



IMPACTO CAPITAL

Real Estate - Portugal



FERVENÇA

PALACE

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Rua do Pilar 114





## FERVENÇA PALACE

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The historic city of Porto is one of the oldest cities in Europe. This exciting and vibrant city has surged in Europe as a main touristic destination due to its rich history, deep culture and a very singular nightlife. In 1996 the city center was elevated to the status of **UNESCO World Heritage**. This region is also famous worldwide because of its wines, which are produced and stored along the banks of Douro River.

The timeless elegance of **Fervença Palace** comes from a rehabilitation project of an 18th century building which preserves many of its unique architectural features.

**Fervença Palace** is located in the banks of the Douro River with its façade facing south, allowing it to have great sun exposure and splendid views over the river and the city.

Aside from the unparalleled views, **Fervença Palace** is within walking distance of the main Porto attractions, including the Historic Center of Porto, the traditional Port Wine Cellars, Dom Luís I Bridge, the Sé among others.









# FERVENÇA PALACE INTERIORS

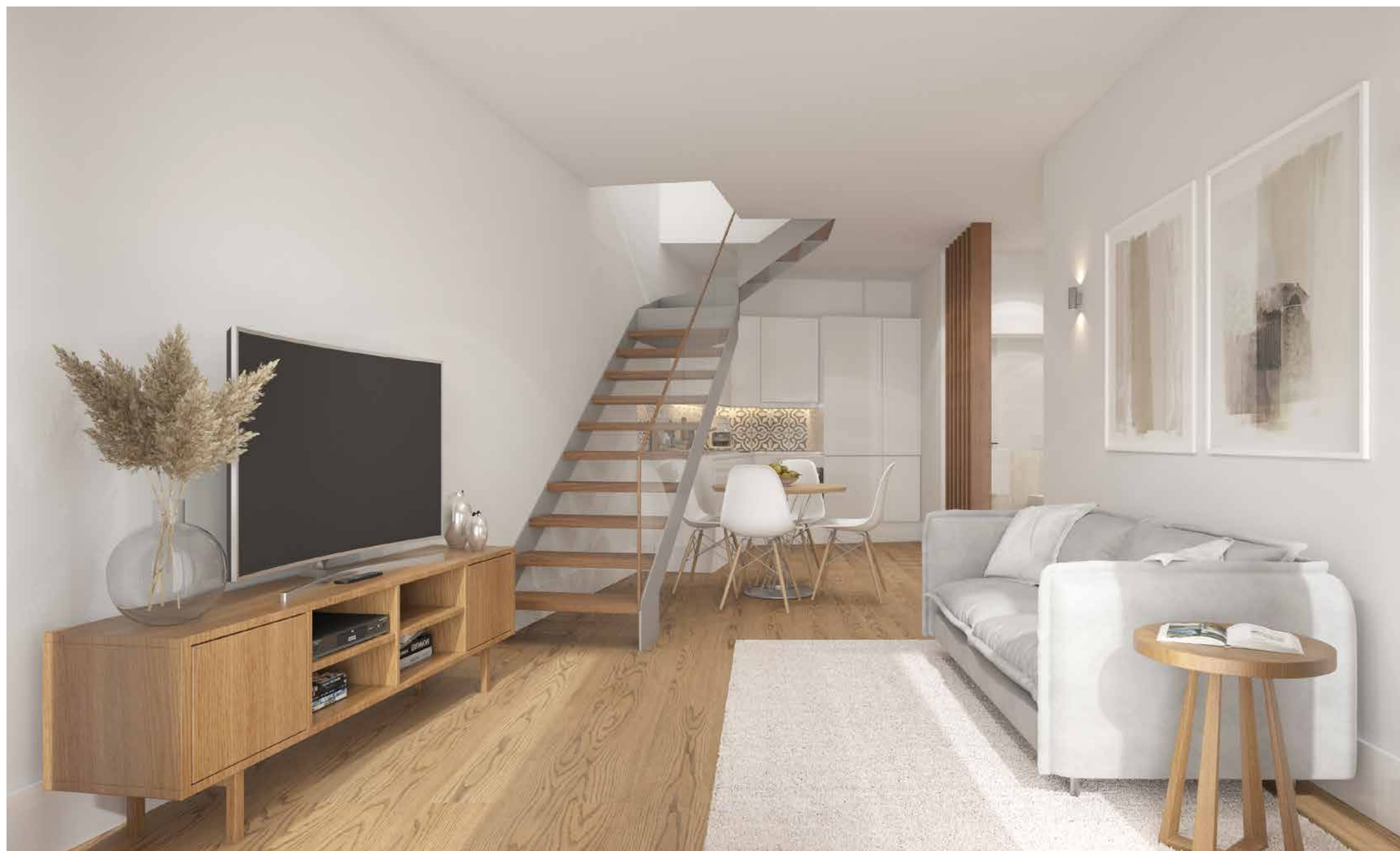
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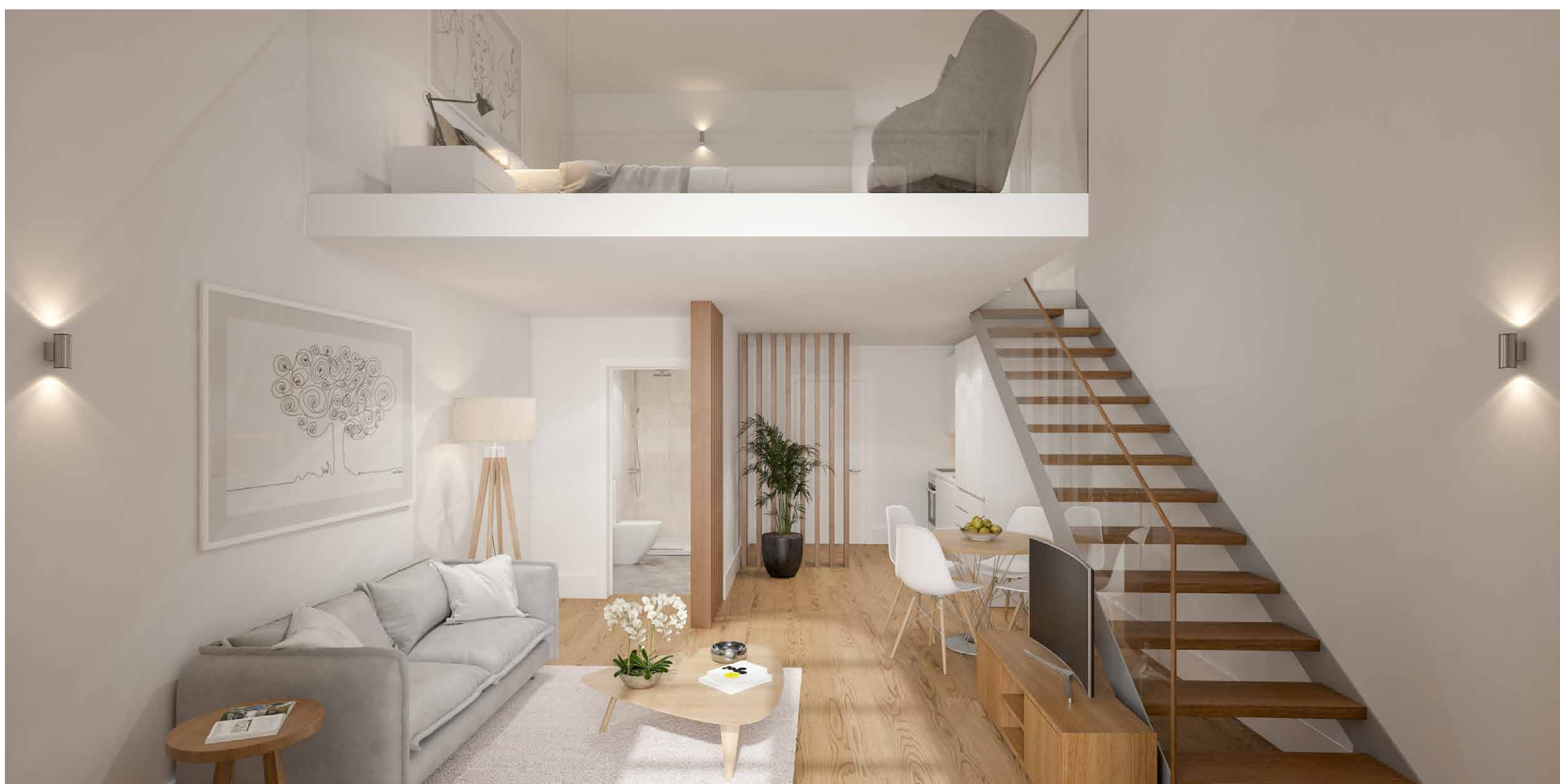


## Additional information

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All residential units can be sold completely decorated and furnished.

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development.





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# FERVENÇA PALACE INTERIORS

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# EXCLUSIVE RESIDENCE

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# FERVENÇA PALACE INTERIORS

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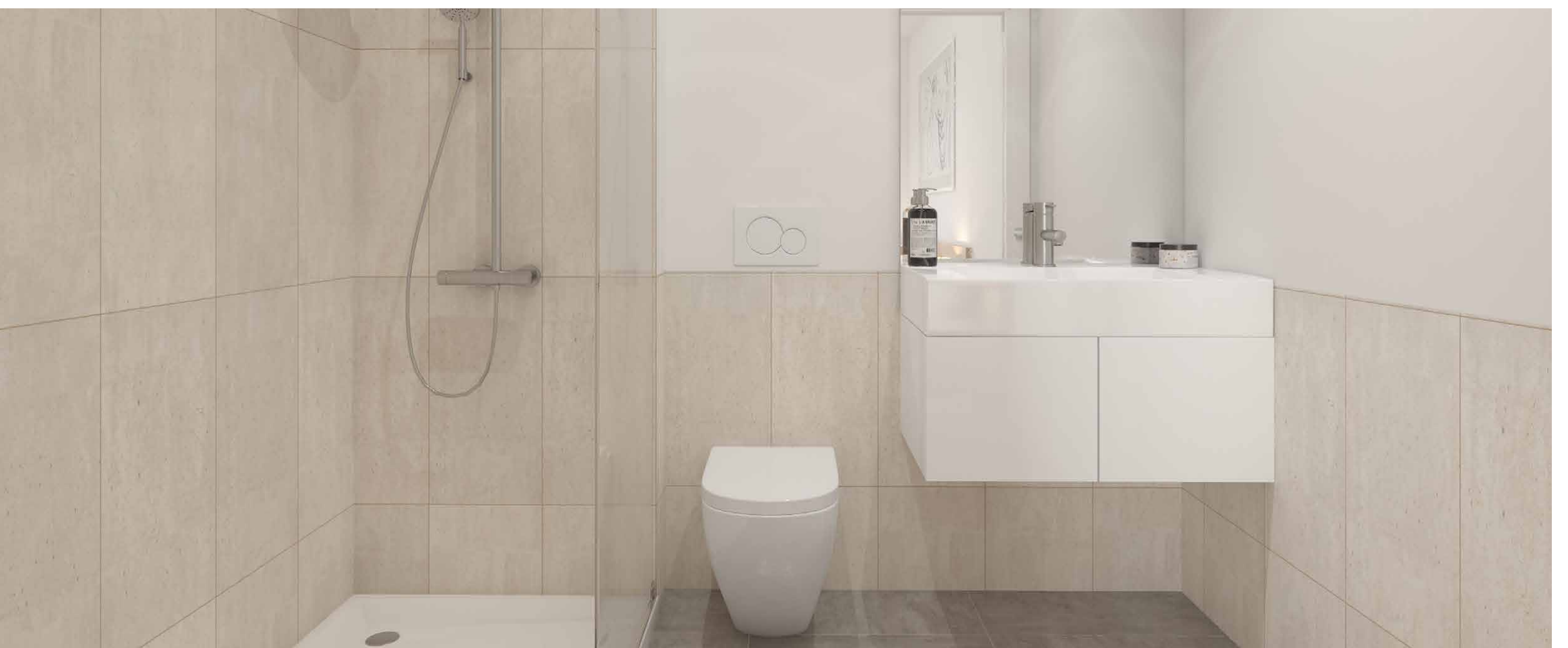
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# FERVENÇA PALACE INTERIORS

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# FERVENÇA PALACE INTERIORS

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# EXCLUSIVE RESIDENCE

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## INVESTMENT OPORTUNITY

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**Fervença Palace** is comprised of 2 autonomous buildings, the renovated Palace and a new structure, separated by an internal magnificent private garden. Within the renovated Palace, most units include mezzanines enhancing the original double height ceilings.

**Fervença Palace** building is being modernized into 17 upscale residential units. The apartments vary between 41,18 and 148,35 sqm, with studios, one-bedroom and two-bedroom units.

All apartments include air-conditioning, double glass windows, fully equipped kitchens and may come fully furnished. Most of the units will have fantastic views over the Douro river and the city of Porto. Impacto Capital has acquired the entire building and will provide its clients the possibility of management services.

- The apartments have the possibility to come with a fixed return;
- The management company may be responsible for all the expenses including maintenance, condominium, water, electricity, internet, cable and insurance, among others.





# APARTMENTS FLOOR PLANS **UNIT 002**

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# APARTMENTS FLOOR PLANS **UNIT 103**

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## APARTMENTS FLOOR PLANS **UNIT 203**

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## APARTMENTS FLOOR PLANS **UNIT 204**

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## APARTMENTS FLOOR PLANS **UNIT 205**

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## APARTMENTS FLOOR PLANS **UNIT 302**

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## APARTMENTS FLOOR PLANS **UNIT 303**

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## APARTMENTS FLOOR PLANS **UNIT 304**

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## APARTMENTS FLOOR PLANS **UNIT 305**

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## APARTMENTS FLOOR PLANS **UNIT 401**

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# UNIT TABLE

Unit	Floor	Type	Private Area (m <sup>2</sup> )*	Additional Mezanine (m <sup>2</sup> )*	Balconies & Terraces (m <sup>2</sup> )*	Total Area (m <sup>2</sup> )*
001	0	Loft (T1+T0)	77,59	38,29	8,09	123,97
002	0	Loft (T1+T0)	134,13	0,00	14,22	148,35
101	1	T1 (T0+T0)	77,38	0,00	0,00	77,38
102	1	T0	41,18	0,00	0,00	41,18
103	1	T1 (T0+T0)	82,80	0,00	0,00	82,80
201	2	Loft	54,02	0,00	48,53	102,55
202	2	Loft	59,84	0,00	1,62	61,46
203	2	Loft	66,59	0,00	2,12	68,71
204	2	Loft	67,66	0,00	1,62	69,28
205	2	Loft	65,85	0,00	43,88	109,73
301	3	Loft	32,88	9,15	7,23	49,26
302	3	Loft	44,32	9,27	6,31	59,90
303	3	Loft	42,74	10,96	6,13	59,83
304	3	Loft	45,99	10,94	7,34	64,27
305	3	Loft	50,69	10,22	6,31	67,22
401	Townhouse	T2	74,45	0,00	35,58	110,03
402	Townhouse	T2	81,38	0,00	35,56	116,94

\*The areas might be subject to changes during the construction period.





# IMPACTO CAPITAL

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