



CASAS DO MAR

GROW
REAL ESTATE GROUP

A wide-angle photograph of a modern swimming pool at sunset. The pool is dark blue and reflects the warm, golden light of the setting sun. In the background, a low concrete wall with a small planter box filled with green plants separates the pool area from a vast, calm ocean. The sky is a clear, pale blue with a few wispy white clouds. Overlaid on the center of the image, the words "PORTO COVO" are written in a large, white, sans-serif font.

PORTO COVO

Porto Covo is a picturesque village located on the southwest coast of Portugal, in the Alentejo region, approximately 170 km south of Lisbon. The village is known for its beautiful coastal landscapes, stunning beaches, and tranquil, welcoming atmosphere.

Landscape and Environment

Porto Covo is characterized by its traditional white houses adorned with blue details, cobblestone streets, and an environment that reflects the essence of Portuguese coastal life.

The village is situated along the **Costa Vicentina**, a protected area renowned for its natural beauty and biodiversity.



Beaches

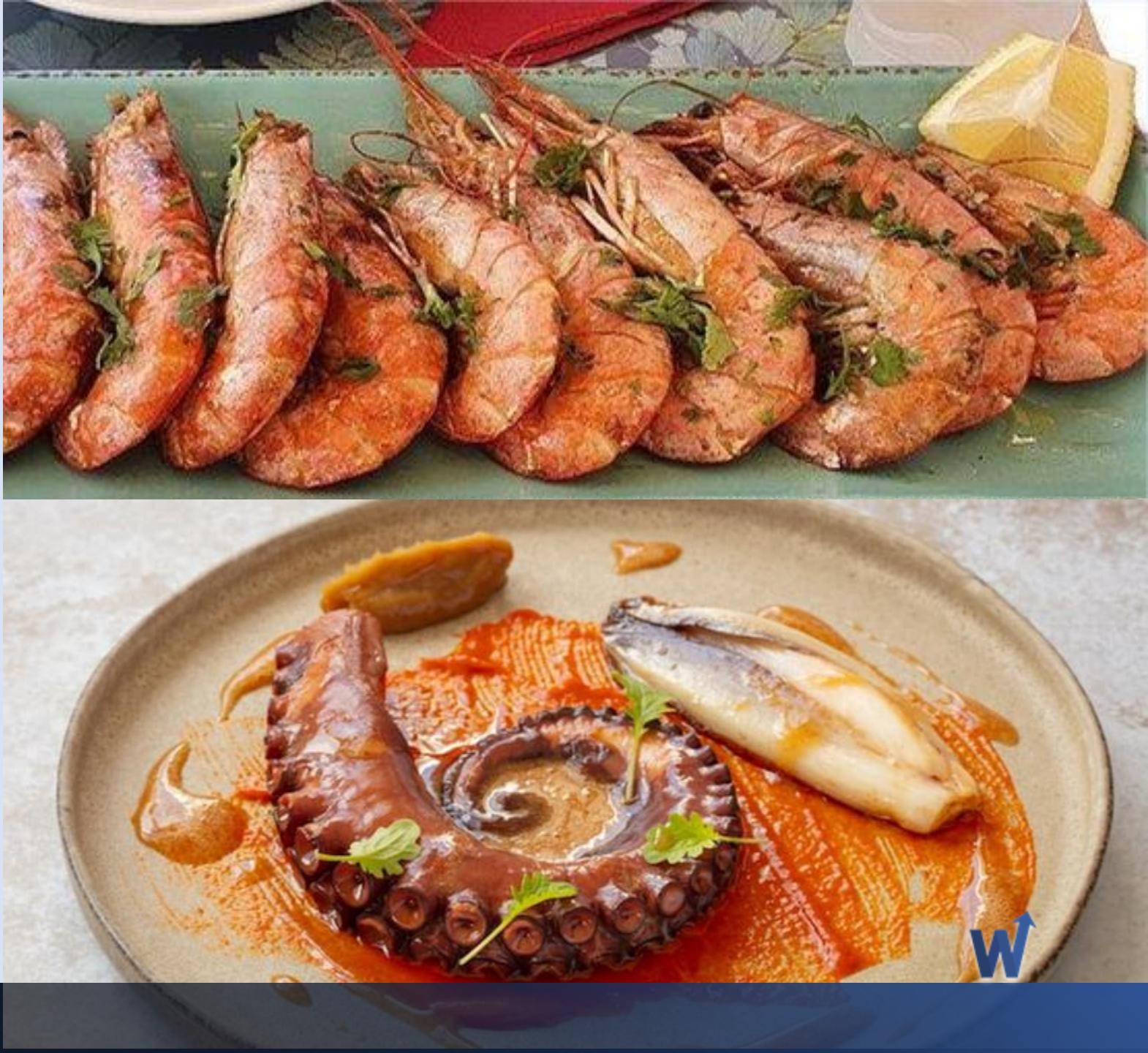
The coastline around Porto Covo is dotted with several charming beaches, many of which are small coves with dramatic cliffs and crystal-clear waters.

Among the most popular beaches are **Praia Grande**, which is one of the most accessible and offers good conditions for swimming and sunbathing, and Praia dos Buizinhos, a small and charming cove.



Gastronomy

The cuisine of Porto Covo is heavily influenced by the sea, with many local restaurants offering dishes of fresh fish and seafood. Typical dishes include grilled fish, seafood cataplana, and caldeirada. Additionally, visitors can enjoy regional Alentejo wines, known for their quality.



Activities and Leisure

Porto Covo is an ideal destination for outdoor activities. Hiking along the coastal trails offers spectacular views of the Atlantic and the natural landscape. Fishing, diving, and surfing are also popular activities in the region.



The village of Porto Covo maintains a welcoming and authentic atmosphere, with a local population that greets visitors with open arms.

It is a charming destination that offers a unique combination of natural beauty, tranquility, and cultural authenticity, making it a perfect choice for those seeking a relaxing getaway and a small paradise on the Portuguese coast.



A scenic view of a coastal landscape. In the foreground, a large potted olive tree is on the left, and a modern building with a light-colored facade and a black metal railing is on the right. A swimming pool with a green and white striped pattern is visible between the building and the beach. The background shows a sandy beach, green trees, and a vast blue ocean under a clear sky.

CASAS DO MAR



A UNIQUE PROJECT IN PORTO COVO

On the seafront, facing Praia Grande, CASAS DO MAR is a unique project in Porto Covo. With a design characterized by pure volumes, clean lines, and special attention to details and materials, it seeks perfect integration with the surrounding environment, aiming to maximize the connection to the Atlantic and the traditional village.





ON THE BEACH, TWO STEPS FROM THE VILLAGE

Just a 5-minute walk from the picturesque fishing village of Porto Covo, you will find CASAS DO MAR, right in front of the extensive sandy beach. Ideal for endless beach days or long winter walks, this location couldn't better enhance the connection to the Costa Vicentina.



CASAS DO MAR...









COMFORT AND PRIVACY OPEN TO THE OUTSIDE

Twenty-one apartments, T3 and T2, designed to prioritise a direct relationship with the outside, all with a spacious social area. The ground floor apartments include a private garden and pool, while the upper floor apartments benefit from the wonderful views from the terraces.

All units include a parking space in the garage, with pre-installation for an electric vehicle charging device. There is also a common bathroom and a storage/laundry room.





THE COMMON AREAS, PRIVATE LIVING AND CONVENIENCE

Privacy in the use of the various spaces that make up the development was a priority in the design of this project. The common areas include a social area with a living room and bar, directly connected to the pool and garden. Near the entrance is the reception with its support services. Parking and technical areas are located on floor -1.

COMFORT AND SUSTAINABILITY ALL YEAR ROUND

A wide-angle photograph of a modern architectural complex. In the foreground, a large, dark, curved swimming pool is visible, reflecting the surrounding environment. To the right, a tall, light-colored concrete wall or screen is partially visible. In the center, a long, low concrete wall with built-in planters containing various green plants runs along the edge of the pool. Beyond the wall, the vast ocean stretches to the horizon under a sky filled with scattered, wispy clouds. The overall atmosphere is one of a high-end, sustainable residential or hotel complex.

Construction solutions were designed with the optimization of environmental comfort inside the building throughout the year and the minimization of energy consumption as the premise.

Vegetation acts as a natural filter, providing shading and solar exposure control, as well as protection against the weather conditions of the terrain, including dominant winds from the North. Notable technical solutions include solar panels for water heating, a heat pump for heating and cooling, and the use of mechanical ventilation for air recirculation.



ALL GREEN AROUND YOU, WITH THE SEA IN THE BACKGROUND

Lush greenery adorns the entire development, minimizing the construction's impact on the landscape. Outdoor areas are organized around a series of pathways leading to the apartments, enveloped in vegetation that provides privacy to residents and serves as a picturesque backdrop visible from the inside. At the heart of the complex, a curved-shaped communal pool is surrounded by a sunbathing area.





MATERIAL INTEGRATED IN A NATURAL PALETTE

The project prioritizes the use of materials and chromatic compositions that are predominantly natural. Exterior materials feature natural toned coatings, punctuated by gray-green shades found in the aluminum window frames and pergolas. The interior continues these principles with the use of natural finishes in neutral tones for easy maintenance.









PLANS

GENERAL PLAN GROUND FLOOR



PLANTA PISO 0



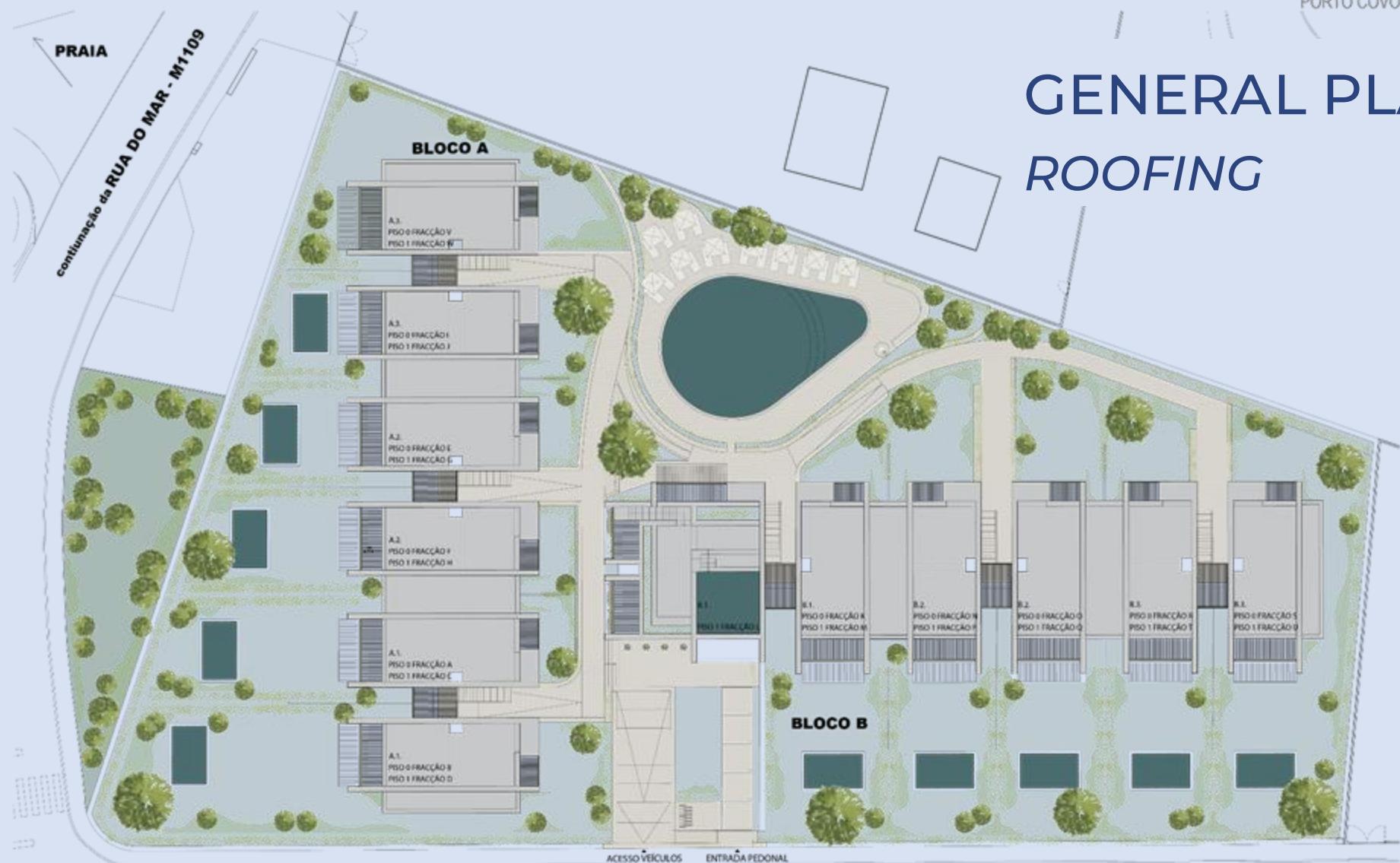
GENERAL PLAN 1º FLOOR



PLANTA PISO 1

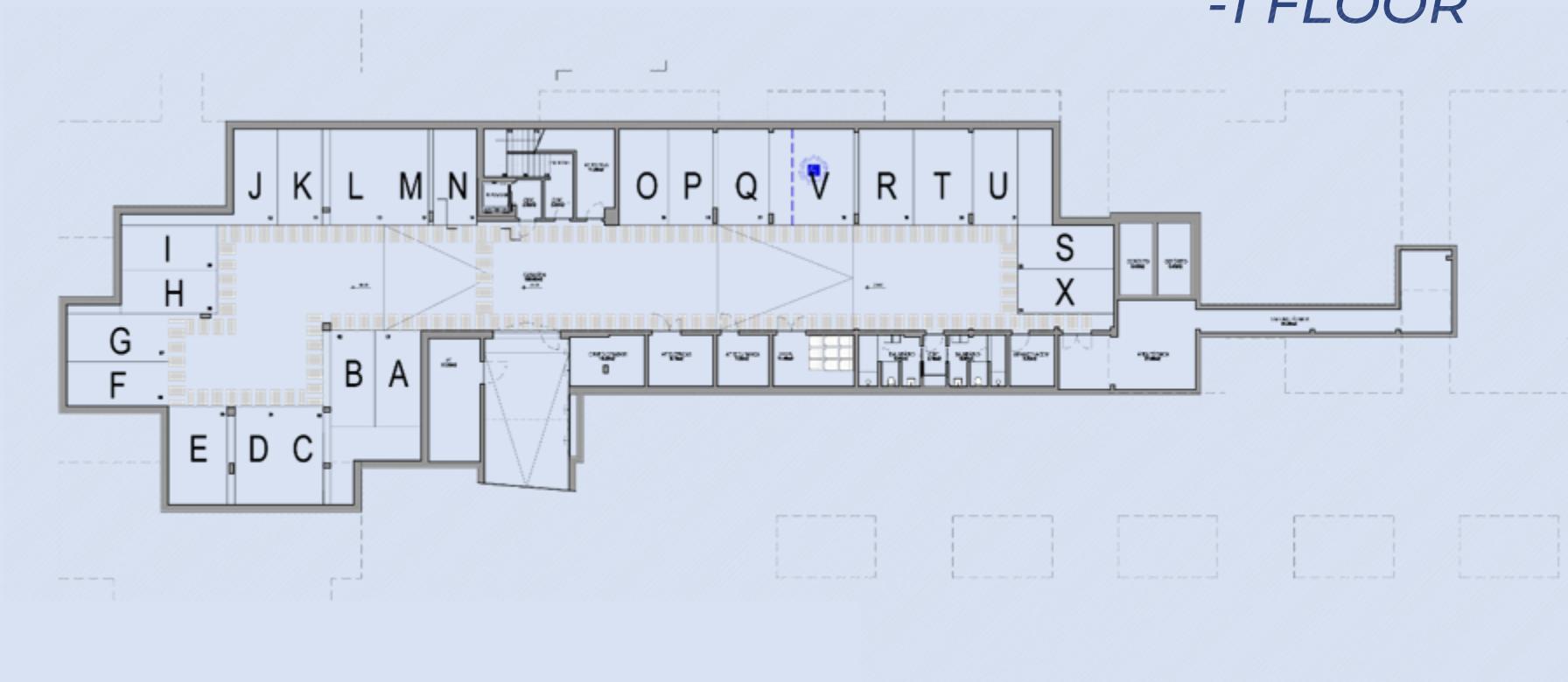


GENERAL PLAN ROOFING



GENERAL PLAN

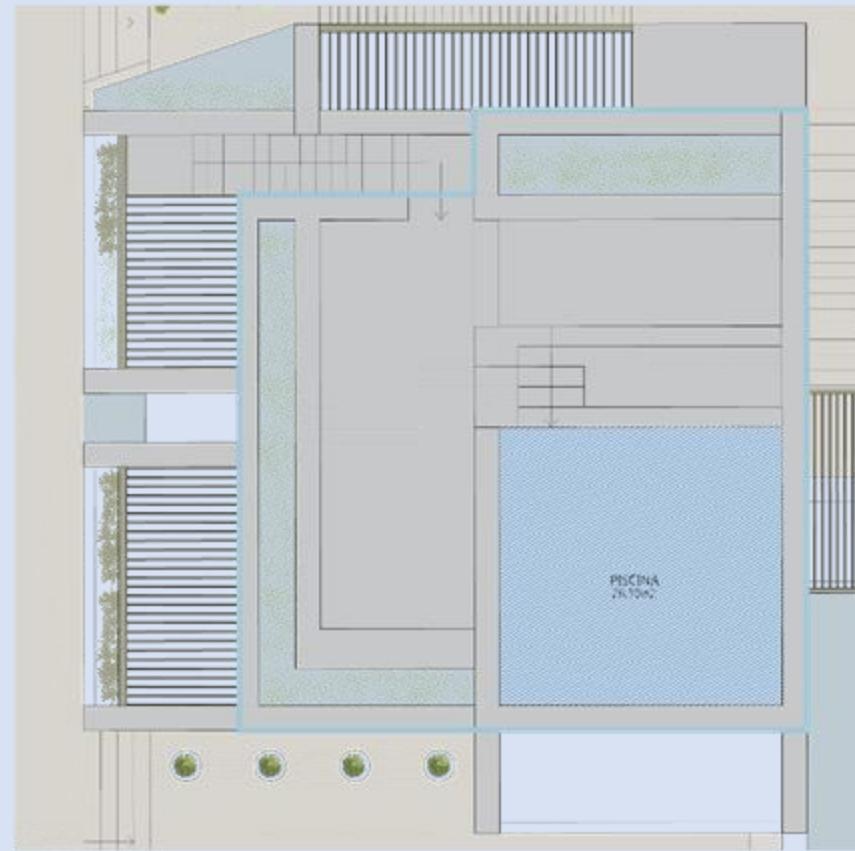
-1 FLOOR



PLAN T3 (3 bedroom apartment)

Gross External Area: 277.70sqm

Gross Interior Area: 104.10sqm



PLAN T2+1

Gross External Area: 114,80sqm

Gross Interior Area: 81,10sqm



PLANTA T2+1

Gross External Area: 107,60sqm

Gross Internal Area: 81,10sqm





RRJ Arquitectos

- THE SINGULARITY OF SPECIFITIES

Rui Pinto Gonçalves and Susana Baeta established their architectural studio, RRJ ARQUITECTOS, in Lisbon in 1991. From the beginning, RRJ ARQUITECTOS extended its activities to Spain, where it maintained an office. With projects on four continents, RRJ ARQUITECTOS has been involved in diverse areas, including healthcare, facilities, offices, sports, commerce, housing, rehabilitation, and urban planning. The singularity of each work is achieved by integrating the specificities of the program and the surrounding context into the architecture, combining functionality, aesthetics, sustainability, rigor, and quality.





PRICE LIST

Price List

Block	Floor
A1	1º
	Ground Floor
A2	1º
	Ground Floor
A3	1º
	Ground Floor
B1	1º
	Ground Floor
B2	1º
	Ground Floor
B3	1º
	Ground Floor

Building Unit	Typology	Private Gross Area			Garden	Parking	PRICE	
		Apartment	Terrace	Building Unit			Value	€/sqm
		Surface Area (sqm)	Dependent Area (sqm)	Gross Area (sqm)				
C	T2+1	94.1	13.5	107.6		1		
D	T2+1	96.4	13.5	109.9		1		
A	T2+1	96.4	18.4	114.8	181.8	1	994,000 €	8,659 €
B	T2+1	98.6	18.4	117.0	344.3	1	1,164,000 €	9,949 €
G	T2+1	94.1	13.5	107.6		1		
H	T2+1	94.1	13.5	107.6		1		
E	T2+1	96.4	18.4	114.8	132.4	1		
F	T2+1	96.4	18.4	114.8	156.1	1		
X	T2+1	94.1	13.5	107.6		1		
J	T2+1	94.1	13.5	107.6		1		
V	T2+1	96.4	18.4	114.8	182.0	1	910,000 €	7,927 €
I	T2+1	96.4	18.4	114.8	115.3	1	922,000 €	8,031 €
L	T3D	125.9	151.8	277.7		1	1,080,000 €	3,889 €
M	T2+1	94.1	13.5	107.6		1		
Recepção						1		
K	T2+1	96.4	18.4	114.8	189.7	1	828,000 €	7,213 €
P	T2+1	94.1	13.5	107.6		1		
Q	T2+1	94.1	13.5	107.6		1	638,000 €	5,929 €
N	T2+1	96.4	18.4	114.8	199.5	1	783,000 €	6,821 €
O	T2+1	96.4	18.4	114.8	205.4	1	787,000 €	6,855 €
T	T2+1	94.1	13.5	107.6		1	638,000 €	5,929 €
U	T2+1	96.4	13.5	109.9		1	653,000 €	5,942 €
R	T2+1	96.4	18.4	114.8	186.9	1		
S	T2+1	98.6	18.4	117.0	262.0	1		

Payment Conditions:

25% Sale Agree

Reserved

75% Deed



A scenic view from a balcony overlooking a beach and ocean, with a potted olive tree in the foreground.

PROFITABILITY

Profitability Study - T3

Net Annual Profitability (without management): €32,900.00

Average Yield: 5%

Average €/night:

- ❖ Low Season: 120,00€
- ❖ Mid Season: 169,00€
- ❖ High Season: 268,00€

Management: It is possible to hire specialized companies to manage the units, with management fees ranging from 25% to 35%.



A scenic view of a beach and ocean from a balcony. In the foreground, a potted olive tree with dark leaves is visible. The balcony has a black metal railing. Beyond the railing, a green lawn and a white building are visible. In the background, a sandy beach and a calm ocean under a clear blue sky with a few clouds are seen.

Strategic Partners

Promotor



IMOGÁVEA

Financiamento



Caixa Geral de Depósitos

Construção



INVENIO
engenharia

Projetista



Comercialização

GROW *relive*
REAL ESTATE GROUP



GROW Real Estate

GROW is a Portuguese company specializing in Consulting, Investment Management, and Real Estate Brokerage based in Lisbon.

GROW Real Estate is customer-oriented and focused on financial results.

Through our commitment, trust, and transparency, we focus on:

- ❖ to provide personalized and exclusive opportunities;
- ❖ present high profitability businesses;
- ❖ to add value to real estate assets and the investment portfolios of our clients.



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