

# III PESCARIA



## LOCATION CONTEXT

Vila Nova de Gaia, or Gaia as it is known by locals, is a city belonging to Porto District, and one of the biggest cities of northern Portugal.

Located on the south bank of the river Douro, just across the city of Porto, Gaia is best known for the Porto Wine Cellars, outstanding beaches, and stunning views to Porto historical center. It's has been growing at great pace, alongside with the touristic boom of Porto and Portugal, becoming highly attractive for tourists and residents, being just a few minutes away from Porto, across the many bridges that connect both cities: two with highway access, one for local traffic, one for pedestrians and public transportation, one for railway and an historical bridge designed by Gustav Eiffel.

Gaia, although being part of the Metropolitan Area of Porto has its own municipal administration and city hall, with dedicated public services, having as an example one of the main Central Hospitals of the North of Portugal.

Regarding the specific location of Cais da Pescaria, it is right on the riverside, having unblocked views to the river and Porto, right in front of Porto's 19th century historical Custom's Building – Alfandega – one of Porto's Neo-Classical architectural gems and heritage Landmarks. Not only the views are amazing, they are there to stay as these are protected heritage buildings, and classified as Unesco's World Heritage Cities, since 1996, protecting an outstanding urban landscape with a 2,000-year history. Owning a property here is being part of that history, assuring its continuity and revitalization.

Cais da Pescaria is located on the western side of the river, on the way to the river mouth and Douro Marina, a riverside road with walkways and

bicycle lanes, where you'll still find the occasional amateur fisherman, just before you get to Afurada, a fishermen neighborhood, famous among locals for the fish restaurants. After that you'll find Afurada's Beach and finally the Atlantic Ocean and the most western continental sunset in Europe.

To the East – only a 10 minute walk away - you'll find a vibrant part of Gaia, with plenty of restaurants, bars, and of course the centuries old Port Wine Cellars, the first Wine Delimitation Area of the World.

You'll also find Gaia's cable car that will take up to Jardim do Morro, a famous garden for Sunsets and drinks, with great views to Porto, Gaia and its bridges. From there just walk across the Dom Luis bridge and you'll be in the Porto's Cathedral and Porto historical Centre, or Ribeira, the historical bar area of the city.

Let us add that a new bridge is going to be built to the west of this property, being already consigned and with a prevision to be finished by the end of 2027. This bridge will be 15 minutes by foot away from the Pescaria Building, and will be a Metro, Bicycle and Pedestrian exclusive bridge, that will forever change the way the two banks of the river interact on the western side. This will connect the Pescaria Building with the western side of Porto, where you can find the 20th century center of Porto – Boavista, where the main Music hall is located – Casa da Musica – many University Colleges – Architecture, Humanities and Sciences – and new office buildings like POP – Office Centre with 21.000 sqm of office spaces fully occupied in less than a year – and more being built at the moment.

Also, the Metro that goes across the new bridge will connect you to the Airport.

A28 HIGHWAY - PÓVOA DE VARZIM

FRANCISCO SÁ CARNEIRO  
DOMESTIC AND INTERNATIONAL AIRPORT  
19'

PORTO CRUISE TERMINAL  
19'

A1 HIGHWAY JUNCTION  
4'

CAMPANHÃ BUS/TRAIN  
INTERNATIONAL HUB - TIC  
12'

DEVESAS URBAN TRAIN STATION  
8'

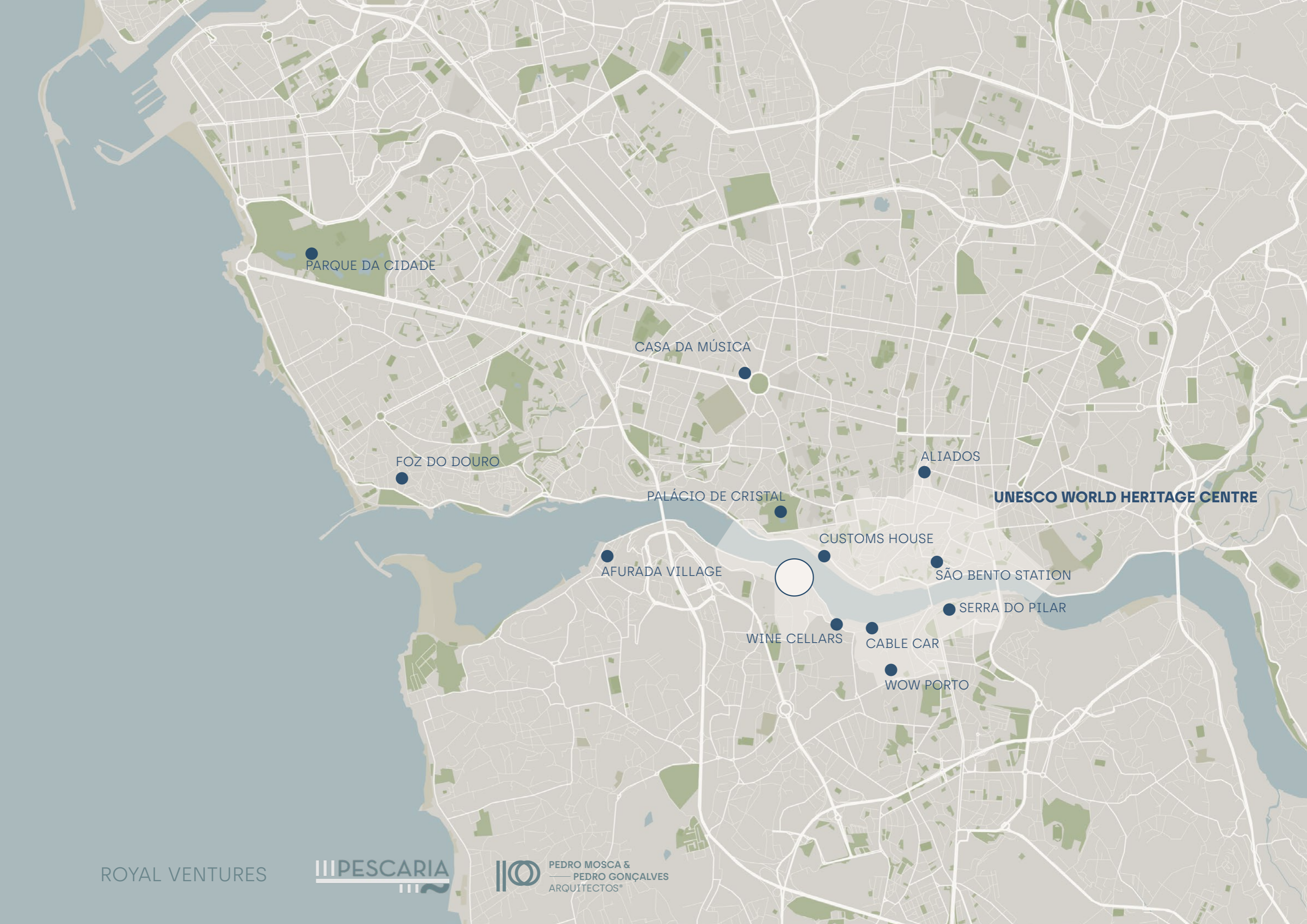
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A1 HIGHWAY - ESPINHO / LISBOA



PARQUE DA CIDADE

CASA DA MÚSICA

FOZ DO DOURO

ALIADOS

PALÁCIO DE CRISTAL

UNESCO WORLD HERITAGE CENTRE

AFURADA VILLAGE

CUSTOMS HOUSE

SÃO BENTO STATION

SERRA DO PILAR

WINE CELLARS

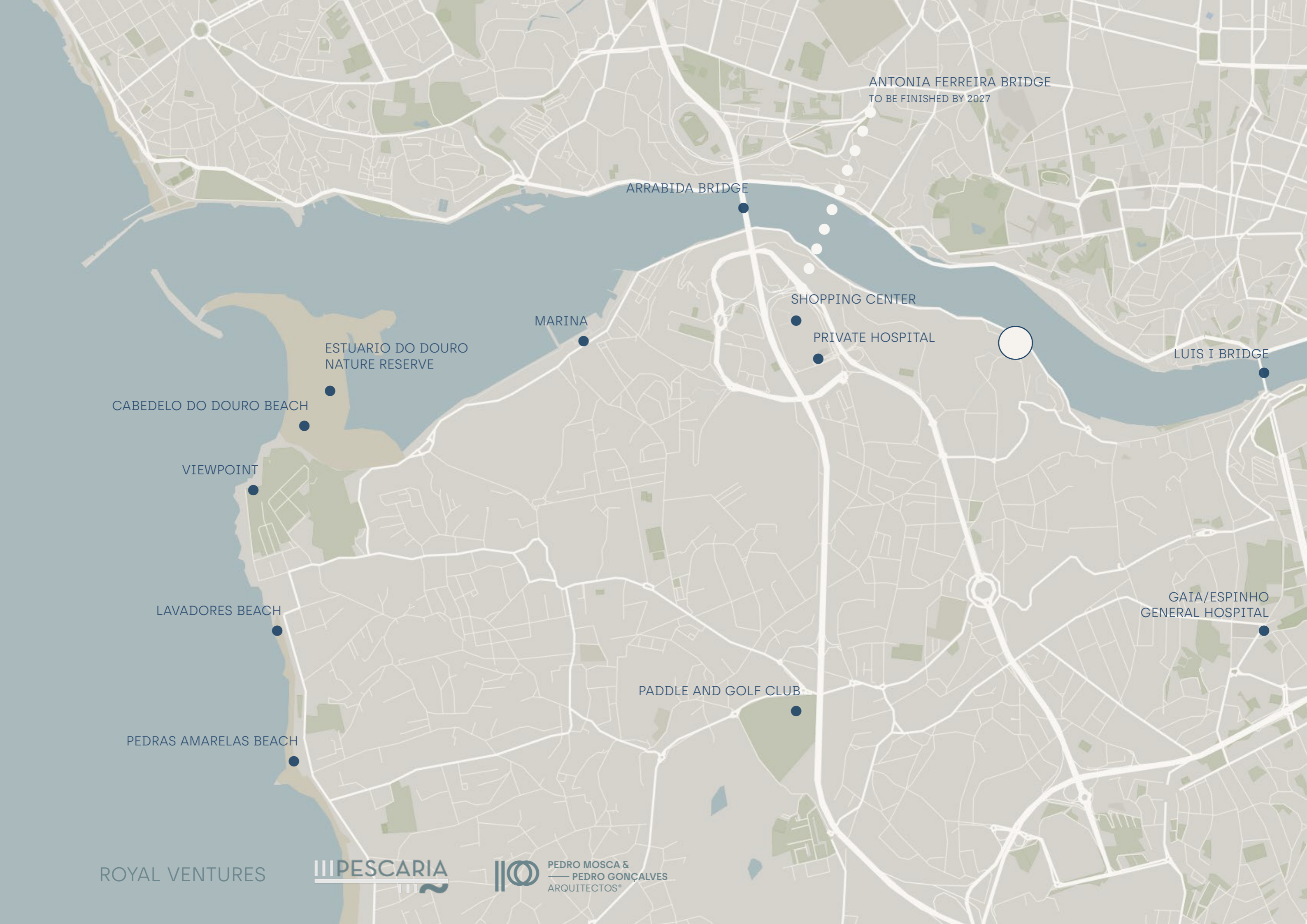
CABLE CAR

WOW PORTO

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ANTONIA FERREIRA BRIDGE  
TO BE FINISHED BY 2027

ARRABIDA BRIDGE

SHOPPING CENTER

PRIVATE HOSPITAL

LUIS I BRIDGE

MARINA

ESTUARIO DO DOURO  
NATURE RESERVE

CABEDELDO DO DOURO BEACH

VIEWPOINT

LAVADORES BEACH

GAIA/ESPINHO  
GENERAL HOSPITAL

PADDLE AND GOLF CLUB

PEDRAS AMARELAS BEACH

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## CONCEPT EXPLANATION

The building itself has a direct relation to the river, being an old industrial building that was used to manufacture port wine wooden barrels. As it was an industrial building it had a great span but few windows, so the intention of the project was to open more windows, to create more and better views and sunlight. However this was made with great care to the context, and after a long study of the whereabouts and similar buildings, so it would be fully integrated and non disruptive of the urban landscape. The same care was taken in consideration for the façade colours, materials and window frames, in the tradition of Gaia's riverbank industrial architecture.

The building itself has 20 units – two commercial and 18 apartments, with 8 parking spaces.

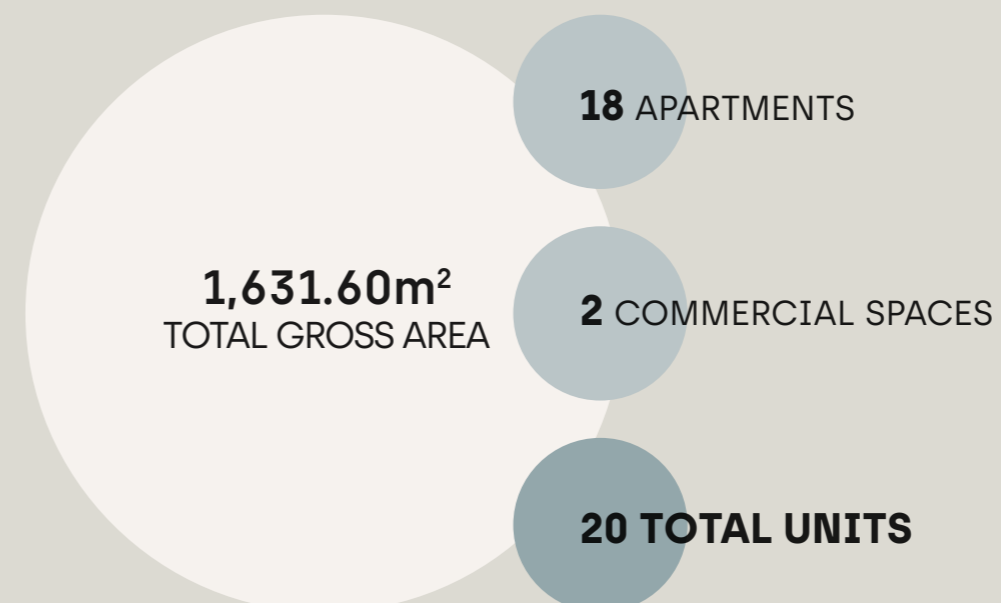
All of housing units are one bedroom apartments, making the most of the available construction viability. To take advantage of the views 12 of these units are duplex apartments giving river views to the bedrooms.

For all that, and the fast growing of Gaia Real-Estate market this is a great investment opportunity.

Moreover, this a unique property, as Porto and Gaia's riverbanks are now highly protected with very little properties to build on.

## ARCHITECTURE STUDIO


Pedro Mosca & Pedro Gonçalves, Architects, is a Studio that has been been working in Porto and all around Portugal, with more than 20 years of experience, developing projects of various types, and focusing lately in supporting Real Estate investments, with an expertise not only in architecture but also in urban law and urban licensing procedures, aiming to streamline processes with the public administration.





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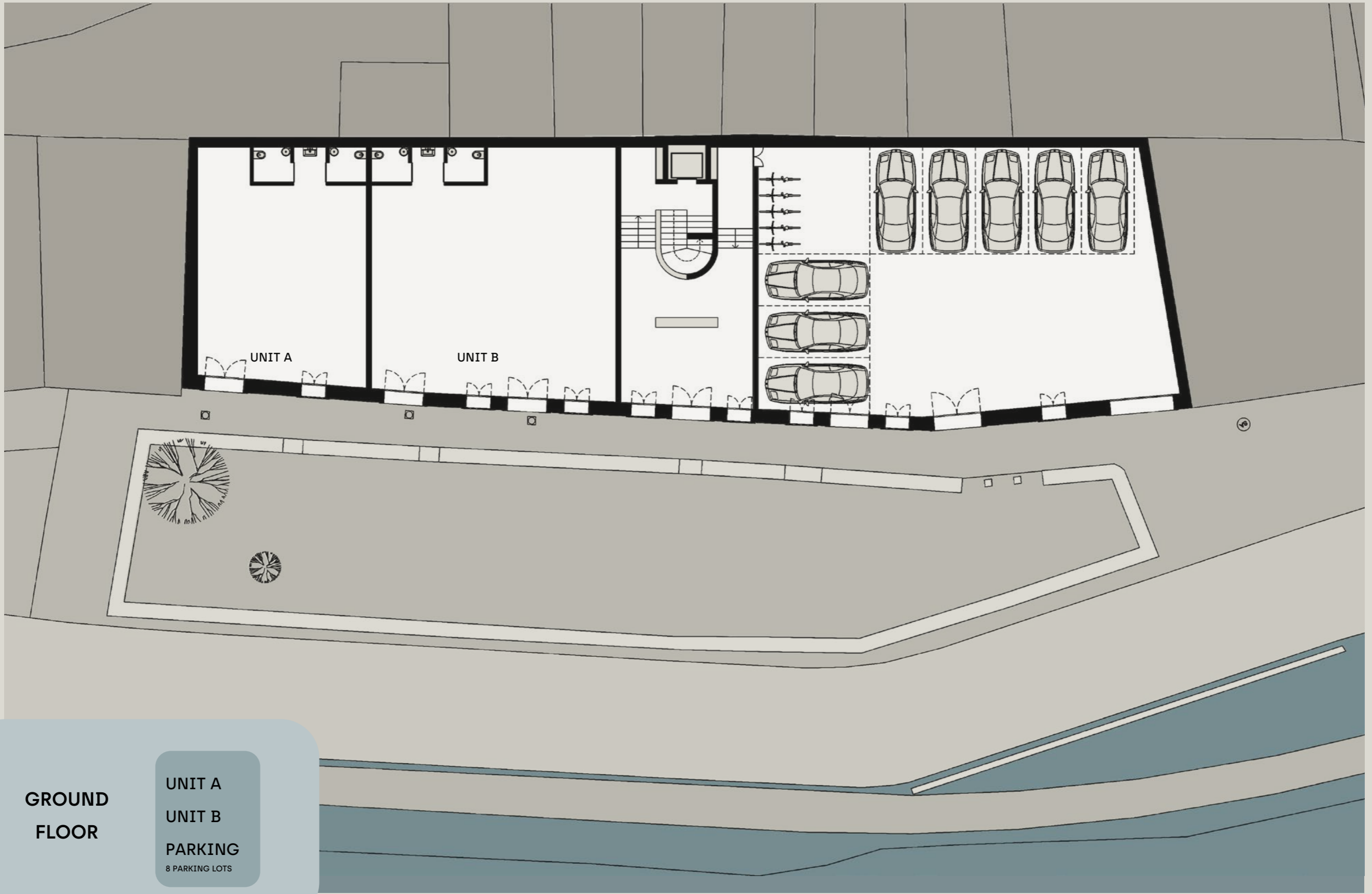


  
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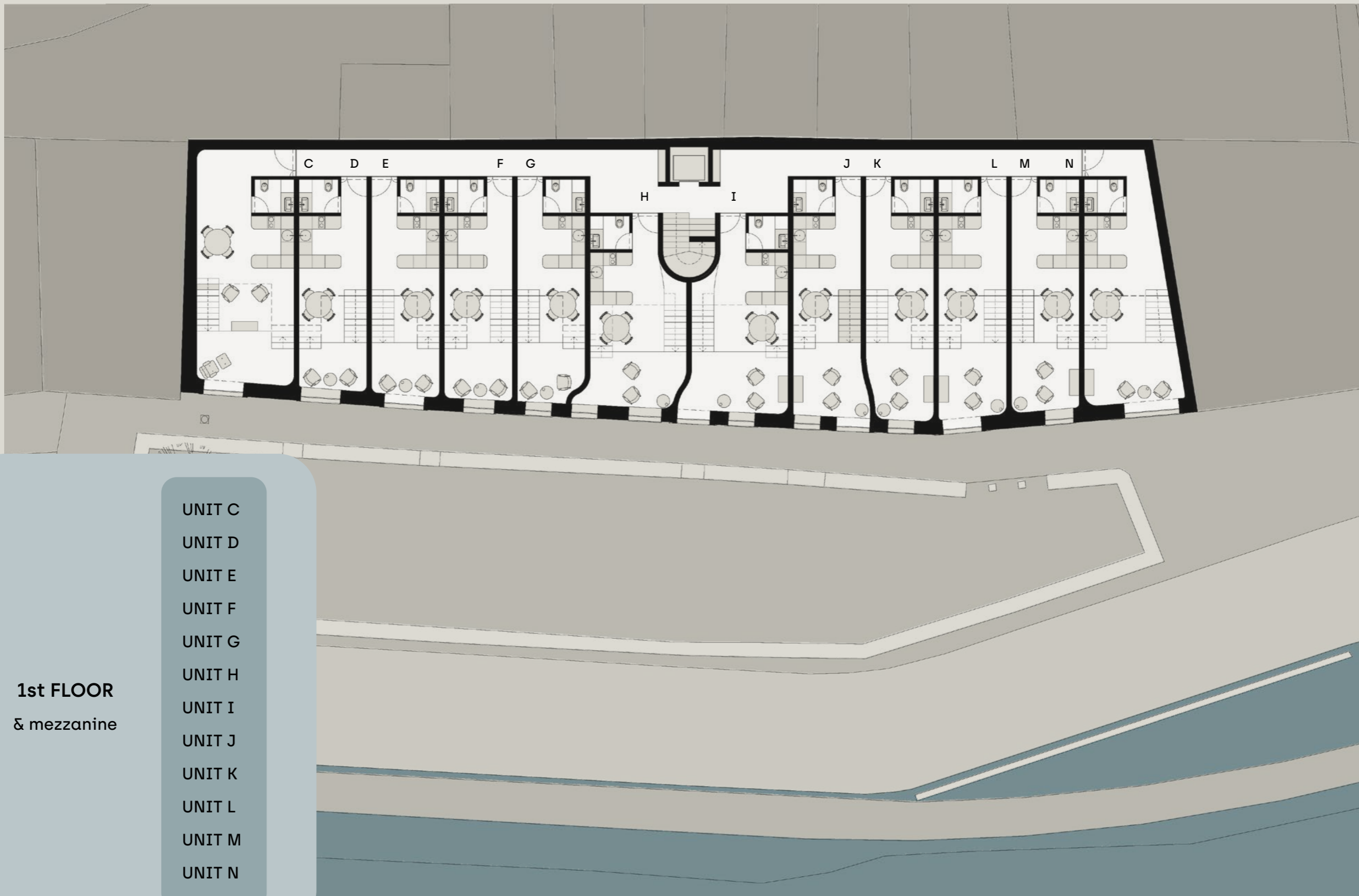
  
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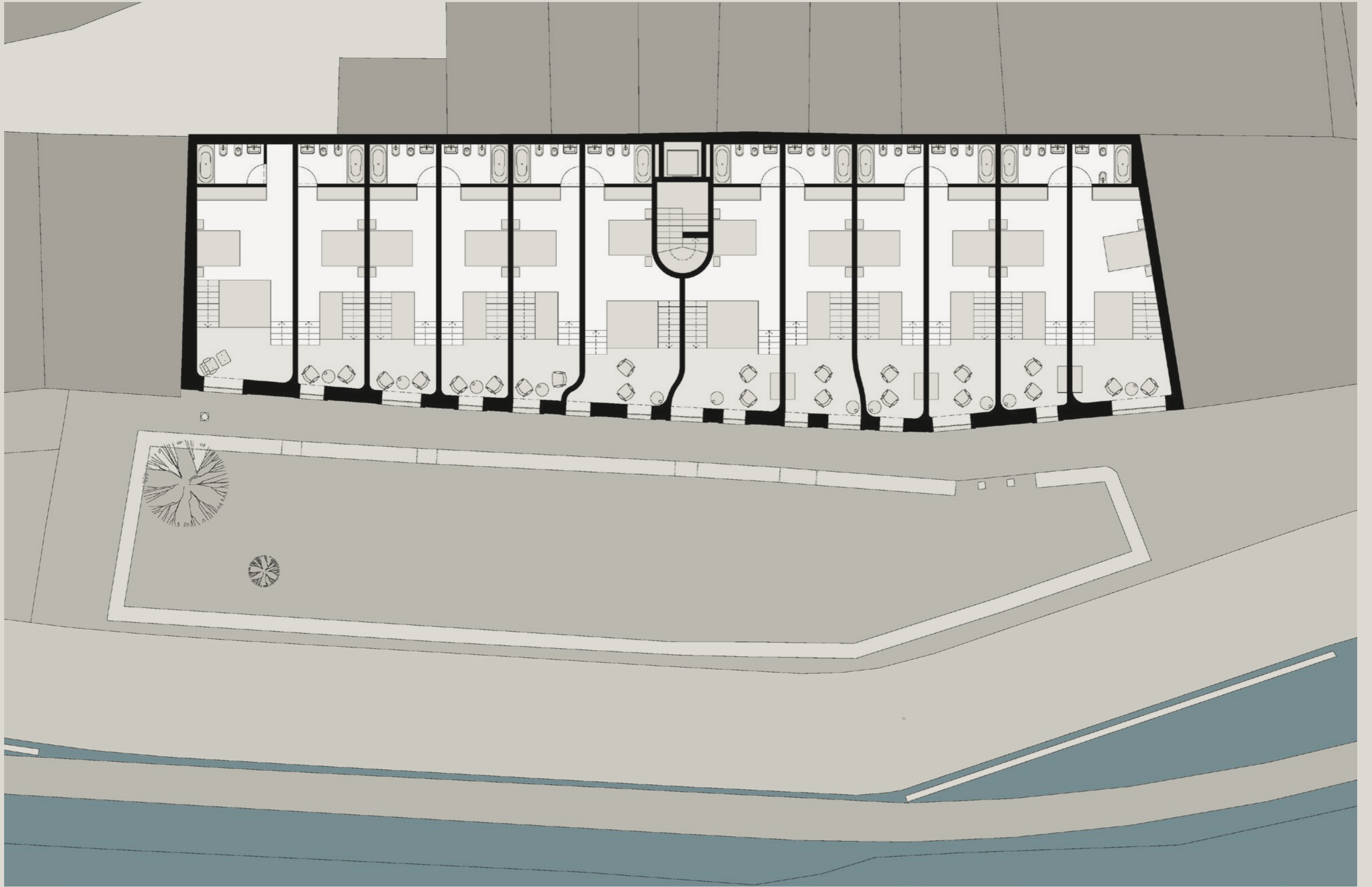
**GROUND  
FLOOR**

**UNIT A**  
**UNIT B**  
**PARKING**  
8 PARKING LOTS



**1st FLOOR**  
& mezzanine

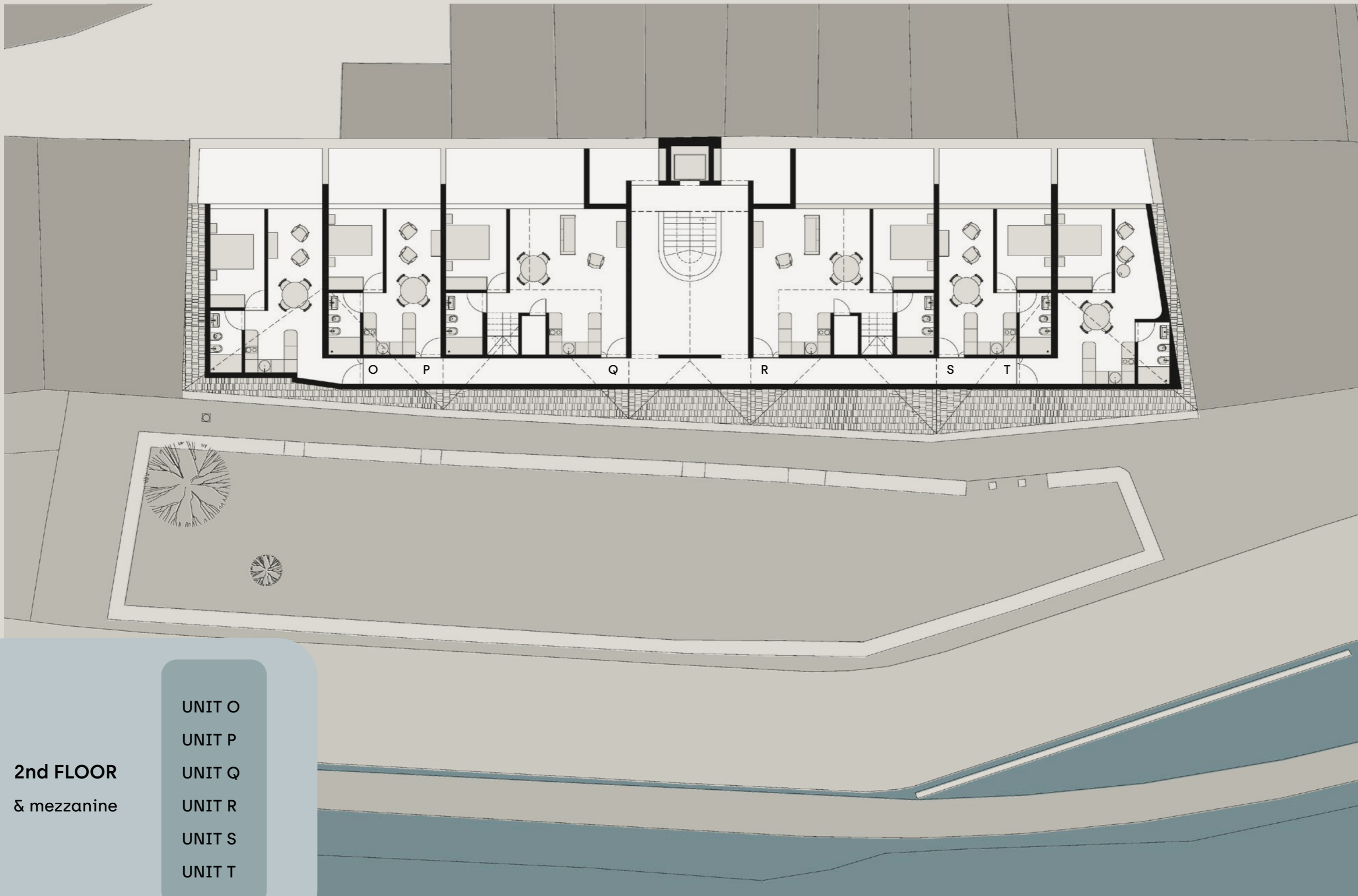
- UNIT C
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- UNIT H
- UNIT I
- UNIT J
- UNIT K
- UNIT L
- UNIT M
- UNIT N



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||| PESCARIA  
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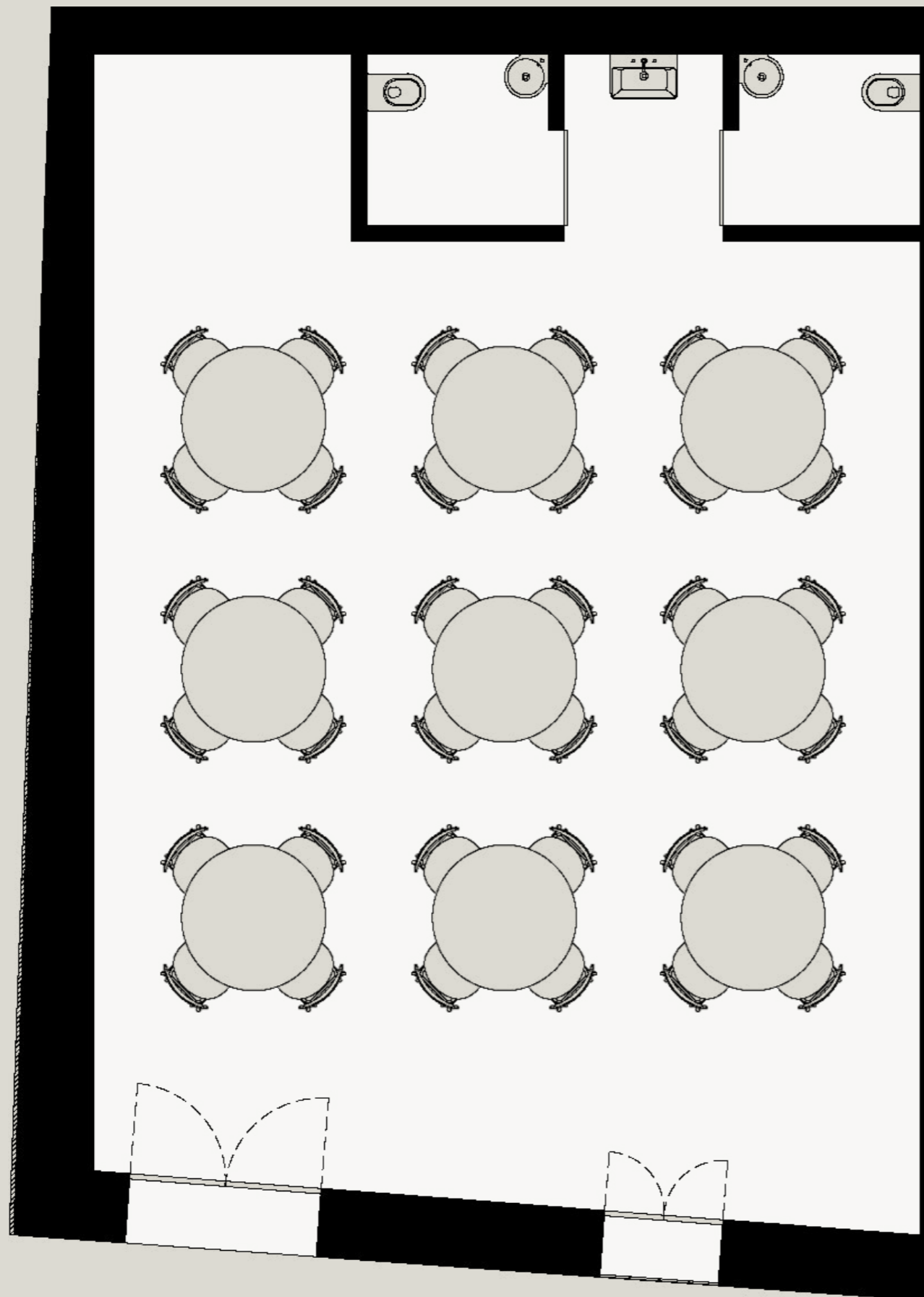
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2nd FLOOR  
& mezzanine

- UNIT O
- UNIT P
- UNIT Q
- UNIT R
- UNIT S
- UNIT T

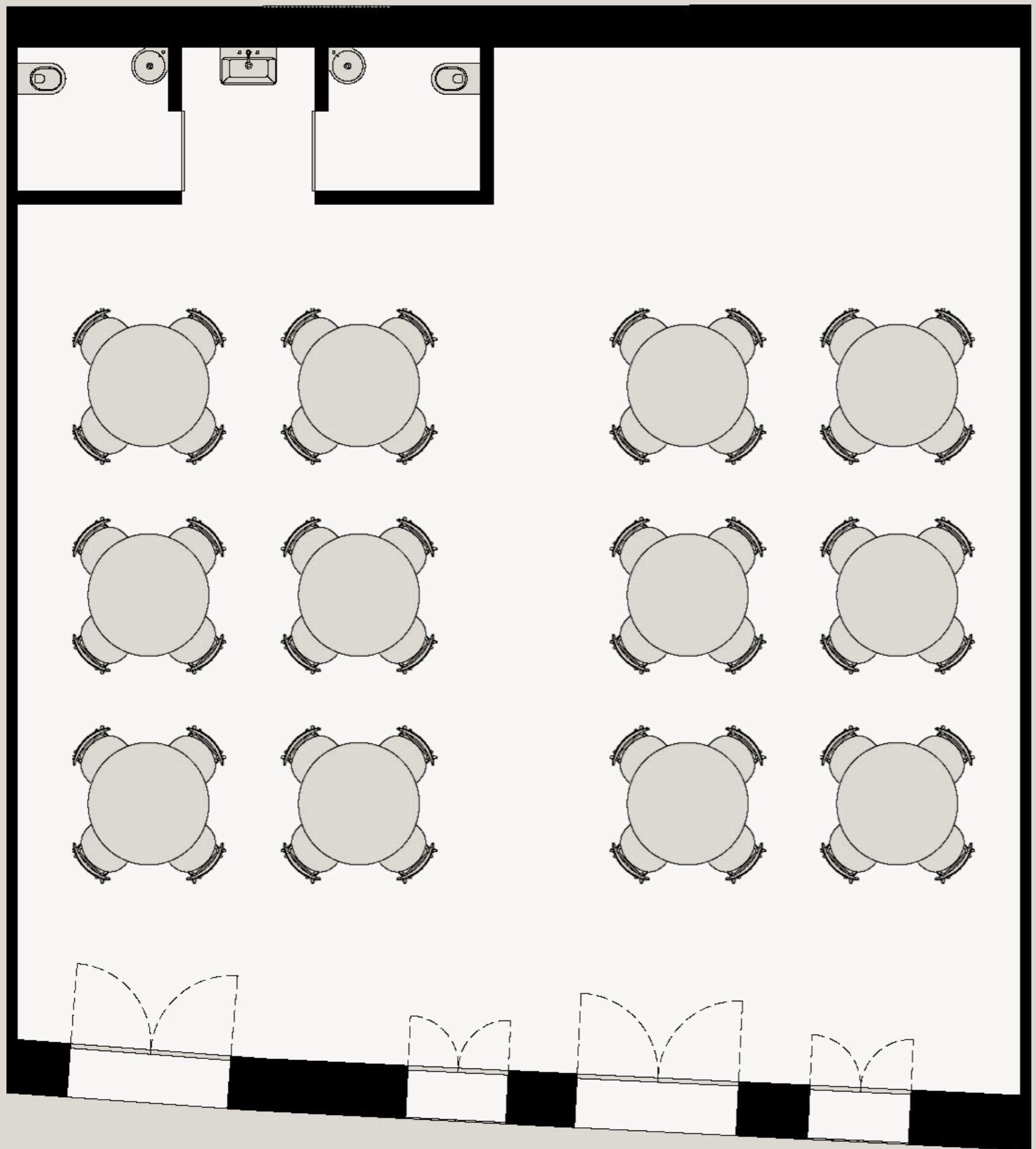




UNIT A

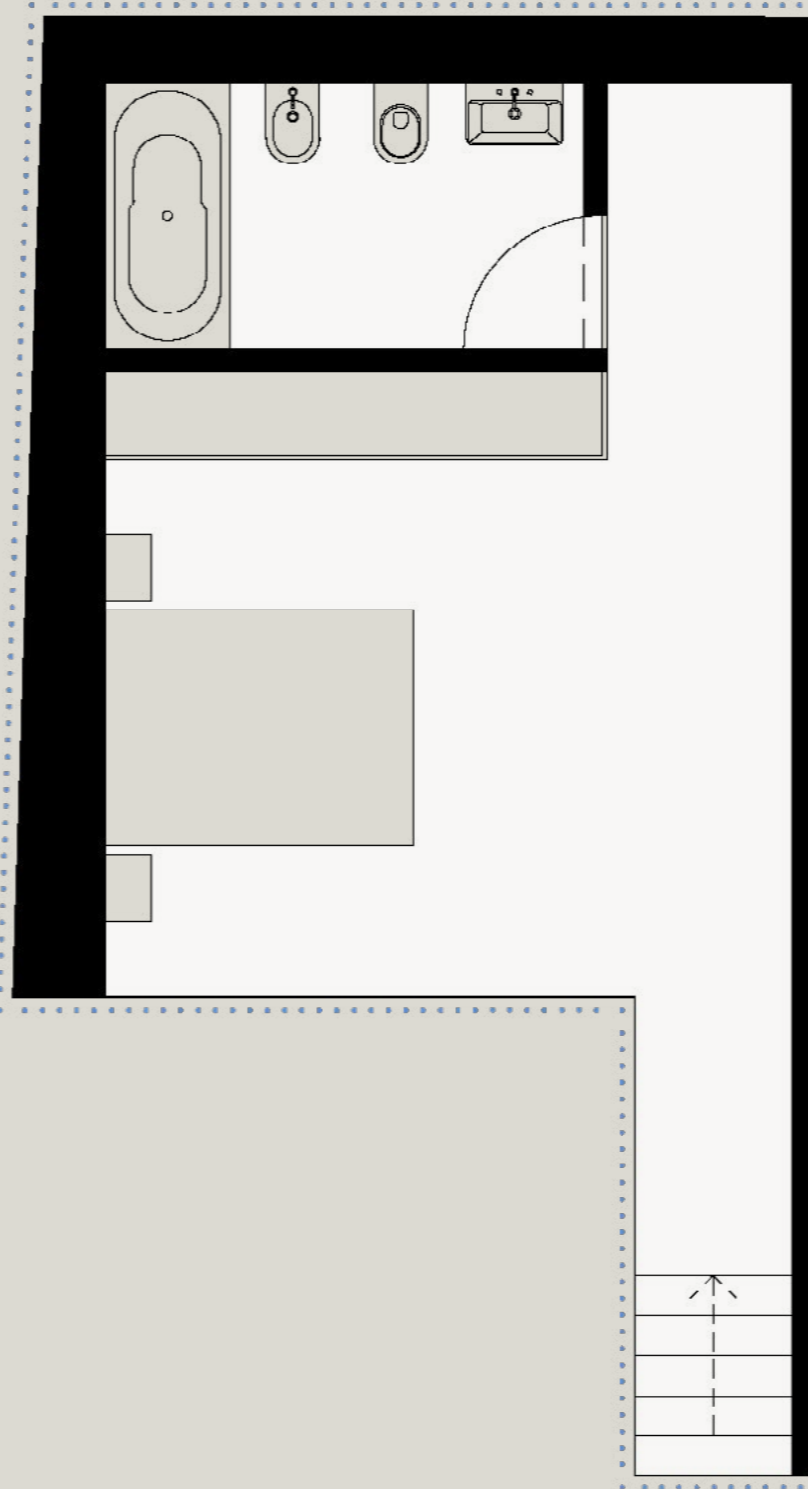
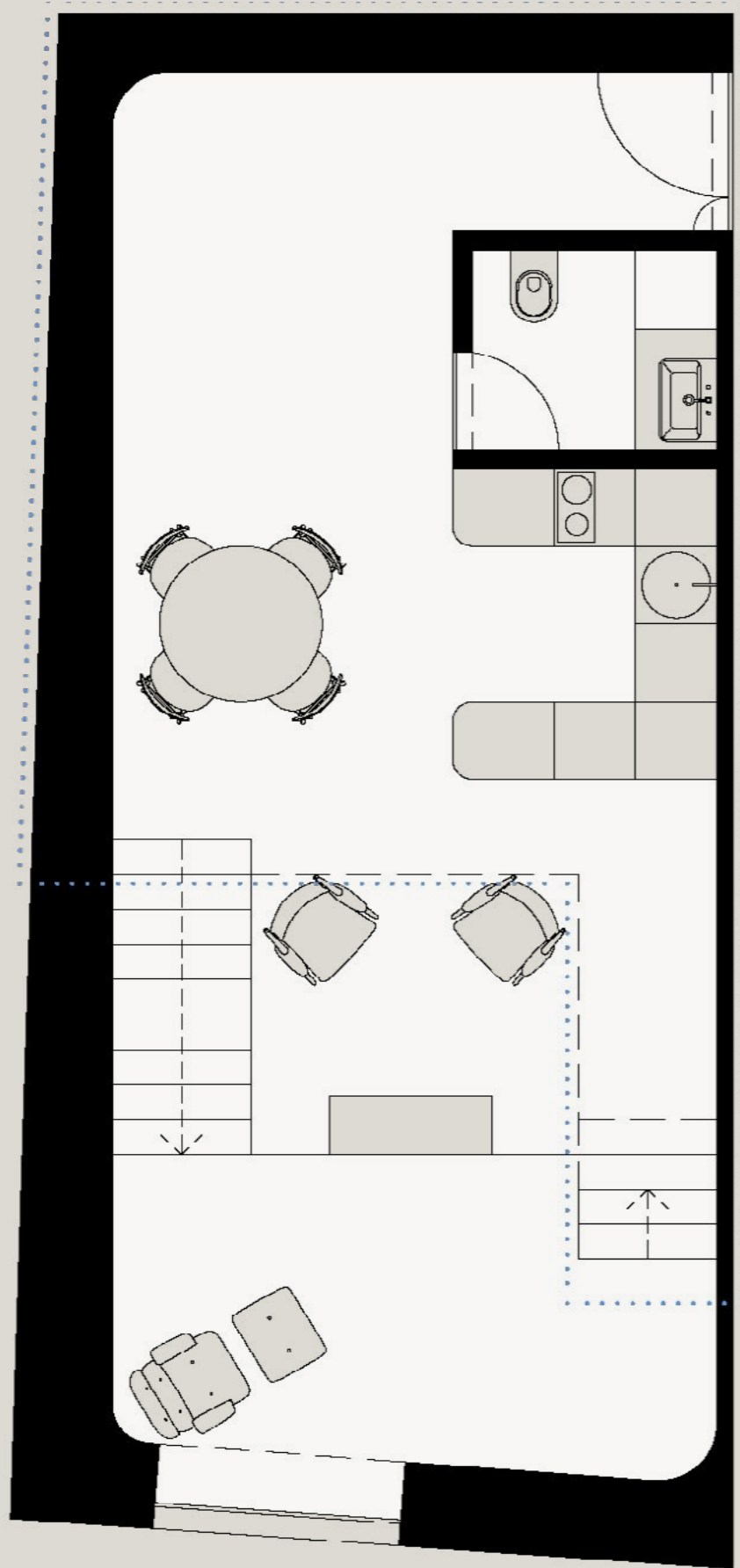
GROSS AREA  
COMMERCIAL SPACE

100.04m<sup>2</sup>



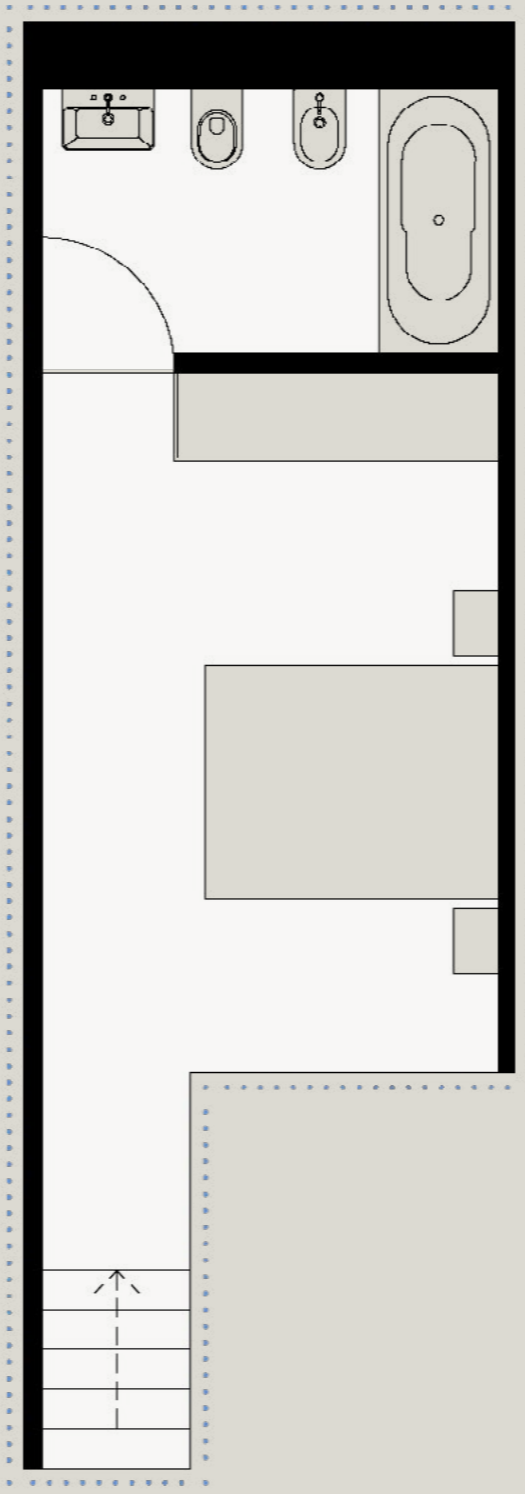
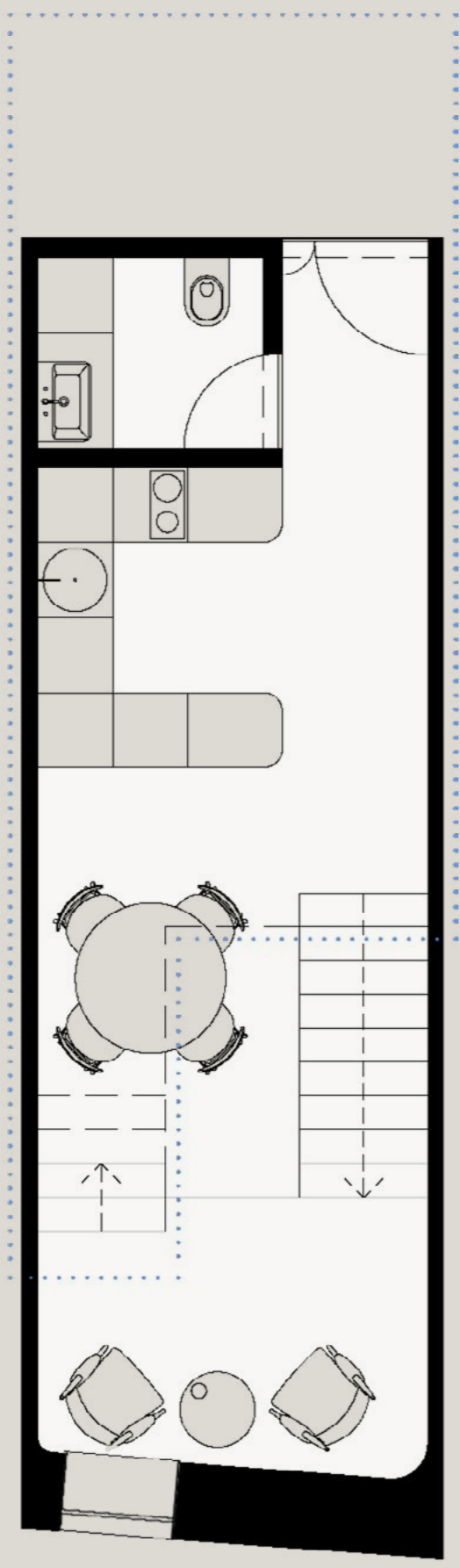
**UNIT B**

<b>GROSS AREA COMMERCIAL SPACE</b>	<b>145.30m<sup>2</sup></b>
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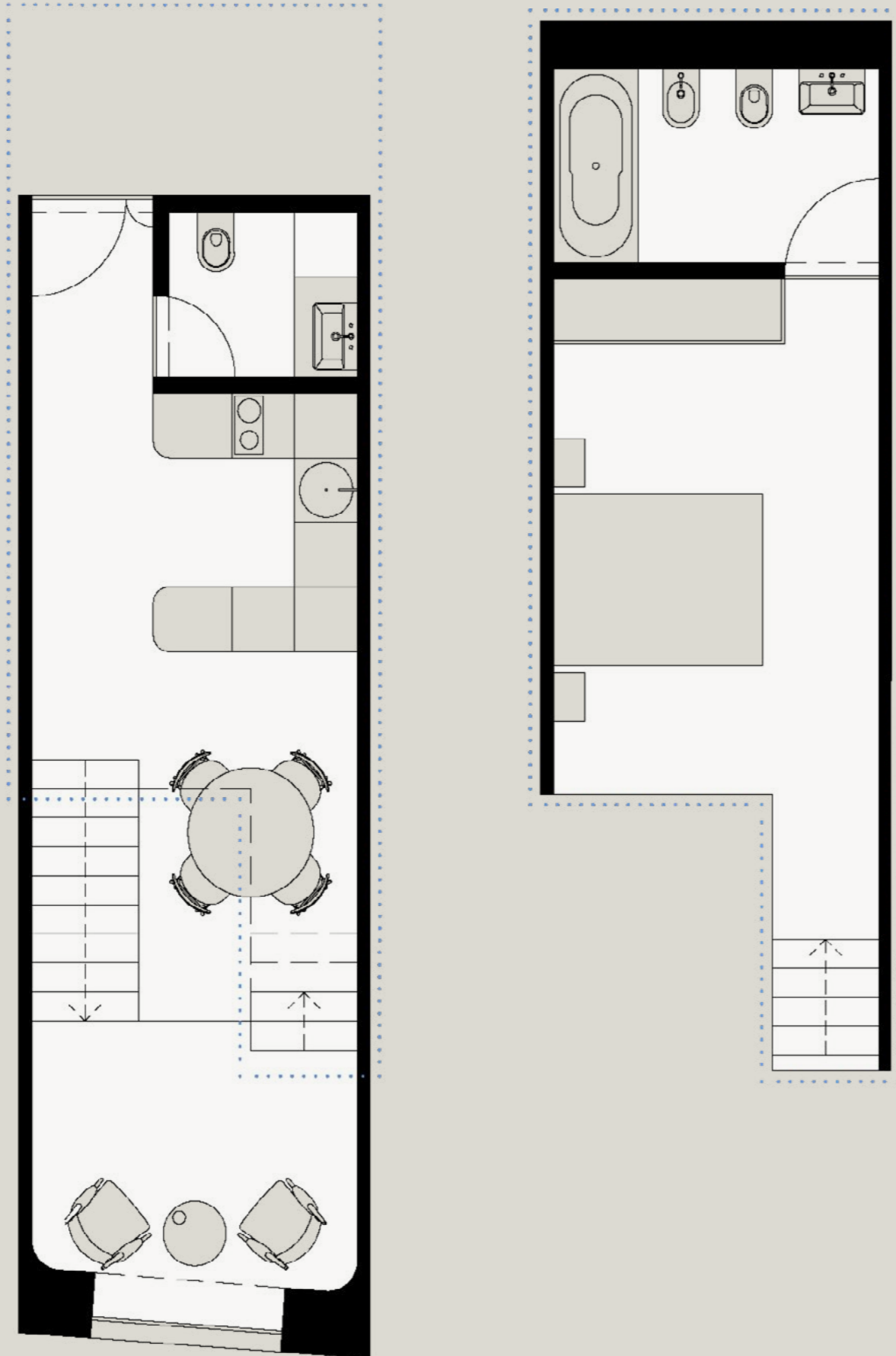
**UNIT C**

GROSS AREA 95.30m<sup>2</sup>



**UNIT D**

GROSS AREA                      61.20m<sup>2</sup>



ROYAL VENTURES

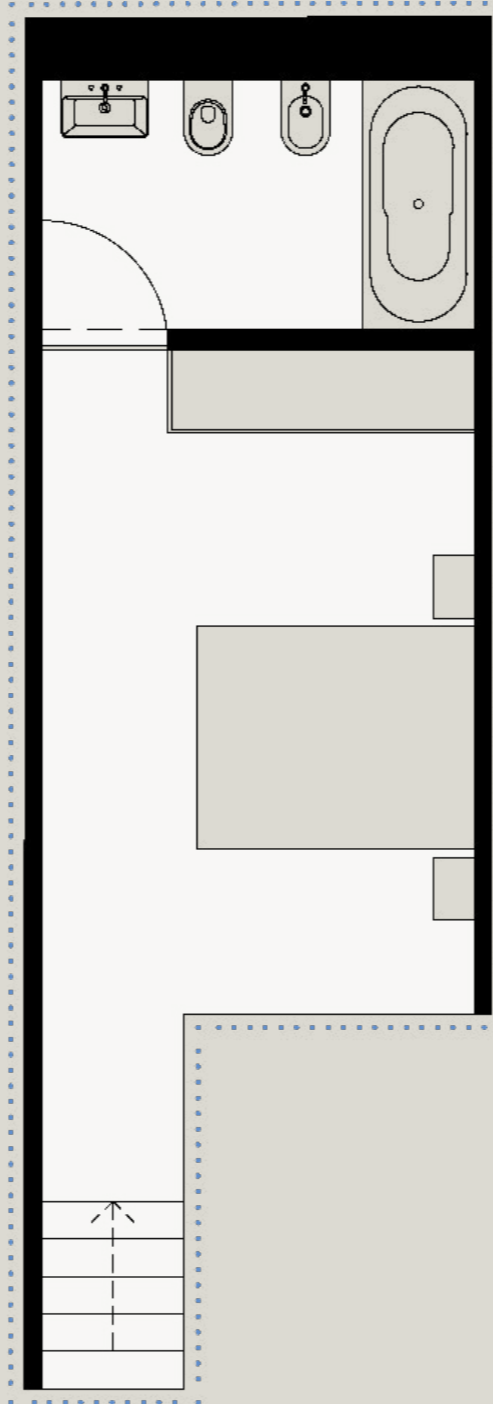
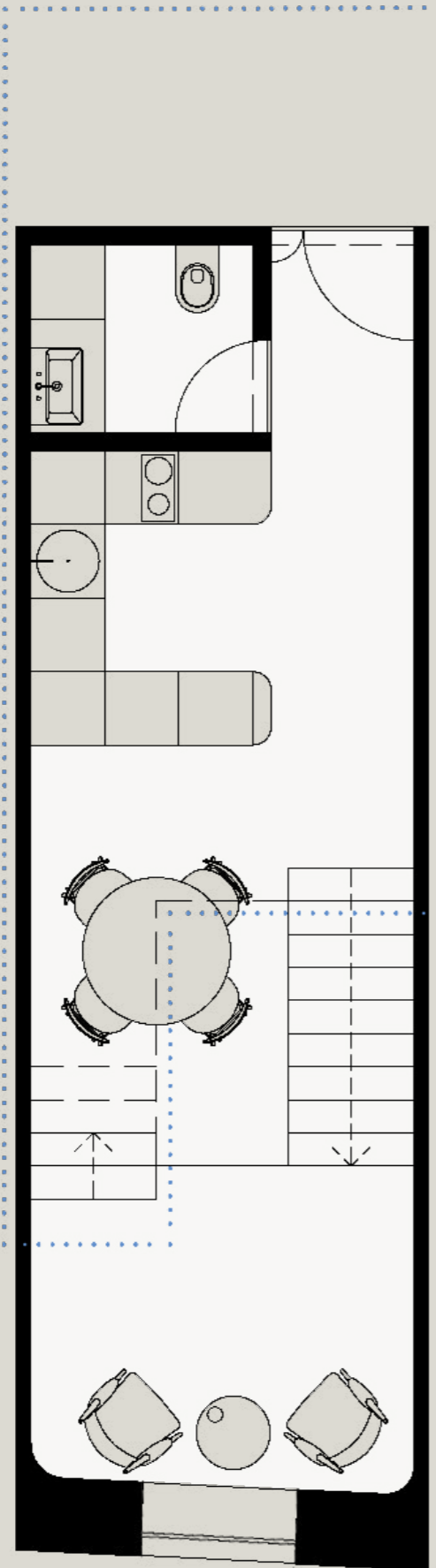
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UNIT E

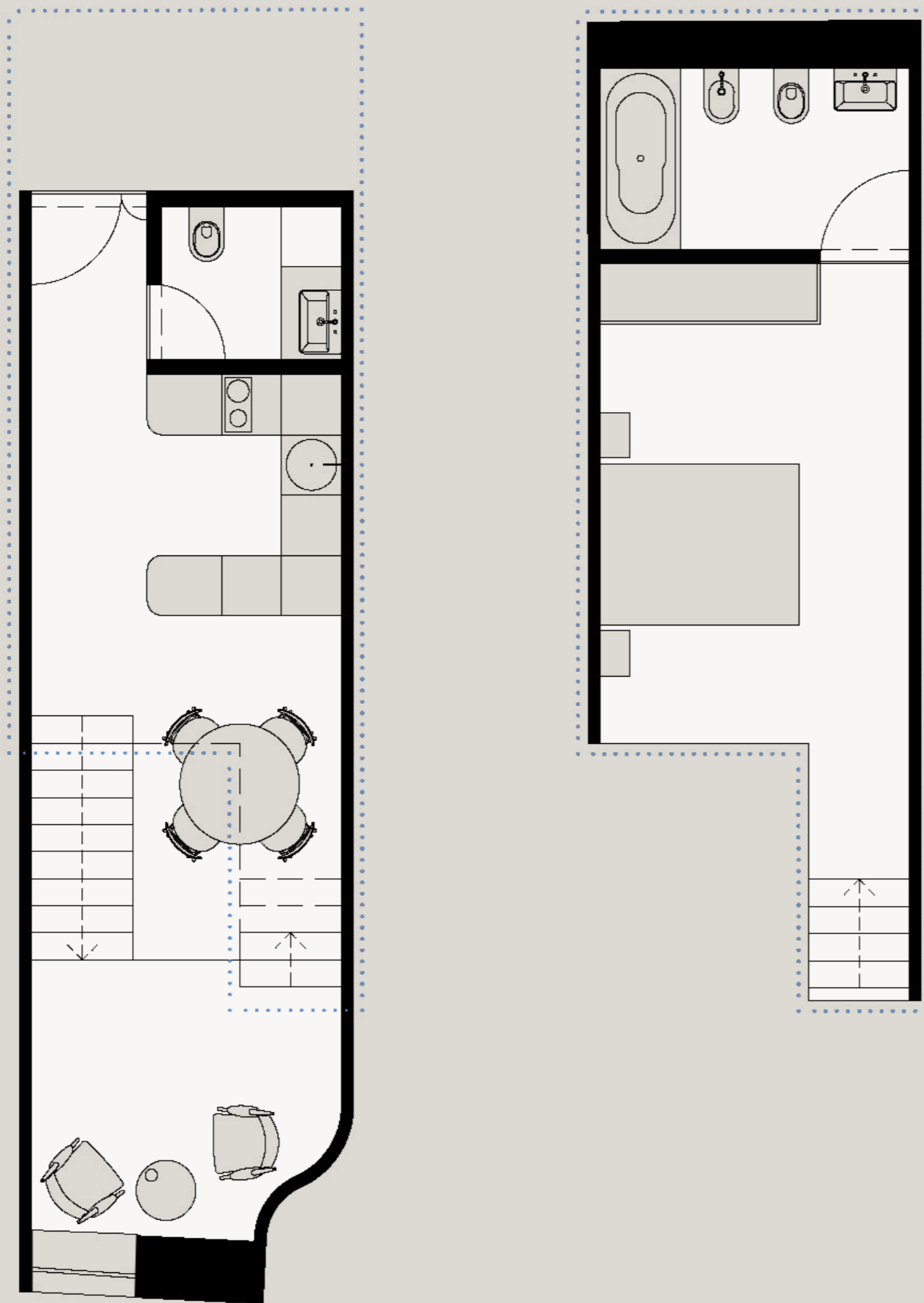
GROSS AREA

62.00m<sup>2</sup>



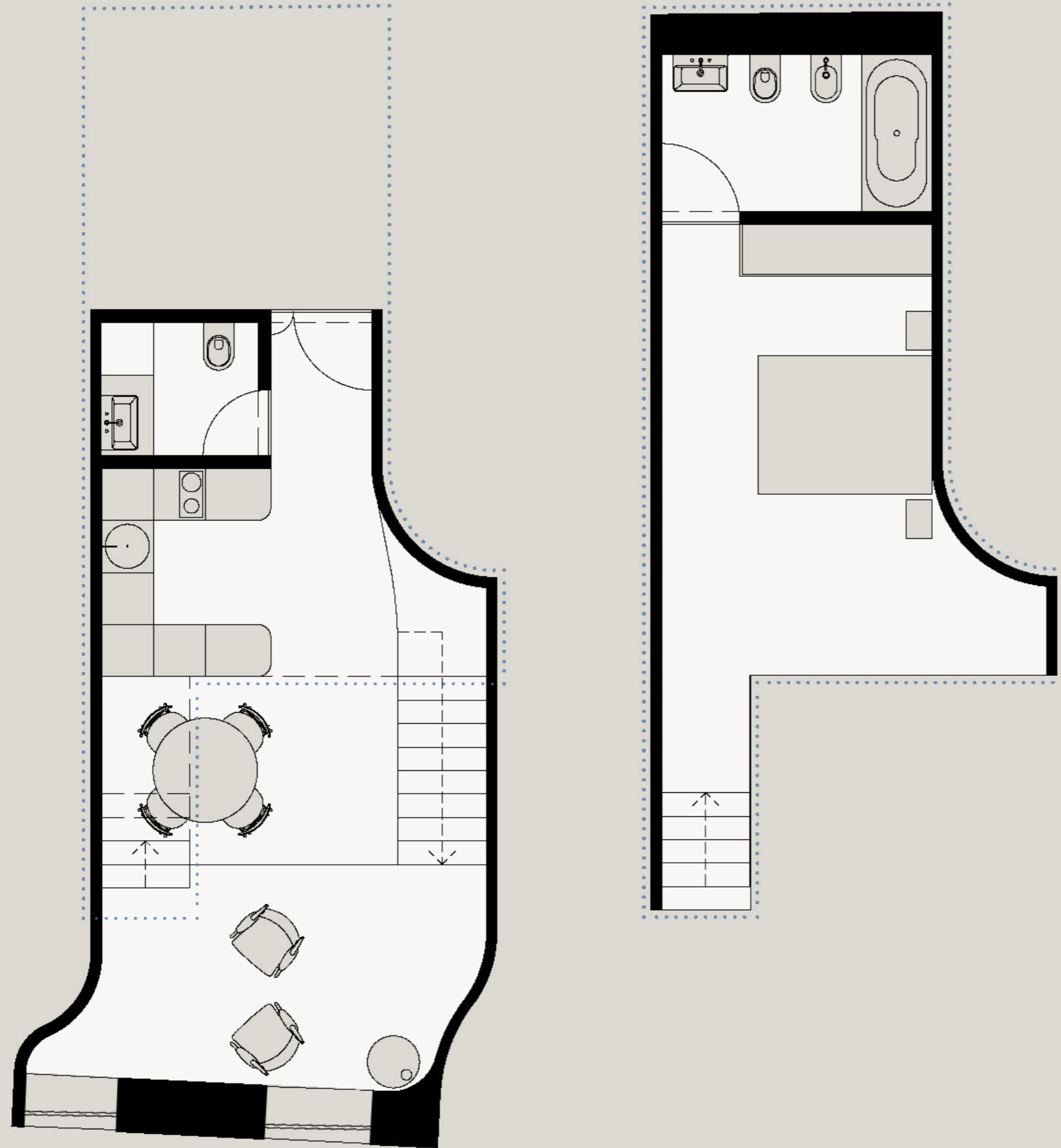
**UNIT F**

GROSS AREA 62.70m<sup>2</sup>



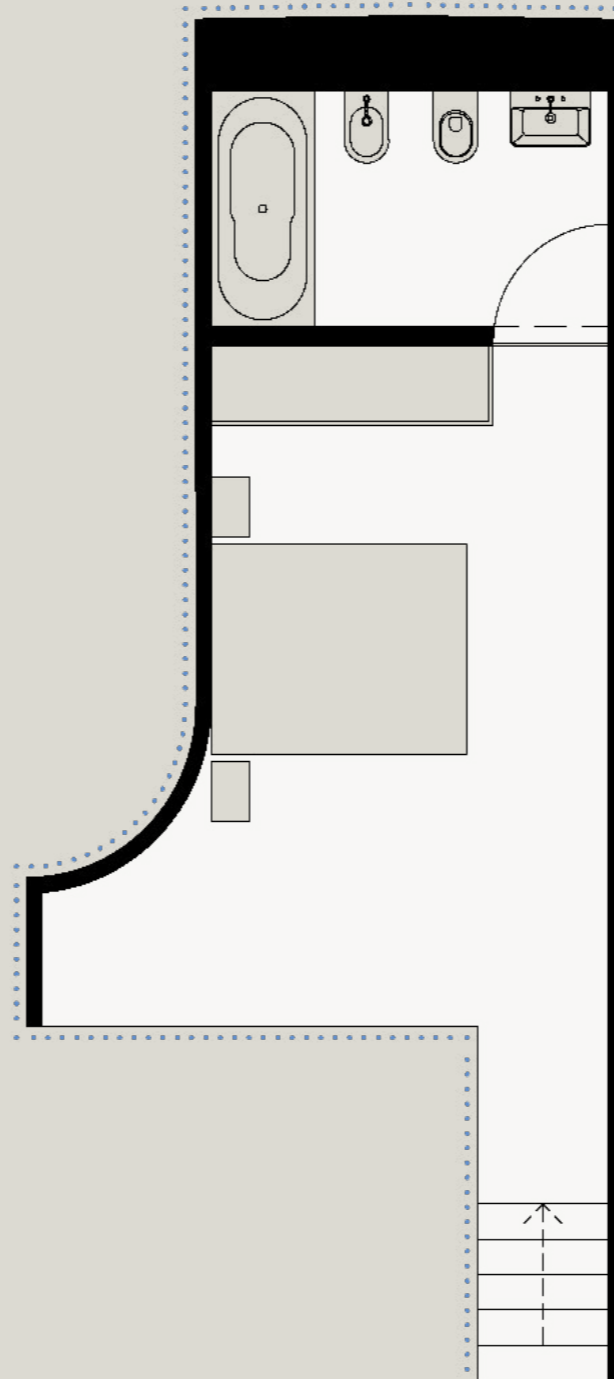
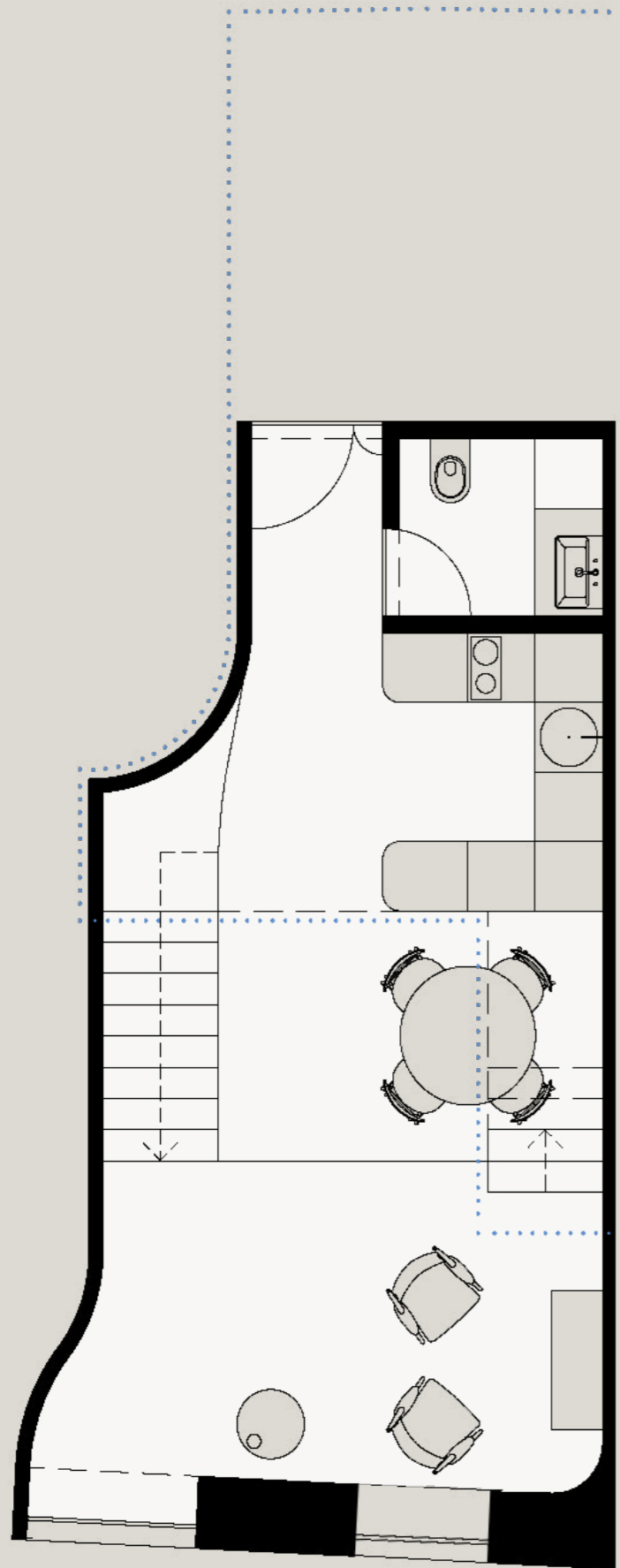
**UNIT G**

GROSS AREA	62.00m <sup>2</sup>
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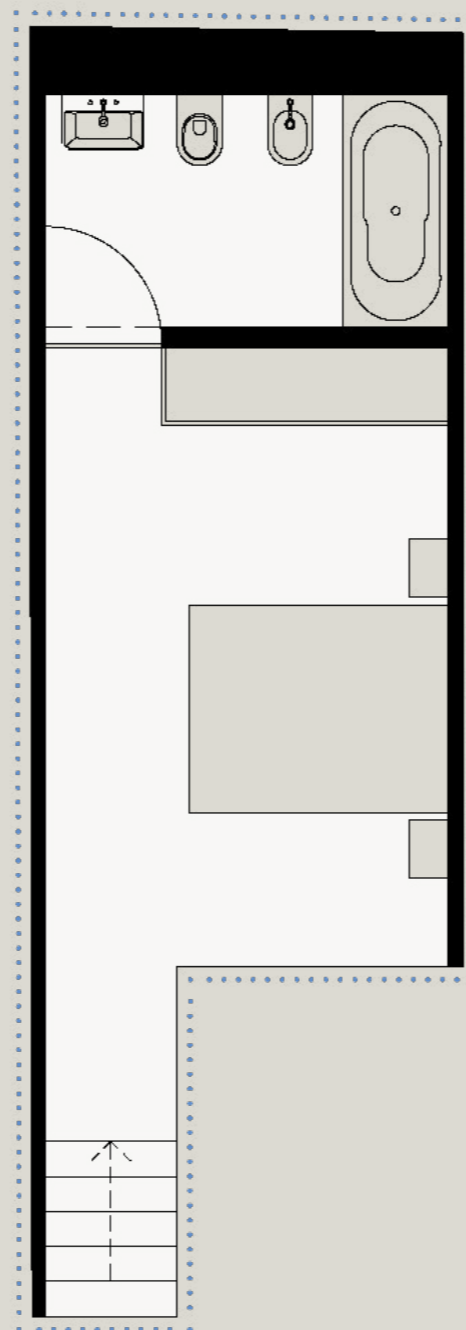
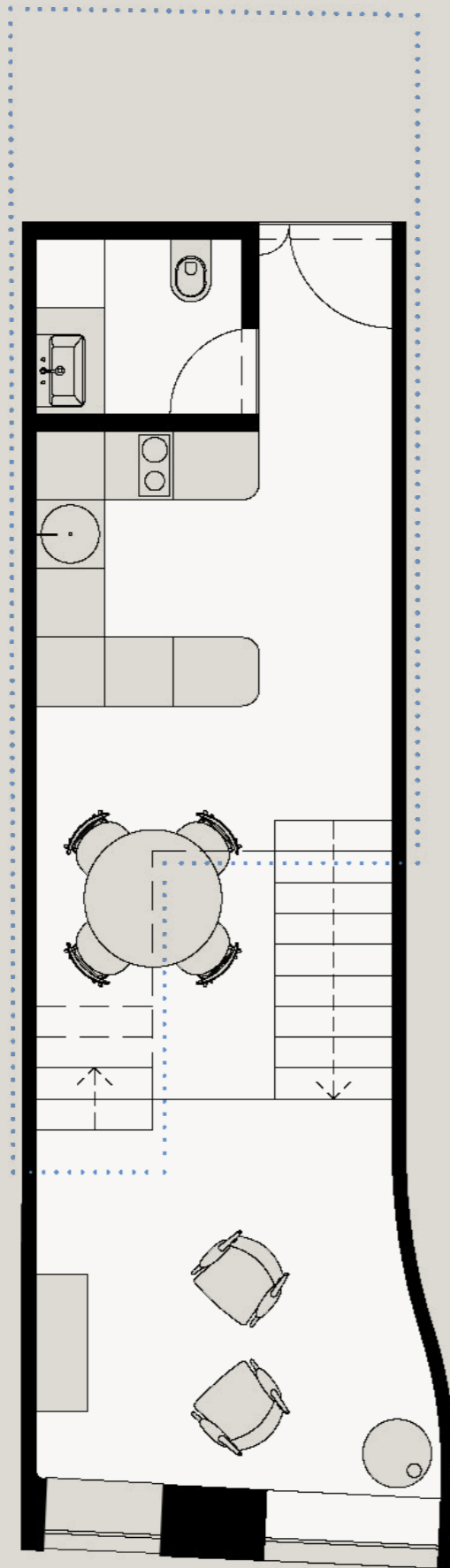
**UNIT H**

GROSS AREA	69.50m <sup>2</sup>
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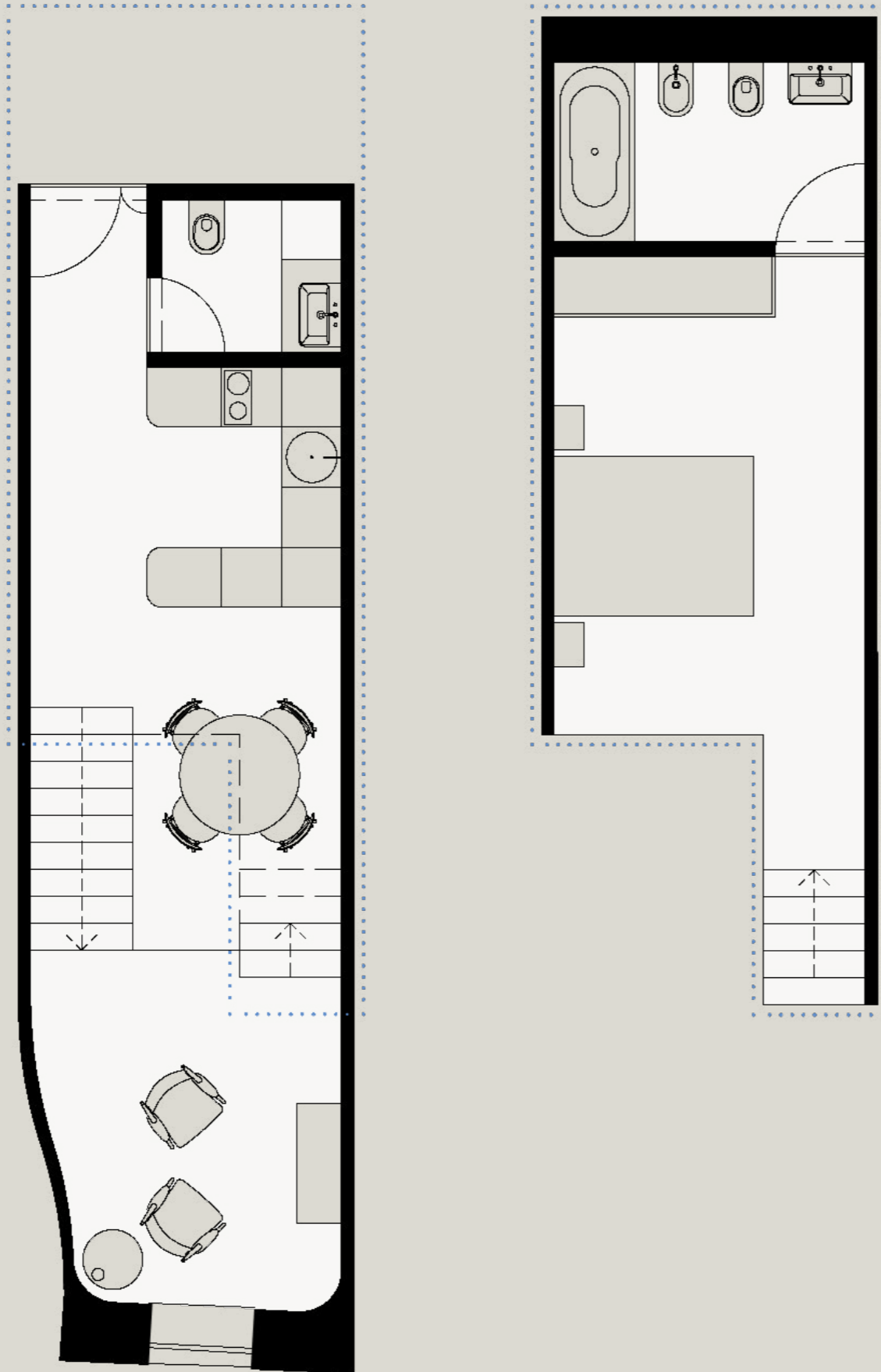
**UNIT I**

GROSS AREA	71.60m <sup>2</sup>
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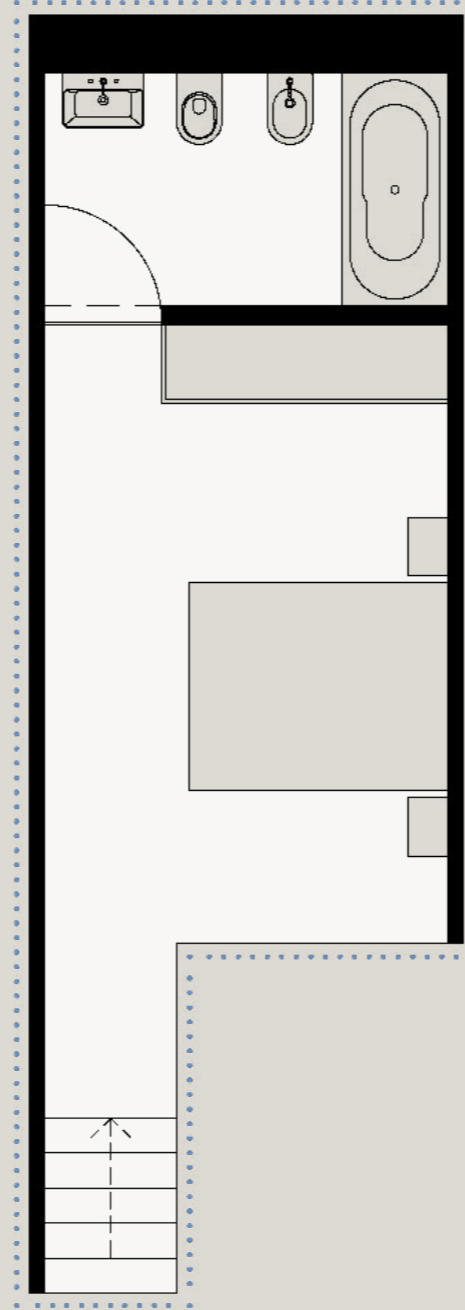
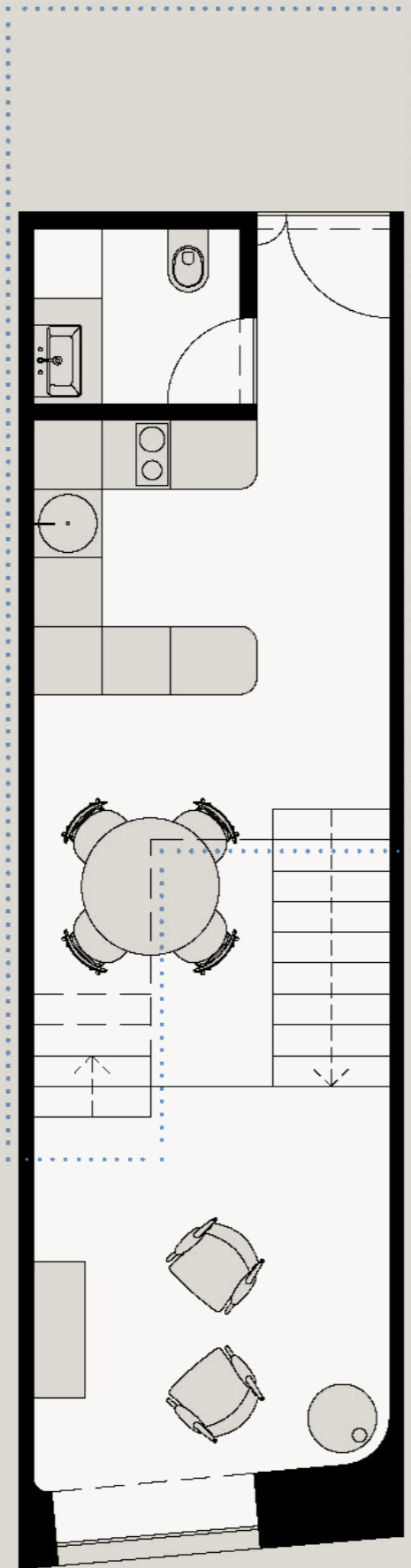
**UNIT J**

GROSS AREA      67.10m<sup>2</sup>



**UNIT K**

GROSS AREA	64.30m <sup>2</sup>
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ROYAL VENTURES

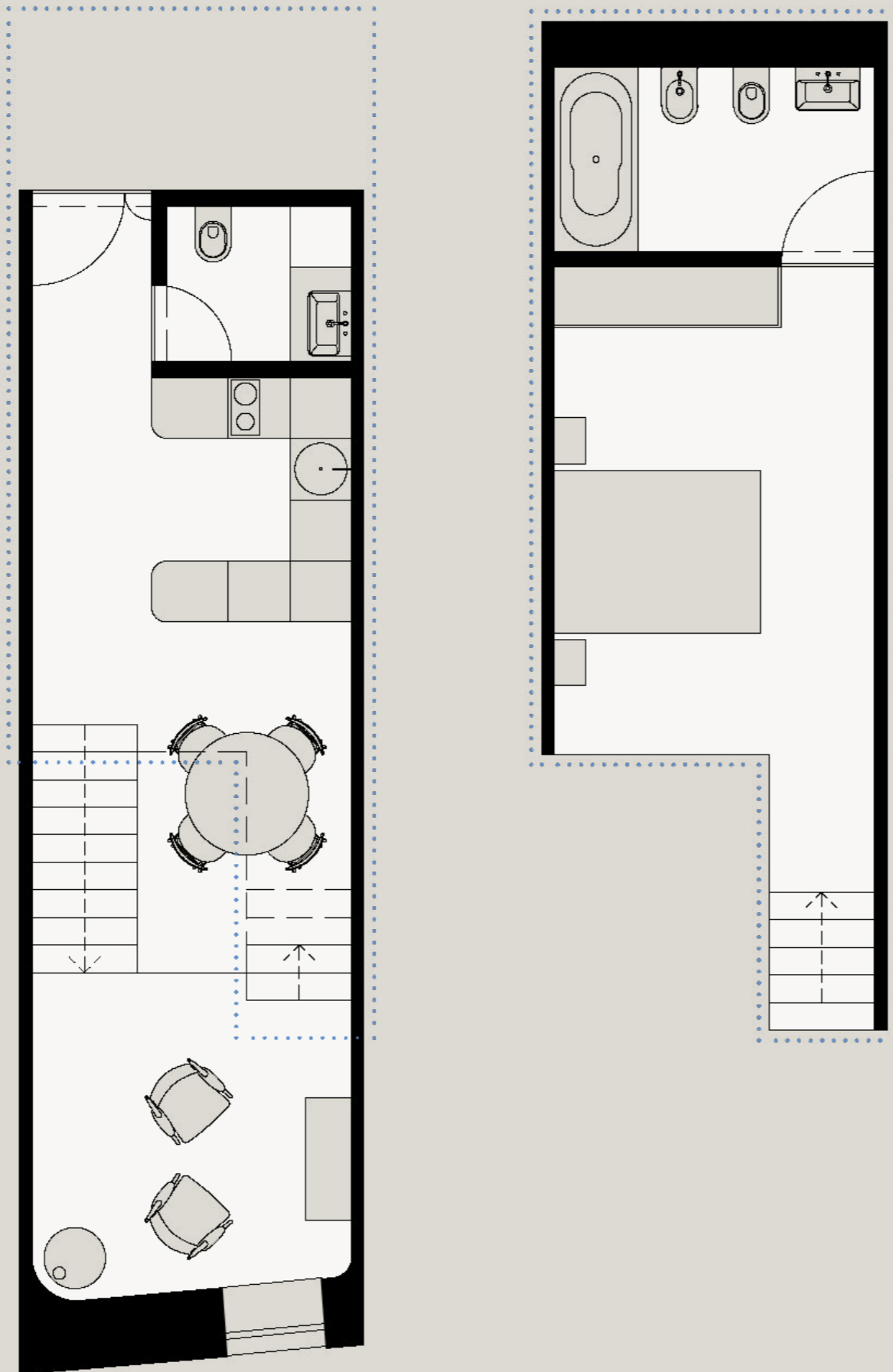
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UNIT L

GROSS AREA

65.60m<sup>2</sup>



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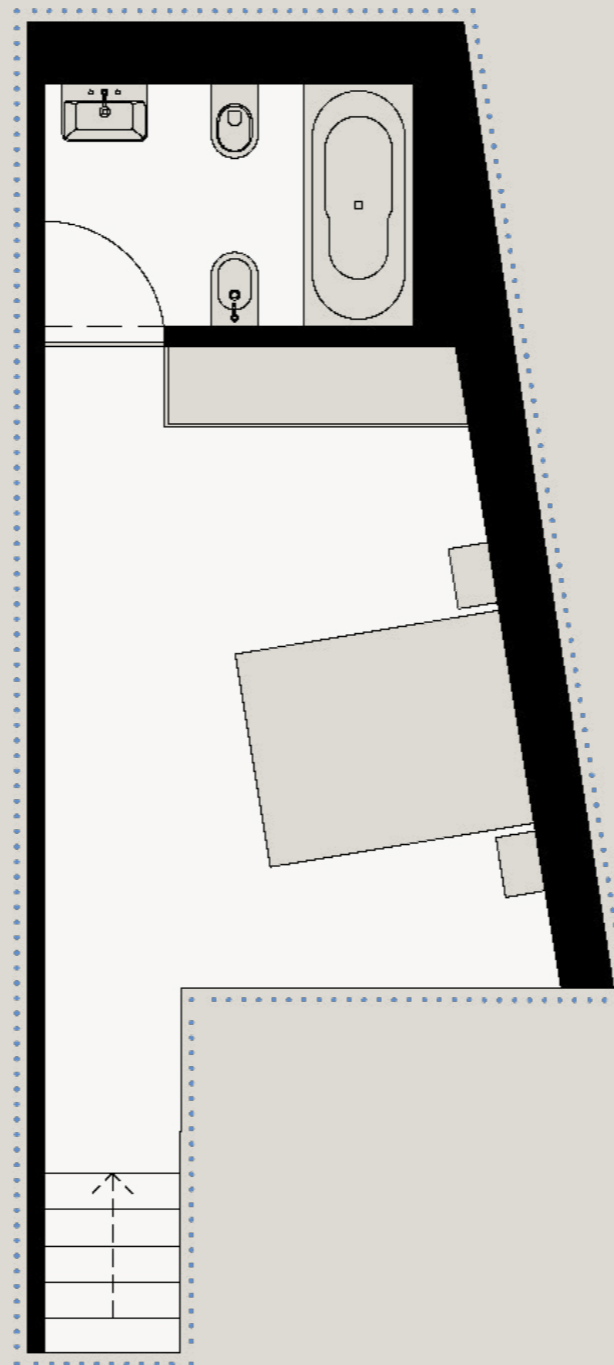
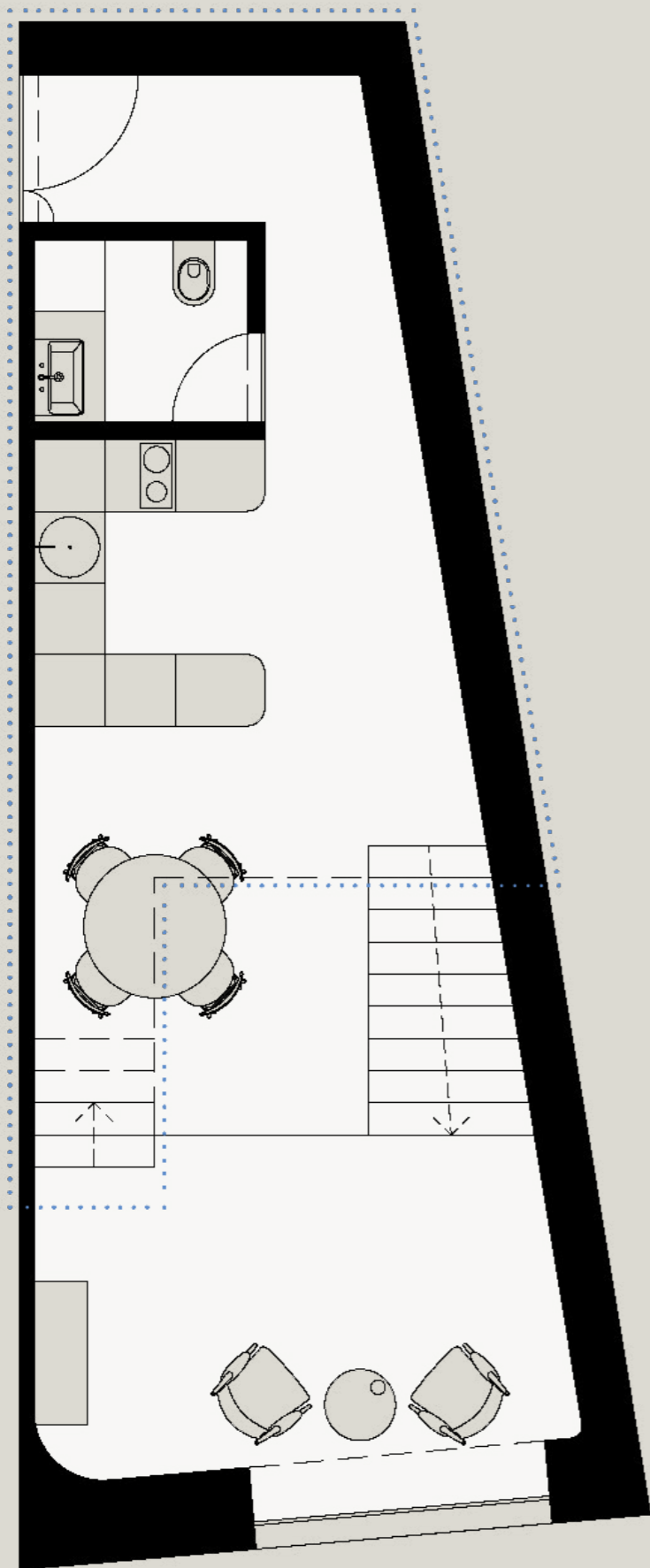
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UNIT M

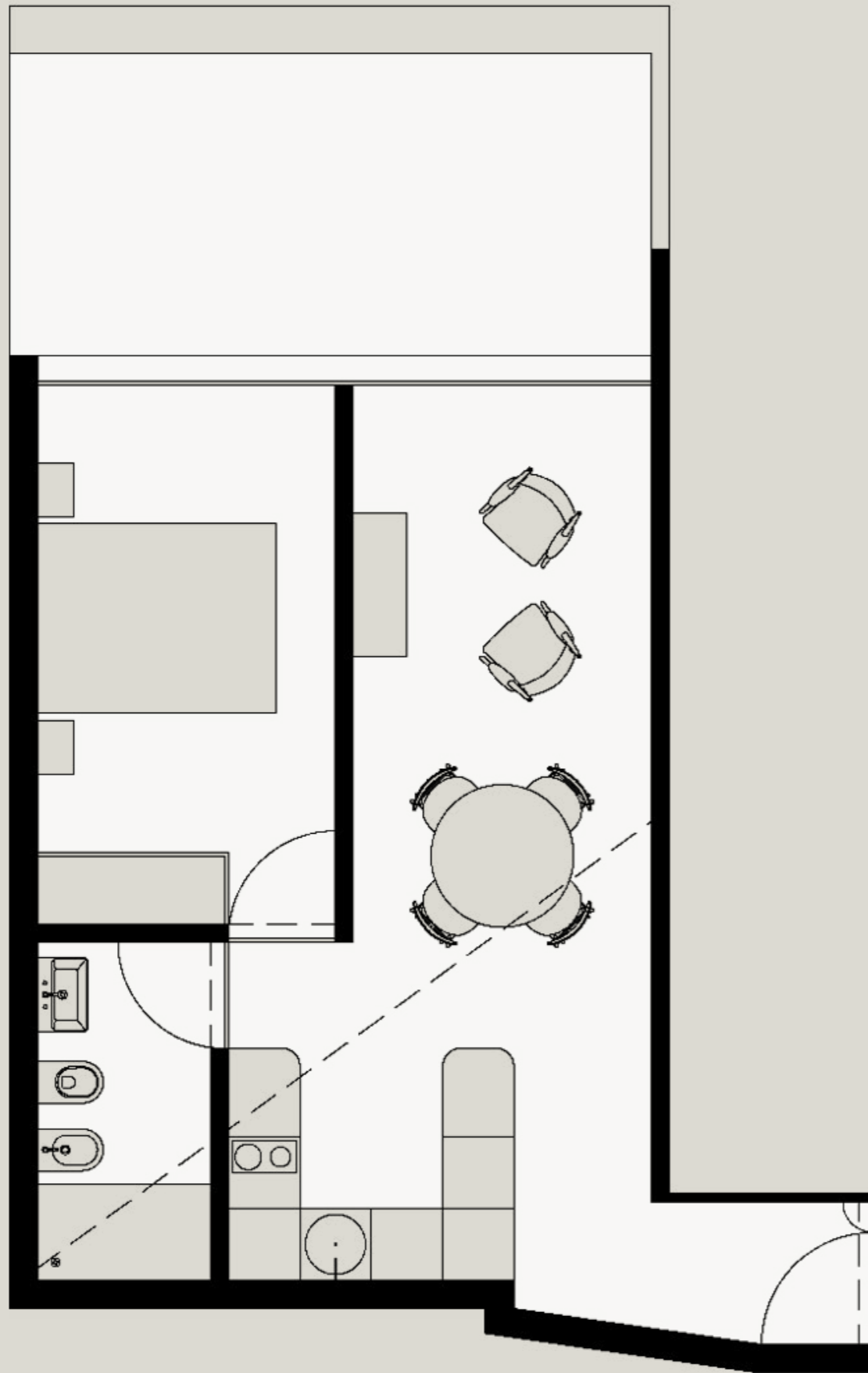
GROSS AREA

64.70m<sup>2</sup>

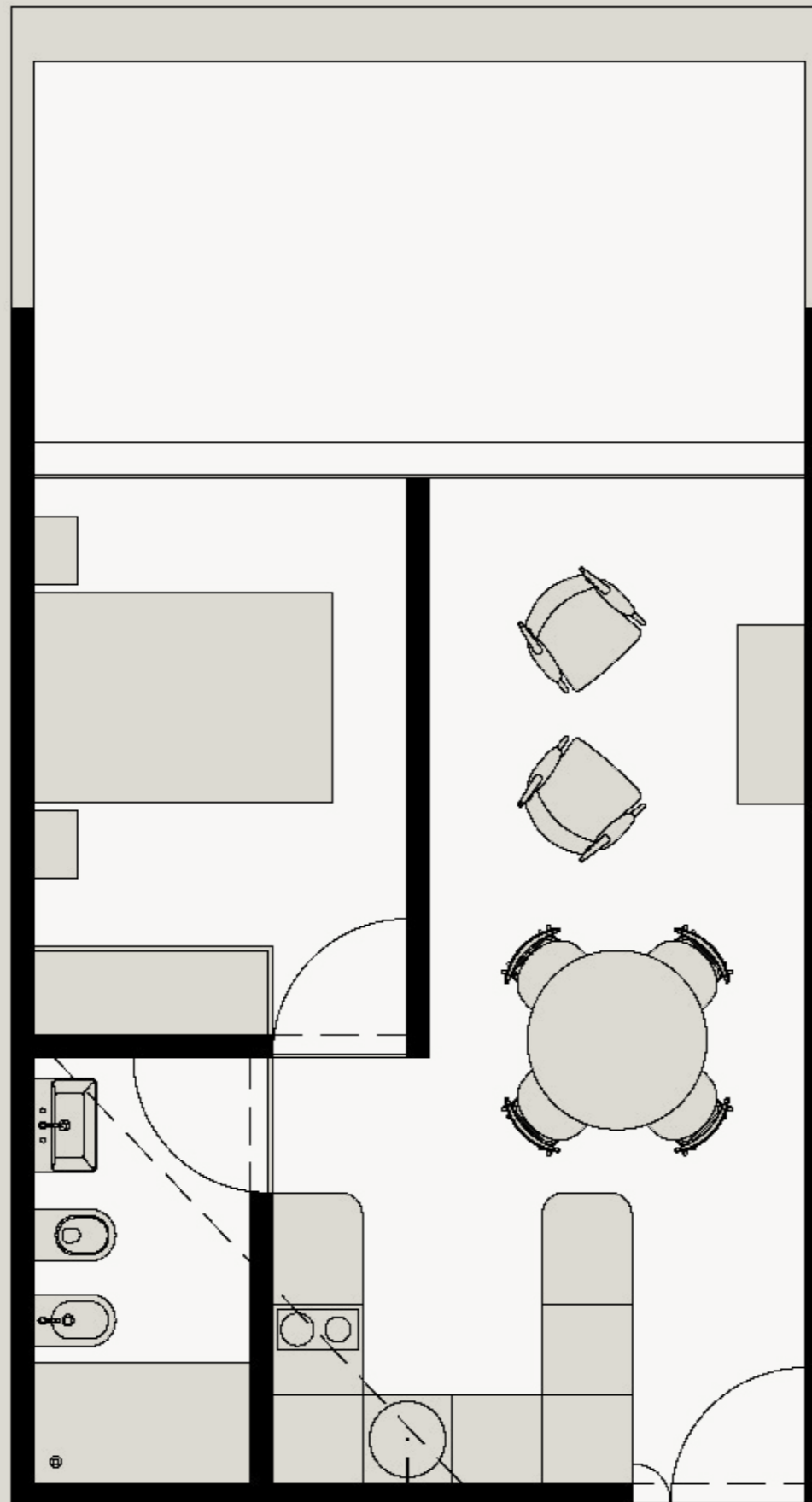


**UNIT N**

GROSS AREA 89.50m<sup>2</sup>

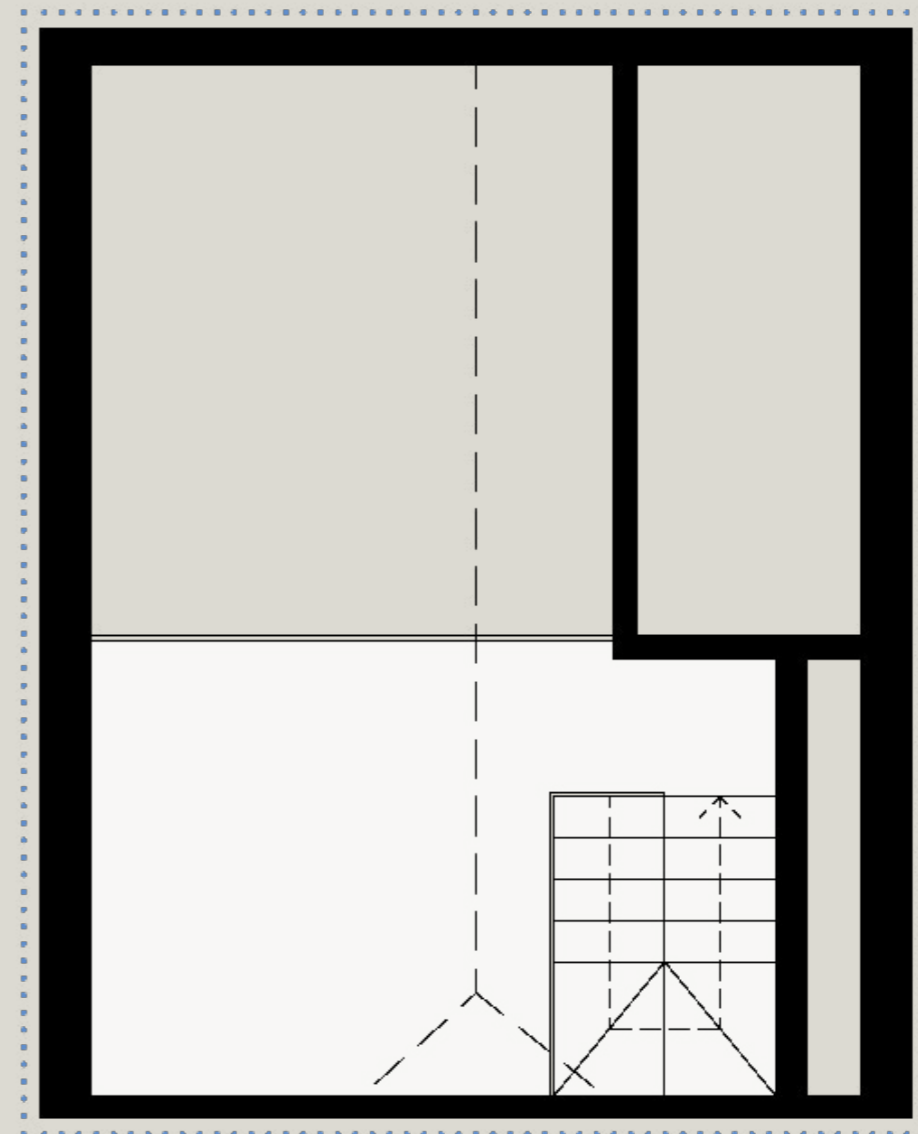
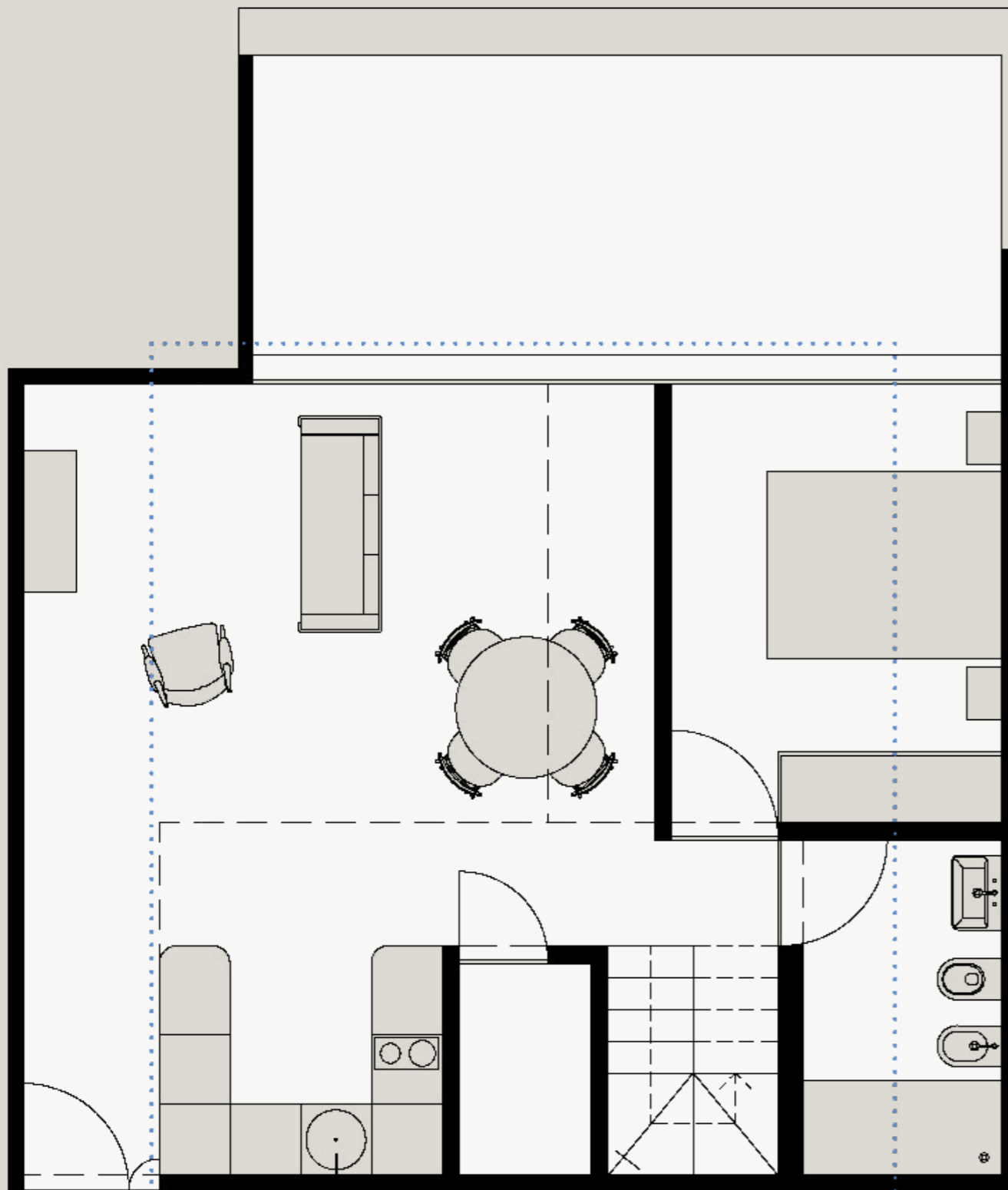


UNIT 0	
GROSS AREA	43.70m <sup>2</sup>
TERRACE AREA	20.00m <sup>2</sup>

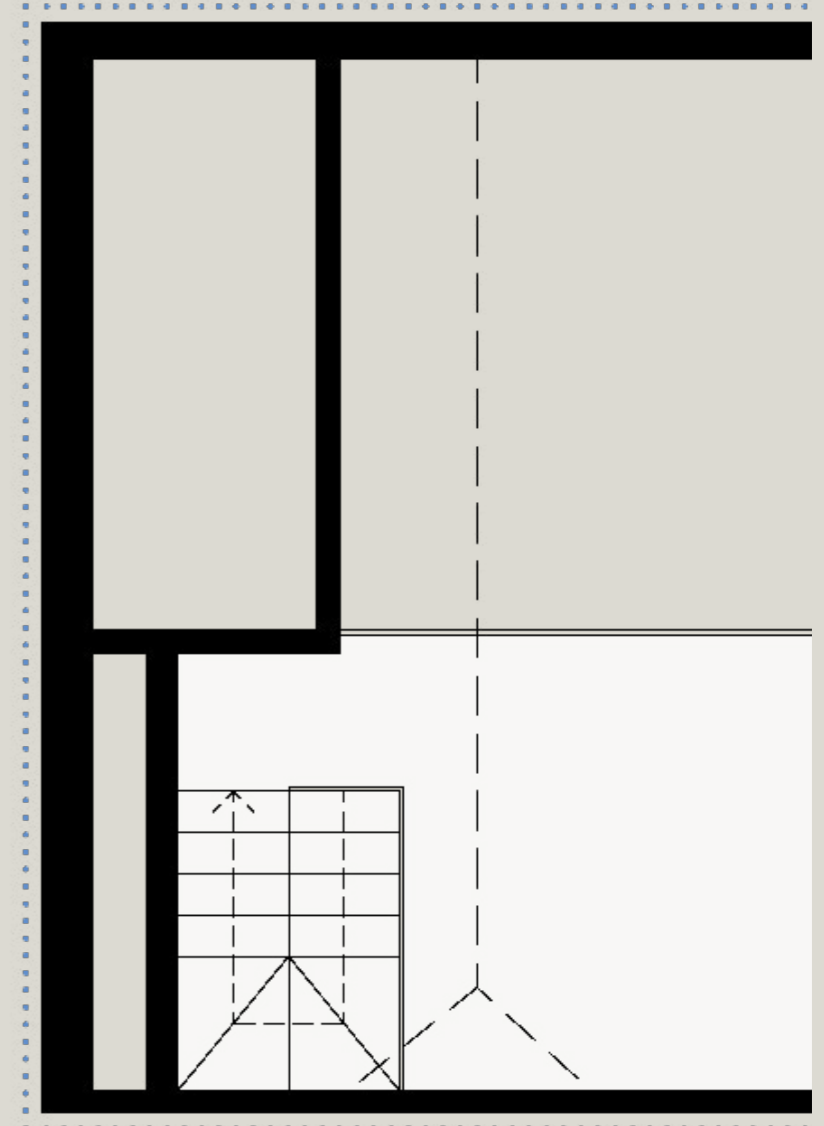
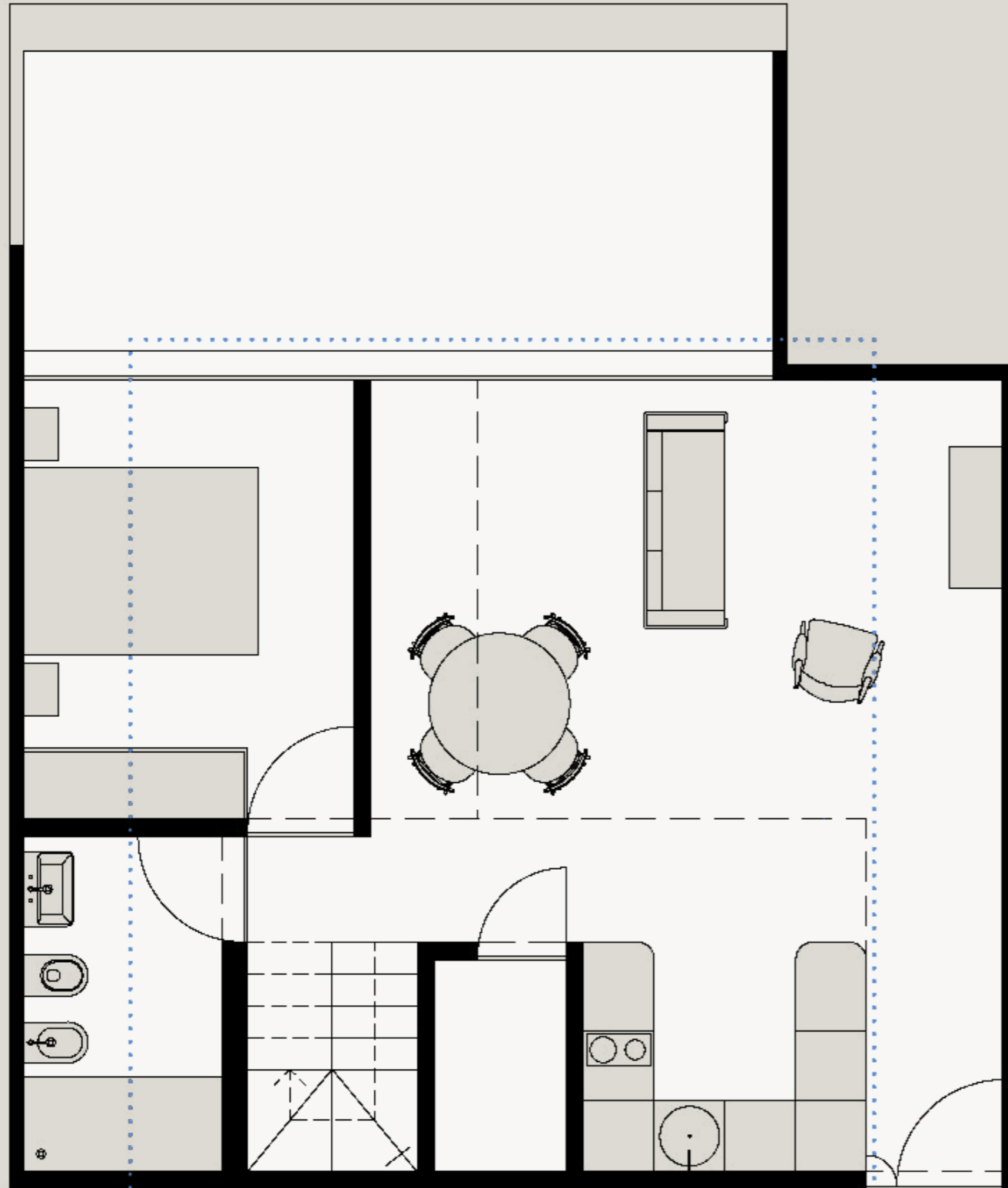


**UNIT P**

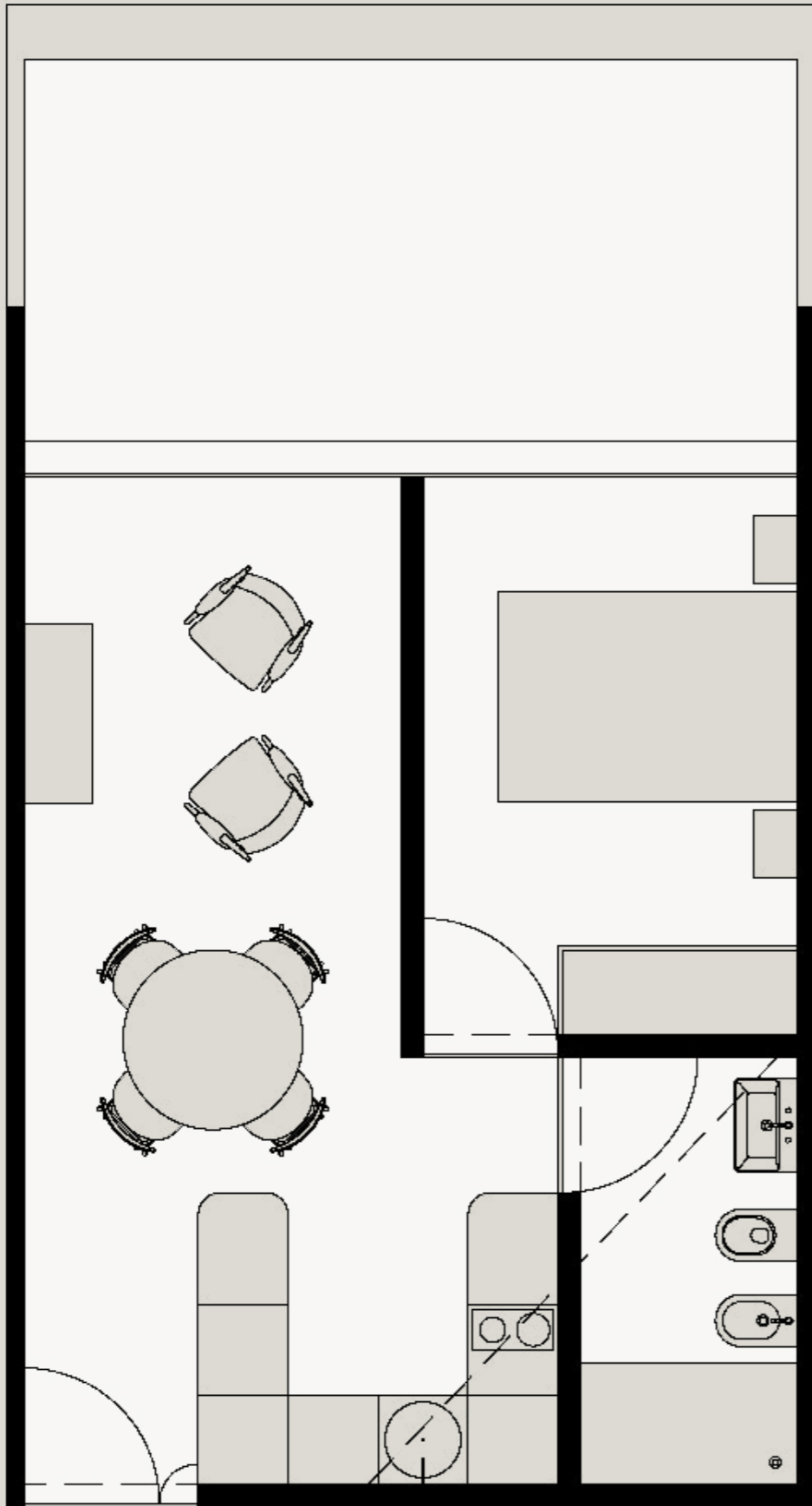
GROSS AREA	36.50m <sup>2</sup>
TERRACE AREA	17.60m <sup>2</sup>



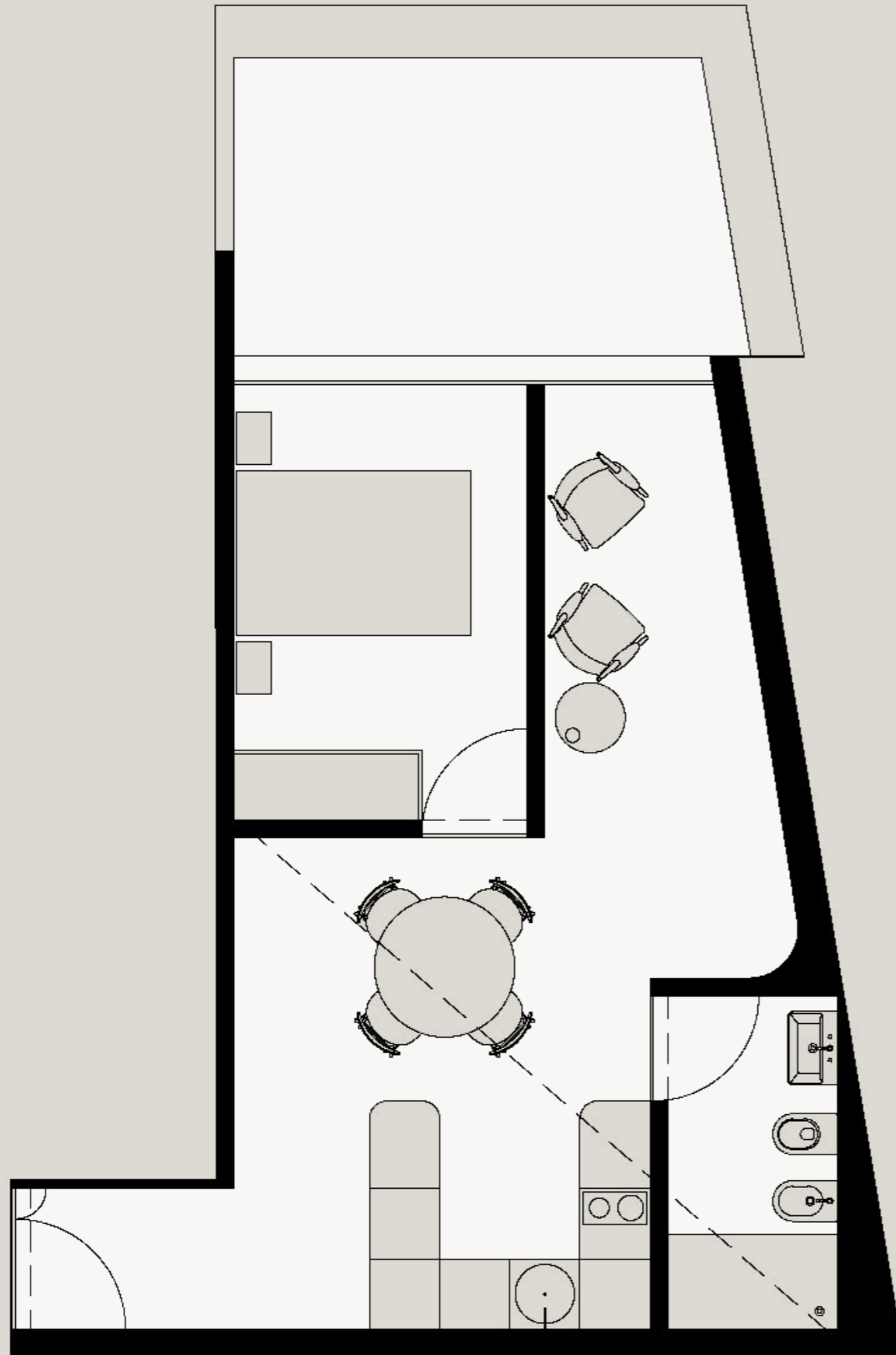
UNIT Q	
GROSS AREA	57.20m <sup>2</sup>
TERRACE AREA	21.70m <sup>2</sup>
STORAGE	12.60m <sup>2</sup>



UNIT R	
GROSS AREA	57.20m <sup>2</sup>
TERRACE AREA	21.90m <sup>2</sup>
STORAGE	12.60m <sup>2</sup>



<b>UNIT S</b>	
GROSS AREA	36.50m <sup>2</sup>
TERRACE AREA	17.60m <sup>2</sup>



UNIT T	
GROSS AREA	46.90m <sup>2</sup>
TERRACE AREA	16.00m <sup>2</sup>



**THANK YOU FOR YOUR TIME**

CAIS DA PESCARIA 2025