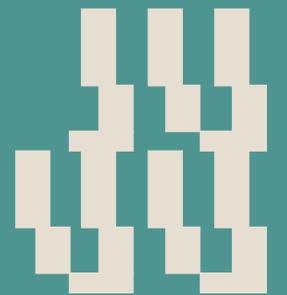




# T1 to T3 Apartments

RUA DE COSTA CABRAL

EXCLUSIVE BY NATURE



PRIVILEGE  
GARDENS

A new life begins  
here... In a unique  
and privileged  
location

**T1 to T3 Apartments**

RUA DE COSTA CABRAL

# Privilege Gardens

More than an address,  
it's a lifestyle statement.

Here, exclusivity merges with nature to create a unique habitat in the city of Porto, offering a refuge of tranquility and sophistication. Inspired by the nobility of its surroundings, every detail has been thoughtfully designed to provide an incomparable residential experience.

Located in one of the city's most prestigious residential areas, precisely at the entrance of the famous Antas zone, Privilege Gardens stands as an exclusive development by nature, representing the finest in modern urban living.

# Welcome to Antas

In this historic neighborhood on the eastern side of the city, the elegance and charm of Porto meet urban dynamism. Among traditional restaurants sheltering generations of the same families, elegant bakeries, charismatic cafes, green parks, special stores, and a grand stage for “watching the ball,” life here thrives!

**This is one of the most desirable neighborhoods in Invicta, you’ll love living here!**



# Quality of life just steps away...

Literally next to the access to the VCI that crosses the city and connects you to the main highways, this development has everything you need for your daily life right at your doorstep.

## NEARBY POINTS OF INTEREST

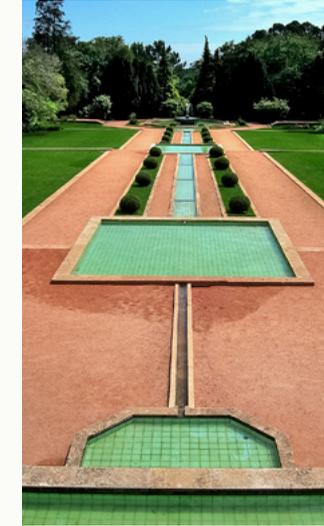
- Gas station:** 2 min walk
- Pharmacy:** 5 min. walk
- School:** 8 min. walk
- Café Velasquez:** 10 min. walk
- Supermarket:** 10 min. walk
- Garden:** 12 min. walk
- Dragon Stadium:** 13 min. walk
- Gym:** 20 min. walk
- Green Park:** 20 min. walk
- Campanhã Station:** 8 min. by car
- Airport:** 12 min. by car
- University area:** 20 min. walk
- Citizen's Shop:** 8 min. walk



HOUSE OF MUSIC



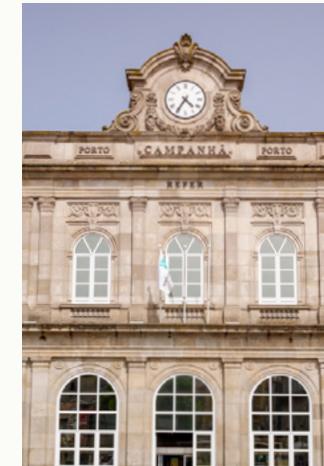
DRAGON STADIUM



SERRALVES GARDEN



METRO STATION



CAMPANHÃ STATION



PORTO CENTER



## Development

**T1 to T3** (up to 140m<sup>2</sup>)

Privilege Gardens is more than a development. It's a vibrant community where exclusivity, security, comfort, design, neighborhood, and convenience are valued. Here, families find the ideal space to grow, and all residents enjoy an environment that encourages well-being and happiness. Each apartment is a world apart, designed to reflect the uniqueness of its occupants.

The typological variety includes options for two or three-bedroom apartments, all with top-of-the-range finishes, ensuring a secure investment, comfort, durability, and exceptional quality of life.

The project's design is signed by Architect Sofia Granjo, known for a collection of works characterized by sophisticated minimalism, solidity, and functionality.





# The Project

Behind every line of Privilege Gardens lies the innovative vision of Sofia Granjo, whose work reflects a deep respect for the environment, history, and contemporary needs of residents. An architectural project designed to enrich people's lives, creating spaces that are not only beautiful but also functional and comfortable. Excellently integrated into the cultural and natural landscape of the area, this development is full of details that position the apartments at a very high level.

Among many others, examples include Bosch appliances, the "Airzone" climate control system, or the thermally broken double-glazed windows with solar control and argon filling, ensuring unparalleled sound and thermal insulation.

**This development redefines the concept of living well in Porto. Come and experience it!**









# Finishes Map

## GENERAL FINISHES

Entrance door: Carpenter door with security hardware | Lacquered MDF joineries | Painted plasterboard walls | ROCK WOOD type vinyl flooring from "FLINT" brand | Painted plasterboard ceilings | Embedded skirting boards in lacquered MDF

## KITCHENS

Water-resistant lacquered MDF furniture | "Silestone" brand countertop & back countertop | "Bosch" brand appliances | Stainless steel undermount sink

## DISTRIBUTION HALLS

Painted plasterboard walls & lacquered or veneered MDF panels | Natural stone or rectified ceramic flooring | Natural stone or rectified ceramic skirting boards and wainscots | ECMO DIPLOMAT type doormats | Technical cabinets in lacquered or veneered MDF

## ROOFING

Pebble coating | Stainless steel chimneys

## EQUIPMENT

AQS system - Daikin Altherma heat pump | "Airzone" brand climate control system | "Schneider" D-Line series switchgear | "Elvox" brand video door phone system | "Onlight" brand lighting | Ventilation - "Zehnder ComfoAir Flex" type ventilation system

## SANITARY INSTALLATIONS

Rectified ceramic flooring | Painted plasterboard walls | Painted plasterboard ceilings | Rectified ceramic skirting boards | Wet area protection in rectified ceramic | "Nanoglass" brand countertops | "Valadares" brand sanitary ware | "Ofa" brand mixers | "Valadares" brand shower trays | Fixed shower screens in clear and colorless glass

## SINGULAR ELEMENTS

"Orona" brand elevators | Lacquered iron postal receptacles | Solid waste disposal system integrated into the development

## VERTICAL ACCESS CORES

Rectified ceramic flooring | Lacquered metal structure railings and bars | Plastered

## FACADE

Ventilated facade system with clamped natural stone | Parapets & coping in natural stone | Sliding window system with anodized finish thermal break & double glazing minimum 3+3/16/4 with solar control and argon box | Solar protection of window blinds in aluminum with thermal insulation in bedrooms & screen fabrics in social areas

## BALCONIES AND TERRACES

Transparent laminated glass guards with lacquered metal bar finish | Opaque guards in plastered block coated with clamped natural stone | Natural stone flooring | Lacquered metal sheet covers



The Architecture reserves the right to make modifications to materials, equipment, specifications, features, options, colors, designs, plans without prior notice, provided these materials and equipment are equivalent in quality. Changes in the materials and equipment referred to in this brochure by the promoters do not give the prospective buyer the right to terminate the purchase and sale promise contract of the apartment, nor to request the adjustment of the price, nor to claim any compensation from the promising sellers or promoters.



See here the Typology  
that best suits you.



## Building the Future with Innovation and Excellence

At Prodescon, a wealth of experience merges with innovation and technical excellence to develop global and sustainable solutions in the construction sector. Specializing in projects that span from the public to the private sector, including buildings, infrastructures, and unique reforms, all our projects are underpinned by a management model founded on four key pillars: transparency, excellence, sustainability, and functionality. Our commitment is always to quality and respect for the environment. The Antas Privilege Garden embodies this commitment, offering a space where the future is built on pillars of trust and innovation, with design, comfort, and functionality at the forefront.

# Sofia Granjo

## The Architect

A graduate of the University of Porto's School of Architecture, she began her professional journey in Barcelona in 2008. In 2013, she started her solo career after working under architect José Fernando Gonçalves. Known for her public and private works, she also has vast experience in interventions on pre-existing structures, notably the Rehabilitation of the Palacete Viscondes Balsemão and the Paulo Cunha e Silva Campus. In 2021, her studio was awarded 2nd place in the International Competition for the Gaia Environment Museum.



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[www.privilegegardens.pt](http://www.privilegegardens.pt)

