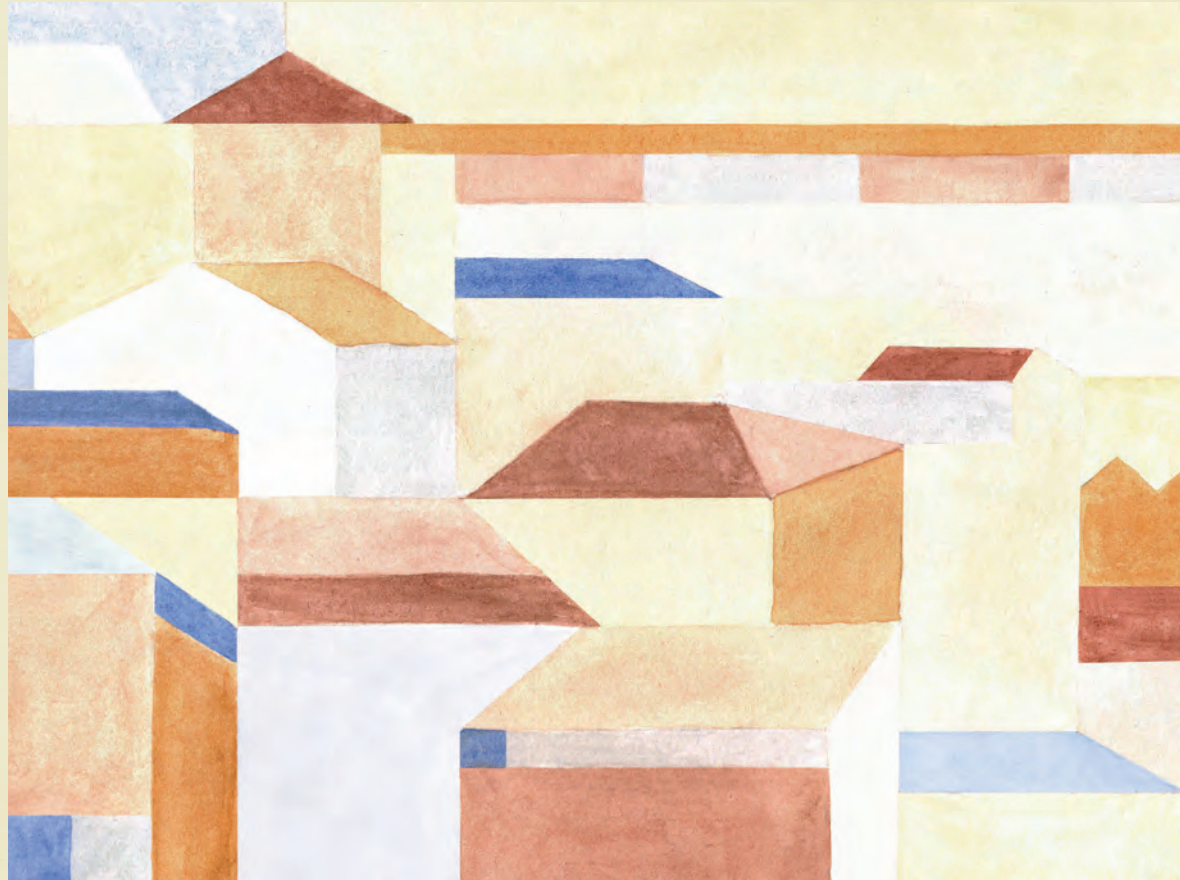


# ANDO

*Living*



*SANTA CATARINA TOWNHOUSE*



This is not just an apartment to stay and live,  
but a *lifestyle-serviced residence* built around  
*business* and *leisure*, *connecting a community*  
of *travellers* and *locals* alike.

# PORTO

Home to magnificent wines and World Heritage historic sites,  
Porto is the perfect answer to why good things come in small  
packages.





# PORTO

## WHERE HISTORY MEETS CULTURE

*As Portugal's second-largest city and a World Heritage Site proclaimed by UNESCO, Porto is a wondrous destination of history and culture colliding. World-famous for its sweet red Port wine, this city offers something more than incredible architecture, delicious seafood and contemporary museums; it offers taste.*

*Decorated with Azulejo tiles and six work of art bridges, this European district connects history with culture clashing baroque churches with a high-end shopping street and touristic spots with local finds. You may enjoy the local interpretations of well-known recipes while*

*enjoying a shopping spree on its most famous streets, or simply lie down on its beaches and enjoy the sunny weather during the warmer months.*

*Located along the Douro River the city oversees a mass of high viewpoints on its hills and perfect sunsets to enjoy. This young and energetic city is the perfect destination for a short term get-away to feed the soul and clear the mind without having to travel so far from home.*



RIGHT IMAGE  
NEIGHBOURHOOD IN PORTO, PORTUGAL



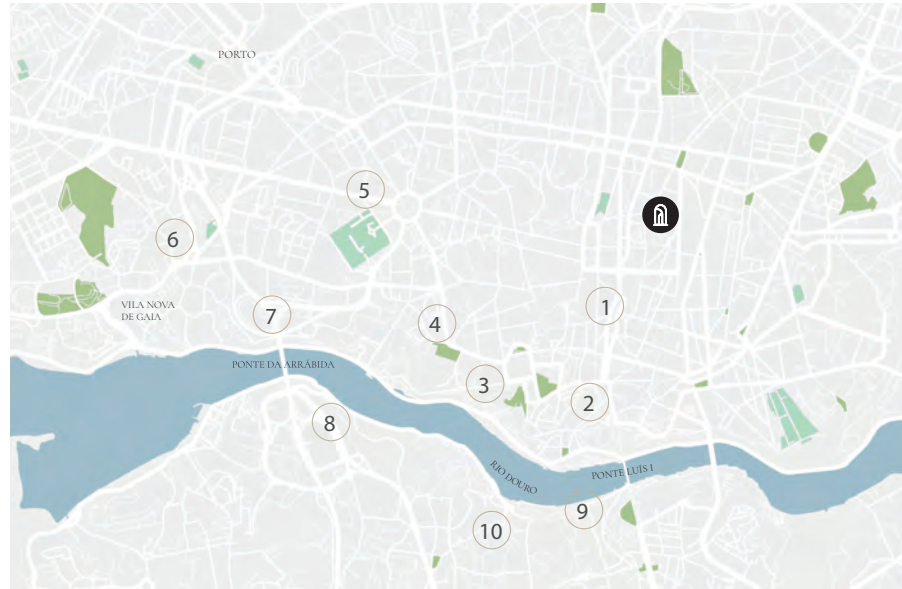


SANTA CATARINA  
PORTO'S MAIN SHOPPING STREET

TOP IMAGE  
PANAROMIC VIEW OF OLD PORTO, OPORTO CITY AND RIBEIRA OVER  
DOURO RIVER FROM VILA NOVA DE GAIA, PORTUGAL

“  
Travel with *ease*, live like a *local*.  
”

“  
the most famous streets in Porto.  
”



1. BOLHÃO / 2. SÉ DO PORTO / 3. PALÁCIO DA BOLSA / 4. CLÉRIGOS / 5. CASA DA MÚSICA / 6. FOZ DO DOURO / 7. JARDIM BOTÂNICO DO PORTO / 8. GRAHAM'S PORT LODGE / 9. CAVES CALEM / 10. THE YEATMAN HOTEL

*Ando Living Santa Catarina Townhouse is the epitome of urban luxury, located in the heart of Porto's most sought-after neighborhood. Just a stone's throw away from the city's main boulevard, Avenida dos Aliados, residents will have easy access to all the top attractions that Porto has to offer.*

*Rua Santa Catarina, the premier shopping destination in Porto, the building is in the same location. This bustling pedestrian street is home to a plethora of international stores, including Zara, H&M, and Promode, as well as a diverse array of restaurants, street vendors, and coffee shops, including the renowned Café Majestic. The Mercado do Bolhão, a must-see historical market, is also just a short walk away.*

*The prime location of the building offers residents the perfect balance of city living and convenience with the privilege of being surrounded by both historical heritage and cultural interest. Whether you want to explore the city or indulge in some retail therapy, you will experience the best of Porto at Ando Living Santa Catarina Townhouse with everything just at your doorstep.*

*Being built in the first half of the twentieth century, the building itself offers modern design with high quality finishes, integrated in a block mixed with the characteristics of the nineteenth and twentieth century, particularly in the designs of its facades covered with tiles and the balcony windows framed by stonework.*

*The buildings rehabilitation project is aimed to recover and maintain the most relevant existing features to enhance its local identity, while introducing the necessary infrastructure and interior changes to offer comfort and safety for its residents, including the renowned Café Majestic. The Mercado do Bolhão, a must-see historical market, is also just a short walk away.*





## SANTA CATARINA TOWNHOUSE

Located at the heart of Porto's most sought-after neighborhood, the Santa Catarina Townhouse is the place to stay for those who seek taste.

RIGHT IMAGE  
ANDO LIVING SANTA CATARINA TOWNHOUSE  
REDERING

TOURISTIC APARTMENTS

*456 sqm, 6 units*

RETAIL

*465 sqm, 1 units*

COMMON & TECHNICAL AREA

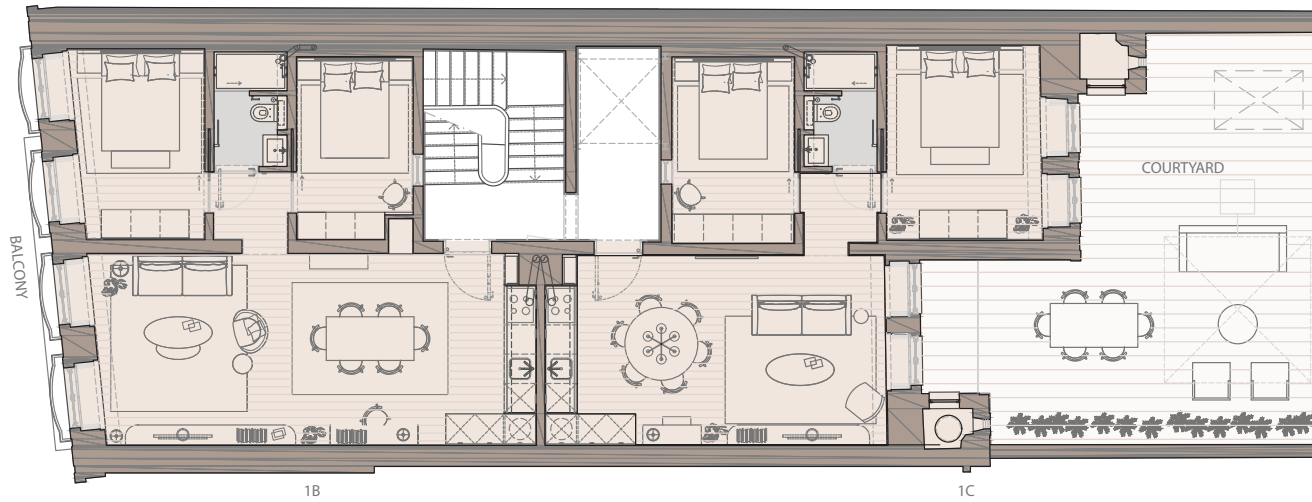
*120 sqm*

TOTAL CONSTRUCTION AREA

*921 sqm, 7 units*

# SANTA CATARINA TOWNHOUSE

## FLOOR PLANS



### 1<sup>ST</sup> FLOOR

1B T1+1 77,5 sqm + balcony 2 sqm

1C T1+1 77,5 sqm + courtyard 52 sqm

### TOTAL AREA PER FLOOR

155 sqm

### 2 APARTMENTS PER FLOOR

### CEILING HEIGHTS

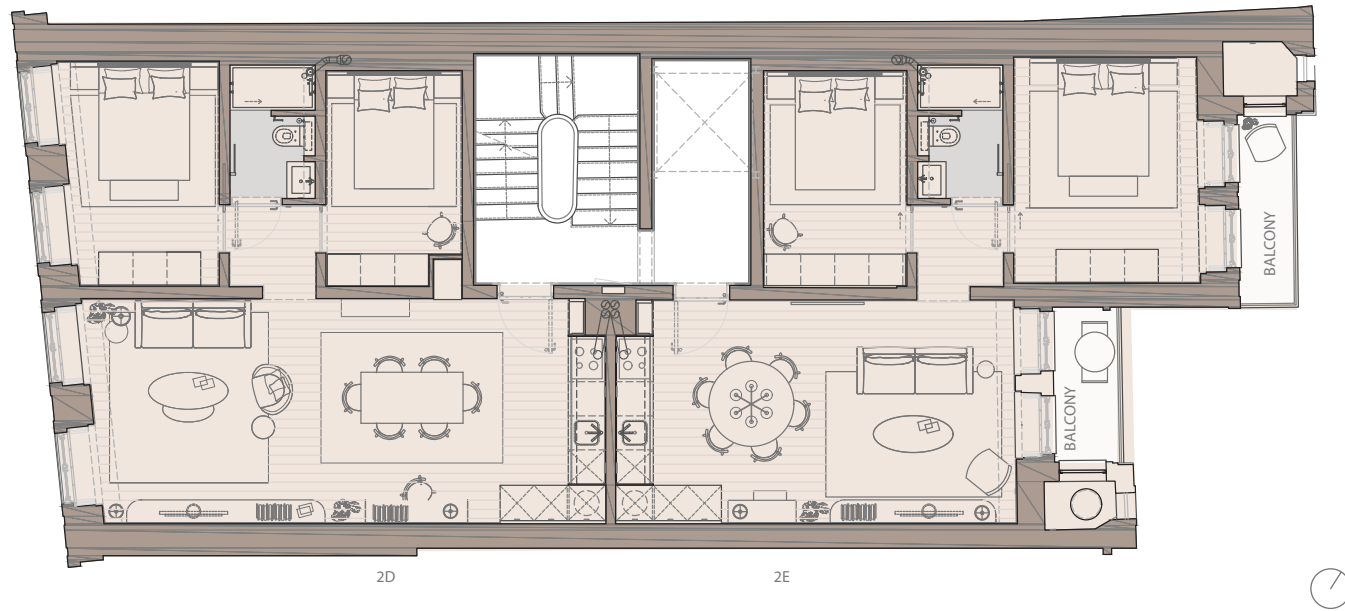
1st floor - 3,10m

TOP IMAGE  
SANTA CATARINA TOWNHOUSE 1<sup>ST</sup> FLOOR



# SANTA CATARINA TOWNHOUSE

## FLOOR PLANS



2<sup>ND</sup> FLOOR

2D T<sub>1+1</sub> 77,5 sqm

2E T<sub>1+1</sub> 77,5 sqm + balcony 6,8 sqm

TOTAL AREA PER FLOOR

155 sqm

2 APARTMENTS PER FLOOR

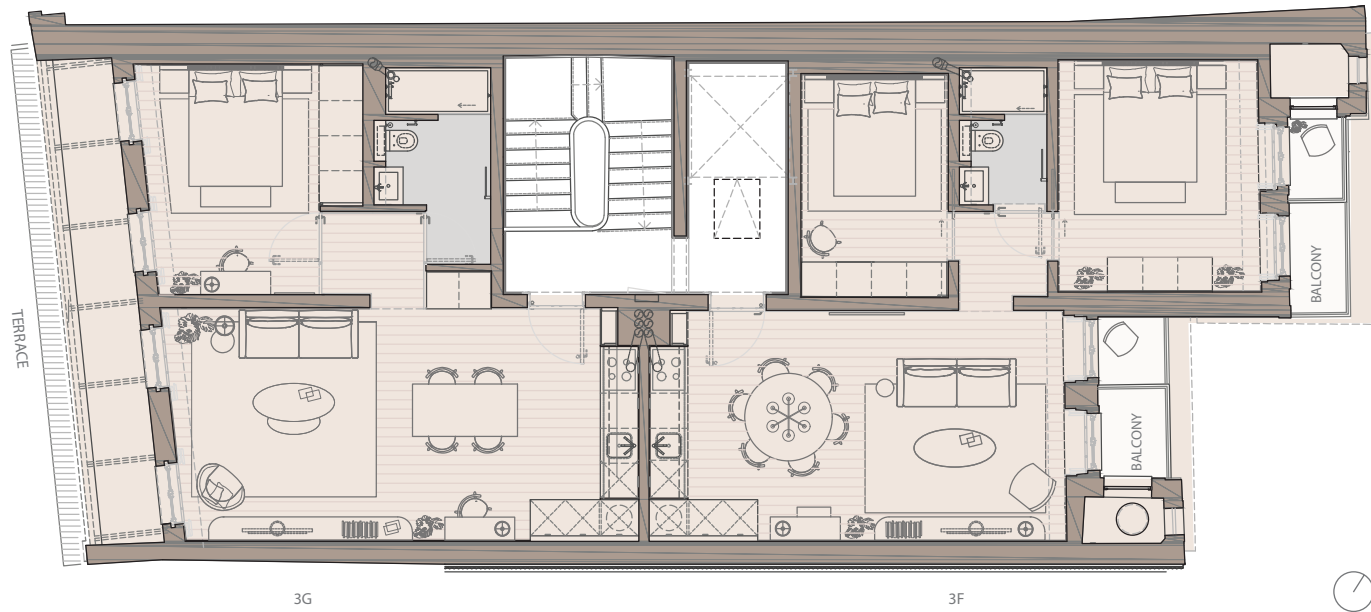
CEILING HEIGHTS

1st floor - 3m

TOP IMAGE  
SANTA CATARINA TOWNHOUSE 2<sup>ND</sup> FLOOR

# SANTA CATARINA TOWNHOUSE

## FLOOR PLANS



3G

3F

### 3<sup>RD</sup> FLOOR

3F T1+1 68,8 sqm +terrace 8,7 sqm

3G T1 77,5 sqm + balcony 3,35 sqm

### TOTAL AREA PER FLOOR

146,3 sqm

### 2 APARTMENTS PER FLOOR

### CEILING HEIGHTS

3rd floor - 2,40m

TOP IMAGE  
SANTA CATARINA TOWNHOUSE 3<sup>RD</sup> FLOOR



APARTMENT 1B T1+1

Gross private area 77,5 sqm  
Ceiling height 3m + balcony 2 sqm  
Exposition: Rua Santa Catarina  
Floor 1



APARTMENT 1C T1+1

Gross private area 77,5sqm  
Courtyard 52 sqm  
Ceiling height 3m  
Exposition: Courtyard  
Floor 1

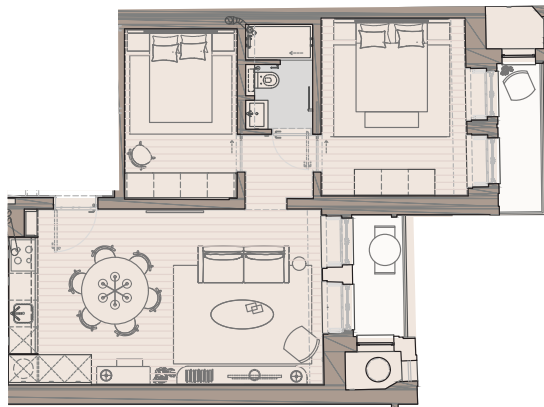






APARTMENT 2D T1+1

Gross private area 77,5 sqm  
Ceiling height 3,10  
Exposition: Rua Santa Catarina  
Floor 2



APARTMENT 2E T1+1

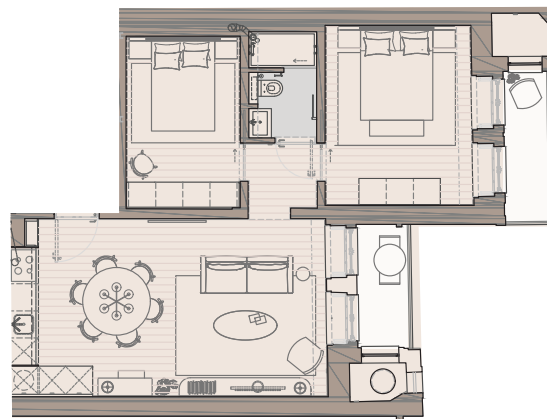
Gross private area 77,5 sqm  
Balcony 6,8 sqm  
Ceiling height 3,10  
Exposition: Courtyard  
Floor 2





APARTMENT 3F T1

Gross private area 68,8 sqm  
Terrance 8,7 sqm  
Ceiling height 2,40m  
Exposition: Rua Santa Catarina  
Floor 3



APARTMENT 3G T1+1

Gross private area 77,5 sqm  
Balcony 3,35 sqm  
Ceiling height 2,40m  
Exposition: Courtyard  
Floor 3



# SANTA CATARINA TOWNHOUSE

## FINISHING LIST

### GENERAL FEATURES

FACADE	<i>Exterior spans (level 0):</i>	<i>Render coating painted white;</i>
	<i>Exterior spans (level 1 to 5):</i>	<i>Render coating painted white;</i>
	<i>Balconies:</i>	<i>Existing granite stone (flooring); steel balustrades painted white;</i>
	<i>Main entrance door:</i>	<i>Wood door, painted white;</i>
	<i>Interior spans:</i>	<i>Painted white;</i>
	<i>Lift:</i>	<i>Schmitt + Sohn Elevators;</i>
SPECIAL EQUIPMENT	<i>Air conditioning:</i>	<i>Integrated;</i>
	<i>Water heating:</i>	<i>Electric water tank;</i>
	<i>Kitchen fume extraction:</i>	<i>Built-in;</i>
	<i>Waste and domestic water:</i>	<i>According to the engineering;</i>
	<i>Fire detection system:</i>	<i>According to the engineering;</i>
	<i>Access control:</i>	<i>According to the engineering.</i>

### COMMON AREAS

BUILDING ENTRANCE	<i>Floor and skirt:</i>	<i>Jatoba Wood flooring;</i>
	<i>Walls:</i>	<i>Smooth plasterboard painted white;</i>
	<i>Ceiling:</i>	<i>Smooth plasterboard painted white;</i>
STAIRCASE	<i>Floor:</i>	<i>Jatoba Wood flooring;</i>
	<i>Walls:</i>	<i>Smooth plasterboard painted white;</i>
	<i>Ceiling:</i>	<i>Smooth plasterboard painted white;</i>

### APARTMENTS

HALL AND CIRCULATION AREA	<i>Floor:</i>	<i>Oak Wood flooring varnished with Walnut color;</i>
	<i>Skirting:</i>	<i>MDF skirting white lacquered;</i>
	<i>Walls:</i>	<i>Smooth plasterboard painted white;</i>
	<i>Ceiling:</i>	<i>Smooth plasterboard painted white;</i>
	<i>Cornice mouldings:</i>	<i>White painted.</i>



FINISHING LIST

APARTMENTS

LIVING ROOM	<i>Floor:</i> <i>Skirting:</i> <i>Walls:</i> <i>Ceiling:</i> <i>Cornice mouldings:</i>	<i>Oak Wood flooring varnished with Walnut color;</i> <i>MDF skirting white lacquered;</i> <i>Smooth plasterboard painted white;</i> <i>Smooth plasterboard painted white;</i> <i>White painted.</i>
KITCHENETTE	<i>Cupboards:</i> <i>Counter worktop:</i> <i>Hob vitroc ceramic cook-top:</i> <i>Oven:</i> <i>Microwave:</i> <i>Dishwasher:</i> <i>Washing machine:</i> <i>Fridge – freezer:</i> <i>Extractor:</i> <i>Water tap:</i>	<i>Cupboards lacquered waterproof mdf with melamine interiors;</i> <i>Stone or composite material or equivalent;</i> <i>Bosch or Siemens, or equivalent;</i> <i>Bosch or Siemens, or equivalent;</i> <i>Bosch or Siemens, or equivalent;</i> <i>Bosch or Siemens, or equivalent;</i> <i>Bosch or Siemens, or equivalent;</i> <i>Bosch or Siemens, or equivalent;</i> <i>Built-in extractor (bosch or siemens, or equivalent);</i> <i>Mixer water tap franke or equivalent.</i>
BEDROOMS	<i>Floor:</i> <i>Skirting:</i> <i>Walls:</i> <i>Ceiling:</i> <i>Cornice mouldings:</i>	<i>Wood flooring varnished or carpeting;</i> <i>MDF skirting white lacquered;</i> <i>Smooth plaster painted;</i> <i>Smooth plasterboard painted;</i> <i>White painted</i>
BATHROOM AND SANITARY WARES	<i>Floor:</i> <i>Walls:</i> <i>Ceiling smooth waterproof:</i> <i>Counter sink:</i> <i>Shower:</i> <i>Taps:</i>	<i>Light natural stone or tiles or equivalent;</i> <i>Light epoxy waterproof resin or tiles or equivalent;</i> <i>Light epoxy waterproof resin or smooth waterproof plasterboard paint;</i> <i>Natural stone or composite material or equivalent;</i> <i>Shower base in natural stone or composite material or equivalent;</i> <i>Bruma brand, or equivalent.</i>
JOINERY	<i>Wardrobes doors:</i> <i>Interior doors:</i>	<i>Wardrobe in wood veneer or lacquered mdf or equivalent;</i> <i>Melamine interiors or equivalent.</i>

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