

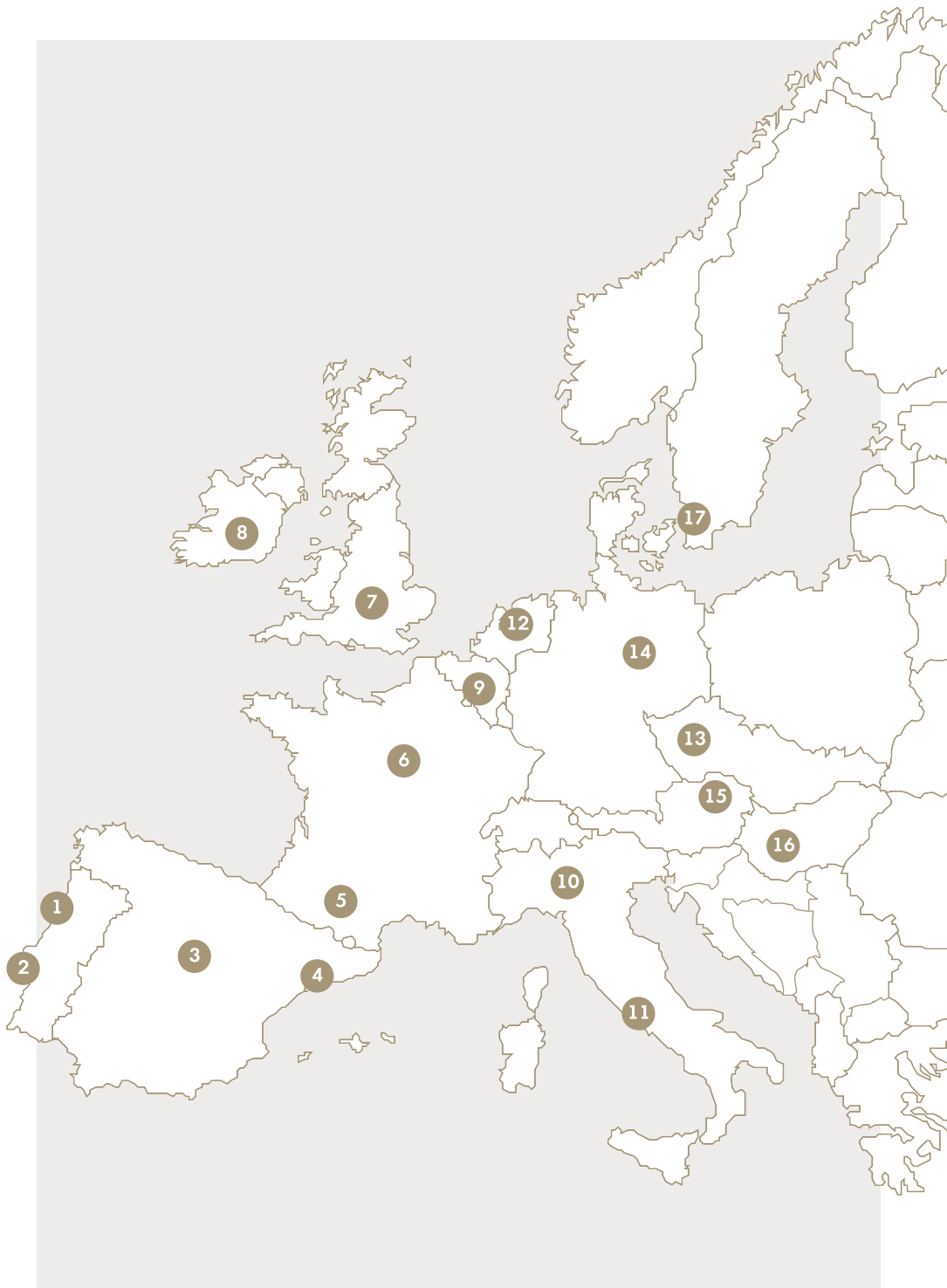
ALIADOS 22



In the very heart of Avenida dos Aliados, there is a new building, completely renovated from its original 19th and 20th century construction, and transformed into a new contemporaneous structure, in harmony with its secular legacy.

In it, the history and charm of the original outline is preserved, marked by its geometry and fronts, and contrasting with the modernity of the interior architecture, in a perfect balance between tranquility and urban life.

A metropolitan refuge, unique and sophisticated, in the core of Porto's downtown.



- 1 PORTO
- 2 LISBON
- 3 MADRID
- 4 BARCELONA
- 5 TOULOUSE
- 6 PARIS
- 7 LONDON
- 8 DUBLIN
- 9 BRUSSELS
- 10 MILAN
- 11 ROME
- 12 AMSTERDAM
- 13 PRAGUE
- 14 BERLIM
- 15 VIENNA
- 16 BUDAPEST
- 17 COPENHAGEN

## A EUROPEAN METROPOLIS CONNECTED WITH THE WORLD

Porto is a modern and global city, with excellent road accesses and direct air connections to over 80 international destinations, through 30 operating airlines.

Capital to the northern region of Portugal, it is one of the most populated urban areas in the European Union. Acknowledged worldwide by its historical centre, the gleaming Douro River and Port Wine, the city also holds a prized university, advanced research centres, and lives up to a strong reputation in industry and commerce.



**HOTELS**

- 1 Pestana Porto Goldsmith
- 2 InterContinental Porto
- 3 Maison Albar
- 4 NH Collection Porto Batalha
- 5 Hotel Infante Sagres
- 6 Pestana Vintage Porto
- 7 Porto A.S. 1829 Hotel
- 8 Pestana Porto - A Brasileira
- 9 PortoBay Hotel Teatro

**STORES**

- 10 David Rosas
- 11 Tod's
- 12 Burberry
- 13 Zadig et Voltaire
- 14 Fashion Clinic
- 15 Pinko
- 16 Liu Jo
- 17 MAX&Co
- 18 Lacoste
- 19 Lello Bookstore
- 20 Marques Soares
- 21 Massimo Dutti
- 22 Fátima Mendes
- 23 Nuno Baltazar
- 24 Vista Alegre
- 25 Via Catarina Shopping
- 26 Just Fashion
- 27 Zara
- 28 Fly London
- 29 FNAC
- 30 The Feeting Room
- 31 Flores Creative Concept Store
- 32 A Vida Portuguesa

**RESTAURANTS | CAFÉS**

- 33 Bolhão Market
- 34 Ferreira Borges Market
- 35 Palco Restaurant (Hotel Teatro)
- 36 Cantinho do Avillez Restaurant
- 37 Porto Sentido Restaurant
- 38 Entre Pontes Restaurant
- 39 Esporão no Porto Restaurant

- 40 Reitoria Restaurant
- 41 Capa na Baixa Restaurant
- 42 La Bohème Restaurant
- 43 Cantina 32 Restaurant
- 44 Vogue Café
- 45 Hard Rock Café
- 46 Magestic Café
- 47 Costa Coffee
- 48 Guarany Café
- 49 Santiago Café
- 50 Gelateria Santini
- 51 Gelateria Amorino
- 52 Arcádia Café

**CULTURE AND LEISURE**

- 53 House of Filigree
- 54 Coliseu do Porto
- 55 Rivoli Theatre
- 56 São João National Theatre
- 57 Portuguese Photography Centre
- 58 Ribeira Wharf
- 59 Stock Exchange Palace
- 60 All Souls Chapel
- 61 Carmo Church
- 62 Congregados Church
- 63 São Francisco Church
- 64 Porto's See
- 65 Clérigos' Tower
- 66 Porto's Pillory
- 67 Mercy Museum
- 68 Bank of Portugal
- 69 City Hall
- 70 University of Porto Rectorship

**HOSPITALS**

- 71 St. Anthony's General Hospital
- 72 Trinity Order Hospital

**TRANSPORTATION**

- 73 Aliados Station
- 74 Trindade Station
- 75 São Bento Station

P Parking Services



## PORTO, A MOST WANTED DESTINATION



“European Best Destination” in 2012, 2014 and 2017.

“World’s Leading City Destination” in 2022.

“Europe’s Leading City Break Destination” in 2023.

Accounted for in **UNESCO’s World Heritage List** since 1996, Porto’s historical centre goes back to medieval times, and you can still feel it in the air.

The river Douro embraces the city, celebrating the Port wine tradition in its margins and offering a breath-taking landscape, from Ribeira to Foz, making this city truly appealing and inspiring.

Selected as **European Capital of Culture in 2001**, today’s Porto is a modern and international city, still nurturing that old medieval character that defines it and delights everyone that visits it.

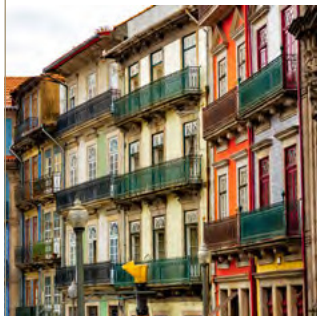
Highly regarded by the tourism sector, Porto has been awarded several international prizes in recent years, confirming the city as a European destination of excellence.



## MORE THAN A CITY...

Porto is a city that honours its traditions and the authenticity of its people, with elegant quarters contrasting with narrow streets, filled with nostalgia and history. Walking around Porto means being dazzled every step of the way.

There is granite in the squares, in the monasteries and in the stairways, rendering Porto truly monumental and magnificent.



The historical centre of the city combines the urban outline and the “casario” – rows of old houses –, making Porto a unique and special place.

True to its heritage and to its people, today's Porto is a cosmopolitan city, increasingly attractive for both tourists and residents.



## PORTO IS A FEELING

The way the city was built – organic and fluid with Porto’s peculiar profile – created special crooks and places that invite tourists to stop and contemplate, and streets that make them want to pass them by slowly.

Each corner of the city allows you to experience the old and the new. Porto’s downtown is unique, and it offers unique experiences!

The Clérigos Tower, São Bento Station, the main Cathedral or Bolhão Market are city icons demanding a mandatory stop.



The “tascas” – Portuguese bistros – serve some of the best dishes, and side with the most sophisticated restaurants.

The sounds and selling cries on the streets and in the markets show you a very typical Porto, at the same time as the concerts and exhibits in Casa da Música and Serralves Museum offer you a more modern side of the city.

Downtown Porto is also where the city is redesigning and reinventing itself. Mobility, art, cuisine and culture are key words in modern Porto. Porto’s downtown was brought back to life and life found its way back to downtown Porto.

Here you can live life at its fullest!





THE ALLIES AVENUE

# AVENIDA DOS ALIADOS

In the heart of the city, over one hundred years ago, the noble Avenida dos Aliados was designed as an homage to the Allied Countries in World War I. This avenue is, to this day, the noblest avenue in the city, formally classified as a heritage property; and its square is also the preferred space for holding the major cultural and festive events in the city.

The avenue was profoundly transformed, in the context of the ongoing revitalization of Porto's downtown, and is now becoming the place of excellence in the city, in the residential, hotel and luxury trade segments, preserving the grandiosity of its buildings and adjusting them to modern needs.



## LIVING IN ALIADOS

Here, in this cosmopolitan avenue, focused on people and conceived to hold the most important events in the city, you will find your home!

Built in the “Vila dos Congregados” quarter, Aliados 22 emerges as a premium residential structure.

With seven apartments, Aliados 22 is an exclusive living space with unique detailing, such as the front door – centenarian and completely restored – and the mansard roofs. Their design is modern and their finishes exquisite, especially conceived to fulfil the modern family’s needs, privileging comfort and functionality, along with quality and elegance.

ALIADOS 22

22



## PRESERVING THE IMAGE

The exclusivity of being located in a heritage property of the city, means that the original façade of the building had to be kept.

The existent one was modernized in its details, conceding to the urban landscape surrounding it. The language, the metrics and original materials used in the openings were preserved, and anticipate the same type of changes made to the interior, to accommodate modern needs.

## MODERN DETAILS

The dividing of the interior was adjusted to the rhythm of the front elevation, making it equally imposing on the inside, and respecting the original height in the main areas. The outline of the building was hence transported into the apartments.







## ELEGANCE WITH TOUCHES FROM THE PAST

Every apartment in Aliados 22 offers exquisite finishes, a perfect combination between the original design and the demands of modern times. We would highlight the use of hardwood flooring for the biggest part of the apartment, and marble in the bathroom and kitchen areas

The outer framework is made of lacquered hardwood, holding high quality double-pane windows.

The equipment and materials used in the bathrooms, kitchen and laundry areas are evidence of quality and distinction.

The carpentry design, the choice of materials and the restoration of the original doors and shutters were conceived to work as a whole in the new building.

Hot water for the bathrooms will be supplied by highly efficient wall-mounted and watertight boilers. Every room is equipped with radiant flooring and air conditioning preinstallation.







## COMFORT AND SPACE

Every apartment has two fronts, treated with the same care as the front façade, and a veranda.

The rooms are wide, and the natural light flow is consistent. The sober tones of the doors and windows are carried to the built-in wardrobes and skirting boards.

All the apartments offer generous areas, adapted to each typology, varying from 829 ft<sup>2</sup>, to 1400 ft<sup>2</sup> and 2465 ft<sup>2</sup>.

Each apartment invites you to linger, elevating daily life to a higher level of comfort.





# ALIADOS 22

PLANTAS/PLANS						AB TOTAL
A	>	T2	PISO/FLOOR 1 + 2	ABP 130 m <sup>2</sup>	VARANDAS/BALCONIES 3 m <sup>2</sup>	133 m <sup>2</sup>
B	>	T1	PISO/FLOOR 3	ABP 88 m <sup>2</sup>	VARANDAS/BALCONIES 1 m <sup>2</sup>	89 m <sup>2</sup>
C	>	T2	PISO/FLOOR 4 + 5	ABP 128 m <sup>2</sup>	VARANDAS/BALCONIES 4 m <sup>2</sup>	132 m <sup>2</sup>
D	>	T3	PISO/FLOOR 6 + 7 + 8	ABP 229 m <sup>2</sup>	VARANDAS/BALCONIES 1 m <sup>2</sup>	230 m <sup>2</sup>
E	>	T2	PISO/FLOOR 2 + 3	ABP 108 m <sup>2</sup>	VARANDAS/BALCONIES 9 m <sup>2</sup>	117 m <sup>2</sup>
F	>	T2	PISO/FLOOR 4 + 5	ABP 112 m <sup>2</sup>	VARANDAS/BALCONIES 9 m <sup>2</sup>	121 m <sup>2</sup>
G	>	T1	PISO/FLOOR 6	ABP 77 m <sup>2</sup>	VARANDAS/BALCONIES 8 m <sup>2</sup>	85 m <sup>2</sup>

As áreas aqui apresentadas são aproximadas, indicativas e sem carácter contratual.  
The areas shown here are approximate, indicative and non-binding

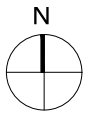


# ALIADOS 22

FRACÇÃO | UNIT: **A**

PISO | FLOOR: **1, 2**

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ESCALA | SCALE:  
aprox. 1/100



PISO 1 FLOOR: 2

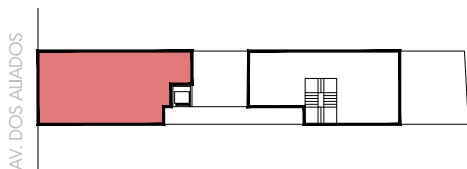


PISO 1 FLOOR: 1

AB total 133 m<sup>2</sup>

ÁREA BRUTA: 130m<sup>2</sup> + 3m<sup>2</sup> (Varandas)

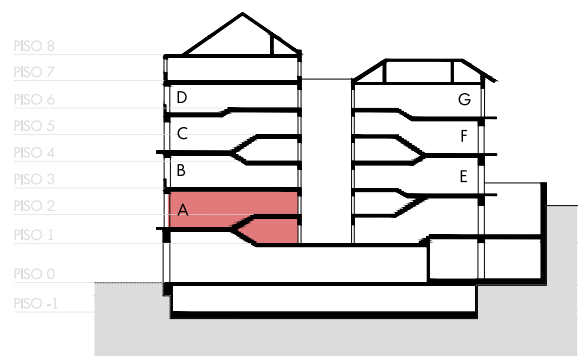
GROSS AREA: 130m<sup>2</sup> + 3m<sup>2</sup> (Balconies)



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION



# ALIADOS 22

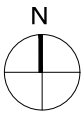
FRACÇÃO | UNIT: **B**

PISO | FLOOR: **3**

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PISO | FLOOR: 3

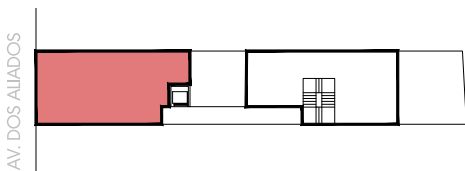


ESCALA | SCALE:  
aprox. 1/100

AB total 89 m<sup>2</sup>

ÁREA BRUTA: 88m<sup>2</sup> + 1m<sup>2</sup> (Varandas)

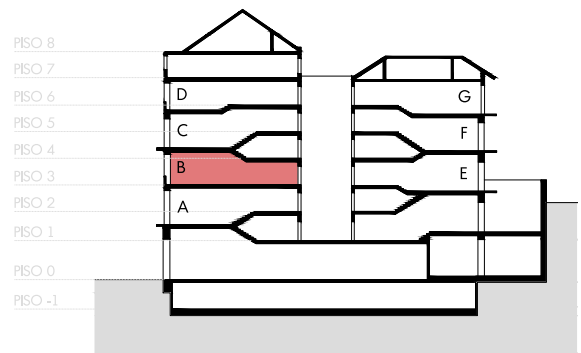
GROSS AREA: 88m<sup>2</sup> + 1m<sup>2</sup> (Balconies)



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION

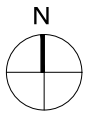


# ALIADOS 22

FRACÇÃO | UNIT: **C**

PISO | FLOOR: **4, 5**

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ESCALA | SCALE:  
aprox. 1/100



PISO | FLOOR: 5

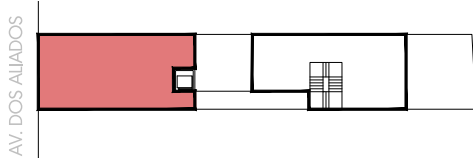


PISO | FLOOR: 4

**AB total 132 m<sup>2</sup>**

ÁREA BRUTA: 128m<sup>2</sup> + 4m<sup>2</sup> (Varandas)

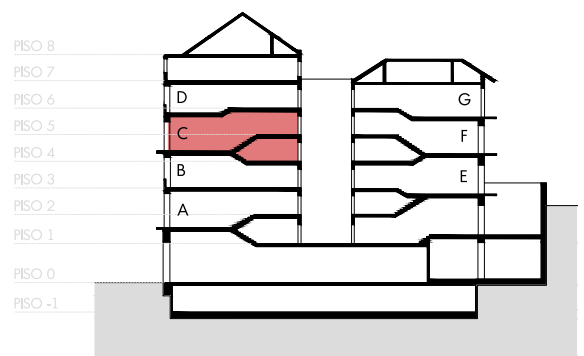
GROSS AREA: 128m<sup>2</sup> + 4m<sup>2</sup> (Balconies)



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION



# ALIADOS 22

FRACÇÃO | UNIT: **D**

PISO | FLOOR: **6, 7, 8**

As áreas aqui apresentadas são aproximadas, indicativas e sem carácter contratual.  
The areas here contained are approximate, indicative and have no contractual nature.



PISO | FLOOR: 8



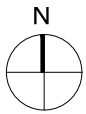
PISO | FLOOR: 7



PISO | FLOOR: 6



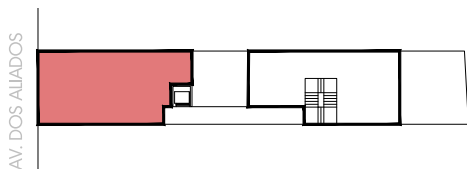
**AB total 230 m<sup>2</sup>**



ESCALA | SCALE:  
sem escala

ÁREA BRUTA: 229m<sup>2</sup> + 1m<sup>2</sup> (Varandas)

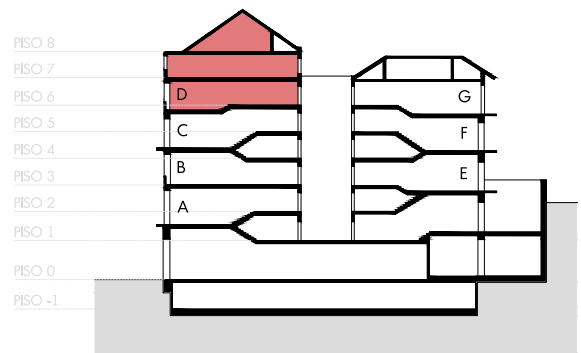
GROSS AREA: 229m<sup>2</sup> + 1m<sup>2</sup> (Balconies)



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION



# ALIADOS 22

FRACÇÃO | UNIT: **E**

PISO | FLOOR: **2, 3**

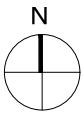
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PISO | FLOOR: 3



PISO | FLOOR: 2

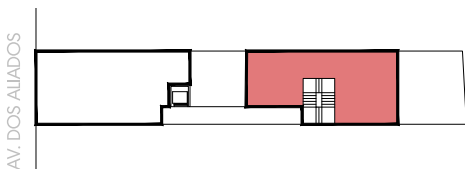


ESCALA | SCALE:  
aprox. 1/100

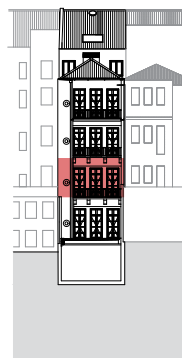
AB total 117 m<sup>2</sup>

ÁREA BRUTA: 108m<sup>2</sup> + 9m<sup>2</sup> (Varandas)

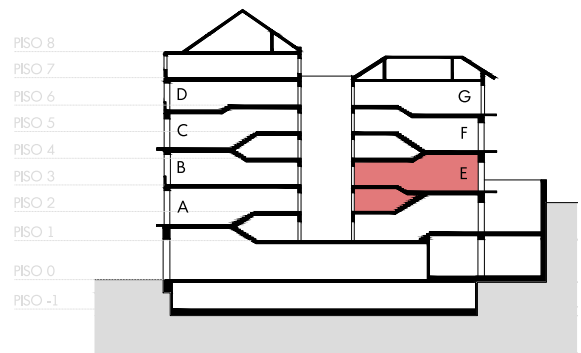
GROSS AREA: 108m<sup>2</sup> + 9m<sup>2</sup> (Balconies)



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION



# ALIADOS 22

FRACÇÃO | UNIT: **F**

PISO | FLOOR: **4, 5**

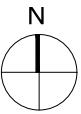
As áreas aqui apresentadas são aproximadas, indicativas e sem carácter contratual.  
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PISO | FLOOR: 5



PISO | FLOOR: 4



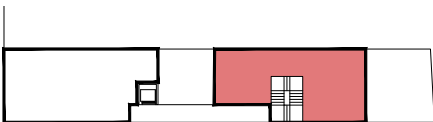
ESCALA | SCALE:  
aprox. 1/100

AB total 121 m<sup>2</sup>

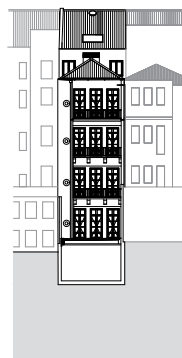
ÁREA BRUTA: 113m<sup>2</sup> + 9m<sup>2</sup> (Varandas)

GROSS AREA: 113m<sup>2</sup> + 9m<sup>2</sup> (Balconies)

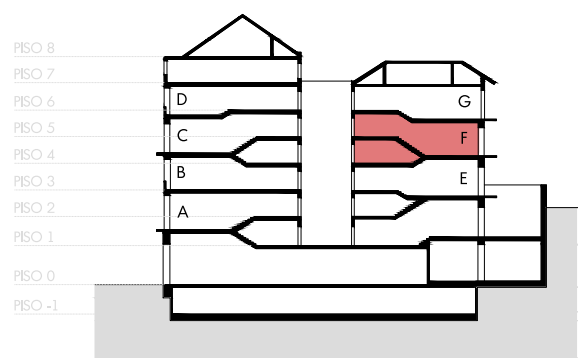
AV. DOS ALIADOS



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION



# ALIADOS 22

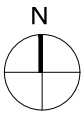
FRACÇÃO | UNIT: **G**

PISO | FLOOR: **6**

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PISO | FLOOR: 6

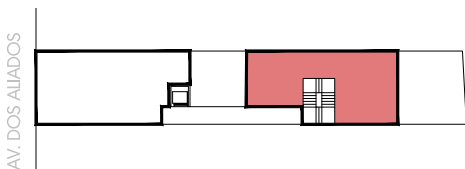


ESCALA | SCALE:  
aprox. 1/100

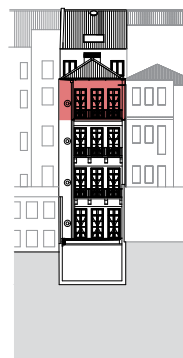
AB total 85 m<sup>2</sup>

ÁREA BRUTA: 77m<sup>2</sup> + 8m<sup>2</sup> (Varandas)

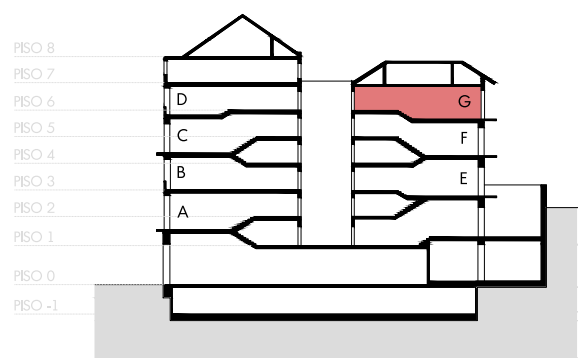
GROSS AREA: 77m<sup>2</sup> + 8m<sup>2</sup> (Balconies)



PLANTA | PLAN



ALÇADO | ELEVATION



CORTE | SECTION

## FAÇADE

### WALLS

Rehabilitation of existing Granite walls and/or ETICS system

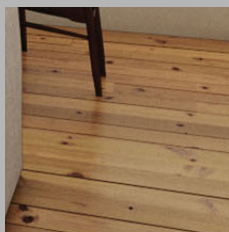
### BOXES

Replica of the originals in painted laminated wood with Saint Gobain double glazing



## COMMON AREAS

Microcement flooring  
Walls with Ruivina marble wainscoting  
Apparent concrete walkways and Azulima hand-glazed ceramic tiles



## HOUSES

### FLOORING

Solid wood flooring

### WALLS AND CEILINGS

Painted plasterboard

### CARPENTRY

Solid wood and/or lacquered MDF

### ROOMS

Blackouts or shutters

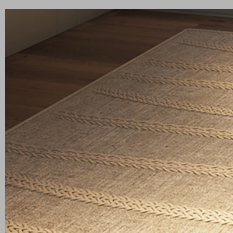


### KITCHEN

Estremoz marble worktops and walls, and solid wood flooring

### BATHROOMS

Estremoz marble floor Walls with Estremoz marble wainscoting  
Roca suspended toilet and bidet  
Padimat Waterrevolution taps and Grohe shower head.



### CLIMATIZATION

Underfloor heating Air conditioning or pre-installation



## Promoção & Gestão

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Grupo Cidade das Rosas  
geral@crip.pt  
T 229 769 404  
www.aliados22.pt

## Arquitetura

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Luís Pereira Viana

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