



aurios

VIVE O TEMPO



AURIOS embodies the charm of the ancient and fascinating Quinta da China, an emblematic place where space is expressed as a metaphor of time, making it visible, penetrating the plot of history, like the Douro itself, in a complex movement.

From medieval origin, plays a role throughout Porto's history, once linked to the elites and the most prominent families of the city, becoming witness and inspiration in the course of events that contributed to the transformation of each era.

Has always been a property famous for its grandeur, magnificent gardens and towering walls, with few to match its majesty. More than a farm, an abode of sublime beauty by the river, dominating the Douro to the east of Porto, opulent and stately,

romantic for some, secluded for others, simultaneously a space for leisure, social gatherings, a business center, adapting to the pulse of the times.

Aurélia de Sousa lived most of her life at Quinta da China. There she set up her painting studio and a photographic laboratory, taking in the captivating landscape that unfolded from the top of the farm's balconies and vantage points as a model and inspiration for her work.

The centenary magnolias and colorful camellias in the garden, with the Douro always present, escorted by green banks and a coming and going of boats loaded with novelties, stimulated her palettes. Every artist work is connected to its existence, and Quinta da China helped Aurélia de Sousa and her sister Sofia's work to break barriers, becoming references of their time.

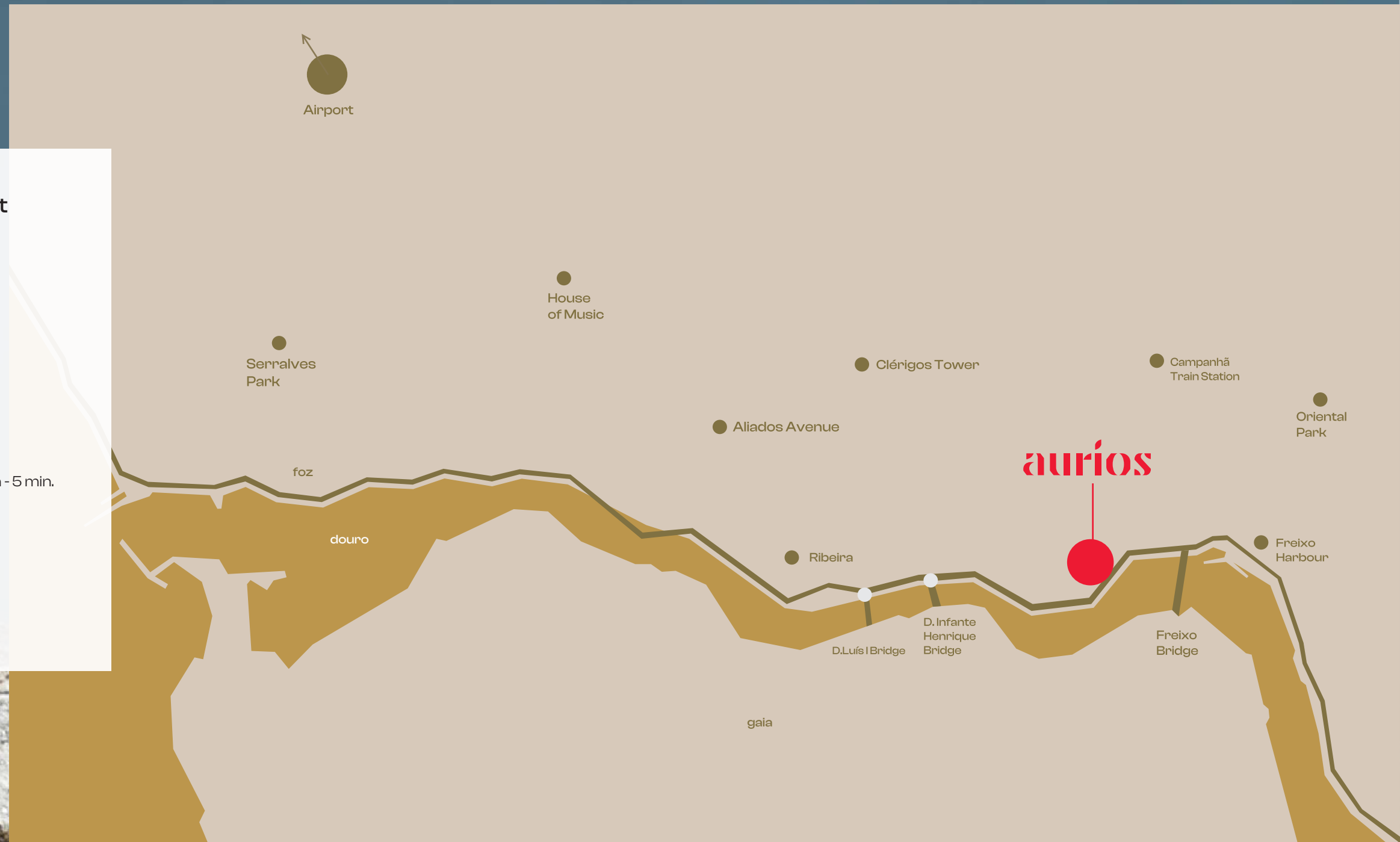


Porto is the city of camellias, and among the most famous and ancient examples in the city are those from Quinta da China.



## Points of Interest

- Freixo Harbour - 3 min
- Historic Center - 5 min
- Oriental Park - 5 min
- Beaches of Foz - 15 min
- Serralves Park - 15min
- House of Music - 15min
- Airport - 25min
- Campanhã Train Station - 5 min.
- D. Luís I Bridge - 5 min
- Aliados Avenue - 10min
- Bolhão Market - 10min
- Clérigos Tower - 10min

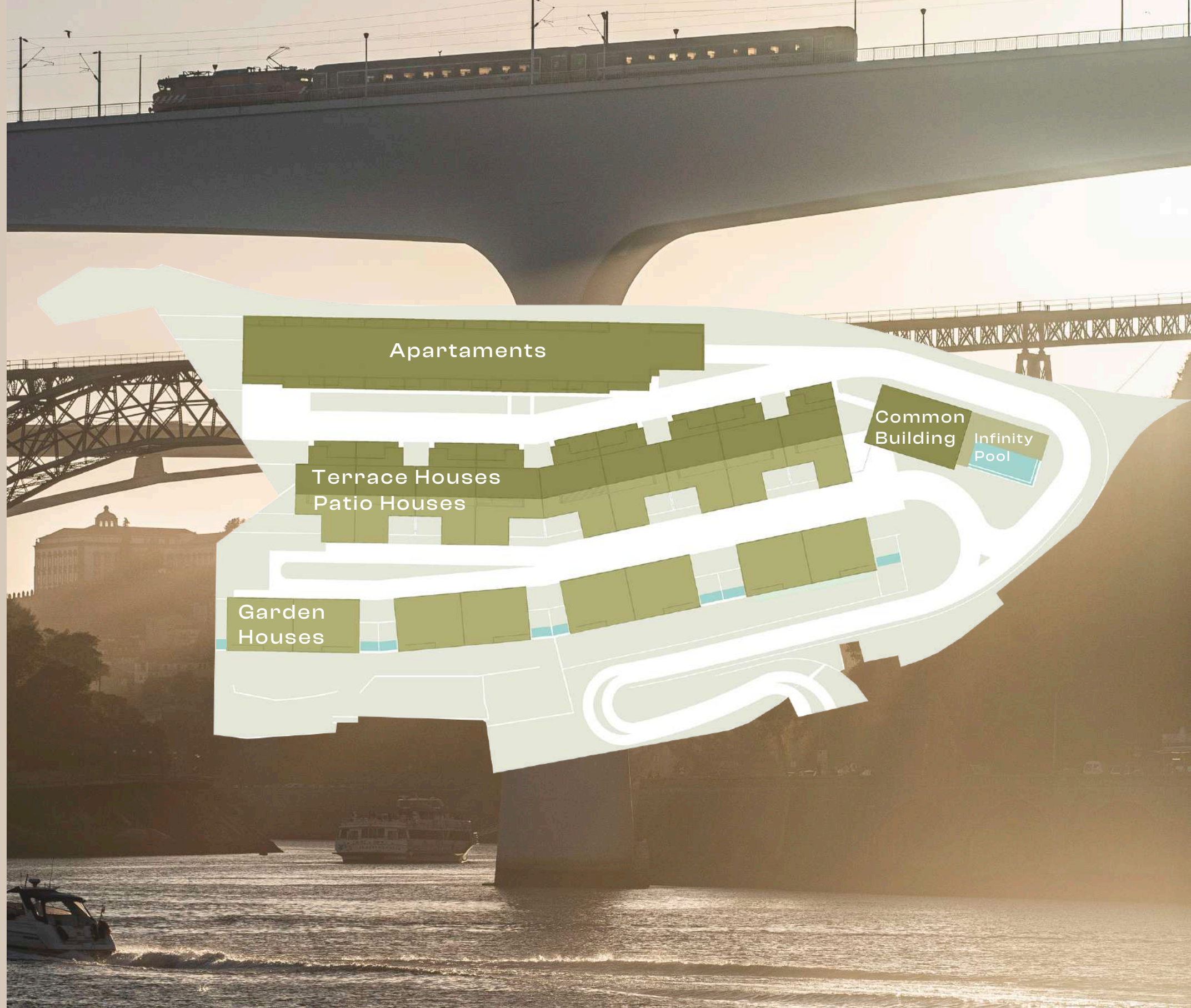




48 Units  
22 Apartments  
26 Houses

### Common Characteristics

- River view for all rooms/livingrooms
- Balconies/Terraces
- Closet
- Open kitchen for a room
- Solar panels
- Domotic system
- Pre-installment for electrical chargers
- Private garage
- Security 24H





A vida é **AURIOS**

On the river bank, AURIOS emerges, a unique project which combines nature and sophistication, distinction and discretion, refinement and relaxation. AURIOS is a tribute to a full existence, with no renunciation, a benchmark project in its quality, sustainability and exclusive lifestyle.

**AURI**





On the river  
bank  
AURIOS  
emerges

Choosing where to live is choosing how to live. The beauty of the gardens at Quinta da China has always been undoubtedly recognized by the people of Porto. The persistent leaves and the delicate flowers of the camellias are an outstanding element of its evocative image. Over the high walls that support the garden terraces, centenary specimens stand

out with brilliant foliage. Quinta da China's camellias gained international recognition with the visit to the farm of Thomas S. Savige, a world authority on camellias, founder of the International Camelia Society and director for many years of the Camellia Register, the entity responsible for registering new varieties.






AURIOS is a project with unique characteristics, an urban retreat within a luxurious countryside atmosphere providing a sophisticated and cosmopolitan lifestyle.

Its flourishing terraces are a magical retreat amidst the hustle and bustle of the city, a landscape set in an impressive panorama that exudes freedom, encourages outdoor living and establishes an intimate connection with its surroundings. Protected by nature, AURIOS makes it possible to benefit from the unobstructed view and vigor of the riverbanks in complete privacy. AURIOS combines architectural details and a lavish flora to create distinct natural environments that come together to form a unique ecosystem, where life grows and is filled with energy. In the gardens, on the terraces and on the roofs, a vibrant composition of shapes, colors and natural aromas encourage the discovery of the complete world of spatial and sensorial phenomena that is AURIOS.



At AURIOS, the seasons are moments that combine and succeed each other, Surrounded by a vegetation that gives soul to a place of surprises, inspiration, mysteries and sharing. Time transpires and intensifies, space is meaningful and assimilates with life. AURIOS is a charming painting of moving chromaticism where biodiversity thrives.





AURIOS is favourably located on a south facing slope, overlooking the Douro river in the neighborhood of Bonfim. This spectacular landscape extends to Vila Nova de Gaia and is a short walk away from the historic center of Porto.

The extraordinary features of the riverside landscape enable AURIOS to be situated in a microclimate. When the day begins foggy and stays gray from Foz to Ribeira, Freixo's Marina enjoys sunny weather.



Just minutes away from the heart of the city, AURIOS is extremely well connected to the main transport infrastructures and routes of Porto. The access to AURIOS, on Avenida Paiva Couceiro, is less than a minute away from Via de Cintura Interna and the main roads and railroad connections to the rest of the country.

The extraordinary features of the riverside landscape enable AURIOS to be situated in a microclimate. When the day begins foggy and stays gray from Foz to Ribeira, Freixo's Harbour.

**An extraordinary estate project requires a spectacular location.**



AURIOS prevails through its simplicity: open spaces, in harmony with the surrounding landscape, and a contemporary and functional design, which reinforces the feeling of spaciousness.

Materials yield space to make way for studied movements of an inspired play of light and transparency.

A selection of top quality materials, high-end equipment, current and sophisticated features ensure excellence with an elegant refinement in a relaxing and familiar atmosphere.

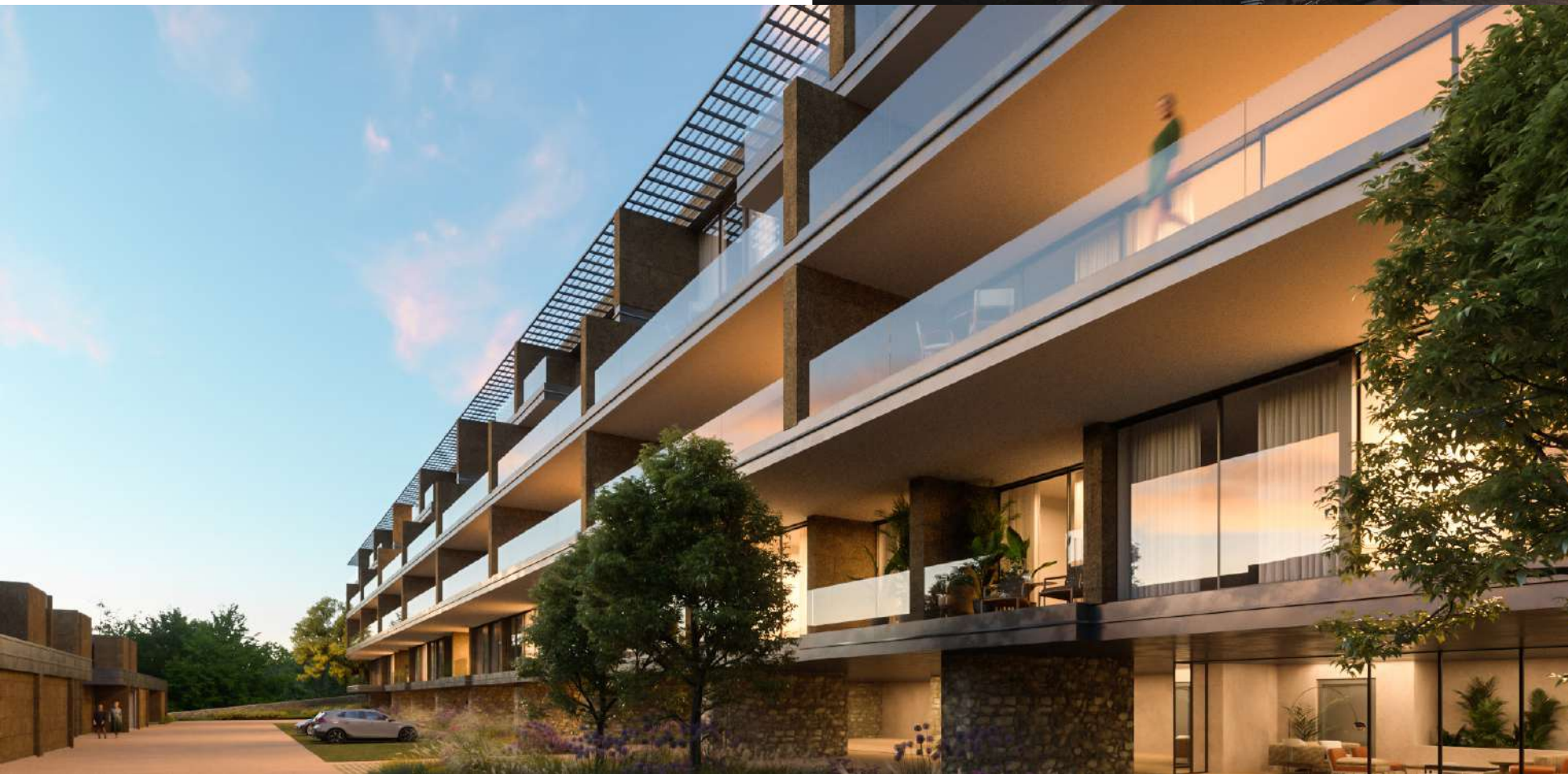
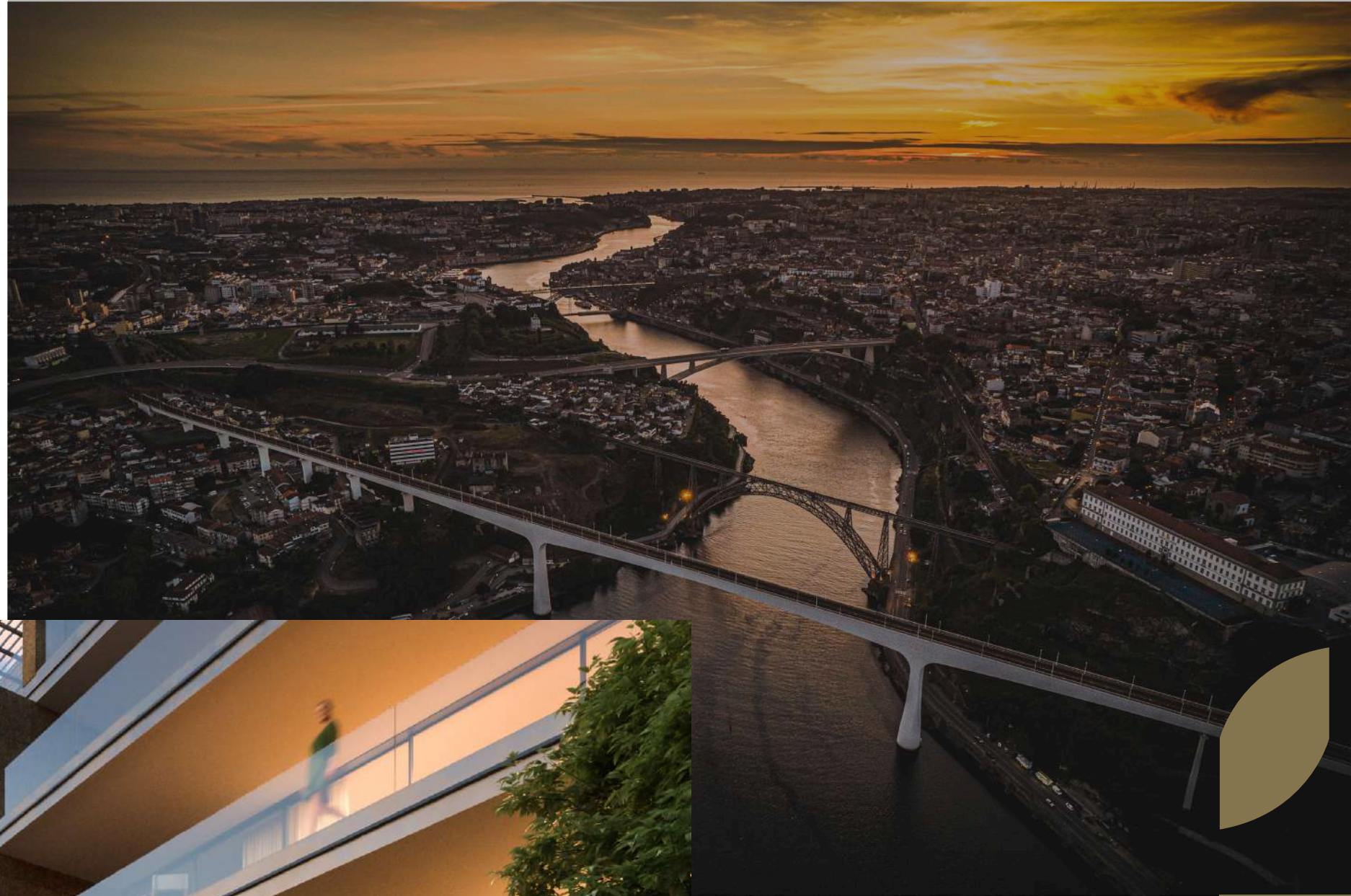
Comfort has been thought of in every detail to create an atmosphere of serenity.

The wooden floors, and the lacquered doors and walls create a warm interior and emphasize the inviting character of the units.

The spaces are efficiently used, with numerous, practical and elegant storage facilities and a laundry room.

The kitchens were thought to be a socializing area. They are fully equipped, with granite countertops and riverfront views.

The bathrooms were designed and thought, to guarantee the independent use of each different area. They are covered in stone and elegantly equipped.





Production and efficient use of energy

Incorporation of renewable and recycled materials.

AURIOS aims to become a benchmark for energy competence and the use of natural resources. Renewable energies and the careful implementation of efficiency measures, both passive and active, grant AURIOS an high level of energy certification.

To take advantage of the high exposure to sunlight, high-performance technologies were installed in each building to ensure the highest yield of renewable thermal energy and electricity, in search of the perfect balance between efficiency and well-being. The systems combined will make it possible to reduce the environmental impact, as well as reduce the electricity and water consumption to a minimum.

Energy savings are also made with the help of the lighting solutions, both indoors and outdoors, without sacrificing comfort and safety.

Both traditional and ecologically sustainable natural materials, such as cork and granite, are being used in walls and facades, and others with high durability and low environmental impact, such as zinc, increase comfort, embed the development integrates into the landscape and minimize AURIOS' ecological footprint.



Living is an art and life is Aurios.





## Garden Houses T4 Duplex

Garden places  
Private garden  
Swimming pool  
Turkish bath  
Electric battery  
connected to the panels  
Outdoor private parking



In the first line are the houses closest to the Douro River, with areas of more than 311 m<sup>2</sup>, distributed on two floors, balconies with areas of 75 m<sup>2</sup>, private public places with areas between 190m<sup>2</sup> and 481 m<sup>2</sup> and two outdoor private parking .

Convivial zones. The 67 m<sup>2</sup> rooms have access to the private garden, which is equipped with a pool.

On the downstream are all four, all with private bathroom and access to the private garden on the ground floor.

The main suite has 29 m<sup>2</sup> plus the bathroom, equipped with a double bench, incorporated the independent bath and the landing bath.



# Patio Houses T3 Triplex

Lift



Second level dwellings are distributed on three floors, with areas of 269 m<sup>2</sup> and balconies with areas since 30 m<sup>2</sup>.

Entry and access to the garage, with two parking spaces, are in the lower quota.

At the second level, the 60 m<sup>2</sup> room has access to the external private garden, with areas from 8 m<sup>2</sup>.

The top floor contains the three suites, all with private bathroom and access to wide balconies.

The access stairs are franchised by a small point of light, illuminated by a skylight that reflects the light all over the house.

The main suite, with a total of over 31 m<sup>2</sup>, has a cabinet with natural light of the skylight.





## Terrace Houses T4 Duplex

Swimming pool

Outdoor private parking



The third line of housing with areas of 412 m<sup>2</sup>, distributed in two floors, balconies with the area from 52 m<sup>2</sup> and a private outdoor parking space.

The main entrance and access to the garage are located on the bottom floor, as well as the convivial zones. The 54 m<sup>2</sup> livingroom and a spacious kitchen with access to a terrace equipped with a pool. At this level, there is still a outdoor private parking.

On the top floor there are four suites, all of them with private bathroom and balcony. The main suite has a total of 38 m<sup>2</sup>, access to a private balcony and bathroom with two washbasins, independent duche and bathtub.



# Apartaments

**T3+1 Duplex**

**T4**

**T4 Duplex**

**T4+ 1 Duplex**

**T5 Duplex**



In the highest quota of AURIOS, the apartaments have large terraces and balconies in the rooms.

These apartaments have large terraces and balconies in the bedrooms, all of which are over 50 m<sup>2</sup> in total.

All apartament have a box for two cars, and at least one garge places.









WWW.AURIOS.PT

Promotor

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Mota-Engil  
Real Estate Developers

“The river is the calmest water moment,  
so when you get home, it’s the balance  
point, zen moment, moment of serenity,  
tranquility and peace.”

Architect

**VMA**  
ARQUITETURA

“A arquitetura como meio para  
exibir os nossos sonhos.”



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AURIOS – PORTO





**aúrios**  
**sojinné**



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