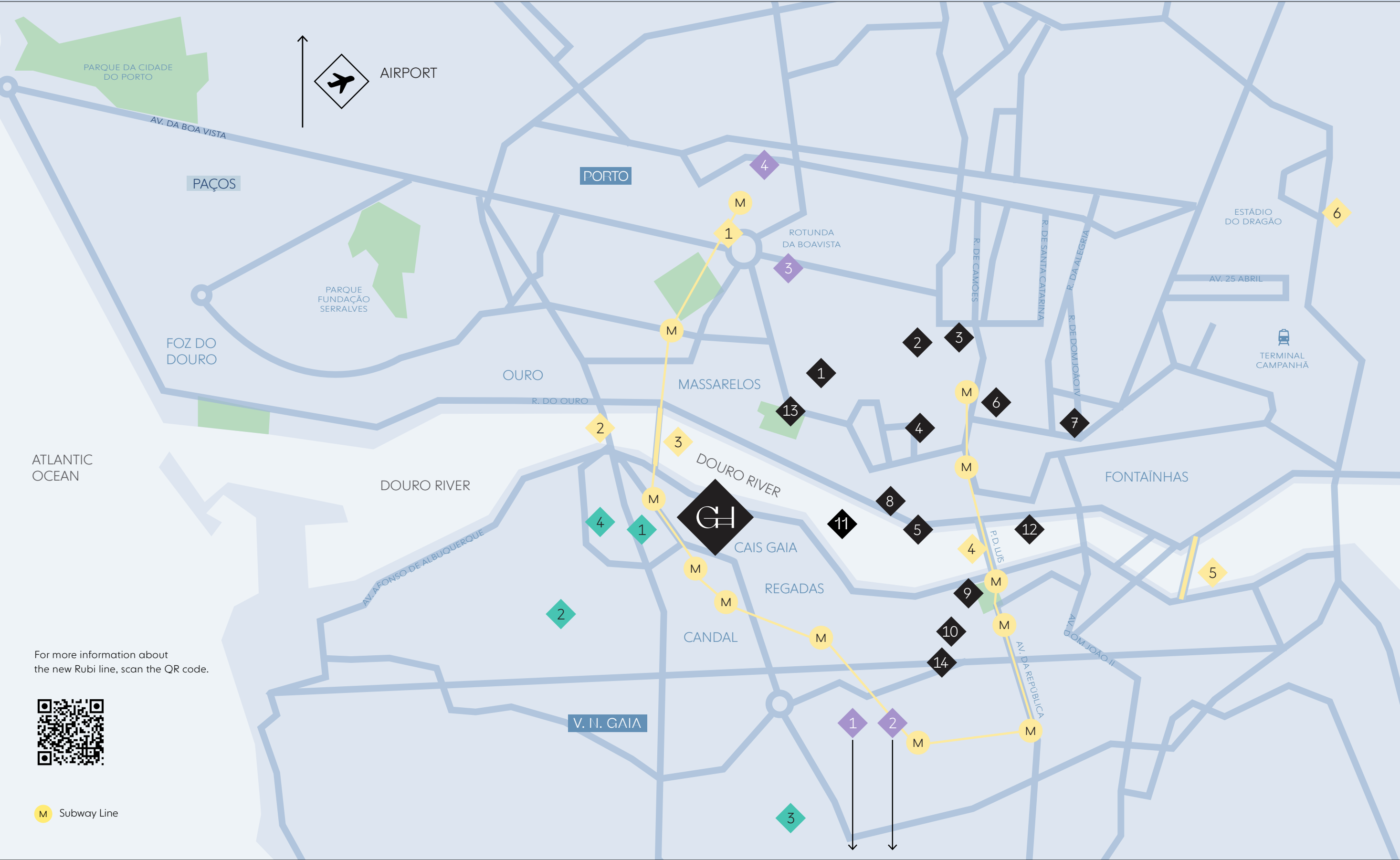
- 1 Private Hospital Trofa S. Gaia
- 2 Espinho | Public Hospital
- 3 Private Hospital Lusíadas
- 4 Private Hospital Melo

ACCESS

- 1 Subway line Rubi (H)
- 2 Arrábida Bridge
- 3 New Ferreirinha Bridge
- 4 Luís I Bridge
- 5 D. António Francisco dos Santos New Bridge
- 6 New Intermodal Hub of public transportation Campanhã

SHOPPING/ FOOD COURT

- 1 Arrábida Shopping Center & Supermarket
- 2 Conforama Gaia
- 3 Gaia Shopping
- 4 Continente





Whether you're looking for your dream home or simply a good investment, we can provide you with both right here. Ultimately, this is why Gaia Hills was created – a love story worth investing in!

SOULMATES.



PORTUGAL



Located on the Iberian Peninsula, the country enjoys a mild southern European climate with highly diverse landscapes only a few kilometres from the Atlantic beaches.

With an extraordinary history, it is one of the “Mediterranean Diet” countries thanks to its varied and delicious cuisine.

People here are friendly and welcoming.



PORTO



Porto, District's capital, is Portugal's second largest city, highly cosmopolitan, with a rich history but with its eyes fixed on the future. The city represents a growing economic and industrial hub, with emphasis on sectors such as information technology, tourism and industry.

It is a safe city with good public transport and communications infrastructure that promotes an excellent quality of life.

Furthermore, the city has many green spaces and a diverse and vibrant cultural offer, from the best museums and art collections in the country to musical events and theatres for all tastes. Its gastronomic offer has grown in recent years and haute cuisine has started to gain more and more prominence and recognition.



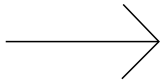
Gaia, located on the far bank of the Douro, is a city in the full flush of development, where the weight of history intersects with and complements innovative and cutting-edge projects.



GAIA

Excellent access options to and from Porto: 8 minutes by car from downtown Porto, and 18 minutes from the airport.

Gaia Hills is the creation of a new neighbourhood that goes far beyond a mere residential area. The combination of commercial riverside area and nature park generates life and attracts visitors.

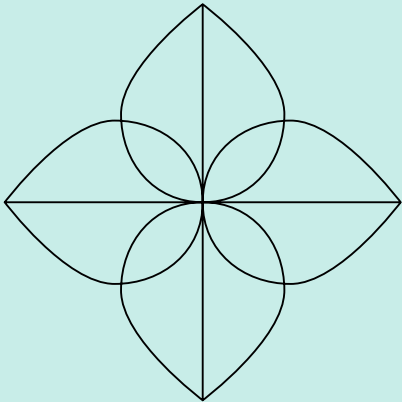


"Gaia Hills is a truly distinctive project. Its prime riverfront location provides this development with impressive views over the Douro, enhanced by extensive green surroundings."



"The quality of construction and functionality of the apartments, exclusive outdoor areas and private parking, along with the location and views, symbolize quality of life. This is why we believe in its success."

DAVID CARREIRA, THOMAS & PIRON PORTUGAL

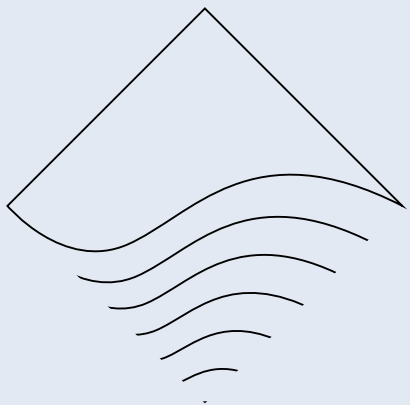


"The panoramic views over
the River Douro, the unique location
and quality of construction - all
of these make Gaia Hills the ideal
address for people seeking
quality of life while remaining in
touch with nature."



"It's also an opportunity for a safe investment, given the project's emphasis on world-class features, and for this reason we're confident that demand will be high."

CHRISTIAN TERLINDEN, MANAGING PARTNER – PROMIRIS



GAIA HILLS:
FALL IN LOVE
TODAY!

Schedule your meeting
and feel your heart beat faster.

DEVELOPMENT & MANAGEMENT

ARQUITECTURE

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RIVER

URBAN

LIVING