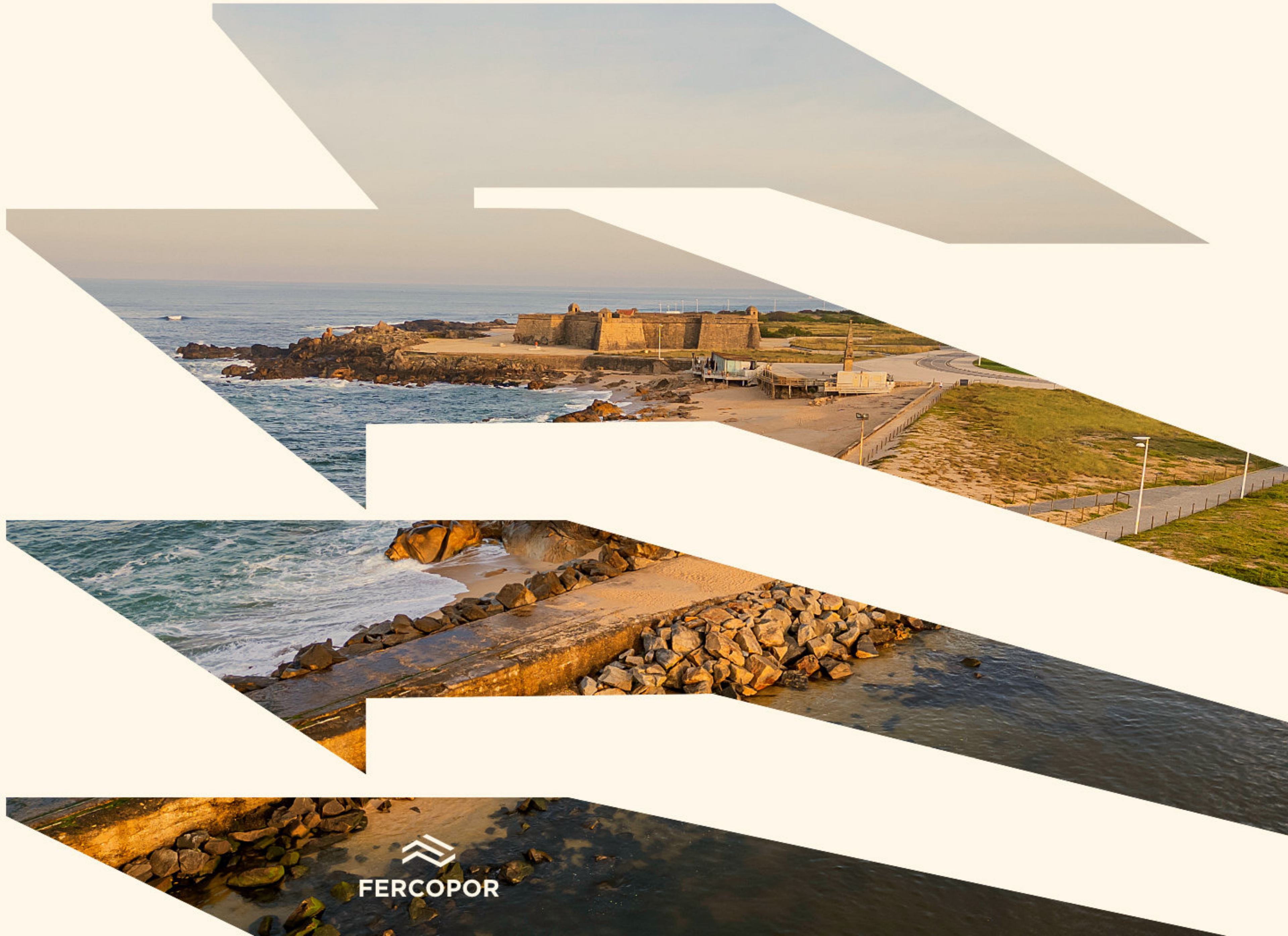
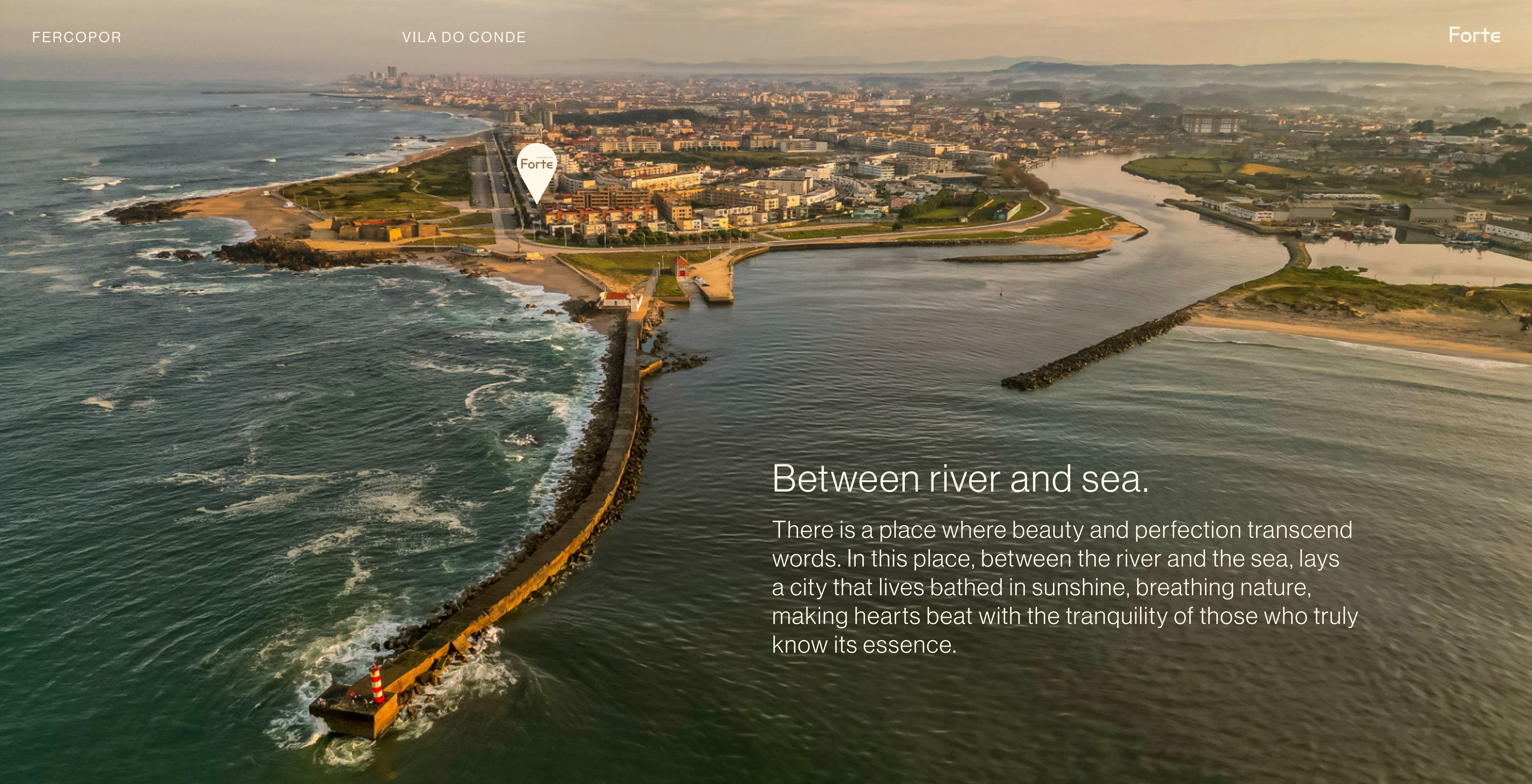


CONCEITO VC

Forte





Between river and sea.

There is a place where beauty and perfection transcend words. In this place, between the river and the sea, lays a city that lives bathed in sunshine, breathing nature, making hearts beat with the tranquility of those who truly know its essence.

Nested between the sea and the river, lies Vila do Conde.

This is the place where the calm waters of the river meet the strength of the ocean waves, where your new refuge is: Conceito VC Forte.

In this perfect symbiosis, the new concept created by FERCOPOR emerges in the city they call home.. This is where their roots are, with a solid foundation for a unique history of residential projects that already left a mark in the city centre.

“Vila do Conde
espraiada entre pinhais,
rio e mar...”

José Régio





Strong as history.

With over 400 years, the Fort São João Baptista stands a witness to the passage of time and the many lives the city has known.

Now, it will also be the close guardian of the families who will make Conceito VC Forte their new home, their new history.



Strong as nature.

Conceito VC Forte will be born as the centre of everything: where nature converges, where time slows down to make space for life, like the gentle and ethereal flight of a bird unfolding into the blue sky and the intense emotions that only freedom can bring.

Conceito VC Forte is nature, from its concept form to the surroundings.

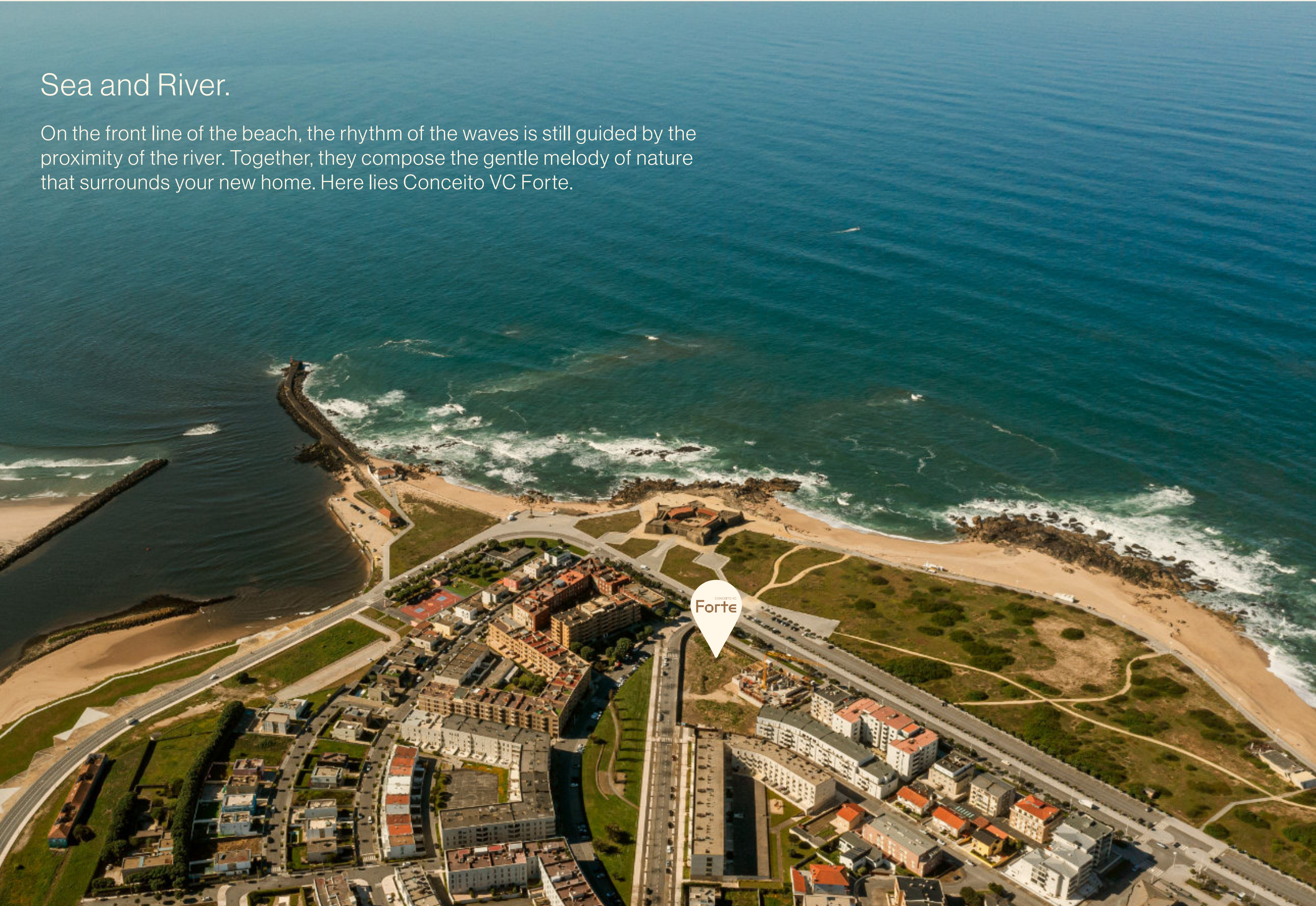


Avenida do Brasil.

Along the avenue bordering the beaches, with Forte São João Baptista just a couple of steps away: the location, right in the heart of Vila do Conde, is unmistakable — just like your new home will be.

Sea and River.

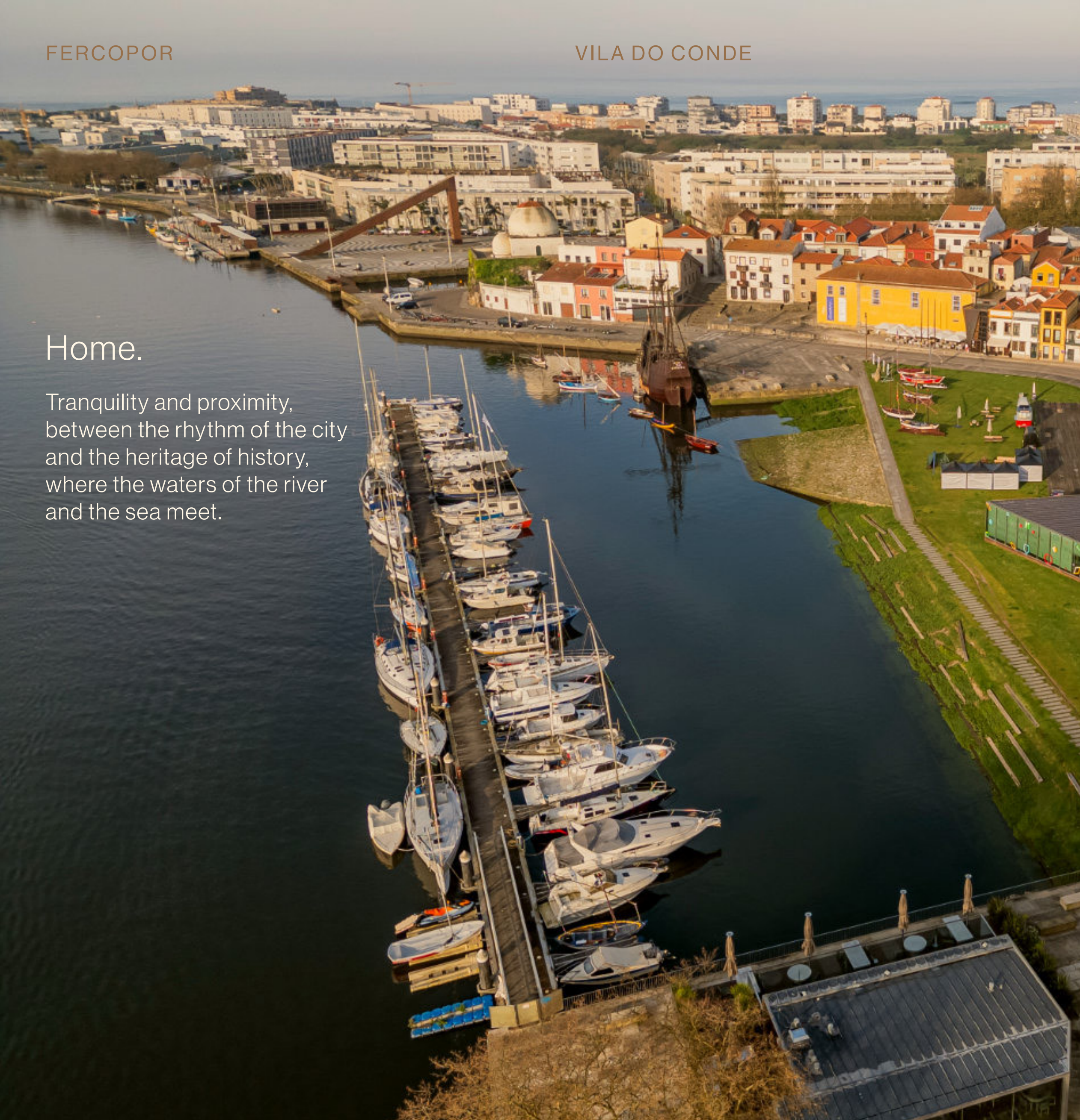
On the front line of the beach, the rhythm of the waves is still guided by the proximity of the river. Together, they compose the gentle melody of nature that surrounds your new home. Here lies Conceito VC Forte.





Home.

Tranquility and proximity, between the rhythm of the city and the heritage of history, where the waters of the river and the sea meet.



HISTORY

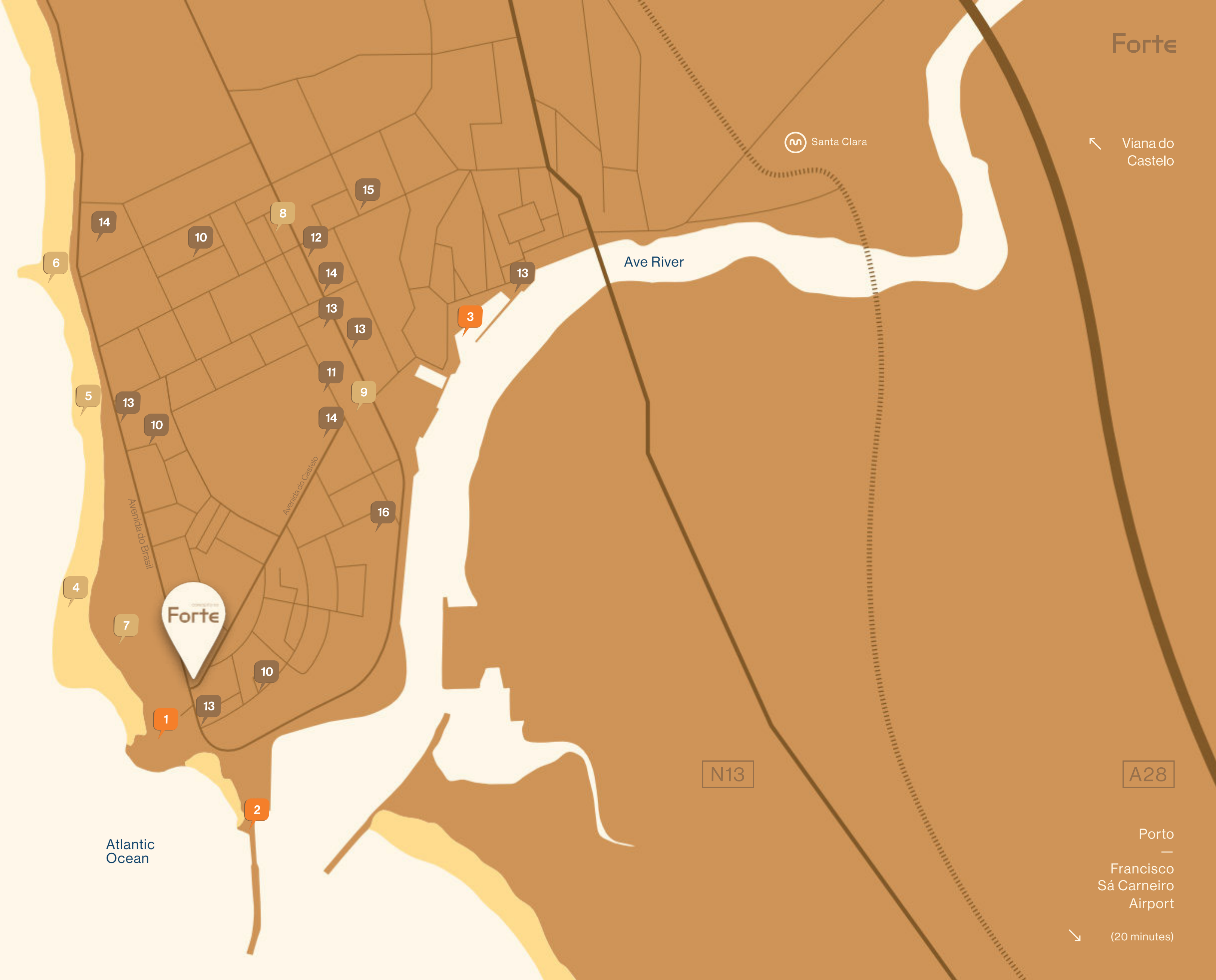
- 1 Fort São João Baptista
- 2 Chapel of Nossa Senhora da Guia
- 3 Nau Quinhentista

NATURE

- 4 Forno Beach
- 5 Azul Norte Beach
- 6 Olinda Beach
- 7 Atlantico Park
- 8 Julio Graça's Garden
- 9 Recreational Park

SERVICES

- 10 School
- 11 Supermarket
- 12 Shopping area
- 13 Restaurants and Coffeeshops
- 14 Gym
- 15 Pharmacy
- 16 Public Swimming Pools



Atlantic Ocean

Ave River

N13

A28

Santa Clara

Viana do Castelo

Porto — Francisco Sá Carneiro Airport

(20 minutes)



Exteriors

Areas up to 263 m²





Interiors

Areas up to 220 m²
Parking and storage
or private parking box
in all apartment types





Common areas
exclusive to residents

- Private garden
- Common lounge



Discover the units

77 residences

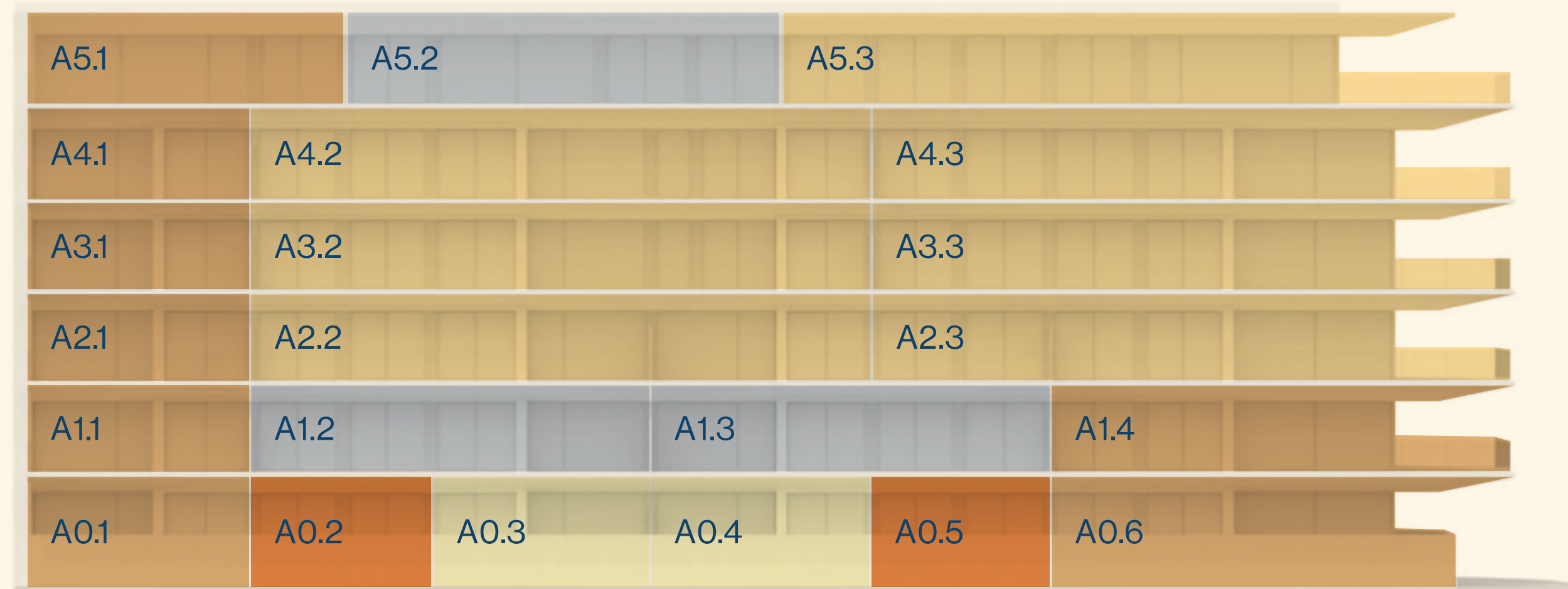
T0 2 apartments

T1 8 apartments

T2 28 apartments

T3 32 apartments

T4 7 apartments

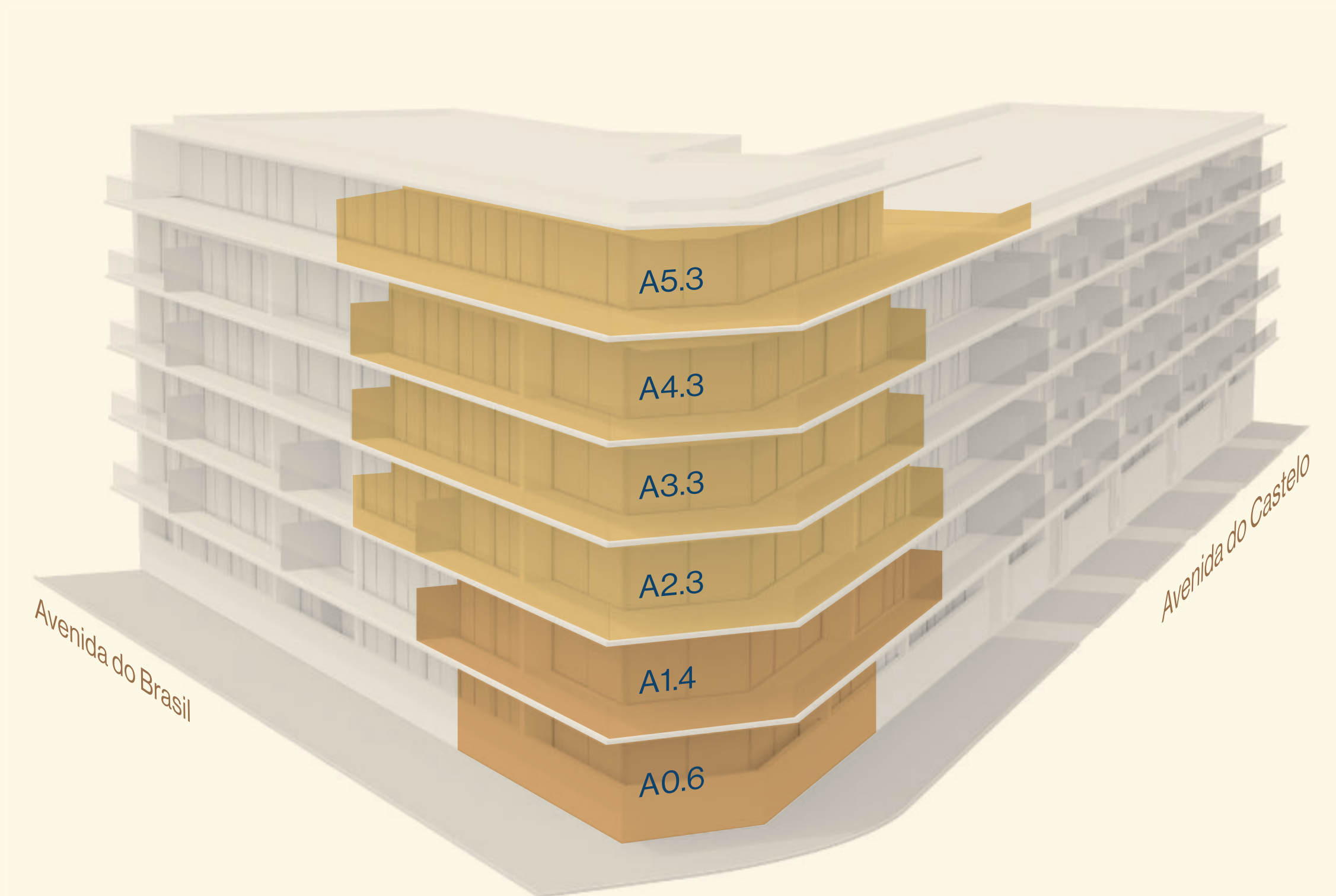


Avenida do Brasil

Discover the units

77 residences

- T0** 2 apartments
- T1** 8 apartments
- T2** 28 apartments
- T3** 32 apartments
- T4** 7 apartments



Discover the units

77 residences

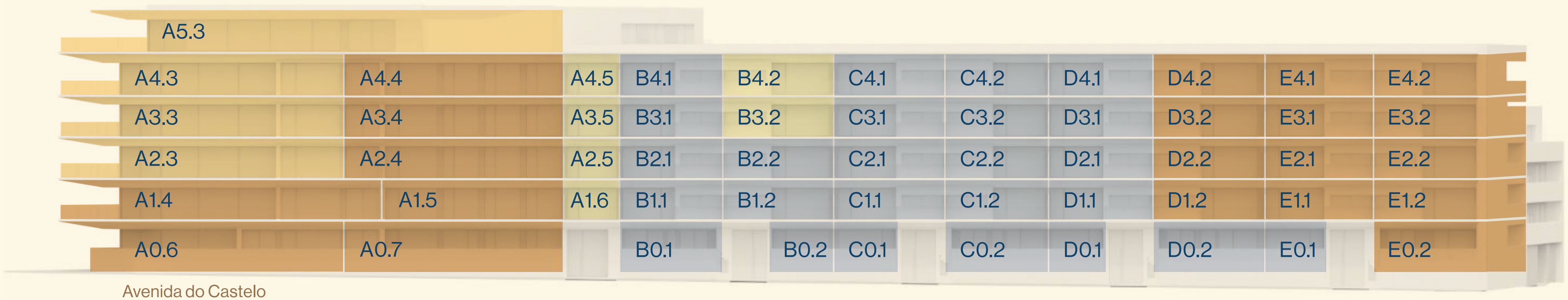
T0 2 apartments

T1 8 apartments

T2 28 apartments

T3 32 apartments

T4 7 apartments



Discover the units

77 residences

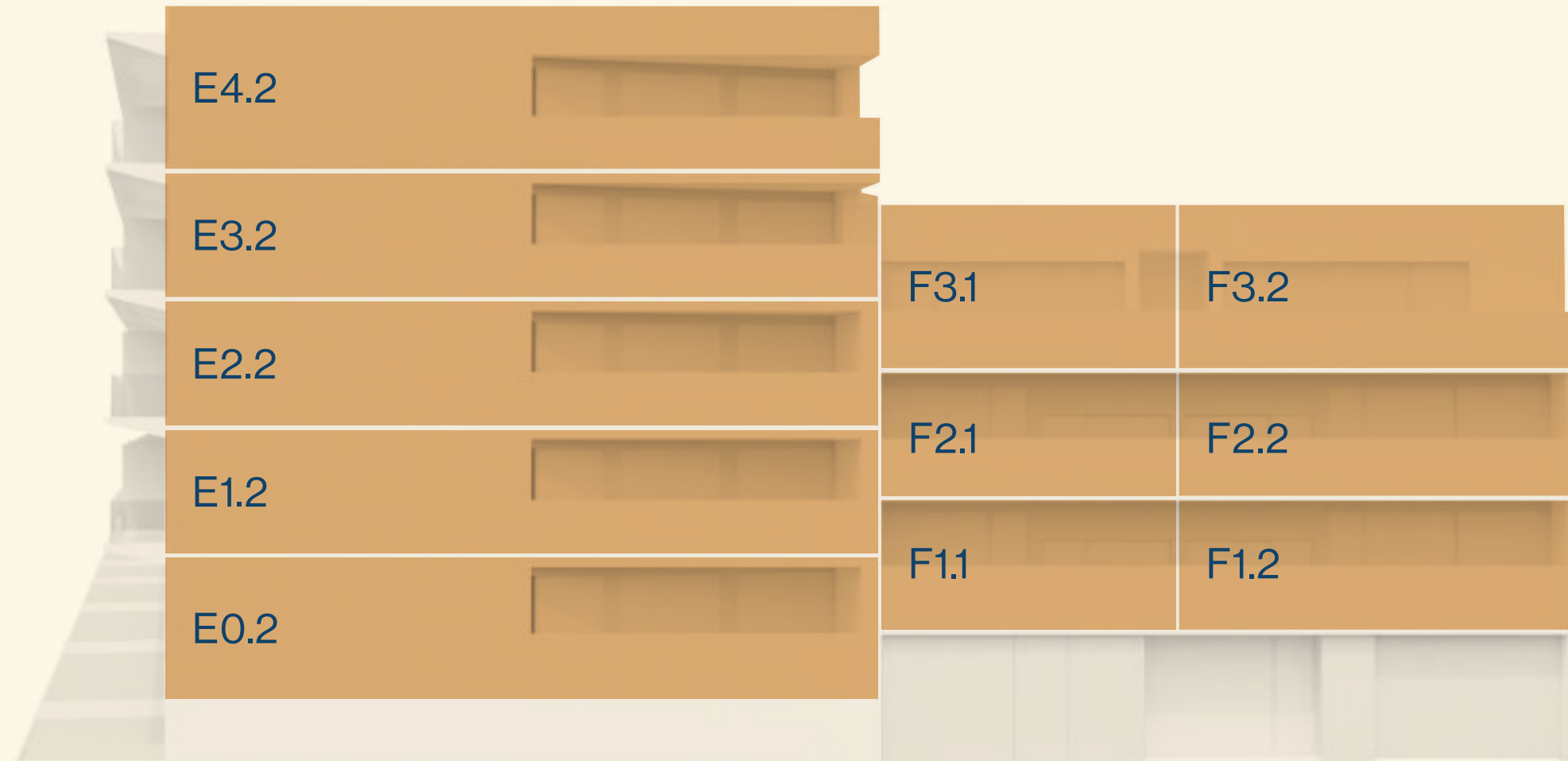
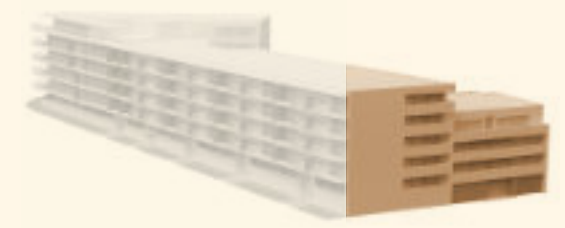
T0 2 apartments

T1 8 apartments

T2 28 apartments

T3 32 apartments

T4 7 apartments



Rua António Mariz Carneiro





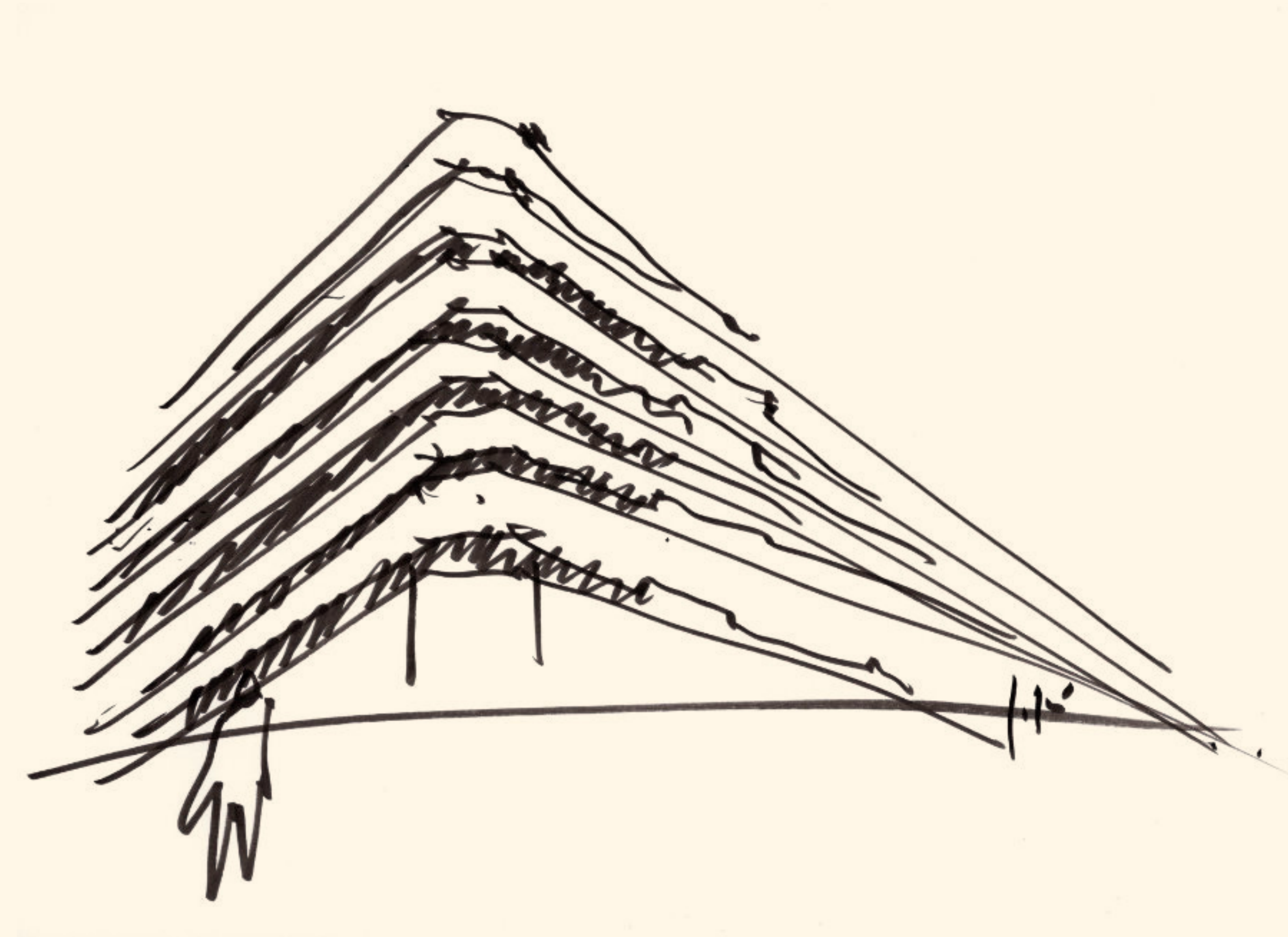
VC Forte. The Concept.

Conceptually, the maritime horizon suggests that the building be expressed through a dynamic design.

From the shape of the plot emerges the celebration of the western corner, briefly inspired by the keel of a ship. Following this, the horizontality of the sloping balcony planes asserts itself, and in their continuity, they seem to confirm the idea of sailing. It is as if the building, gazing at the sea, dares to embark on a journey, carried by the same spirit that inspired Saramago's stone raft.

In the interior spaces, special attention is given to functionality, while simultaneously creating atmospheres where natural light plays the leading role. Different degrees of transparency are explored as a tool for interaction between the interior and exterior, providing an essential extension of visual and sensory experiences that connect the immediate surroundings to the distant landscape — here, shaped by the vastness of the ocean.

Finally, it can be said that the concept at the genesis of this project follows a strategy of architectural integration with the neighboring building to the north, proposing a plasticity for the new volume that dares to aspire to timelessness.



ARCHITECT
J.J.SILVA GARCIA



Façade

- Façade and balconies coated with porcelain stoneware cladding
- Aluminum window frames with thermal break, minimalist profile, fitted with double glazing and solar protection
- Balcony flooring and ceiling in porcelain stoneware cladding
- Glass railings



Lobbies

- Flooring in porcelain stoneware cladding
- Walls clad with natural oak veneer panels or lacquered panels in light colour

Lifts

- Schmitt-type lifts or equivalent

Parking

- Electric vehicle charging point per apartment
- LED lighting



Common Lounge

- Vinyl flooring
- Plastered drywall walls, painted finishes or mirror cladding
- Suspended plasterboard ceiling with acoustic insulation and painted finishes
- Built-in LED lighting

Security

- Video surveillance system in indoor common areas
- Automatic intrusion detection and alarm system
- Automatic flood detection system in kitchens, laundry rooms, and sanitary facilities
- Automatic fire detection system in common areas and parking





Living Rooms, Hallways and Bedrooms

- Natural oak engineered wood flooring
- Moisture-resistant MDF skirting boards with lacquered finish
- Double plasterboard walls with acoustic insulation and painted finishes
- Suspended plasterboard ceilings with acoustic insulation and painted finishes
- Built-in covers for interior screens
- Built-in covers for curtains with integrated indirect LED lighting
- Full-height wooden doors with lacquered or light wood veneer finish and concealed hinges
- Built-in wardrobes in MDF with lacquered or light wood veneer exterior finish and matte linen melamine interior
- Built-in LED lighting
- Electric blackouts in the bedrooms



Home Automation

- Touch panel for centralised control of lighting, screens and air conditioning



Kitchens

- Moisture-resistant MDF cabinetry with lacquered or wood veneer finish
- Siemens appliances or equivalent:
 - Oven
 - Induction cooktop
 - Extractor hood
 - Built-in fridge-freezer
 - Microwave
 - Built-in dishwasher
- Worktop and backsplash in stone composite, Neolith type or equivalent
- Natural oak engineered wood flooring
- Built-in LED lighting

Climate Control

- Air conditioning system with ducted distribution
- Heat pump for domestic hot water (DHW)
- Underfloor heating in sanitary facilities



Guest Bathroom

- Natural oak engineered wood flooring
- Double plasterboard walls with acoustic insulation and painted finishes
- Wall-hung sanitary ware
- Ofa-type mixers or equivalent
- Moisture-resistant MDF cabinetry with lacquered or wood veneer finish
- Built-in LED lighting



Suite Bathrooms

- Natural stone flooring, Olympic White or Light Emperador
- Electric underfloor heating
- Natural stone wall cladding, Olympic White or Light Emperador
- Wall-hung sanitary ware
- Ofa-type mixers or equivalent
- Moisture-resistant MDF cabinetry with lacquered or wood veneer finish, countertop in Ibiza White marble or similar
- Built-in LED lighting



Orientation **West**



Avenida do Brasil

A 0.2	TO
Floor 0	

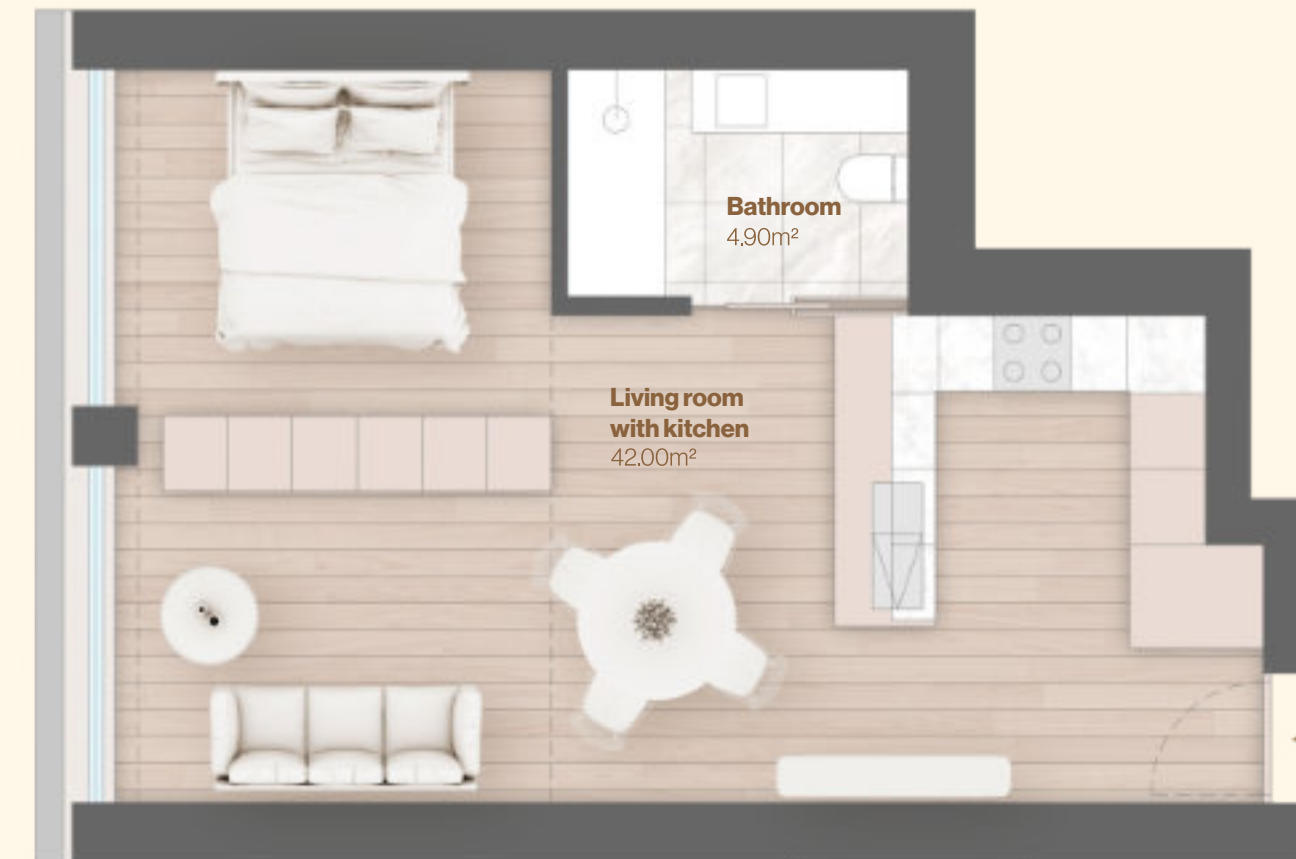
Total area **55.43**

Gross internal area **55.43**

Gross external area **0.00**

Parking **1 car and storage room**

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **West**



Avenida do Brasil

A 0.3	T1
Floor 0	

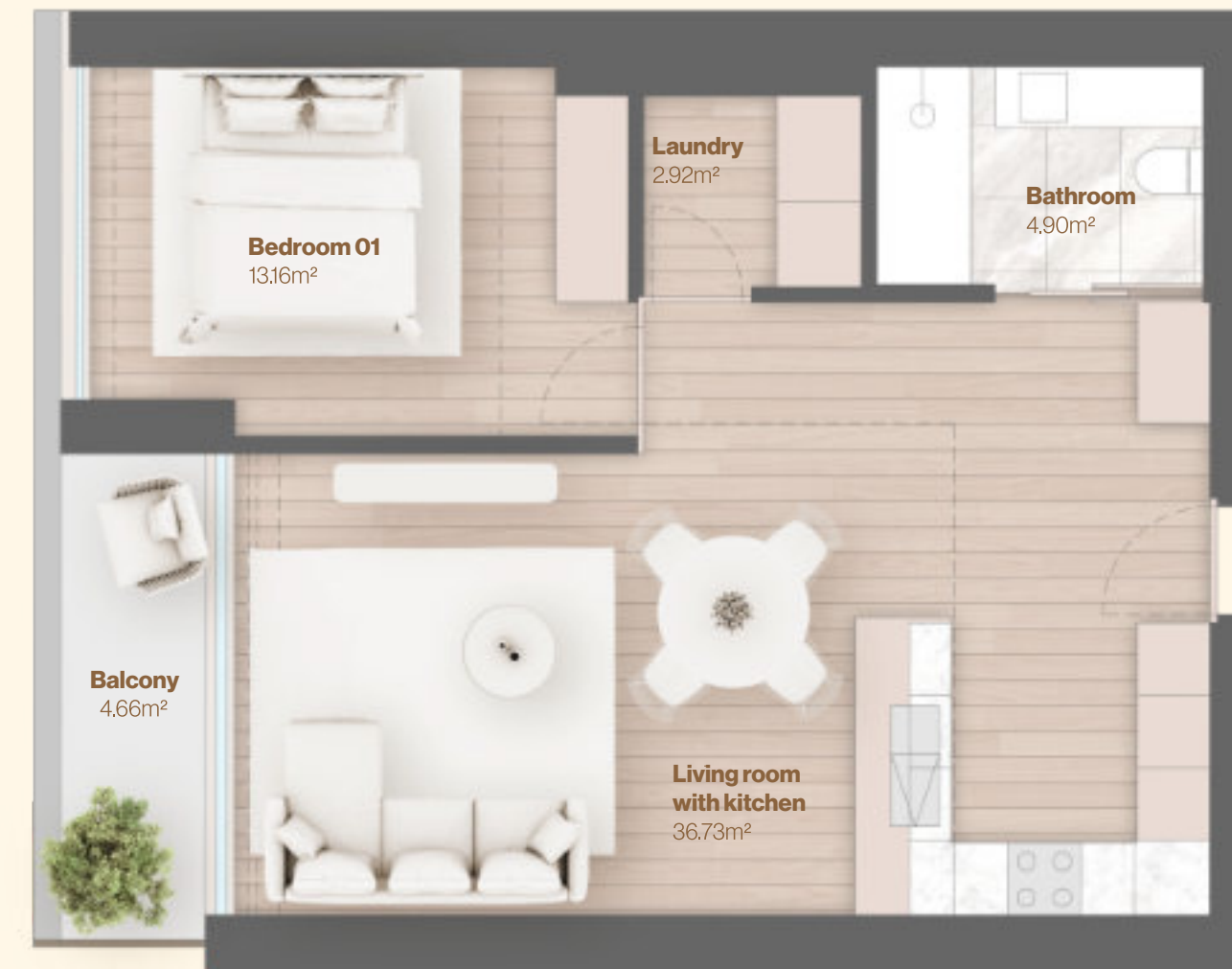
Total area **72.19**

Gross internal area **67.53**

Gross external area **4.66**

Parking **1 car and storage room**

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Orientation **West**



Avenida do Brasil

A 0.4	T1
Floor 0	

Total area **71.80**

Gross internal area **67.14**

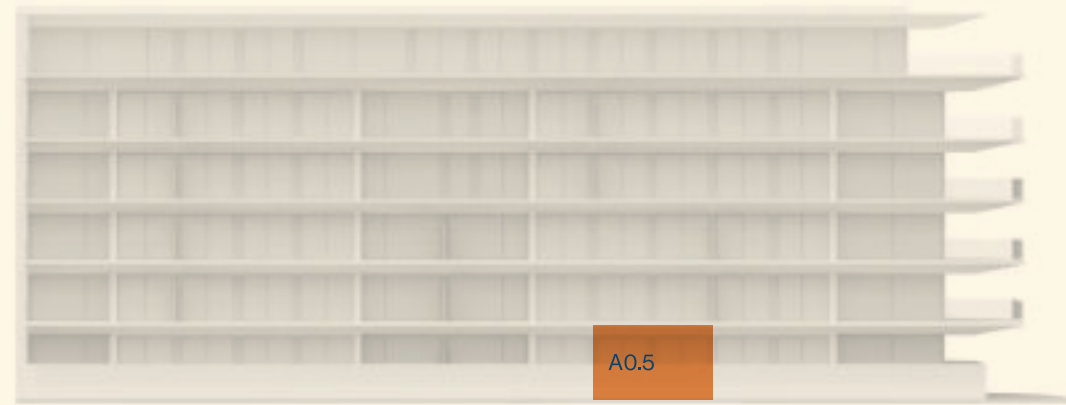
Gross external area **4.66**

Parking **1 car and storage room**

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Orientation **West**



Avenida do Brasil

A 0.5	TO
Floor 0	

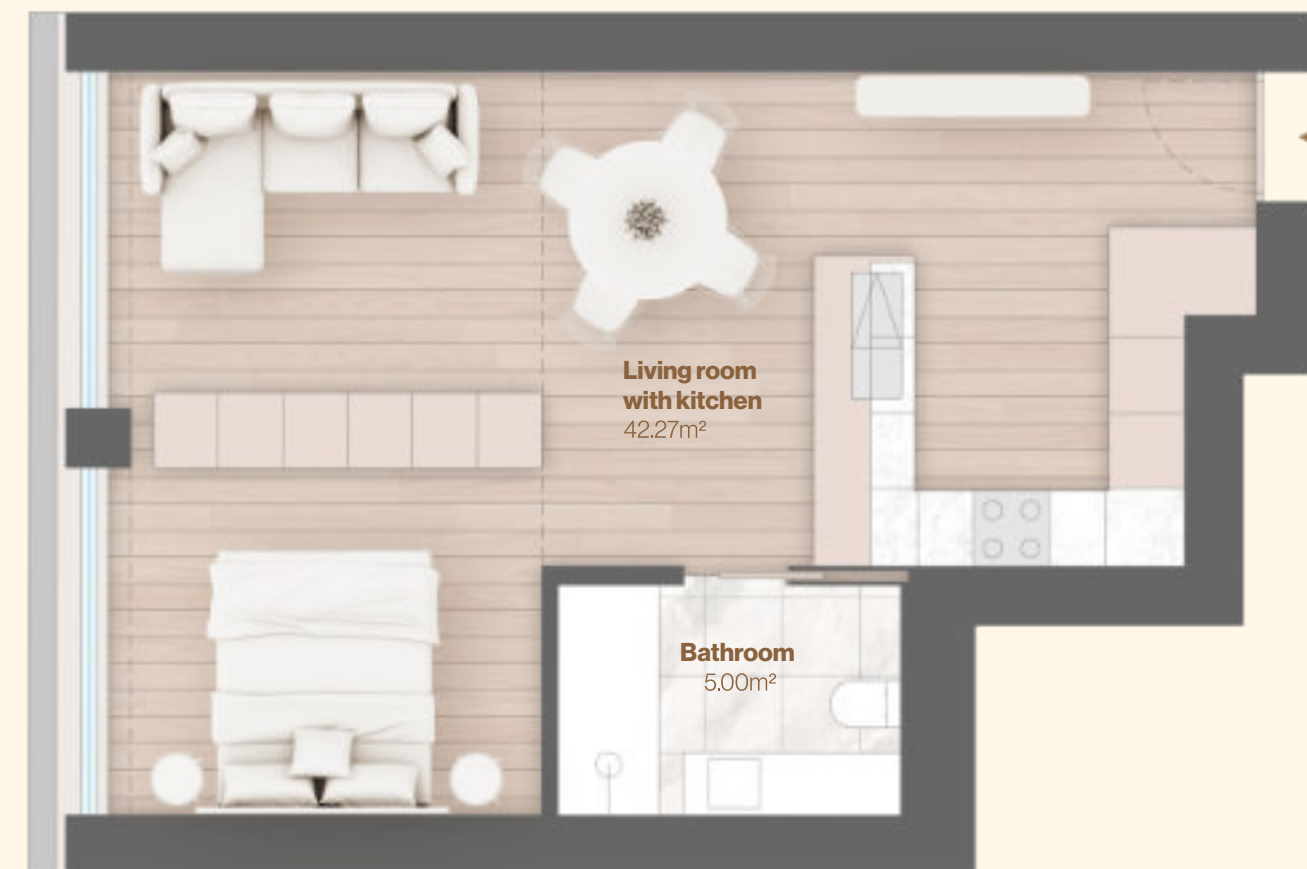
Total area **55.84**

Gross internal area **55.84**

Gross external area **0.00**

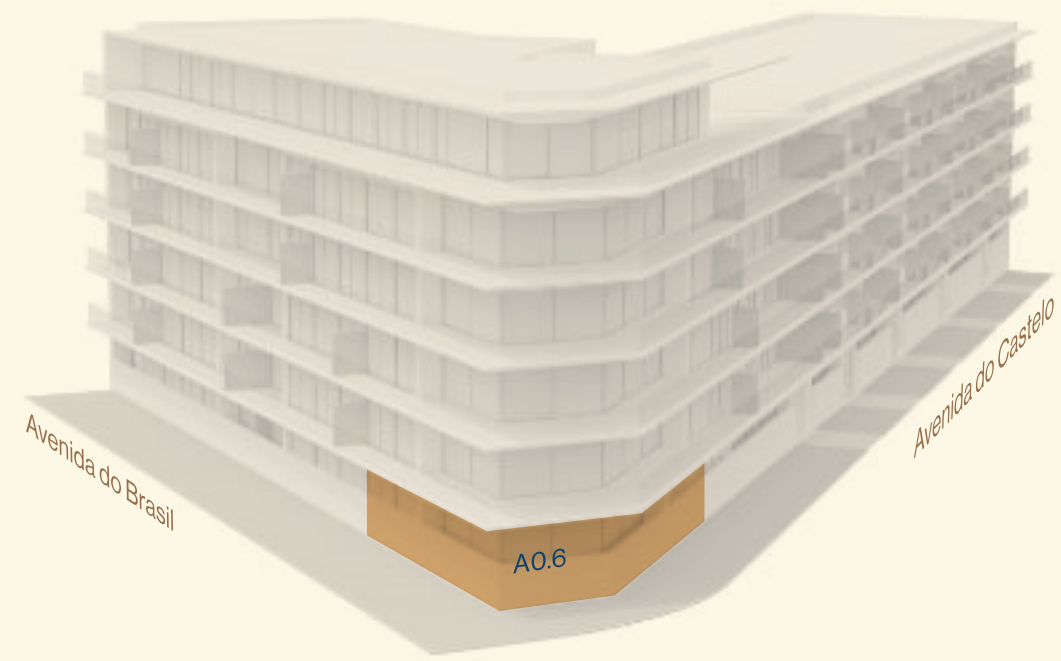
Parking **1 car and storage room**

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Orientation

West / South



A 0.6	T3
Floor 0	

Total area **170.47**

Gross internal area **150.33**

Gross external area **20.14**

Parking **2 cars and storage room**

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



A 0.7

T3

Floor 0

Total area **169.24**

Gross internal area **157.58**

Gross external area **11.66**

Parking **2 cars and storage room**

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Orientation **South**



B 0.1	T2
Floor 0	
Total area	147.17
Gross internal area	114.18
Gross external area	32.99
Parking	2 cars and storage room

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Kitchen

Balcony

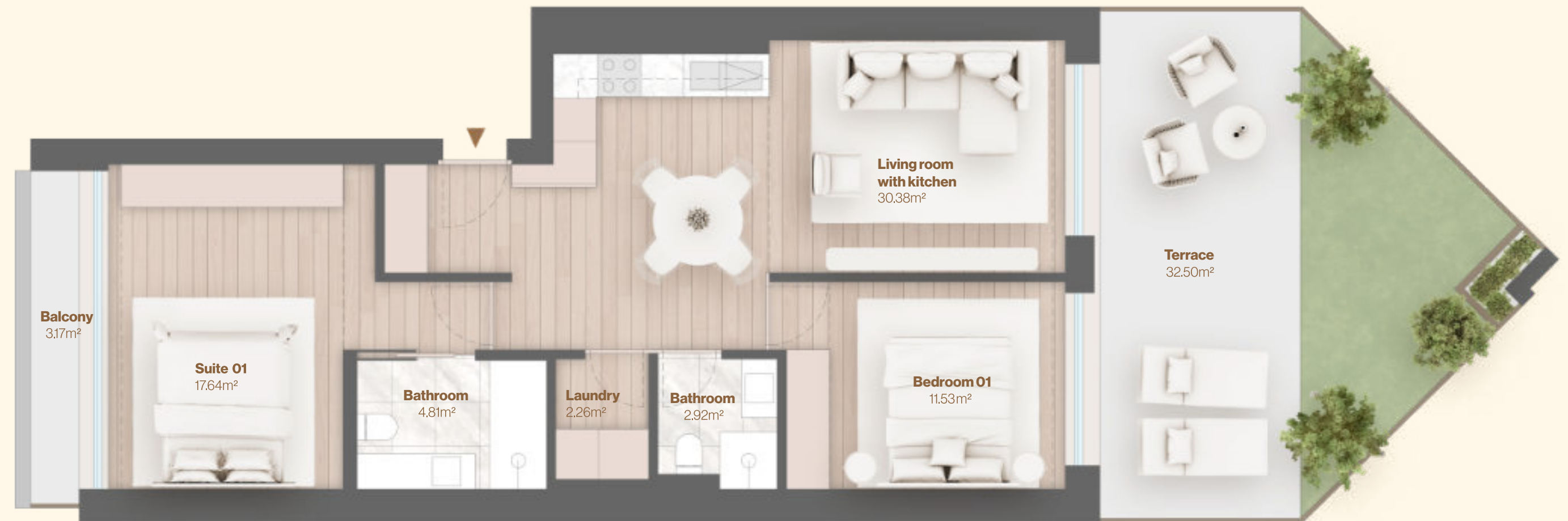


Orientation **South**

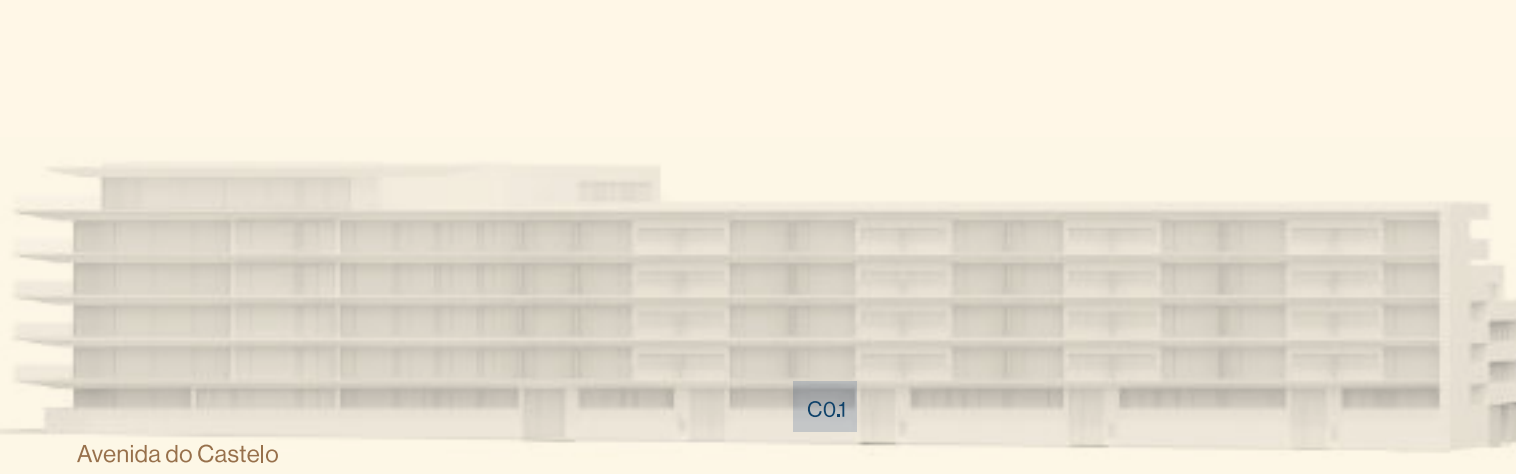


B 0.2	T2
Floor 0	
Total area	119.90
Gross internal area	84.23
Gross external area	35.67
Parking	2 cars and storage room

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



C 0.1

Floor 0

T2

Total area **193.47**

Gross internal area **100.33**

Gross external area **93.14**

Parking **2 cars and storage room**

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Orientation **South**



C 0.2	T2
Floor 0	

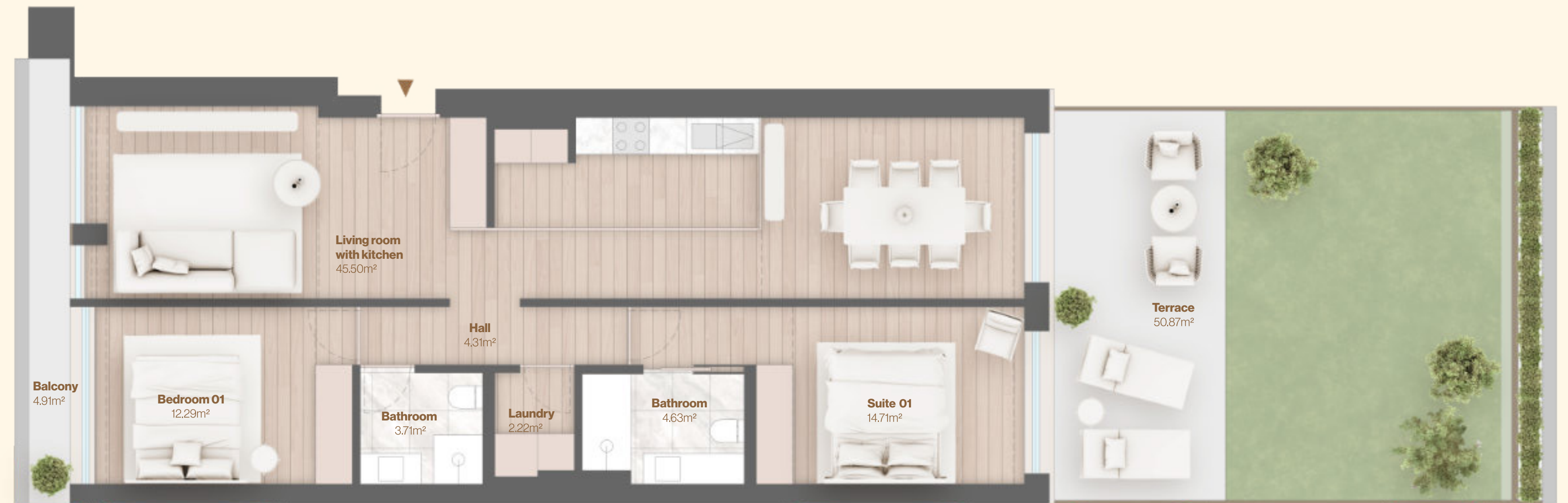
Total area **161.65**

Gross internal area **105.87**

Gross external area **55.78**

Parking **2 cars and storage room**

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Orientation **South**



D 0.1	T2
Floor 0	

Total area	183.18
Gross internal area	102.90
Gross external area	80.28

Parking **2 cars and storage room**

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Orientation **South**



D 0.2	T2
Floor 0	
Total area	166.83
Gross internal area	110.30
Gross external area	56.53
Parking	2 cars and storage room

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Orientation **South**



E 0.1	T2
Floor 0	

Total area **169.55**

Gross internal area **107.07**

Gross external area **62.48**

Parking **2 cars and storage room**

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Orientation **South / East**

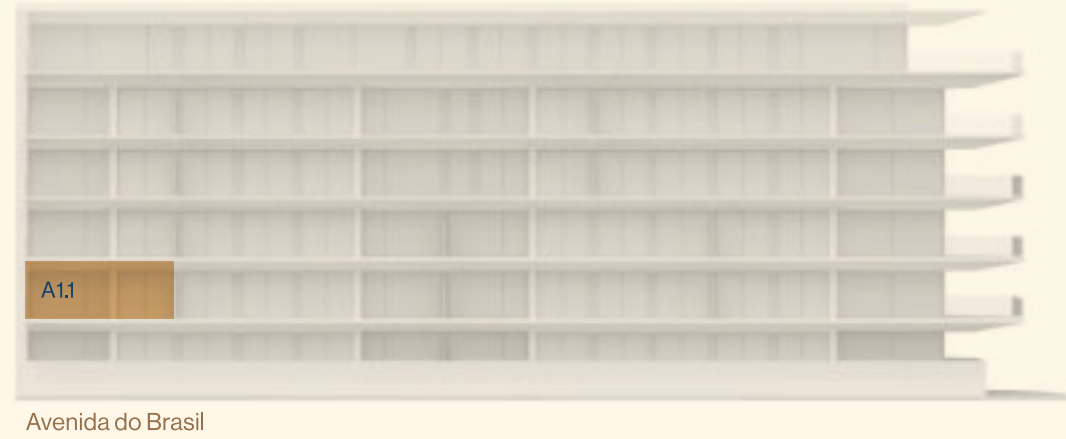


E 0.2	T3
Floor 0	
Total area	157.01
Gross internal area	144.40
Gross external area	12.61
Parking	2 cars and storage room

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Orientation **West**



Avenida do Brasil

A 1.1	T3
Floor 1	

Total area **165.07**

Gross internal area **151.43**

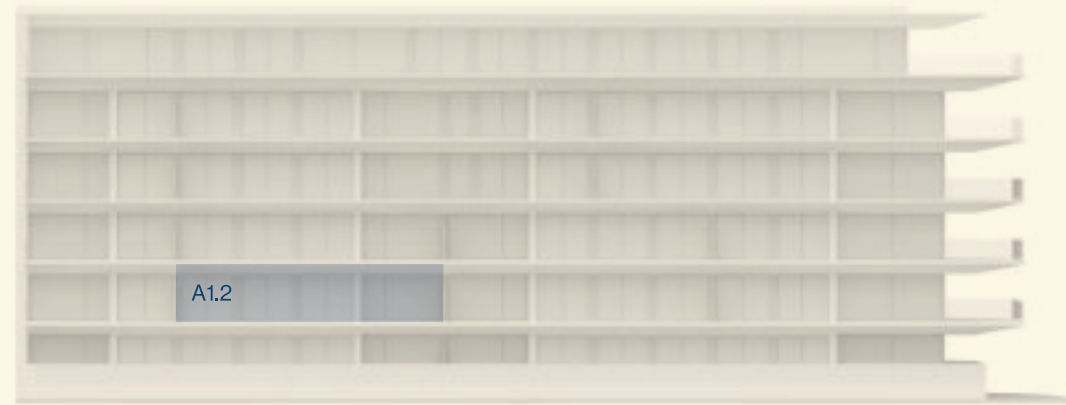
Gross external area **13.64**

Parking **2 cars and storage room**

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Orientation **West**



Avenida do Brasil

A 1.2	T2
Floor 1	

Total area **148.64**

Gross internal area **126.77**

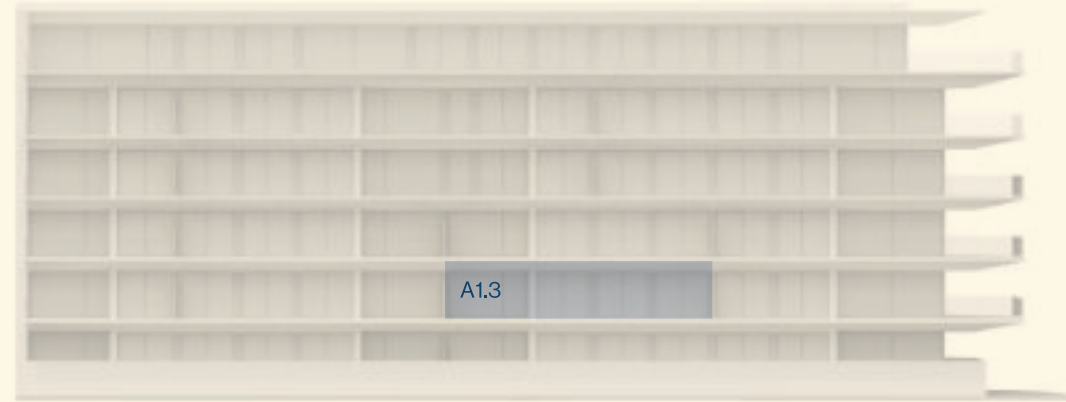
Gross external area **21.87**

Parking **2 cars and storage room**

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Orientation **West**



Avenida do Brasil

A 1.3	T2
Floor 1	

Total area **148.66**

Gross internal area **126.63**

Gross external area **22.03**

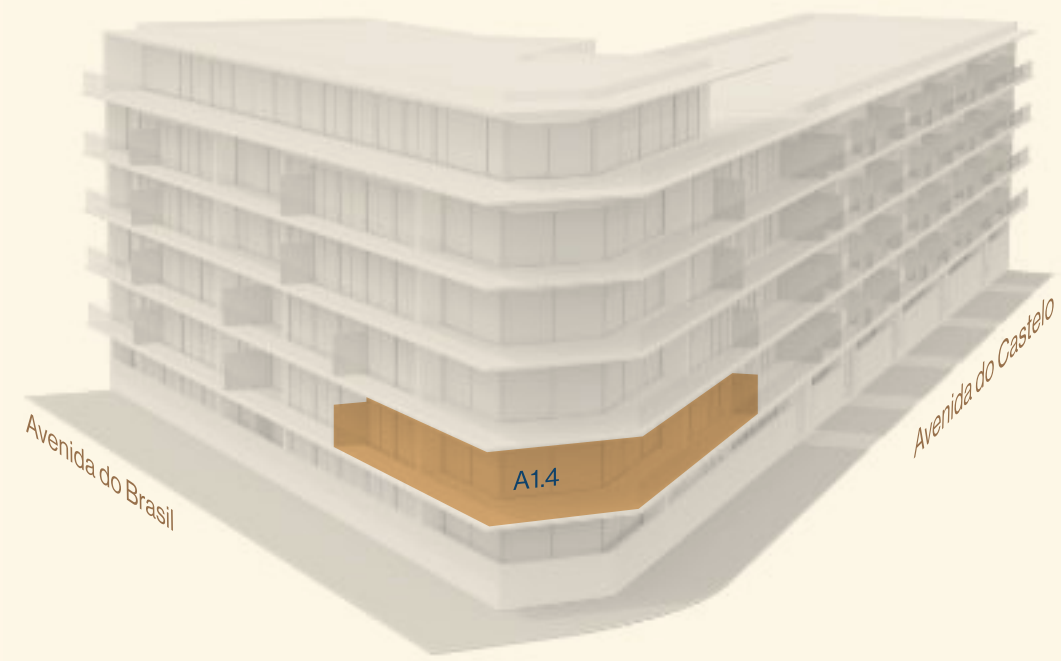
Parking **2 cars and storage room**

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Orientation

West / South



A 1.4	T3
Floor 1	

Total area **256.18**

Gross internal area **175.21**

Gross external area **80.97**

Parking **2 cars and storage room**

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Orientation **South**



A 1.5	T3
Floor 1	
Total area	169.04
Gross internal area	138.59
Gross external area	30.45
Parking	2 cars and storage room

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Orientation **South**



A 1.6	T1
Floor 1	
Total area	75.61
Gross internal area	66.42
Gross external area	9.19
Parking	1 car and storage room

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Orientation **South**



B 1.1	T2
Floor 1	
Total area	133.70
Gross internal area	119.66
Gross external area	14.04
Parking	2 cars and storage room

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Orientation **South**



B 1.2	T2
Floor 1	
Total area	117.49
Gross internal area	102.28
Gross external area	15.21
Parking	2 cars and storage room

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Orientation **South**



C 1.1	T2
Floor 1	
Total area	137.13
Gross internal area	121.92
Gross external area	15.21
Parking	2 cars and storage room

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Orientation **South**



C 1.2	T2
Floor 1	
Total area	125.32
Gross internal area	111.27
Gross external area	14.05
Parking	2 cars and storage room

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Orientation **South**



D 1.1

Floor 1

T2

Total area	124.04
Gross internal area	109.99
Gross external area	14.05

Parking **2 cars and storage room**

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Orientation **South**



D 1.2	T3
Floor 1	
Total area	144.82
Gross internal area	129.61
Gross external area	15.21

Parking **2 cars and storage room**

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Orientation **South**



E 1.1	T3
Floor 1	
Total area	143.89
Gross internal area	128.68
Gross external area	15.21
Parking	2 cars and storage room

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Orientation **South / East**



Avenida do Castelo

E 1.2	T3
Floor 1	

Total area **171.59**

Gross internal area **150.05**

Gross external area **21.54**

Parking **2 cars and storage room**

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Orientation

East



Rua Antônio Mariz Carneiro

F 1.1	T3
Floor 1	

Total area **130.85**

Gross internal area **124.08**

Gross external area **6.77**

Parking **2 cars and storage room**

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Orientation East



Rua Antônio Mariz Carneiro

F 1.2	T3
Floor 1	

Total area 147.25

Gross internal area 138.51

Gross external area 8.74

Parking 2 cars and storage room

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Orientation **West**



Avenida do Brasil

A 2.1	T3
Floor 2	

Total area **165.23**

Gross internal area **151.59**

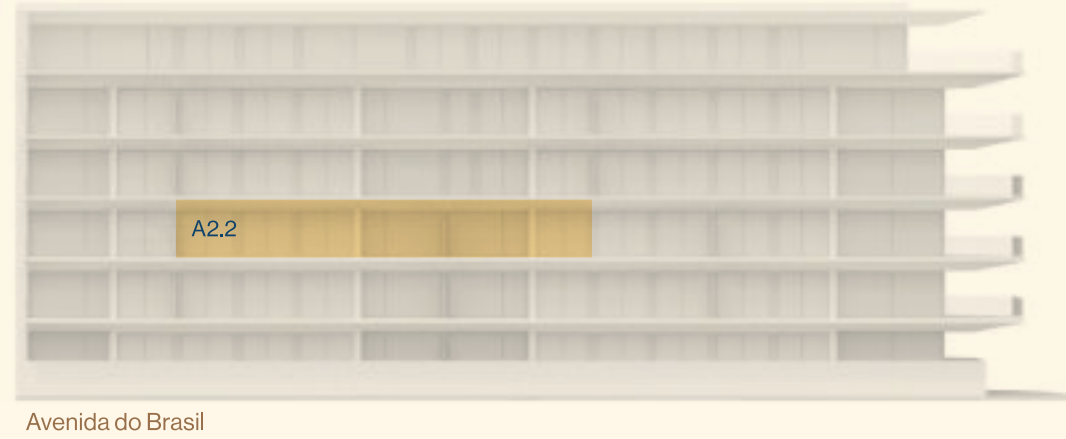
Gross external area **13.64**

Parking **2 cars and storage room**

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Orientation **West**



A 2.2	T4
Floor 2	

Total area **232.03**

Gross internal area **196.53**

Gross external area **35.50**

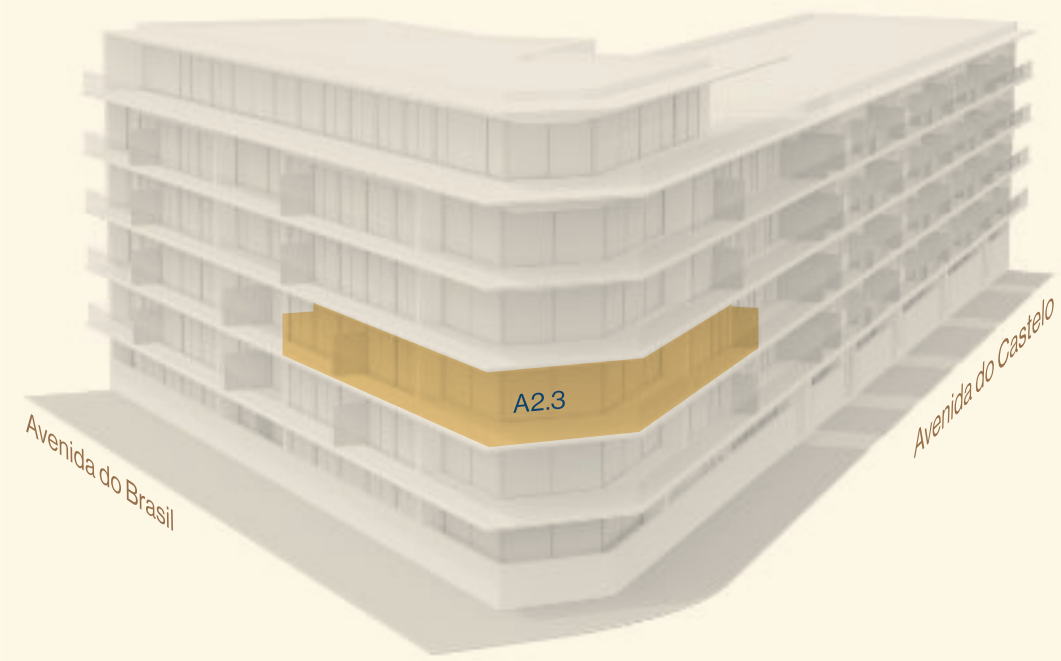
Parking **2 cars and storage room**

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Orientation

West / South



A 2.3

T4

Floor 2

Total area **294.83**

Gross internal area **209.76**

Gross external area **85.07**

Parking **2 cars and storage room**

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Orientation **South**



A 2.4	T3
Floor 2	
Total area	195.25
Gross internal area	160.41
Gross external area	34.84
Parking	2 cars and storage room

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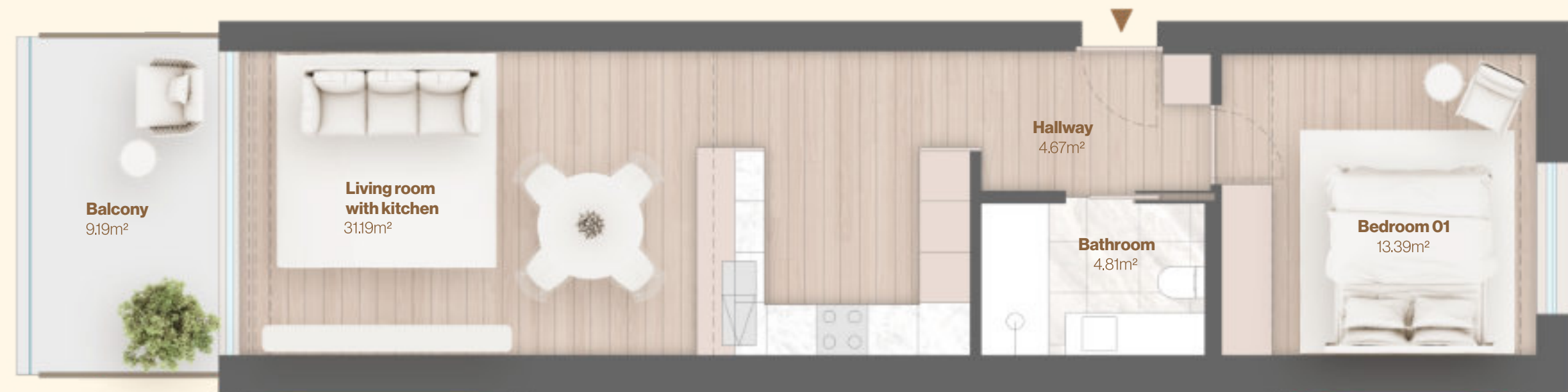


Orientation **South**



A 2.5	T1
Floor 2	
Total area	75.61
Gross internal area	66.42
Gross external area	9.19
Parking	2 cars and storage room

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



B 2.1	T2
Floor 2	

Total area	133.70
Gross internal area	119.66
Gross external area	14.04

Parking **1 car and storage room**

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Orientation **South**



B 2.2	T2
Floor 2	
Total area	117.49
Gross internal area	102.28
Gross external area	15.21
Parking	2 cars and storage room

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Orientation **South**

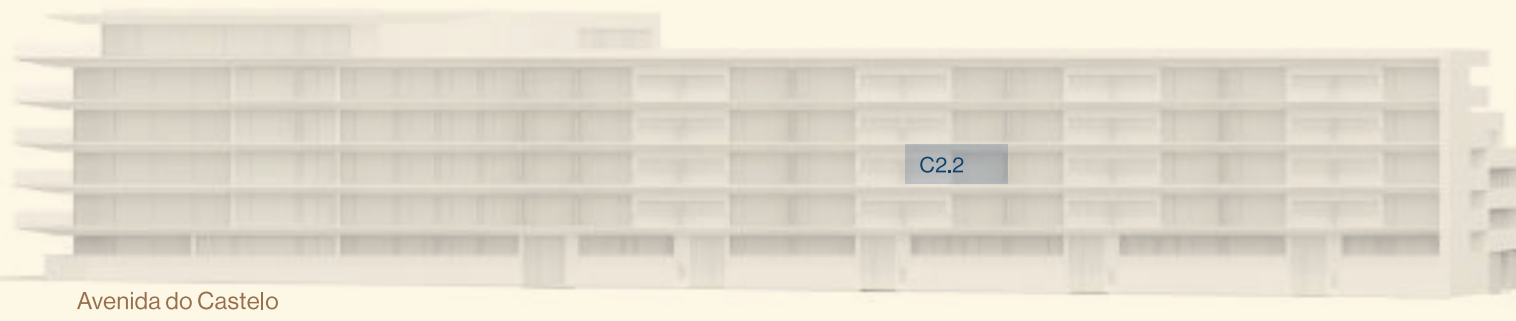


C 2.1	T2
Floor 2	
Total area	137.13
Gross internal area	121.92
Gross external area	15.21
Parking	2 cars and storage room

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



C 2.2

Floor 2

T2

Total area **125.32**

Gross internal area **111.27**

Gross external area **14.05**

Parking **2 cars and storage room**

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Orientation **South**



D 2.1	T2
Floor 2	
Total area	124.04
Gross internal area	109.99
Gross external area	14.05
Parking	2 cars and storage room

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



D 2.2	T3
Floor 2	
Total area	144.82
Gross internal area	129.61
Gross external area	15.21

Parking **2 cars and storage room**

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Orientation **South**



E 2.1

T3

Floor 2

Total area **143.89**

Gross internal area **128.68**

Gross external area **15.21**

Parking **2 cars and storage room**

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Orientation **South / East**



E 2.2

Floor 2

T3

Total area **171.59**

Gross internal area **150.05**

Gross external area **21.54**

Parking **2 cars and storage room**

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Orientation East



Rua Antônio Mariz Carneiro

F 2.1	T3
Floor 2	

Total area **130.85**

Gross internal area **124.08**

Gross external area **6.77**

Parking **2 cars and storage room**

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Orientation East



Rua Antônio Mariz Carneiro

F 2.2	T3
Floor 2	

Total area 147.25

Gross internal area 138.51

Gross external area 8.74

Parking 2 cars and storage room

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Orientation **West**



Avenida do Brasil

A 3.1	T3
Floor 3	

Total area **165.23**

Gross internal area **151.59**

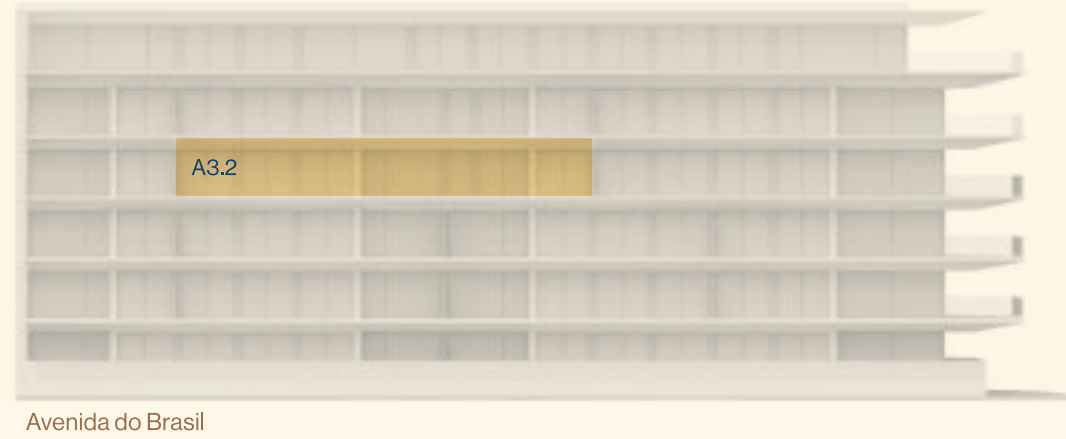
Gross external area **13.64**

Parking **2 cars and storage room**

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Orientation **West**



A 3.2	T4
Floor 3	

Total area **232.03**

Gross internal area **196.53**

Gross external area **35.50**

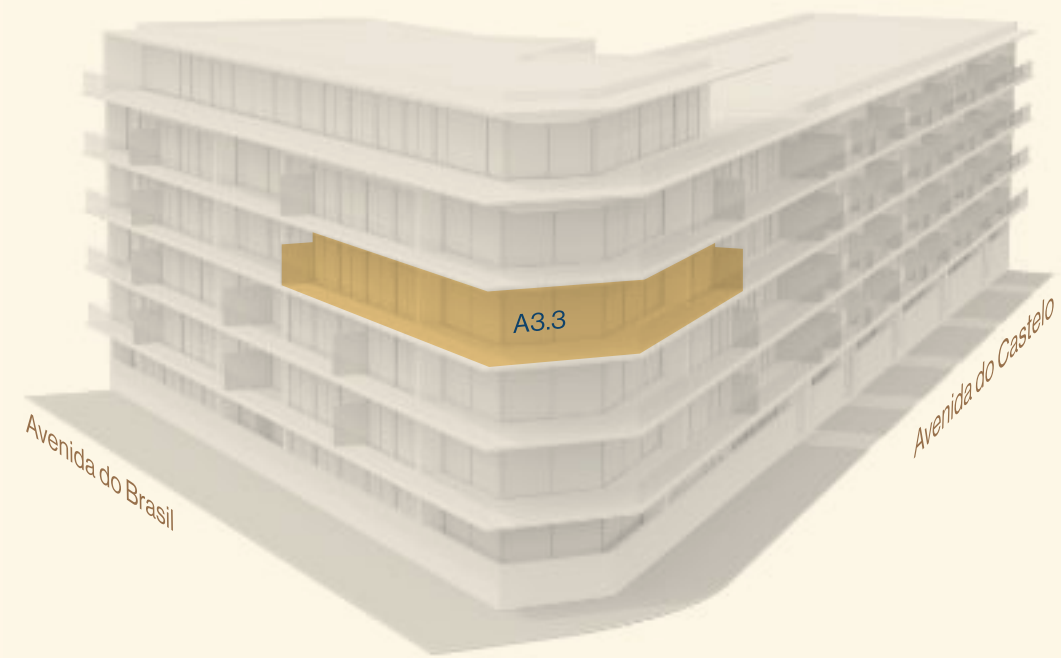
Parking **3 cars and storage room**

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation

West / South



A 3.3

T4

Floor 3

Total area **294.83**

Gross internal area **209.76**

Gross external area **85.07**

Parking **3 cars and storage room**

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



A 3.4
Floor 3

T3

Total area **195.25**

Gross internal area **160.41**

Gross external area **34.84**

Parking **2 cars and storage room**

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Orientation **South**



A 3.5	T1
Floor 3	

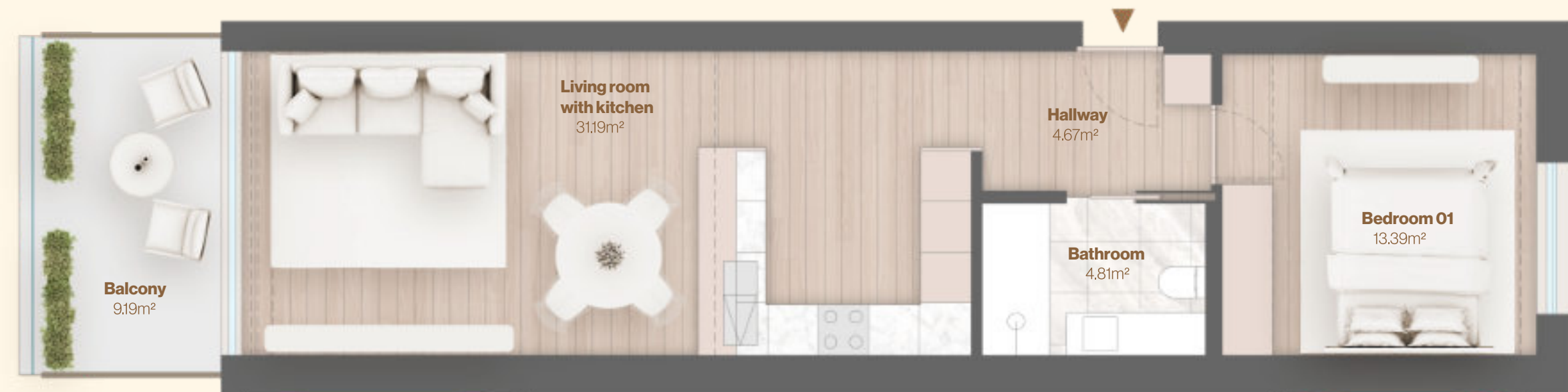
Total area **75.61**

Gross internal area **66.42**

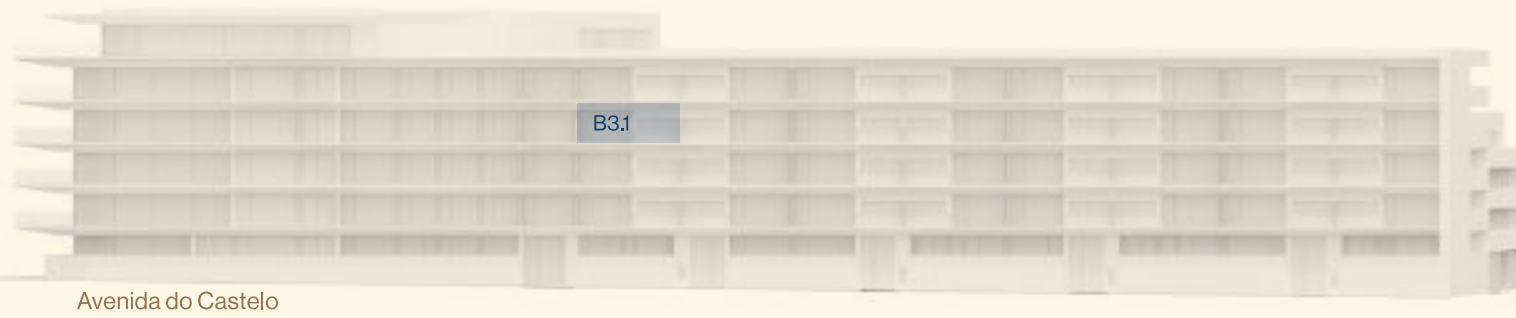
Gross external area **9.19**

Parking **1 car and storage room**

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Orientation **South**



B 3.1	T2
Floor 3	
Total area	131.97
Gross internal area	117.93
Gross external area	14.04
Parking	2 cars and storage room

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Orientation **South**



B 3.2	T1
Floor 3	
Total area	102.44
Gross internal area	87.23
Gross external area	15.21
Parking	1 car and storage room

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



C 3.1	T2
Floor 3	

Total area **133.87**

Gross internal area **118.66**

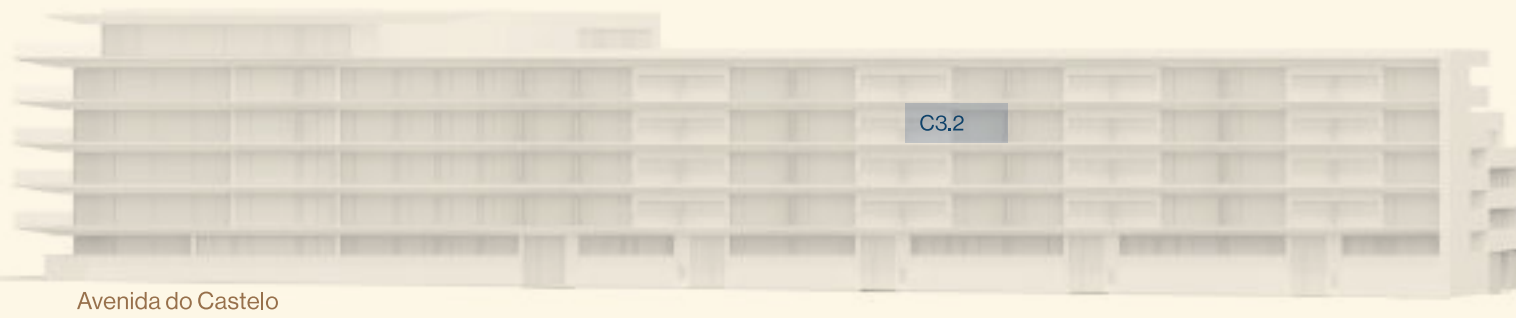
Gross external area **15.21**

Parking **2 cars and storage room**

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Orientation **South**



C 3.2	T2
Floor 3	
Total area	125.32
Gross internal area	111.27
Gross external area	14.05
Parking	2 cars and storage room

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Orientation **South**



D 3.1	T2
Floor 3	
Total area	124.04
Gross internal area	109.99
Gross external area	14.05
Parking	2 cars and storage room

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Orientation **South**



D 3.2

Floor 3

T3

Total area	144.82
Gross internal area	129.61
Gross external area	15.21

Parking **2 cars and storage room**

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Orientation **South**



E 3.1	T3
Floor 3	
Total area	143.89
Gross internal area	128.68
Gross external area	15.21
Parking	2 cars and storage room

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Orientation **South / East**



E 3.2

Floor 3

T3

Total area **171.59**

Gross internal area **150.05**

Gross external area **21.54**

Parking **2 cars and storage room**

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Orientation East



Rua Antônio Mariz Carneiro

F 3.1	T3
Floor 3	

Total area **130.08**

Gross internal area **117.81**

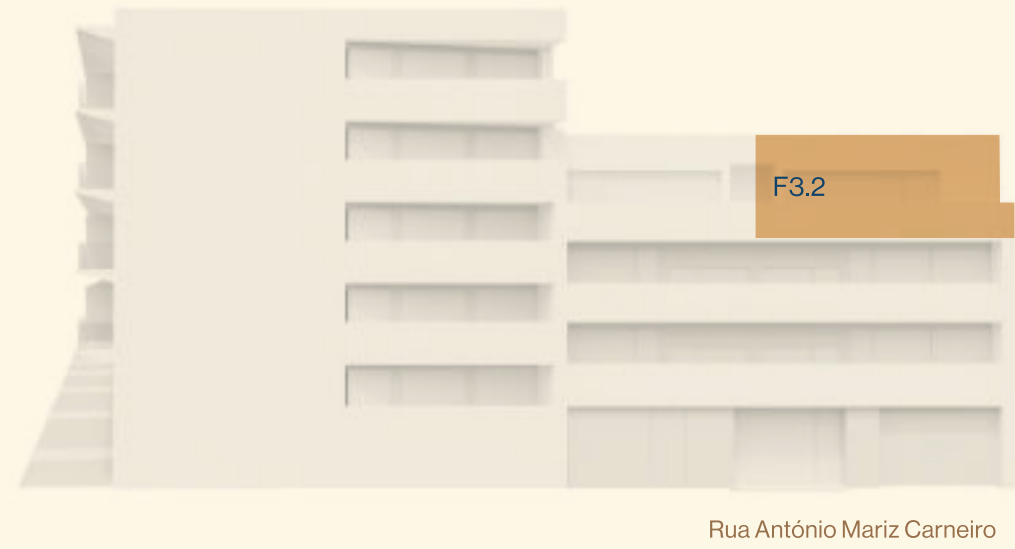
Gross external area **12.27**

Parking **2 cars and storage room**

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Orientation **East**



F 3.2	T3
Floor 3	

Total area	146.59
Gross internal area	131.17
Gross external area	15.42

Parking **2 cars and storage room**

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Orientation **West**



Avenida do Brasil

A 4.1	T3
Floor 4	

Total area **165.23**

Gross internal area **151.59**

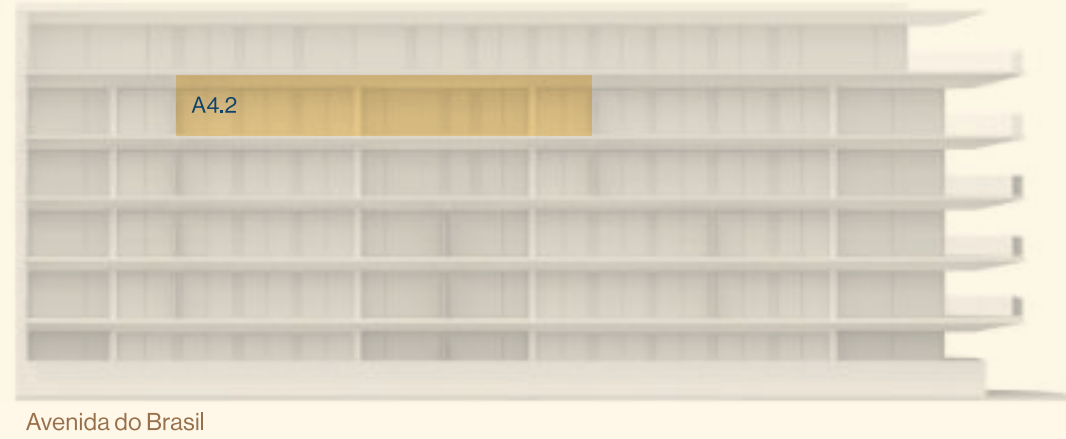
Gross external area **13.64**

Parking **2 cars and storage room**

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Orientation **West**



Avenida do Brasil

A 4.2	T4
Floor 4	

Total area **232.03**

Gross internal area **196.53**

Gross external area **35.50**

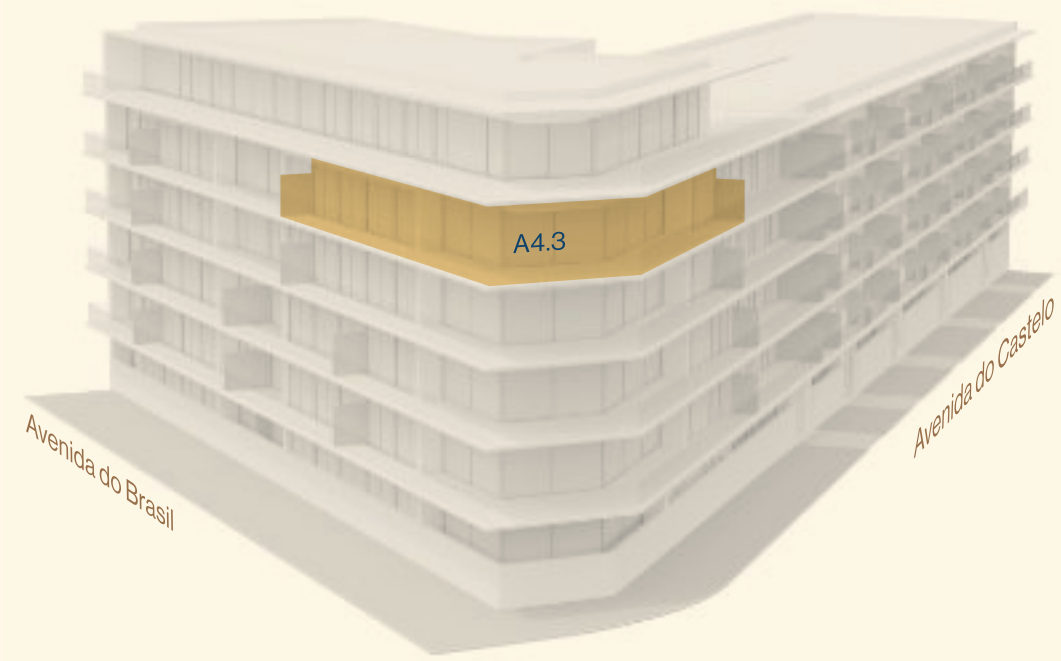
Parking **3 cars and storage room**

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Orientation

West / South



A 4.3	T4
Floor 4	

Total area **294.86**

Gross internal area **209.79**

Gross external area **85.07**

Parking **3 cars and storage room**

LEGAL NOTICE: The information in this brochure is to be used for indicative purposes only and may be subject to changes or variations due to technical or legal requirements.



Orientation **South**



A 4.4	T3
Floor 4	
Total area	195.25
Gross internal area	160.41
Gross external area	34.84
Parking	2 cars and storage room

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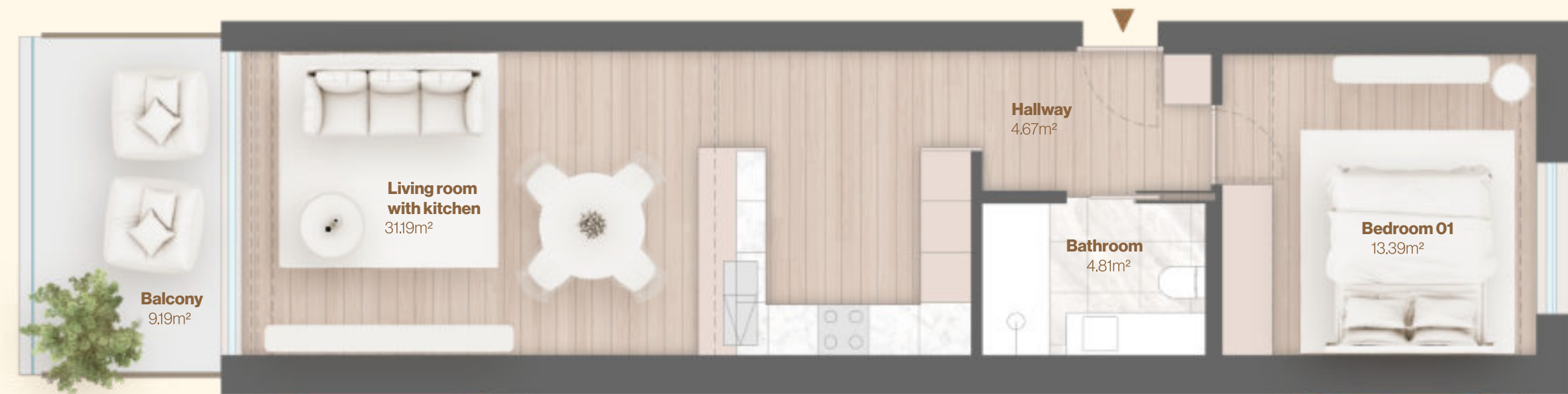


Orientation **South**

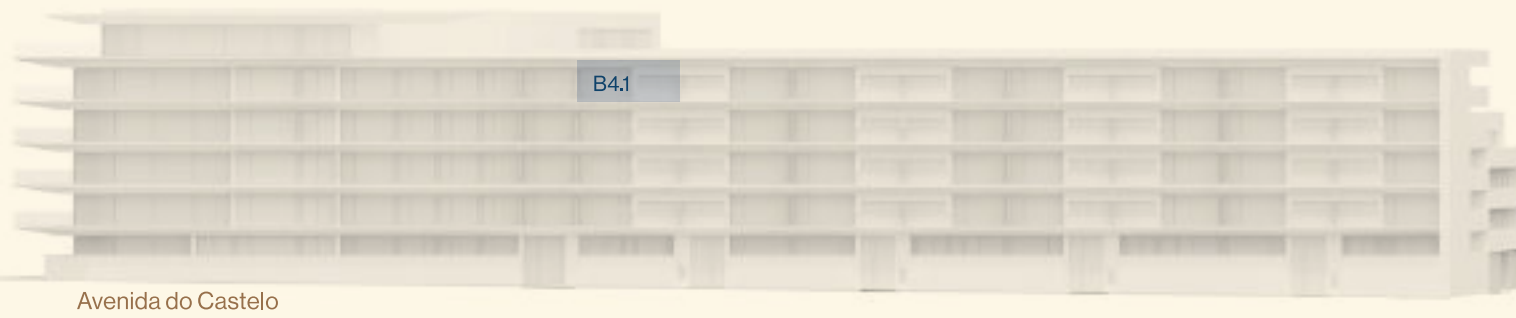


A 4.5	T1
Floor 4	
Total area	75.28
Gross internal area	66.09
Gross external area	9.19
Parking	1 car and storage room

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Orientation **South**



B 4.1	T2
Floor 4	
Total area	132.30
Gross internal area	118.26
Gross external area	14.04
Parking	2 cars and storage room

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Orientation **South**



B 4.2	T1
Floor 4	

Total area **102.44**

Gross internal area **87.23**

Gross external area **15.21**

Parking **1 car and storage room**

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Orientation **South**



C 4.1	T2
Floor 4	
Total area	133.07
Gross internal area	118.66
Gross external area	15.21
Parking	2 cars and storage room

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Orientation **South**



C 4.2	T2
Floor 4	
Total area	125.32
Gross internal area	111.27
Gross external area	14.05
Parking	2 cars and storage room

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Orientation **South**



D 4.1	T2
Floor 4	

Total area **124.04**

Gross internal area **109.09**

Gross external area **14.05**

Parking **2 cars and storage room**

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Orientation **South**



D 4.2

Floor 4

T3

Total area	144.82
Gross internal area	129.61
Gross external area	15.21

Parking **2 cars and storage room**

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Orientation **South**



E 4.1	T3
Floor 4	
Total area	171.59
Gross internal area	150.05
Gross external area	21.54
Parking	2 cars and storage room

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Orientation **South / East**

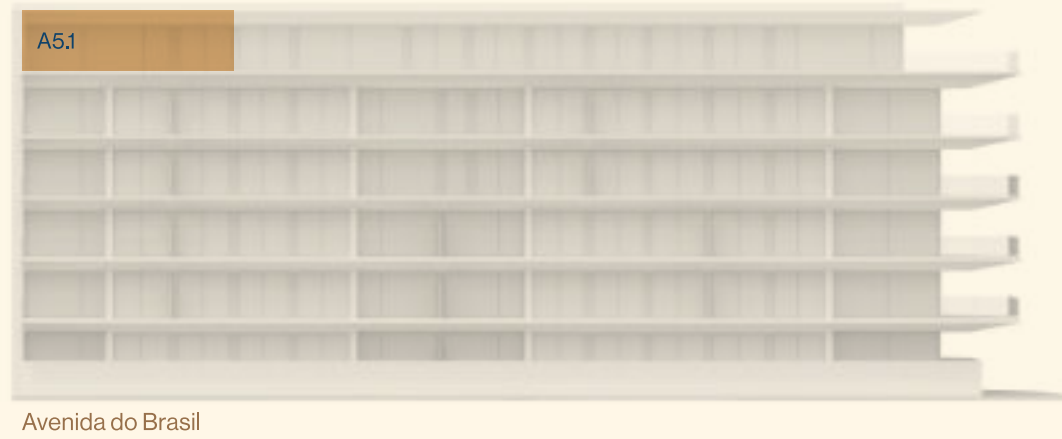


E 4.2	T3
Floor 4	
Total area	171.59
Gross internal area	150.05
Gross external area	21.54
Parking	2 cars and storage room

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Orientation **West**



Avenida do Brasil

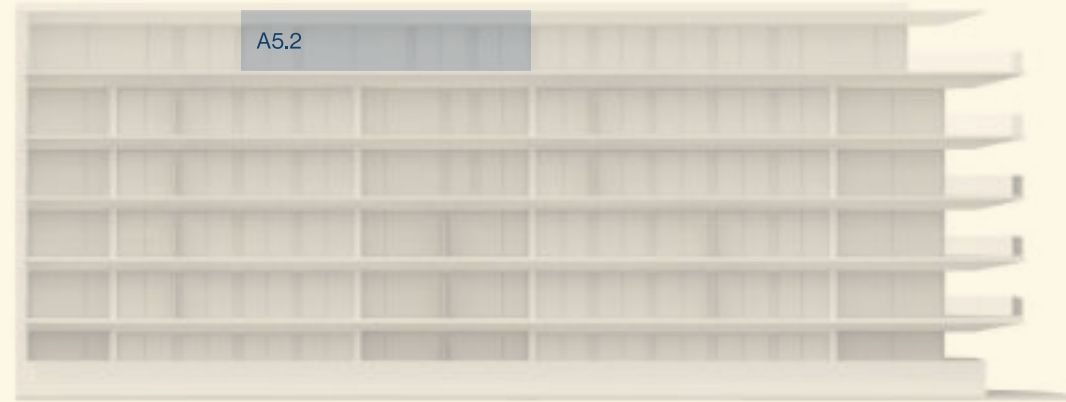
A 5.1	T3
Floor 5	

Total area	195.81
Gross internal area	149.16
Gross external area	46.65
Parking	2 cars and storage room

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Orientation **West**



Avenida do Brasil

A 5.2	T2
Floor 5	

Total area **164.37**

Gross internal area **115.80**

Gross external area **48.57**

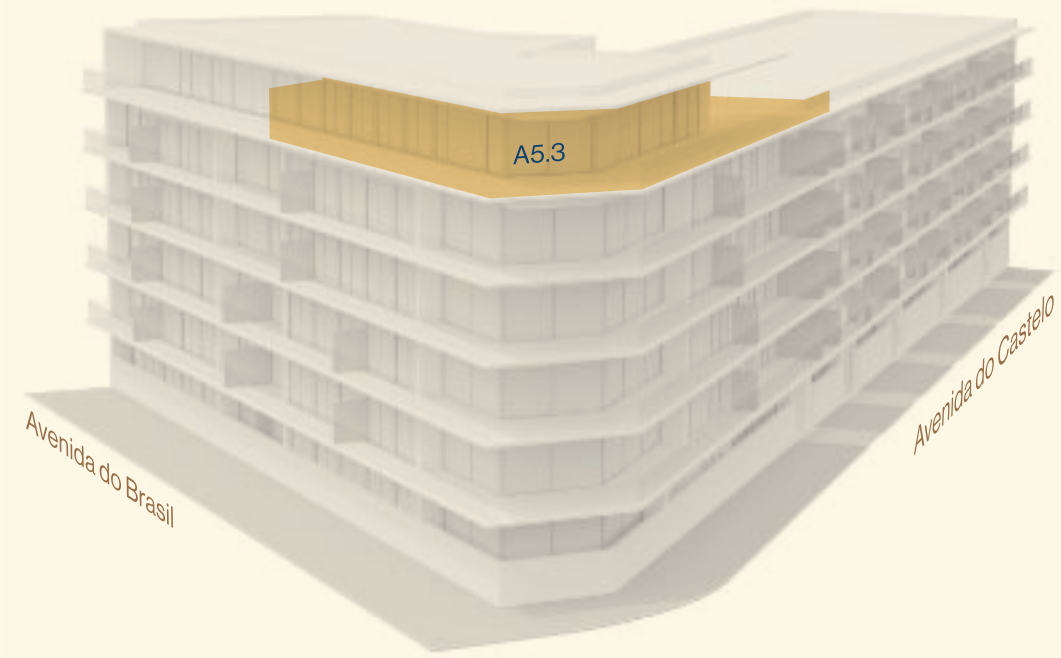
Parking **2 cars and storage room**

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Orientation

West / South



A 5.3

T4

Floor 5

Total area **483.13**

Gross internal area **220.08**

Gross external area **263.05**

Parking **3 cars and storage room**

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