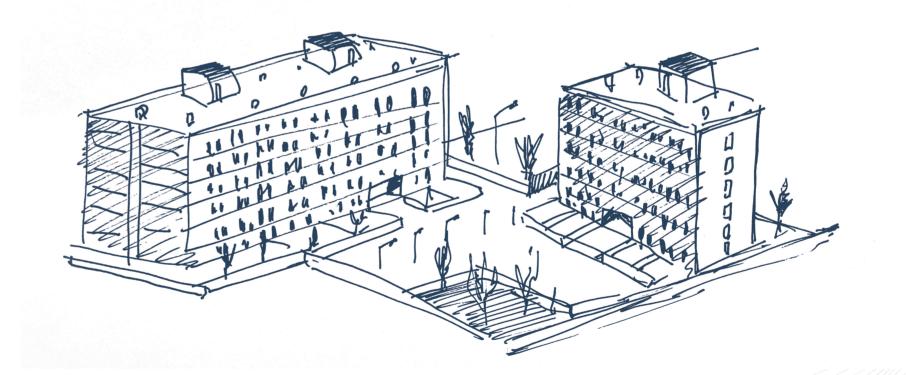


Sets a new standard of living!



TI STUDIO "TAILOR MADE APARTMENTS"

Inspired by the need to stay consistent with how we define ourselves, the Olimpo project sets a new standard in real estate, combining high standards of design and architecture with the most innovative materials and space optimization.



C

OSQUARED, a member of the OMER GROUP, is proud to present the Olimpo Porto, a project unlike any other. The project was visualized, designed, and built for one purpose:

"To set a new standard of living."

Detailed architecture craftsmanship, created by the award-winning CA ARCHITECTS, optimizes natural light exposure (using floor to unique ceiling windows) and brings a functional and sophisticated modern interior, embodied by modern kitchens equipped with all built-in appliances.



















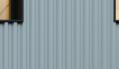






















































































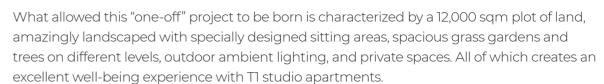












The Olimpo project is located in Porto, adjacent to the N12 ring road and just minutes away from Porto's vibrant universities and health care centers.

Its excellent location and accessibility, combined with all the above mentioned, turns this landmark into the best project in its segment and into a solid investment.



With works already began, the ambitious complex, Central Park Asprela, connects the various faculties and research centers of the University of Porto existing in the Asprela hub.

Projecting on a total area of over 60,000 m2, located between UPTEC - Science and Technology Park of the U.Porto and the Faculty of Sports (FADEUP), the future park will

include hundreds of trees, two streams and several spaces – including a soccer field and a

The "neighboring" facilities also include UPTEC, the Institute for Research and Innovation in

cafeteria – specially designed for strolling, studying or resting after a day's work.

Health (i3S), the e-Learning Café da Asprela or the Luís Falcão Pavilion.

It will therefore be a large part of the U.Porto community that will directly benefit from a unique landscaped space in Porto, especially designed for the circulation (on foot or by

bicycle) of the tens of thousands of people who, daily, study and work in this area of the city.







"AT THE DOORSTEP OF PORTO'S LARGEST UNIVERSITIES HUB"

The Olimpo Project is located just a few minutes away from a vast complex of universities and health care centers with more than 45,000 students, professors, highly educated individuals, doctors, nurses, and technicians. Around 35,000 teachers, technicians, and students attend the university hub near the Olimpo project every day. 20% of the students are foreigners and need housing. Hospital São João has more than 10,000 employees.

With a constant soraing demand for quality, yet affordable living solutions, the Olimpo project, offers its residents a 12,000 sqm plot of land, inserted in thousands of sqm of green area gardens, with a 200 sqm private condominium room for studying, bonding & socializing, relaxing & meditating. The aforementioned turns this remarkably uncommon project to the best and most attractive alternative. The Olimpo project has a bus stop at the doorstep and is about 700 m from the São João Hospital metro station. Nearby the Olimpo project, many restaurants like McDonald's are about 3 minutes away. Bars and grocery stores can also be found within a 2-minute walk.

PORTO, "THE NORTHERN CAPITAL"

Northern Portugal is widely regarded as the driver of the Portuguese economy.

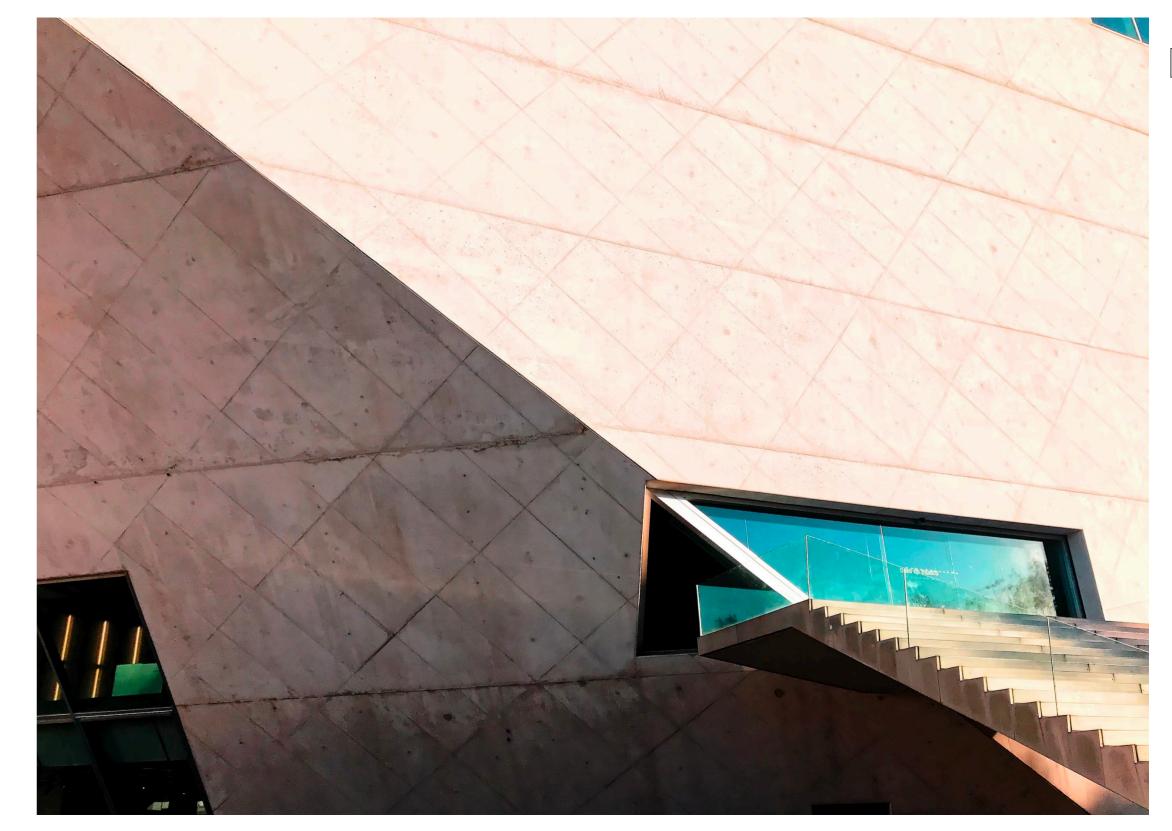
A growing number of technological companies choose Porto for their headquarters because of easy access to skilled labor and the city's excellent access routes and available facilities.

Entrepreneurship and technology allows Porto to be considered one of Europe's main start-up hubs.

Porto has a lot to offer with the Atlantic Ocean and the Douro River, bringing countless attractions and breathtaking views. In Porto, you will find impressive landscapes, colorful houses, winding alleys, museums, historical exhibits, architectural monuments, exquisite food, azure beaches, cultural activities, multiple academic institutions, and much more.

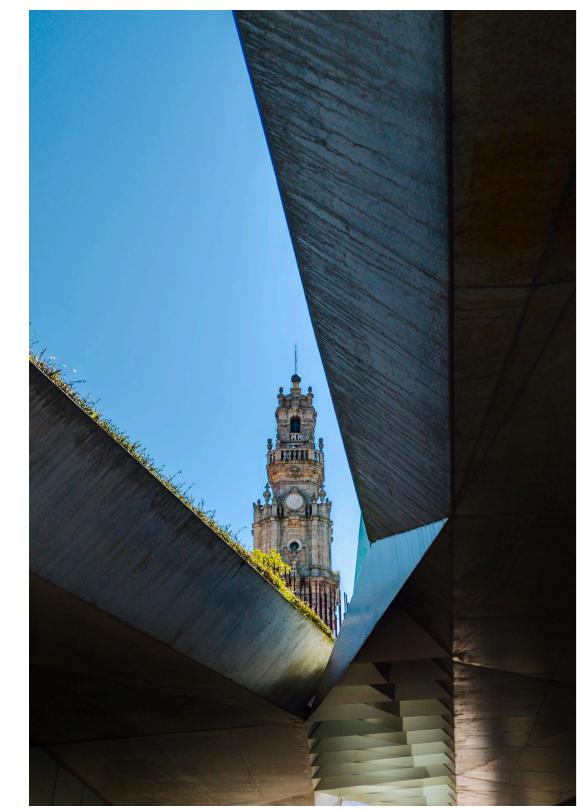


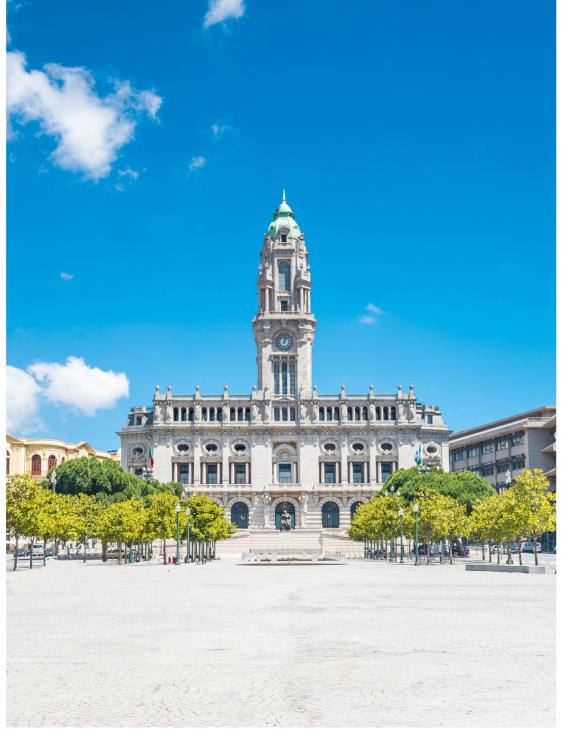












The historic center of Porto, a UNESCO World Heritage Site since 1996, brings together monuments of incalculable wealth and value! Ribeira and Porto downtown are the beating heart of Porto, where the narrow streets and the staircases merge with the unmistakable landscape of the Douro and give the city a unique view and atmosphere.















A sophisticated Central Courtyard designed to the smallest details allows moments of relaxation and escape from the daily rush.

Underground parking space is available for each apartment.

A multi-purpose private room/lounge is open 24 hours for moments of leisure and bonding between the residents.

High energetic certification for all of the units.

Brilliant engineering, sustainable, high-quality materials, and state-of-the-art construction create a highly energy-efficient project.

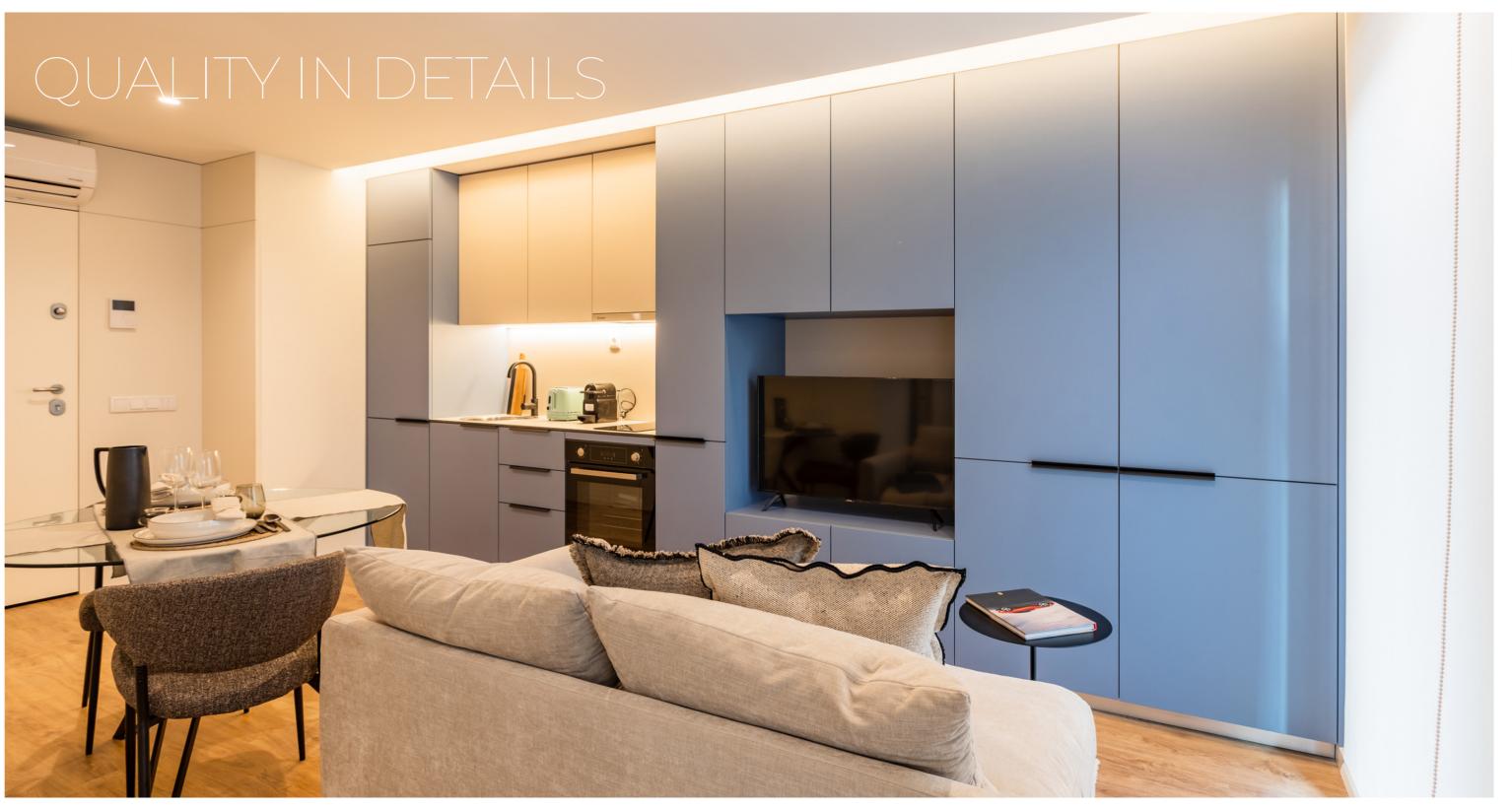


Nuno Torres CA ARCHITECTS.

This "Tailor-made" interior design theme gives the immediate feeling of living in a hotel.









Specs

EXTERIOR

High-quality materials.

Multilayers ventilated facade.

Excellent access to the central city POIs and highways.

Proximity to public transportation.

Leisure areas and spacious gardens with ambient lighting.

INTERIOR FINISHES & SAFETY

Closed underground car park.

Multi-lock high-security doors.

Audio/video doorbell.

Floating flooring.

Cladding in smooth ceramic material of the Atlas series "CYFRE". Wall cladding in lacquered panels.

COMFORT

Air to water heat pump system.

Thermal and acoustic insulation between floors and between fractions. Thermal/acoustic windows, double glazed, and anti-radiation SN glasses. Electric shutters on the outside and blackouts on the inside. Ultra-efficient LED lights in the main spaces and the bathroom.

Samsung air conditioner (inverter).

Fiber optic infrastructure.

EQUIPMENT

Designed and fully equipped kitchen with built-in refrigerator (fridge/freeze), oven, cooktop, pool-out hood, washer dryer combo.

"Blum" hinges and rails with a soft-closing system.

Wall-hung sanitary ware (toilet and bidet) of the SANITANA.

Premium faucets and shower system in matte black finish.

Wardrobes.

Premium faucets and shower system in matt black finish.

Wall hung chest & mirror.

SPECIAL FEATURES

Green efficiency led lights.

High energy efficiency is achieved using environmentally friendly materials and products.

WARRANTY

5 years warranty.



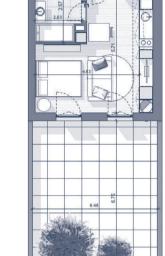


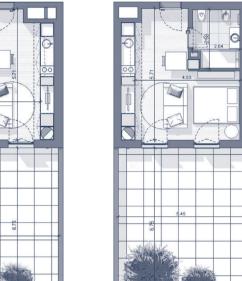




































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