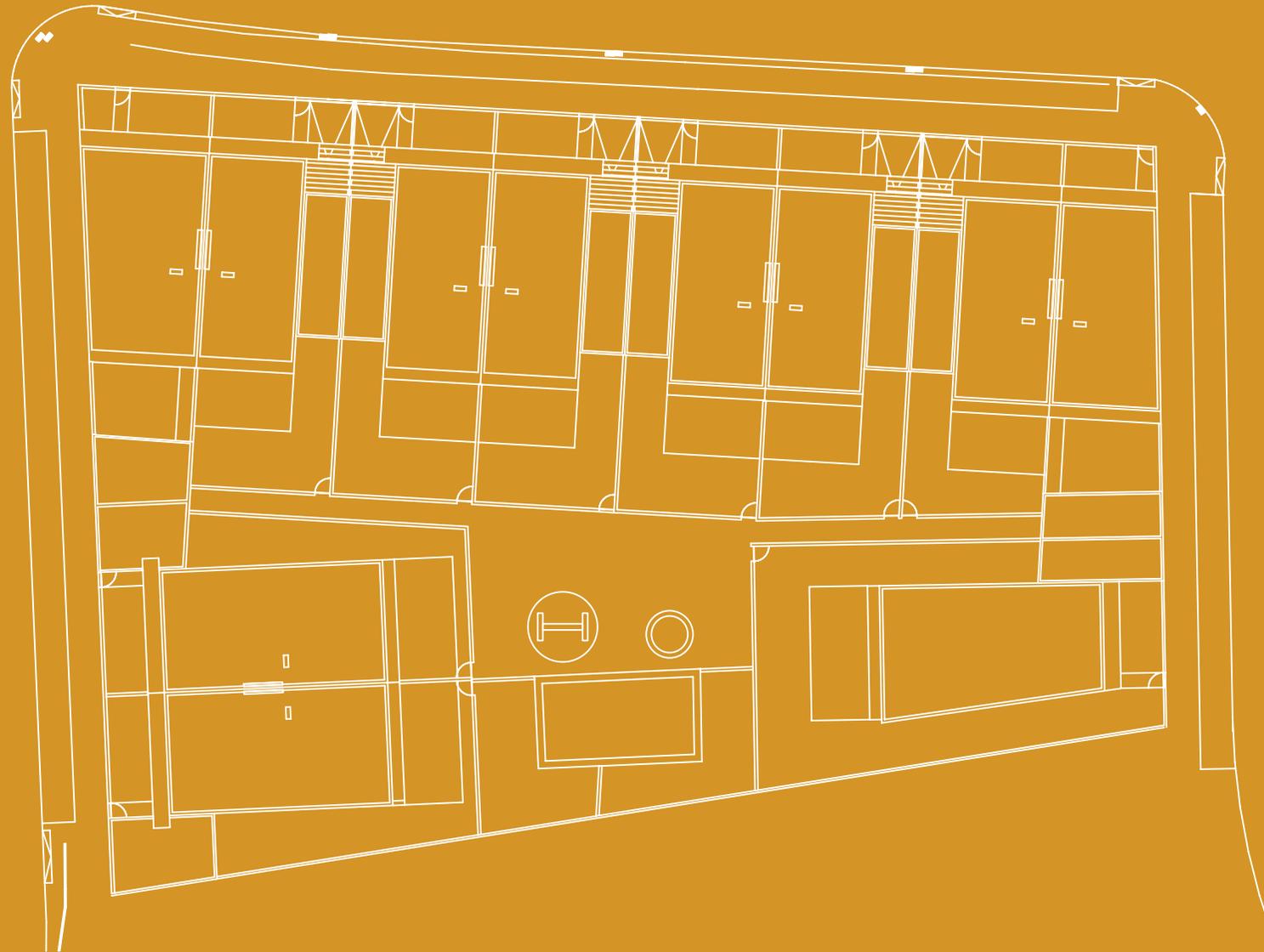


An aerial photograph of a residential development. In the foreground and middle ground, there are several modern, light-colored villas with flat roofs and large glass windows. Some villas have private swimming pools. To the left and in the background, there are traditional houses with red-tiled roofs. The development is situated near a coastline with a beach and the ocean visible in the distance. A yellow square is overlaid in the center of the image, containing the text 'ROSA CHÁ VILLAS'.

ROSA CHÁ  
VILLAS

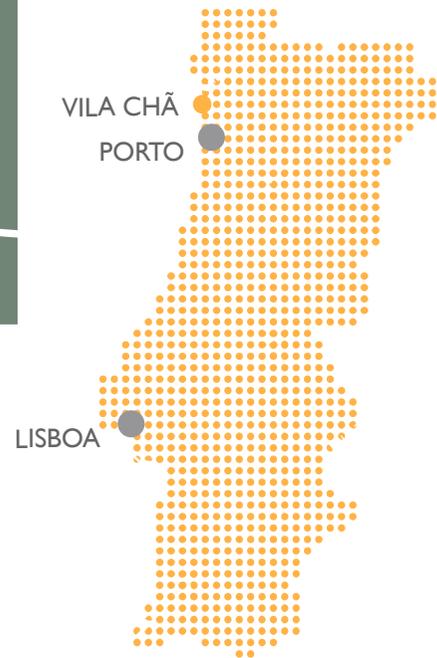




Residential Condominium is composed of 11 large 3-bedroom villas with contemporary architecture, which perfectly interpret the idea of a peaceful way of life based on comfort and well-being.

Quality of life was a priority in the design of the condo.





## THE IDEAL PLACE

In recent years, Portugal has been considered by several entities, one of the best destinations to live and work. Being the last western destination in Europe, it is at the gateway of the Atlantic and it is the point of convergence of the 3 continents, while just a few hours away from the main European capitals.

Portugal benefits from a mild climate, an extensive coastline with paradisiacal beaches, diverse cuisine, historical and heritage richness, and excellent quality infrastructure.

With Porto 20 min. away, Vila do Conde 10 min. away, Francisco Sá Carneiro airport 15 min away and just a few minutes away from several marinas, the Empreendimento Rosa Chá Villas, located next to the beaches of Mindelo and Vila Chã, is the perfect place for the family.

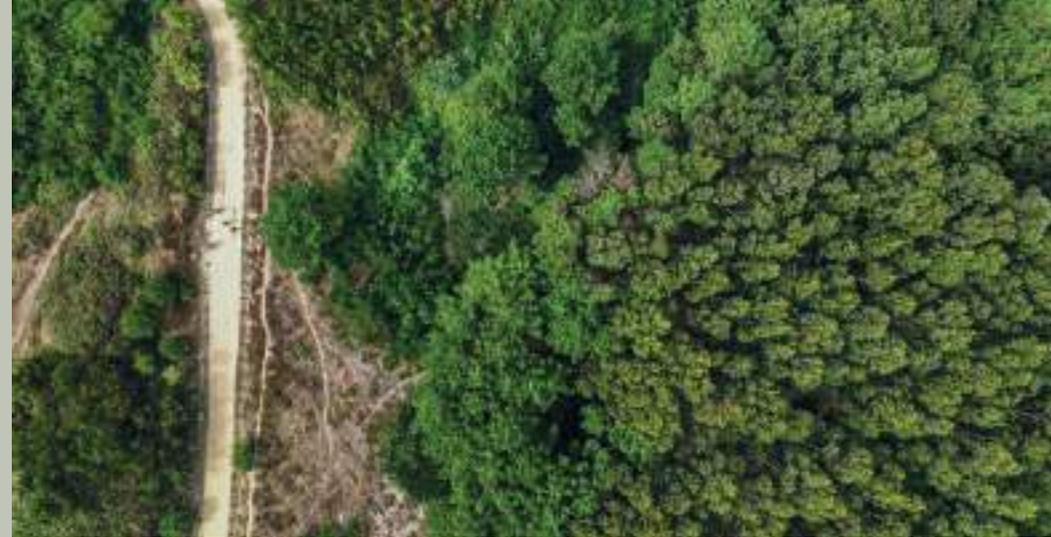






An excellent holiday destination and a fantastic permanent home.

Kilometers of fantastic beaches of all kinds, the Mindelo Ornithological Reserve (380 ha), the Ecovia do Litoral Sul (8.6 km) and the romantic cities of Porto and its Douro valley Vinhateiro, Matosinhos, Vila do Conde and Póvoa de Varzim are ideal places to relax, practice sports or explore.





## MODERN AND QUALITY SOLUTIONS

Innovation adds nothing until it is a solution. The Empreendimento Rosa Chá Villas was designed to make everyday life easier and to allow you to enjoy your home. Wide and well-oriented rooms, no corridors or other cramped spaces and favouring natural light, turn simplicity its best friend.

The architecture is minimalist and the highlights were made in noble materials and with the right presence and temperature to make you always feel at home.

Technology is at your service to ensure the best thermal and acoustic comfort in symbiosis with the most sustainable solutions. The houses will benefit from heat pump systems and solar panels with the best energy efficiency, underfloor heating/cooling in all rooms, controlled mechanical ventilation, home automation systems and LED lighting.













## A PRIVATE PLAYGROUND / THINKING OF YOU:

The Empreendimento reserves a green space for each home with free areas so you can rest, embrace nature, take care of animals or simply enjoy free time with your family in the safety of your own home.

A playground next to a swimming pool for adults and another for children will raise the level of fun.

## SUSTAINABLE CHOICE



Rosa Chá chose to remain faithful to the proposal it defends for its dwellings: an ideal, modern and quality place with you in mind. This is only possible hand in hand with sustainability.

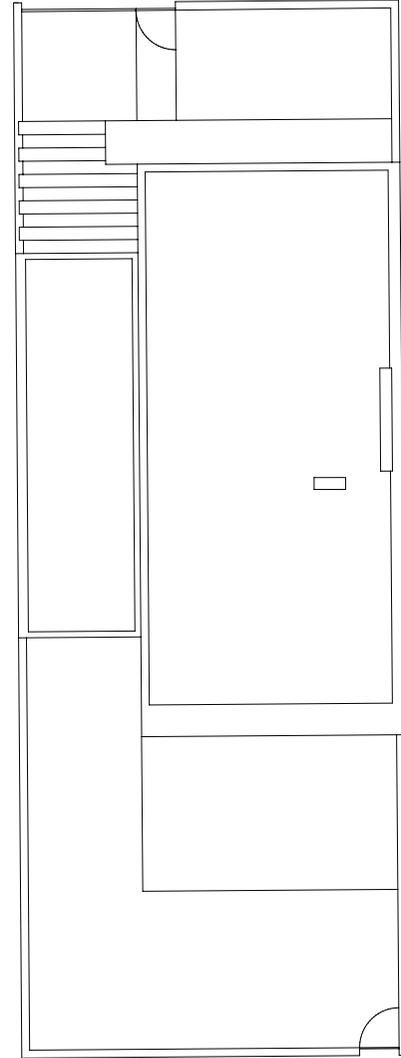
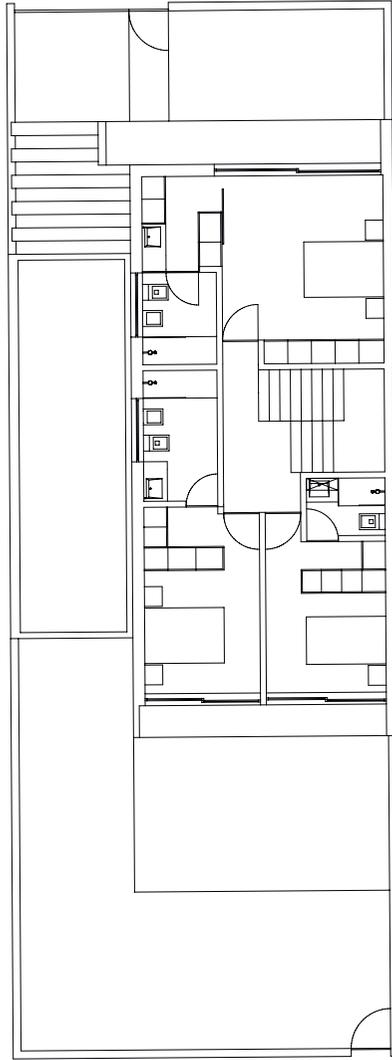
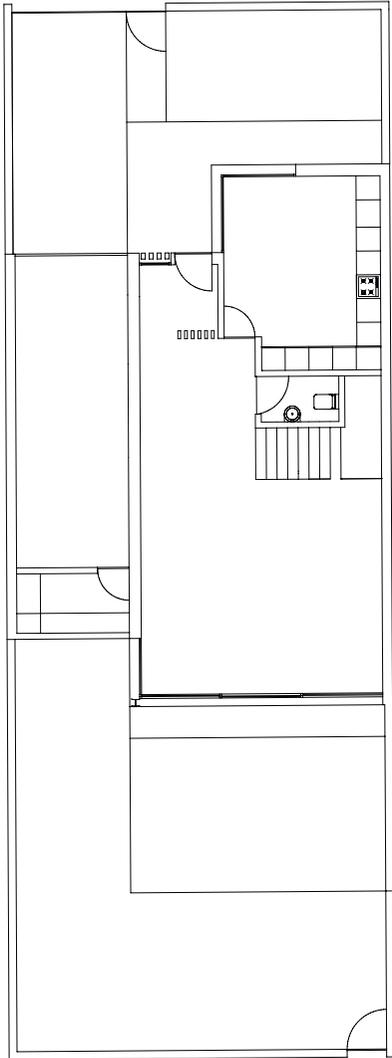
Nature will be privileged in outdoor circulation areas with the choice of permeable materials to reduce the impact of construction on the soil. The houses will be equipped with natural materials whenever possible and long-lasting synthetic materials whenever necessary, with sustainable and less impacting production methods.

The solutions with greater exposure to the wear and tear of weather were designed to provide the greatest resistance in order to reduce the impact of maintenance and conservation operations.

Energy consumption is an inevitability, but we chose to do it in the most sustainable way. The adoption of solutions that consume energy in the most efficient way and from renewable sources, combined with the utmost care in its conservation, with the adoption of insulating materials that prevent its waste, seek to ensure the least ecological impact.

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architecture



developer



building



The images presented are merely illustrative, and may not really represent the final construction.  
The possibility of the project being subject to changes is safeguarded.

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