

A modern, multi-story building with a curved facade and large windows. The building features balconies with metal railings. The facade is composed of light-colored stone or concrete panels. The building is surrounded by trees, including a large green tree on the left and a red-leafed tree in the foreground. The sky is blue with some clouds.

Foliage

FOZ PORTO

Foliage

FOZ PORTO

 FERCOPOR

A UNIQUE LIFE,
BY NATURE



TABLE OF CONTENTS

01

FOLIAGE

02

LOCATION

03

ARCHITECT

04

DEVELOPMENT

05

FINISHES

06

FERCOPOR

01 FOLIAGE

A unique life, by nature

From the very beginning, Foliage was conceived to be a point of harmony between a philosophy of charm and the lush green context of Rua do Crasto, in Foz do Porto. Developed with a strong local identity, the architectural narrative materializes in a project that integrates into the context and invites an organic balance between interior and exterior spaces. It is from this balanced approach that the careful selection of materials for the façades emerges, allowing for an aesthetic fluidity where the scenery's green takes center stage.

TRANQUILITY AND IDENTITY

This is where comfort and security come to live, with spacious interior areas designed for complete harmony with the exterior scenery. A celebration every day, in architecture that is full of modernity, and where natural light always finds a place.

02 LOCATION

RUA DO CRASTO



Nestled between Porto's vibrant city center and the majestic coastal expanse of the Atlantic, Rua do Crasto stands as a sanctuary where green thrives and local heritage harmoniously blends with dynamic, vivacious renewal. Beneath the canopy of venerable trees, one meanders along a pathway that navigates between two facets of an extraordinary reality: on one side, historic neighborhoods steeped in culture, and on the other, the serene tranquility of an infinite azure horizon. Here, an unparalleled quality of life flourishes in every corner. At the epicenter of this uniquely captivating milieu, the exclusivity of this setting coexists in perfect symphony with the warmth of daily life. In this rarefied atmosphere, existence unfolds as a perpetual celebration of emotion and humanity, offering an unmatched living experience that is both sophisticated and deeply connected to its roots.

A location of timeless charm

Among the most distinguished precincts of Porto - a city that elegantly intertwines modernity with ancestral heritage - Foz emerges as a sublime intersection between river and sea, where the raw authenticity of maritime culture converges with the refined elegance of local haute société. This is an enclave of unparalleled sophistication and timeless allure, where historical memory resonates with vibrant vitality and the future is perpetually reimagined.

 SCHOOLS

- Colégio Alemão
- Colégio N.S. do Rosário
- Francisco Torrinha School
- Liceu Francês
- Porto British school

 UNIVERSITIES

- Faculdade de Arquitetura
- Universidade Católica
- Faculdade de Ciências
- Universidade Lusófona

 HOSPITALS

- Hospital da Luz
- Hospital Lusiada

 PARKS

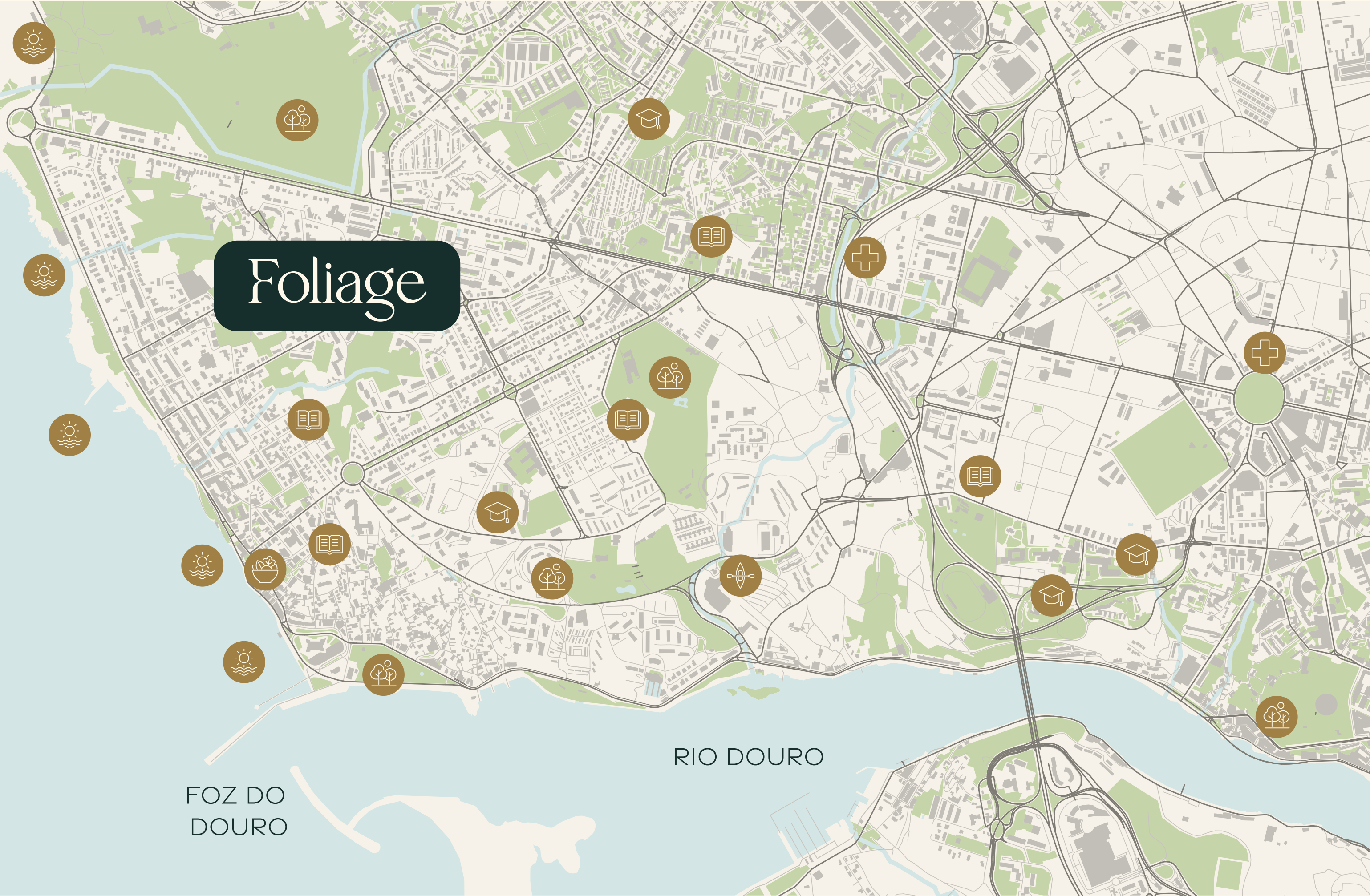
- Parque da Cidade
- Parque da Fundação Serralves
- Jardim do Palácio de Cristal
- Parque Passeio Alegre

 BEACHES

- Praia de Gondarém
- Praia do Homem do Leme
- Praia dos Ingleses
- Praia de Matosinhos

 RIVERSIDE CLUB

 RESTAURANTS



03 ARCHITECT

José Carlos Cruz

José Carlos Marques Cruz (Porto, 1957) holds a degree in Architecture from FAUP (1986), marking the beginning of a distinguished career spanning over three decades. His portfolio encompasses high-end residential, commercial, and interior design projects across Europe, the Americas, and Asia - each meticulously crafted to harmonize with its context and reflect the client's distinct identity.

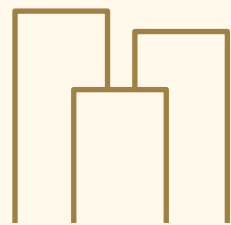
In 2004, José Carlos Marques Cruz founded his own studio, which has since been distinguished by its meticulous approach to space, light, and materiality. Drawing inspiration from global urban landscapes, the studio crafts timeless solutions where functionality meets bespoke elegance, always aligned with the client's vision and lifestyle.

“The lush tree canopy, which lends this stretch of Rua do Crasto its distinctive character, has been integrated into the design as a second skin from its very conception.”

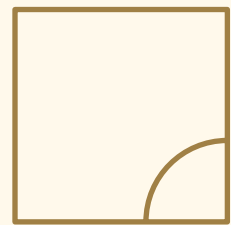


04 DEVELOPMENT

DEVELOPMENT



2
BUILDINGS



T2, T3, T4
TYPOLOGIES



01

02

03

04 DEVELOPMENT

05

06

GREEN

BROWN

TYPOLOGIES AND AREAS

Two buildings, with typologies crafted to accommodate a unique lifestyle.



28
UNITS

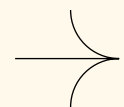
T2 9 UNITS
Interior areas up to 128m²
Exterior areas up to 110m²

T3 16 UNITS
Interior areas up to 201m²
Exterior areas up to 328m²

T4 3 UNITS
Interior areas up to 225m²
Exterior areas up to 183m²



APARTMENTS WITH PRIVATE GARDEN



The ground floor apartments at Foliage offer a unique living experience, seamlessly blending indoor comfort with the tranquility of a private outdoor sanctuary. These residences feature spacious private gardens, perfect for relaxation, entertaining, or creating a personal oasis immersed in nature. The design emphasizes a harmonious connection between the interior living spaces and the exterior garden, with large windows and direct access, allowing natural light to flood the rooms and creating a sense of openness and serenity.



PRIVATE
GARDEN







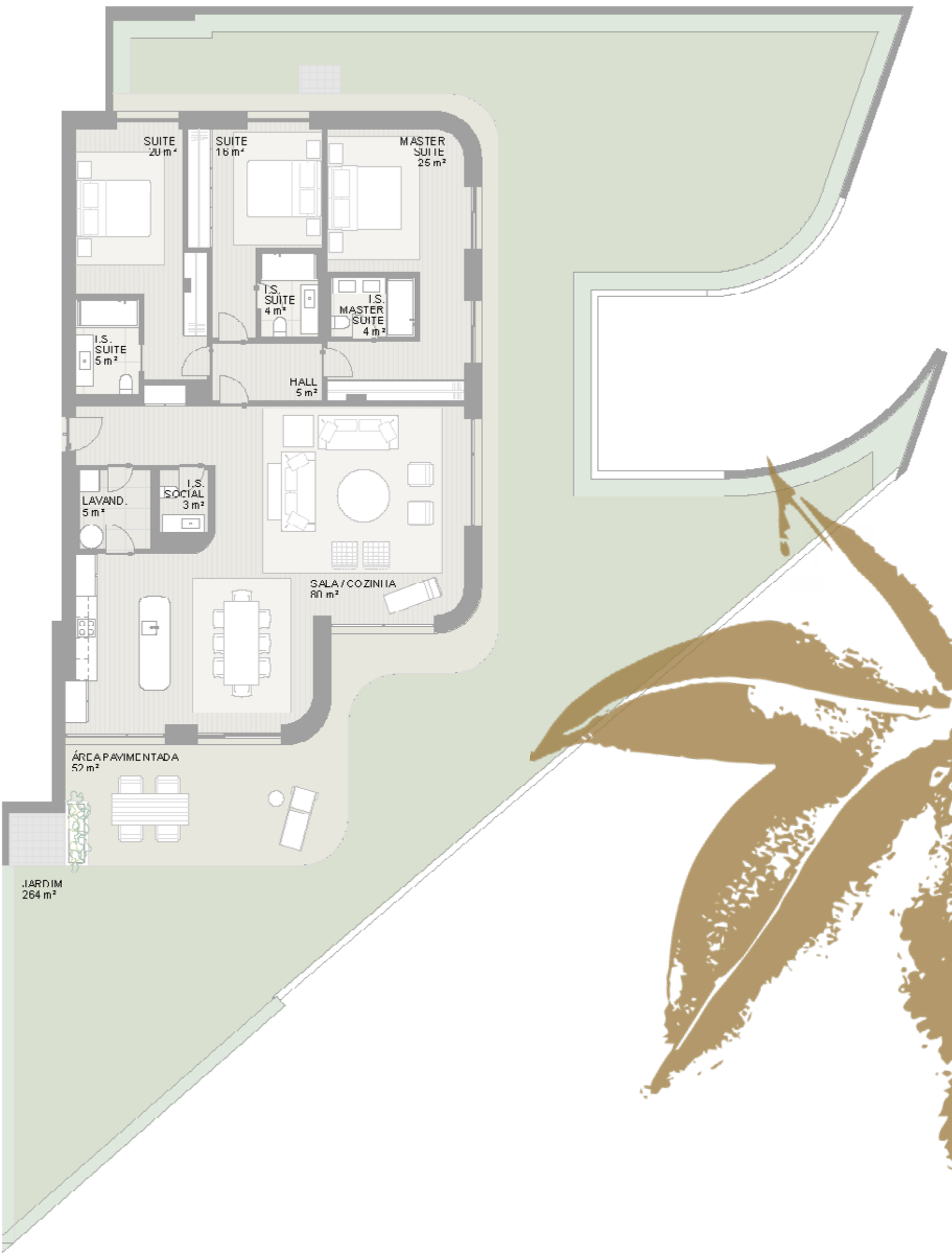
TYPOLGY

T3

INTERIOR AREAS UP TO 201 M²

EXTERIOR AREAS UP TO 328 M²

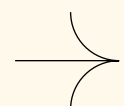
PRIVATE GARAGE FOR
2 VEHICLES OR 2 PARKING
SPACES WITH STORAGE ROOMS







UPPER FLOORS DESIGNED FOR ELEVATED LIVING



The apartments on the upper floors of Foliage offer a truly elevated experience in living. The design of these apartments prioritizes natural light and open spaces, creating a sophisticated and comfortable living environment. With high-end finishes and meticulous attention to detail, the upper-floor apartments at Foliage were designed to meet the highest standards from the very beginning.



BALCONY





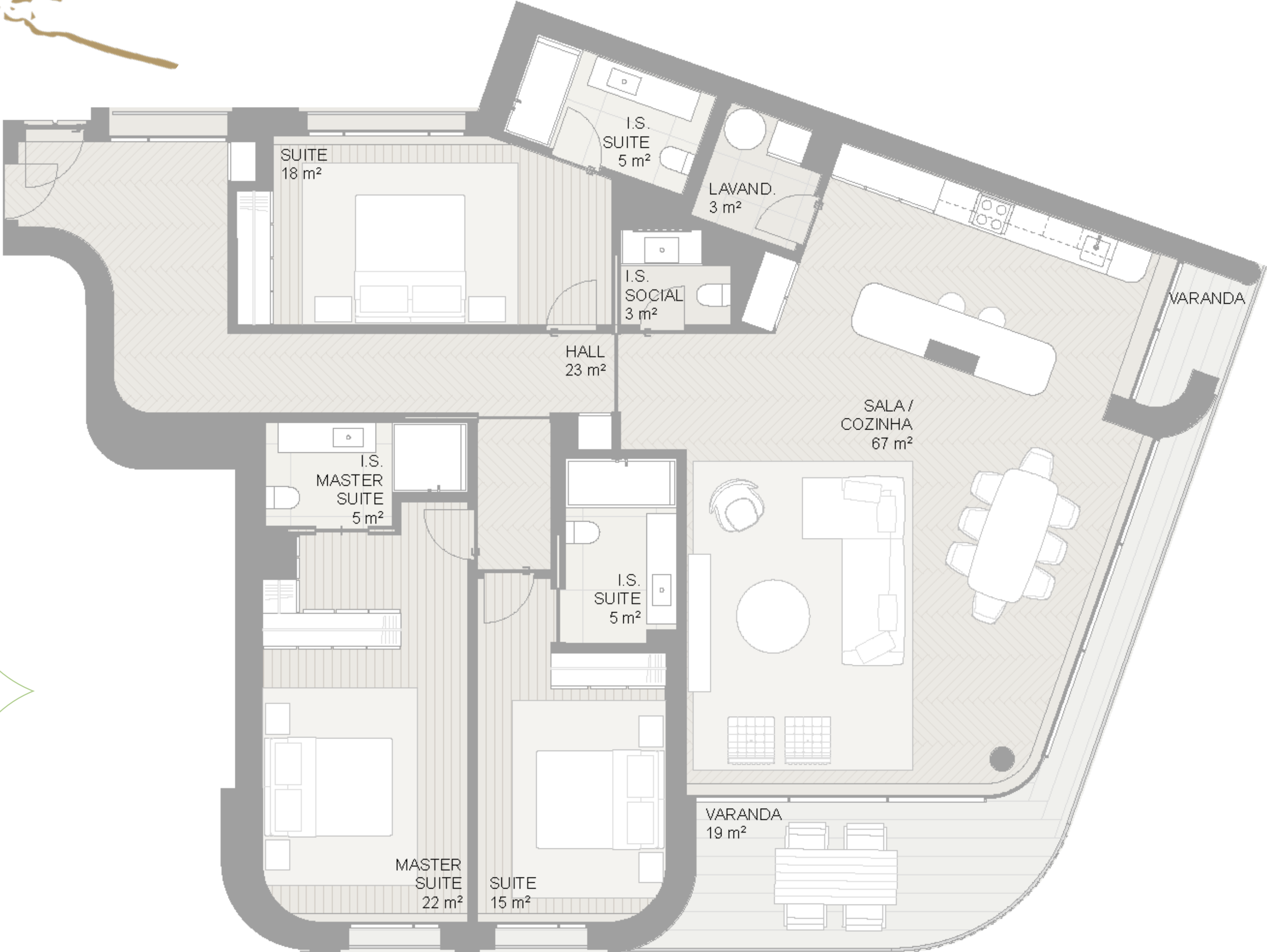
TPOLOGY

T3

INTERIOR AREAS UP TO 195 M²

EXTERIOR AREAS UP TO 22 M²

PRIVATE GARAGE FOR
2 VEHICLES OR 2 PARKING
SPACES WITH STORAGE ROOMS





05 FINISHES

EXTERIOR & COMMON AREAS

Exterior

- Cladding for façades and balconies in glazed porcelain stoneware;
- Aluminum window frames with thermal break, minimalist series, double glazing with solar protection;
- Exterior flooring in Natural Travertine marble.
- Porous concrete exterior pavement in private areas.

Balconies

- Flooring in porcelain tiles with natural wood texture;
- Ceiling in treated wood slats;
- Steel railings in the same color as the window frames;
- Water and light outlets.







Lobby

- Flooring in Resinated Travertine marble;
- Walls clad in walnut veneered panels, natural color, or painted;
- Apartment entrance doors veneered in walnut.

Garage

- Electric vehicle charging point for each unit;
- LED technology lighting.

Lifts

- Lifts by Schmitt or equivalent.



LIVING ROOMS, HALLWAYS AND BEDROOMS

- Flooring in Hard Maple wood stratified flooring, natural color;
- Embedded baseboards with lacquered finish;
- Double plasterboard walls with acoustic insulation and painted finish;
- False ceiling in plasterboard with acoustic insulation and painted finish;
- Pelmet for screens and curtains, equipped with indirect LED strip lighting, in living rooms and bedrooms;
- Electric blackouts or light-cutting curtains in the bedrooms;
- Full-height wooden doors, lacquered finish, with concealed hinges;
- MDF cabinets with lacquered exterior finish.





Kitchens

- Cabinet doors with lacquered or veneered finish;
- Miele appliances, or equivalent – Oven, Induction Hob, Integrated Extractor Hood, Built-in Combination Fridge-Freezer, Microwave, Built-in Dishwasher;
- Countertop and backsplash in stone compact, Neolith type;
- Flooring in Hard Maple wood stratified flooring, natural color or light-colored porcelain stoneware



Bathroom Facilities

- Flooring in Hard Maple wood stratified flooring, natural color [Guest Bathroom];
- Double plasterboard walls with acoustic insulation and painted finish, and lacquered panel [Guest Bathroom];
- Flooring and walls in natural stone, marble - Light Emperor, or equivalent [Suites Bathrooms];
- Suspended sanitary ware;
- Water-repellent MDF cabinets with lacquered or veneered finish, countertop in Light Emperor marble or similar.



CLIMATE CONTROL, SECURITY & AUTOMATION

Climate Control

- Ducted Air Conditioning System;
- Heat pump for DHW (Domestic Hot Water);
- Electric radiant floor heating in the suites' bathrooms.

Lighting

- Built-in lighting with LED technology;
- LED lighting inside the wardrobes.



Security

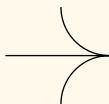
- Video surveillance system in common areas and parking;
- Automatic detection system for:
 - Intrusion – alarm;
 - Flooding (in Kitchens, Laundries, and Bathrooms);
 - Fire (in Common Areas and Garage/Parking).

Automation

- Touch panel for centralized control of lighting, screens, and climate control.

06 FERCOPOR

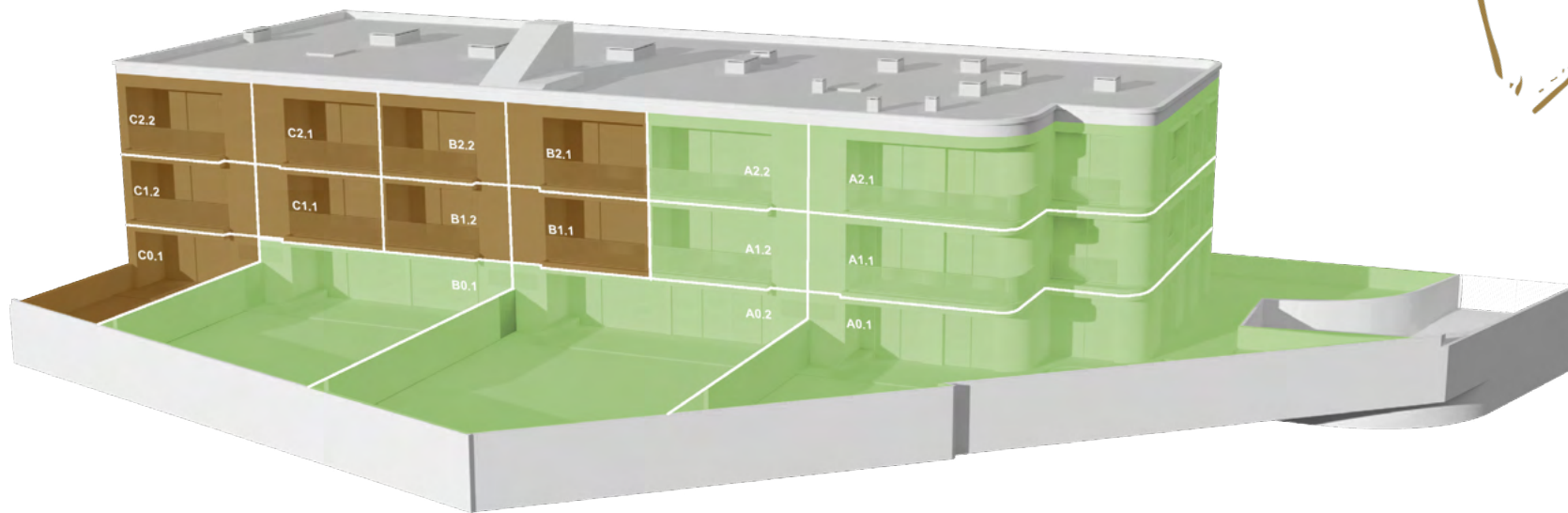
DEVELOPING EXCELLENCE SINCE 1981



Led by Alberto Ferreira da Costa, Fercopor took its first steps in construction in 1981 and has been redefining the standards of the real estate sector in Portugal. With a consolidated portfolio, Fercopor stands out for its unique combination of innovation, quality and elegance. Our philosophy is simple: to build spaces that inspire. We use high-quality materials and incorporate top-notch amenities to ensure that each project exceeds our clients' expectations. The result is a portfolio of developments that offer unparalleled comfort in prime locations, providing a superior living experience. More than just a real estate developer, Fercopor is a trusted partner. Our reputation in the Portuguese market is a testament to our ongoing commitment to excellence.

FLOOR PLANS

EDIFÍCIO GREEN





T3 **A0.2**
VOLUME A | GREEN

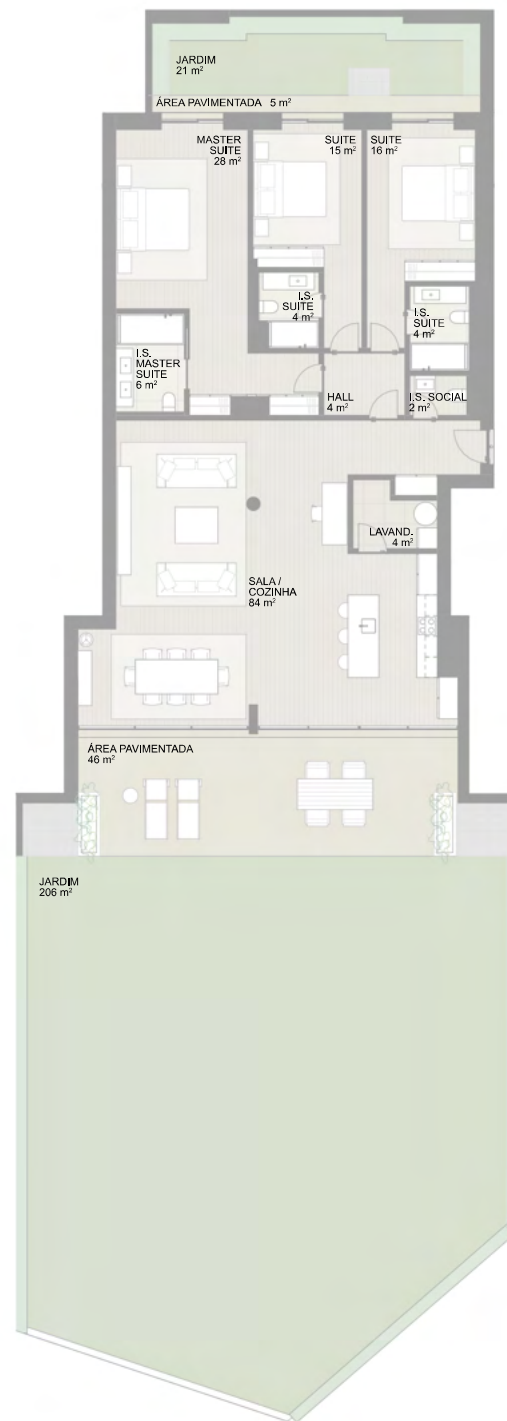
R/CH
GROUND FLOOR

ÁREA TOTAL
TOTAL AREA **481 m²**

ÁREA BRUTA INTERIOR
GROSS INTERIOR AREA **196 m²**

ÁREA BRUTA EXTERIOR
GROSS EXTERIOR AREA **285 m²**

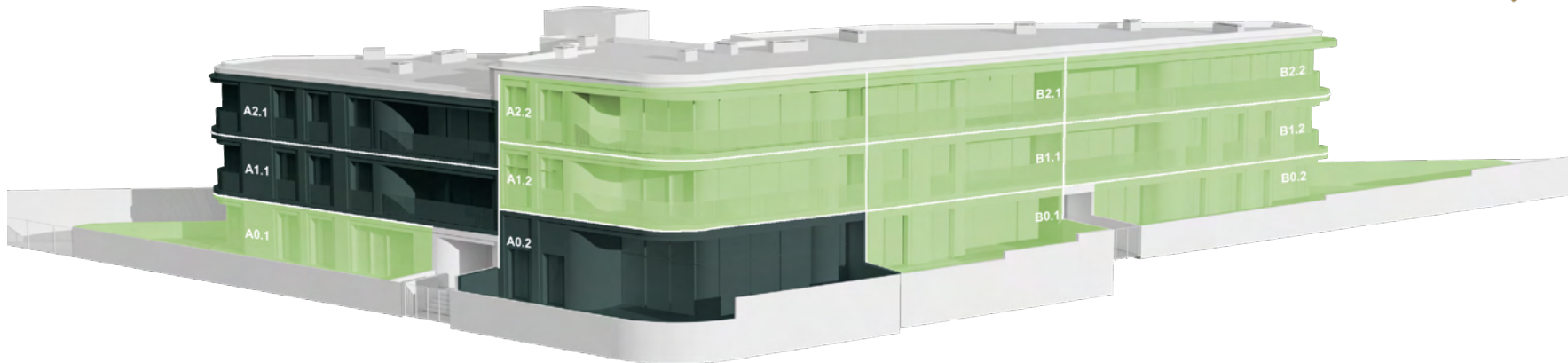
ESTACIONAMENTO
PARKING **-1 PISO** FLOOR **1 BOX** BOX **2 viaturas**



ISENÇÃO DE RESPONSABILIDADE / DISCLAIMER

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The information contained in this document is merely indicative and may, for technical, commercial or legal reasons, be subject to changes or variations.

EDIFÍCIO BROWN





T3

A0.1

VOLUME B | BROWN

R/CH

GROUND FLOOR

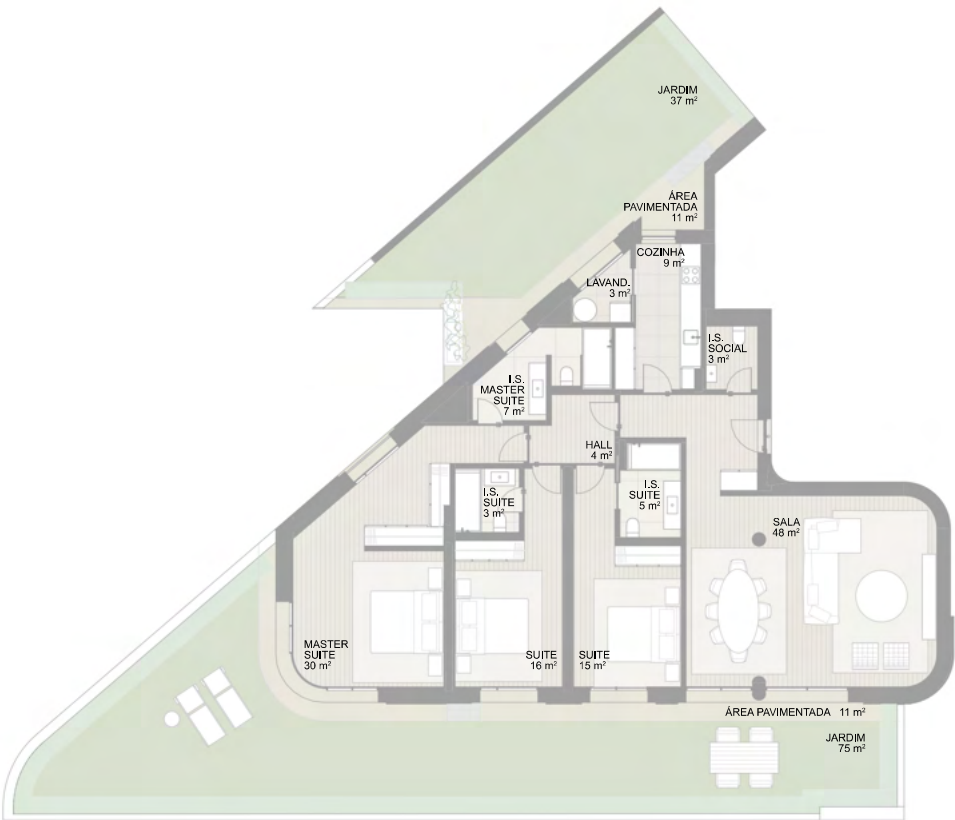
ÁREA TOTAL
TOTAL AREA 332 m²

ÁREA BRUTA INTERIOR
GROSS INTERIOR AREA 180 m²

ÁREA BRUTA EXTERIOR
GROSS EXTERIOR AREA 152 m²

ESTACIONAMENTO
PARKING -1 PISO FLOOR 2 LUGARES SPOT

ARRUMO
STORAGE -2 PISO FLOOR 6 m²



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T3 **B0.1**
VOLUME B | BROWN

R/CH
GROUND FLOOR

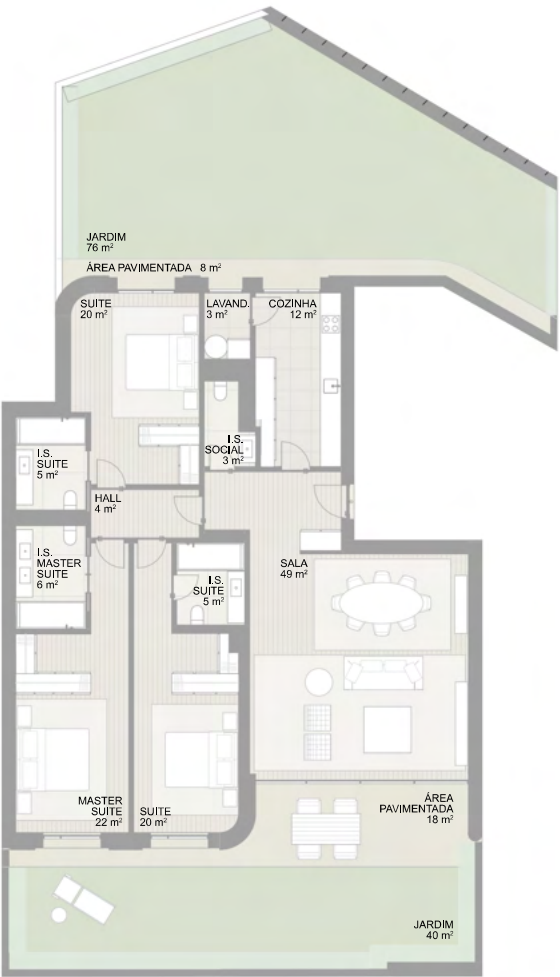
ÁREA TOTAL
TOTAL AREA **330 m²**

ÁREA BRUTA INTERIOR
GROSS INTERIOR AREA **180 m²**

ÁREA BRUTA EXTERIOR
GROSS EXTERIOR AREA **150 m²**

ESTACIONAMENTO
PARKING **-1 PISO** **2 LUGARES**
FLOOR SPOT

ARRUMO
STORAGE **-2 PISO** **6 m²**
FLOOR





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