

CASTRO
GROUP

The Breeze

Beachfront Living



THE BREEZE

Elegance and Comfort by the Sea

With a privileged location, on the coastal front of Vila Nova de Gaia, **The Breeze** is a development that combines nature and urbanism in a unique experience.

Promoted and built by Castro Group, recognized for its excellence in the real estate sector, this project was designed by Ventura+Partners, a nationally and internationally award-winning architectural firm.

The use of glass, aluminum, wood, and marble highlights the contemporary nature

of the work, creating a clear, clean and precise composition between the parts of the building, complemented by games of geometry, light and color, in full harmony with the surrounding natural setting.

The Breeze is characterized by a sophisticated and dynamic image, with a design that focuses on the uniqueness and quality of the residential complex, which is intended to be an unavoidable reference in the real estate sector in Greater Porto.



ACCESSIBILITY

Living by the sea



LOCATION

Privileged area



PREMIUM SPACES

Private pool





Harmony with Nature

Living by the sea is embracing a serene and inspiring lifestyle, where the sound of waves and panoramic ocean views accompany each day.

The building has 82 units, spread across four different entrances, with typologies ranging from T1 to T4, designed with terraces that favor the connection with the sea, also allowing the internal spaces to be filled with natural light.

Located on the first line of the sea and with direct access to the beach, it allows for outdoor activities, such as surfing and walks by the sea. It provides a lifestyle that promotes well-being and health, taking advantage of nature, fresh air, and sunlight.



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Praia dos Ingleses

Praia do Carneiro

Cabedelo do Douro

Praia de Lavadores

Praia das Pedras Amarelas

Praia de Salgueiros

Praia da Sereia

Praia de Canide Sul

Jardim do Passeio Alegre

Miradouro do Estuário do Douro

Parque de S.Paio

Escola Básica de Lavadores 1º CEB

Canidelo

Escola Básica do Viso 1º CEB

Jardim de Serralves

Parque Urbano das Pasteleiras

Quinta Marques Gomes

Unidade de Saúde de Canidelo

Colégio Novo de Gaia

Golfe da Quinta do Fojo

Porto

A1/Porto

Escola Básica de Sampaio EB1

Centro Médico de Canidelo

Centro de Saúde de Canidelo

A1/Lisboa

Aeroporto

Jardim Botânico

Arrábida Shopping

Vila Nova de Gaia

Gaia Shopping

Casa da Música

Jardins do Palácio de Cristal

Graham's Port

Caves Ferreira

Cockburn's Port

World of Wine

Jardim da Cordoaria



Premium Location

The coast of Vila Nova de Gaia is known for its beaches, but also for providing a unique combination of seaside living and city proximity.

The Breeze is in an entertainment area, with restaurants and beach bars, and is close to the city, providing easy access to museums, theaters, art galleries and cultural events.

The privileged location provides a high quality of life, with a balanced mix of nature and outdoor activities, culture, and cosmopolitan life, all in a naturally stunning oceanfront setting.









Elegance and Tranquility

The development's exterior space, on the ground floor, was designed to provide a transition from the hustle and bustle of the public space to the serenity of the homes, creating a social area for pedestrian circulation. This clear separation from the public road increases safety, making each day peaceful and welcoming.

The condominium has a gym, heated outdoor pool and common terrace for residents to enjoy.

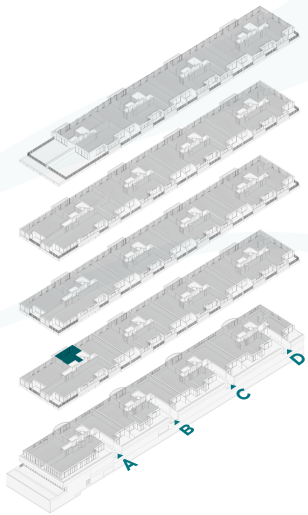
It also offers a coworking space, meeting rooms, social/games room, and multipurpose room with pantry.





T1 Apartment

FLOOR	2
BEDROOMS	T1
PRIVATE GROSS AREA	69.75 sqm
EXTERNAL AREA	16.44 sqm



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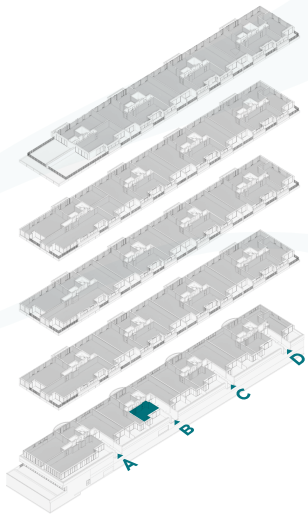
There are other floorplans for each typology that can be consulted online or requested by direct contact.





T1 Apartment

FLOOR	1
BEDROOMS	T1
PRIVATE GROSS AREA	104.05 sqm
EXTERNAL AREA	36.50 sqm



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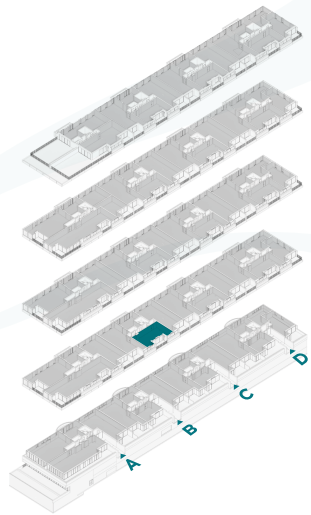
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T2 Apartment

FLOOR	2
BEDROOMS	T2
PRIVATE GROSS AREA	114.89 sqm
EXTERNAL AREA	17.04 sqm



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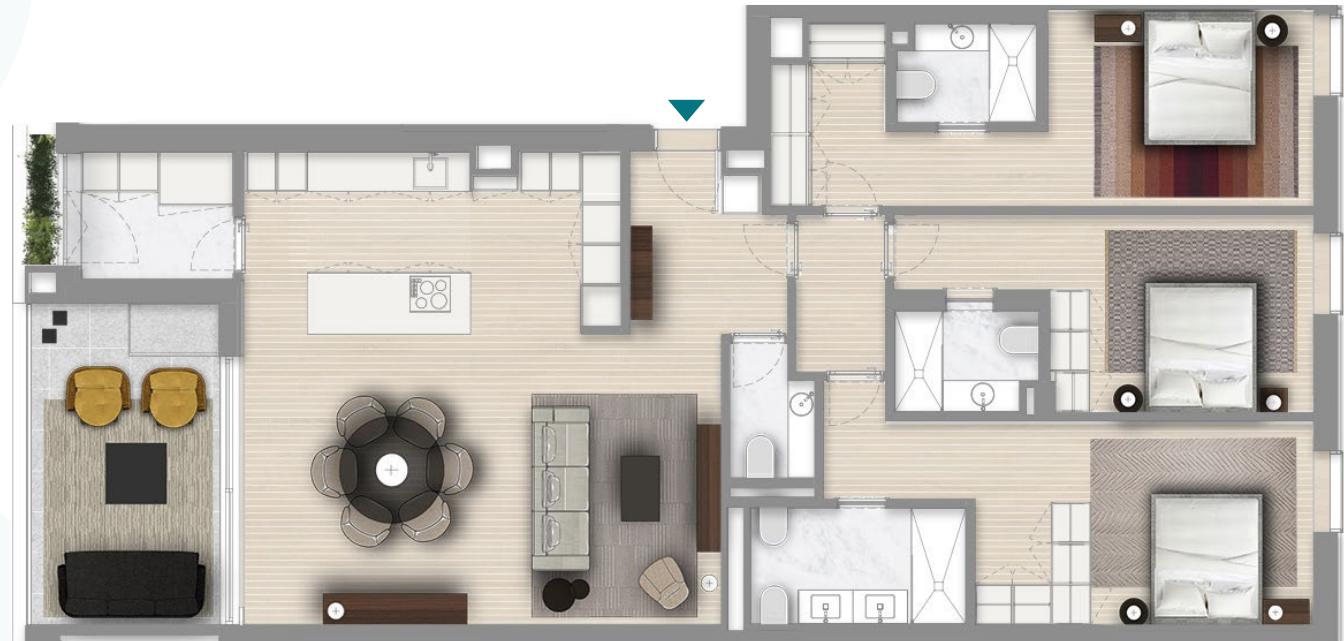
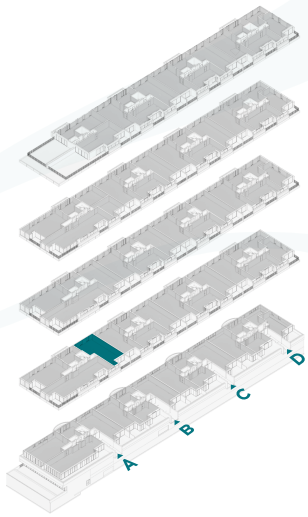
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T3 Apartment

FLOOR	2
BEDROOMS	T3
PRIVATE GROSS AREA	161.27 sqm
EXTERNAL AREA	17.36 sqm



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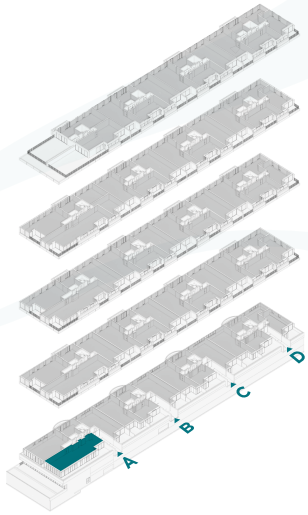
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T3 Apartment

FLOOR	1
BEDROOMS	T3
PRIVATE GROSS AREA	280.39 sqm
EXTERNAL AREA	96.51 sqm



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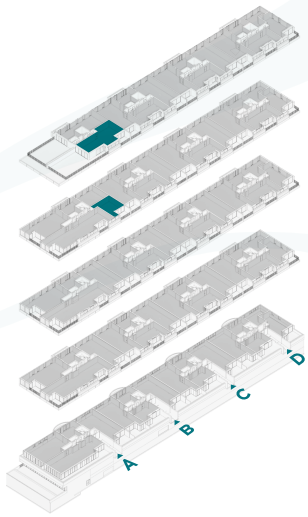
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0 1 5m



T3_D Apartment

FLOOR	4+5
BEDROOMS	T3 Duplex
PRIVATE GROSS AREA	427.13 sqm
EXTERNAL AREA	214.15 sqm



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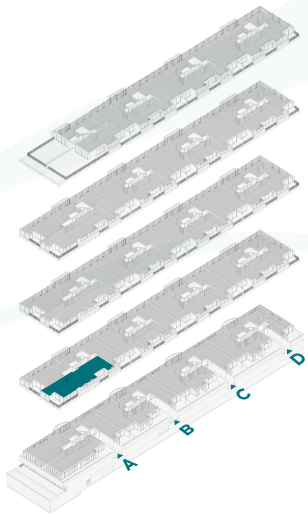
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0 1 5m



T4 Apartment

FLOOR	2
BEDROOMS	T4
PRIVATE GROSS AREA	256.54 sqm
EXTERNAL AREA	39.50 sqm



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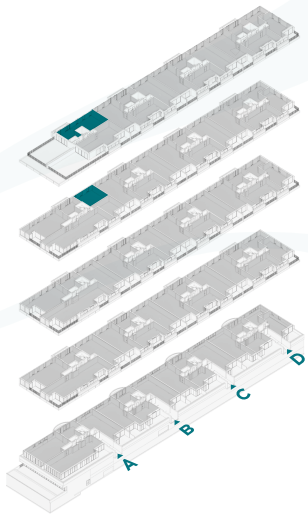
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0 1 5m



T4_D Apartment

FLOOR	4+5
BEDROOMS	T4 Duplex
PRIVATE GROSS AREA	405.08 sqm
EXTERNAL AREA	190.74 sqm



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Sustainability

LEED is a certification system for sustainable buildings that provides a scheme to improve the resource efficiency, health, and reduction of carbon emissions of buildings.

They are critical to addressing climate change and meeting ESG goals, enhancing resilience, and supporting more equitable communities.

The project is registered with the certification goal of LEED Certified®.



LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

This project is registered under the LEED® green building program



Building with energy certification A.

Passive design facade construction systems with high energy efficiency and acoustic comfort.



Dedicated photovoltaic panels contribute approximately 70% of the energy consumed in the apartments, depending on the user's profile.



Photovoltaic panels dedicated to the consumption of the common areas (condominium cost reduction).



Outdoor pool heated with energy produced by photovoltaic panels.



Efficient and sustainable water heating systems using heat pumps.



Control and measurement equipment for hot water consumption.



Efficient and low-polluting heating/cooling air conditioning systems.



High-end and efficient appliances.



All typologies will have air conditioning, with direct expansion systems and ducts above the false ceiling.



Low consumption sanitary and water supply equipment. 50% reduction in consumption compared to standard equipment.



Electric clothesline in the laundry room.



Pre-installation of 82 electric charging stations in the garage spaces of the fractions and 2 charging stations outside.



82 indoor and 4 outdoor bicycle parking spaces.



Garden areas for collective use with plant species adapted to the climate, with low water consumption and equipment for intelligent management of irrigation systems (reduction of condominium costs).



The project is equipped with terraces and/or balconies with flower beds.







Calm and Sophistication

The Breeze stands out for its high standard of construction quality, presenting a contemporary, sophisticated, and dynamic design, emphasizing the elegance of the lines and the comfort provided by the careful selection of materials.

This is the ideal place for those looking to combine quality, luxury, and convenience. More than a venture, The Breeze promises to be the reflection of a lifestyle.







High Quality Finishes

High-quality materials are used at **The Breeze** to ensure sophistication and durability.

Glass provides luminosity and a modern design, wood adds a touch of sophistication and warmth, and marble, with its timeless elegance, elevates the luxury of internal spaces.

Together, these materials create a refined and exclusive environment.





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www.thebreeze.pt

CASTRO
GROUP

INTERIOR
 VILAÇA
INTERIORES

ARCHITECTURE
VENTURA
+ PARTNERS

CONTACTS
geral@castro-group.pt
+351 253 461 462

ADDRESS
Praia de Salgueiros - Av. da Beira-Mar
4400-382 Vila Nova de Gaia