



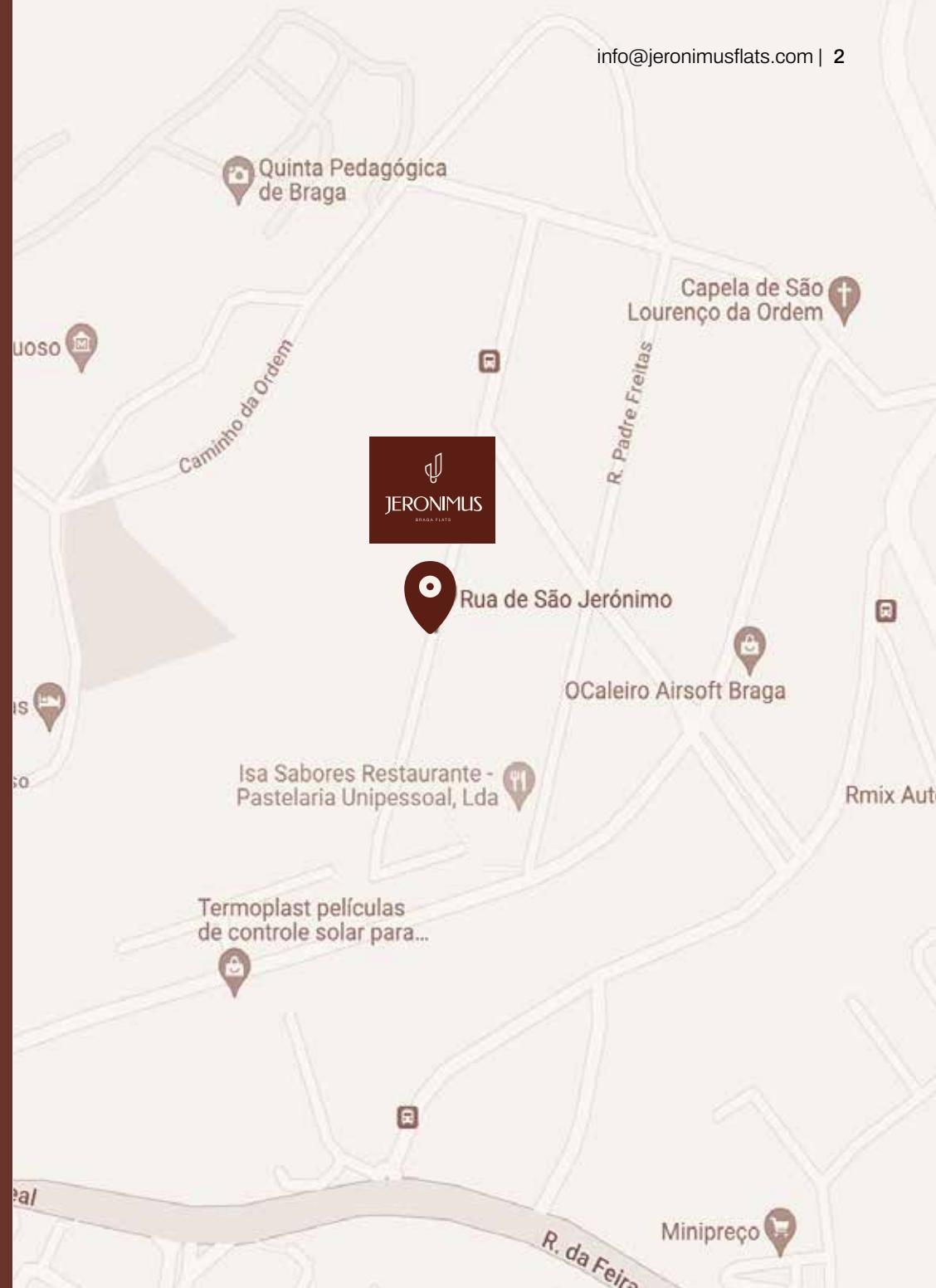
JERONIMUS

BRAGA FLATS



Geographical Location

JERONIMUS is a new property development located in Braga, in the Parish Union of Real, Dume and Semelhe.





Surrounded by nature, integrated into the city

JERONIMUS is a new property development containing 30 apartments located in Braga, in the Parish Union of Real, Dume and Semelhe.

The building features a contemporary language, with simple and modern lines that reflect its urban character.

Designed always with the objective of providing wellbeing and peace in life, the JERONIMUS apartments represent an ideal harmony between the tranquillity of nature and the rhythms of the city that welcomes you into the interior of your new home.



A place to rest and relax in the city

The Jeronimus Braga Apartments are located in one of the calmest zones of Braga.

The calm and undisturbed environment, very favourable solar exposure, the footpaths and surrounding are the magnificent backdrop scenario to Jeronimus.

The area where this is located displays an excellent level of infrastructures with all the facilities necessary to your daily life, including schools, retail outlets and malls, means of transport and leisure and recreational areas.

Here, it really becomes possible to gain the very best of what cities have to offer without ever giving up on the unique tranquillity that characterises this zone.



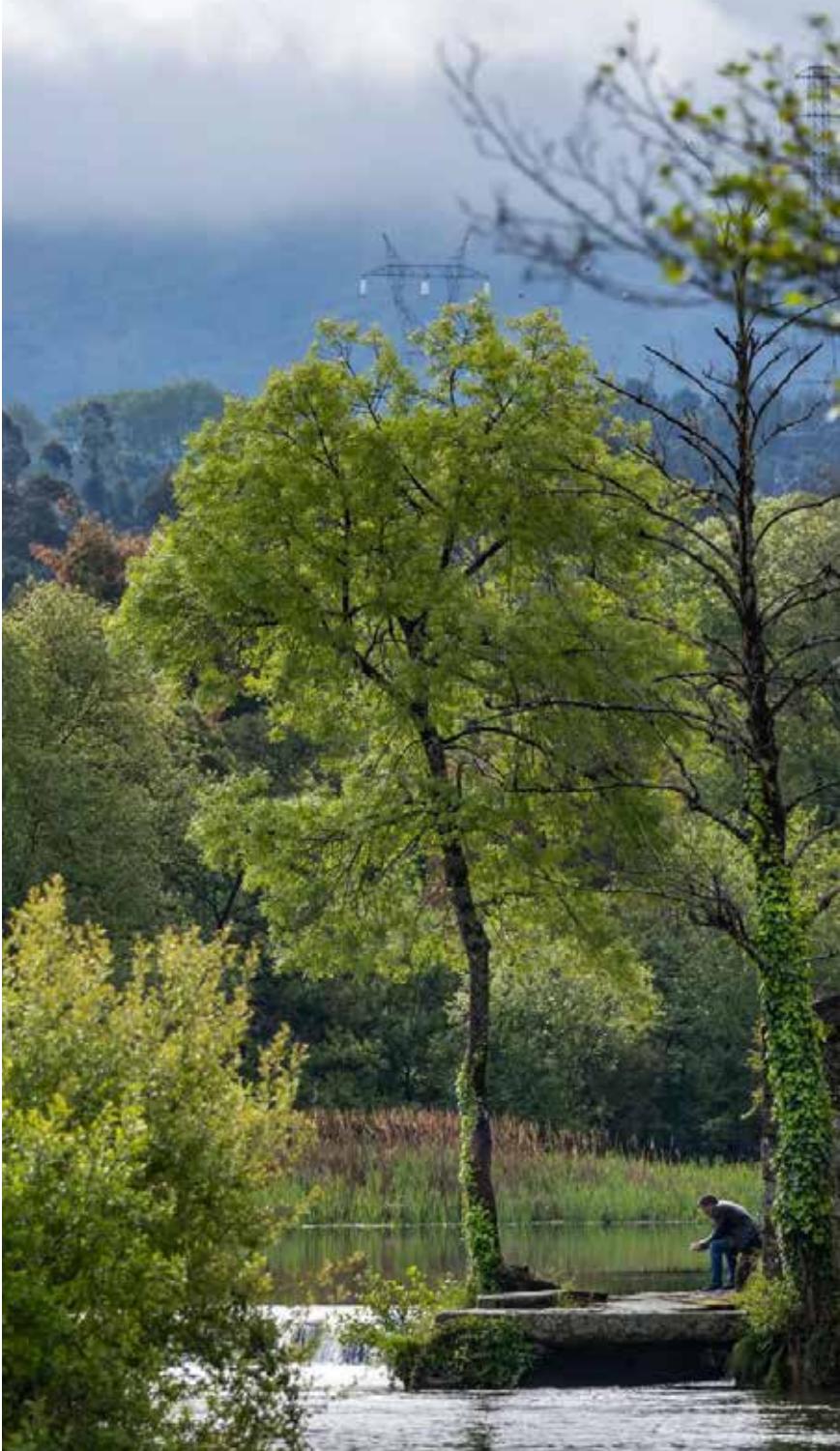


Braga, youthful and dynamic

HERITAGE, PERFORMANCE AND LANDSCAPES

Braga is a historical city that now concentrates long traditions, culture and nature. **This legacy has now undergone transformation in modernity to display a youthful, entrepreneurial and cosmopolitan spirit.**

Ranked as the best Portuguese city to live in, Braga provides the quality of life you're seeking.

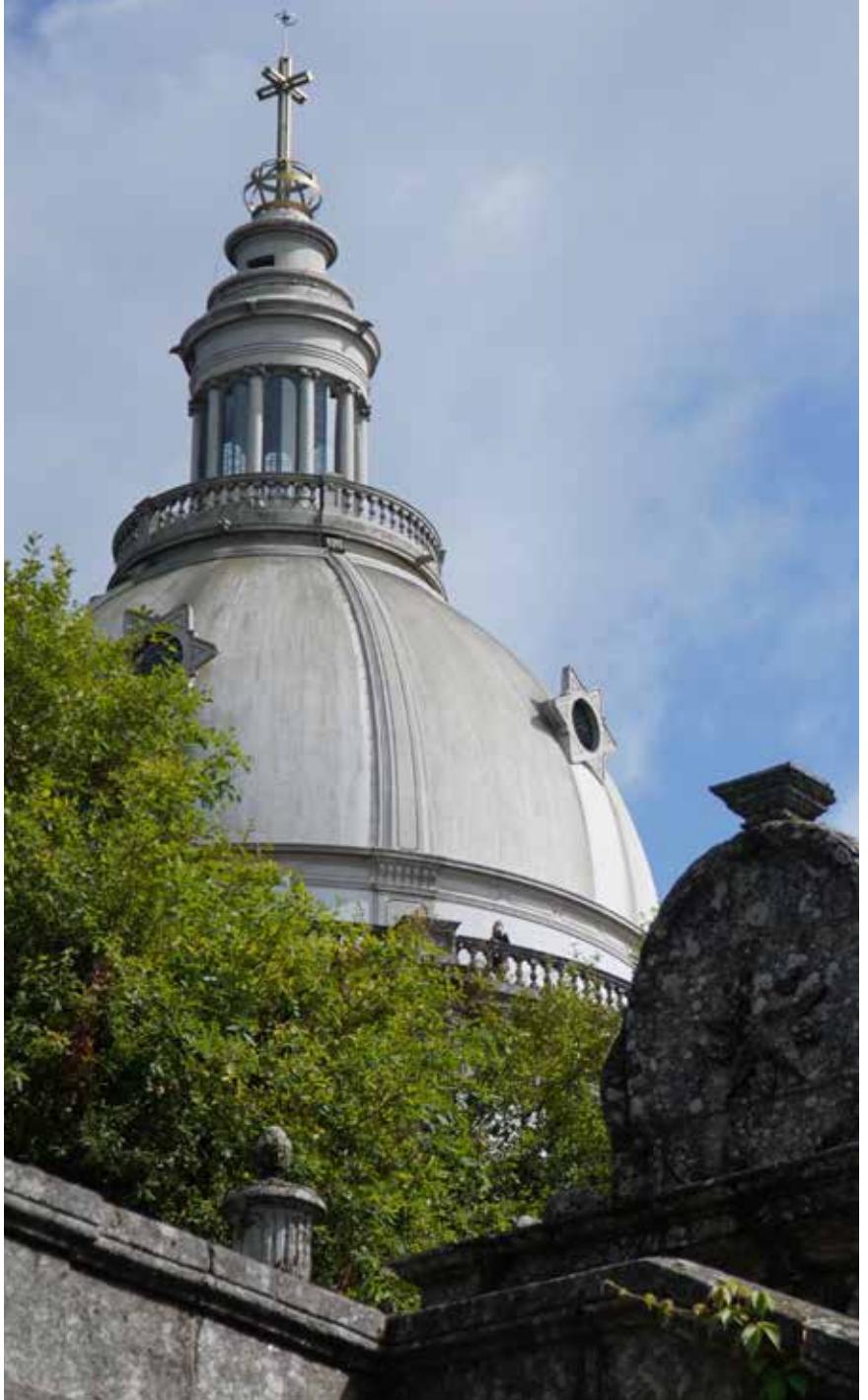


Green Zones

LIVING IN PEACE AND TRANQUILLITY

If you love being surrounded by nature, Braga will prove your perfect place! **The connection with nature is essential to health and wellbeing and the city is well endowed with green spaces that provide a refuge from the urban bustle.**

The city's landmark, the Bom Jesus do Monte, the Ponte Park, Monte Picoto and the Tibães Monastery represent the beginning of the leading attraction where you may find plenty of both peace and calm. Such green areas are perfect whether for walking and hiking, exercising or, more simply, relaxing and appreciating the natural beauty. Furthermore, they also frequently host events, such as concerts and festivals, generating a unique connection between nature and culture. For a more educational and interactive experience, we would propose a visit to the Braga Pedagogic Farm, just minutes on foot from the Jeronimus Apartments. Here, you may learn about rural life, the importance of environmental preservation and discover some of the traditions of the Minho region.



Portuguese Rome

THE BAROQUE CAPITAL

Braga is a cultural and architectural jewel that endows its visitors with a unique fusion of history, beauty and charm. **This is one of the Portuguese cities with the greatest concentration of Baroque churches, monuments, gardens and fountains.** Walking the city's streets, it's impossible not to be struck by the uniquely romantic features typical of this style.

The streets around Braga Cathedra and the Biscainhos Museum are a genuine delight for any lover of art and culture.

A vertical photograph showing the silhouettes of two people on a bridge against a warm, orange and yellow sunset sky. One person is leaning forward, and the other is standing behind them. A bicycle is visible in the foreground on the left.

Sporting City

PHYSICAL ACTIVITY AND WELLBEING

Braga, elected European City of Sport in 2018, has increasingly stood out in the sporting field after having invested in excellent infrastructures and facilities for sports and the general well-being of the community.

With events of international significance, high quality installations, including an athletic track, tennis courts, golf courses and gyms, Braga will certainly find a way to cater for any sports fan.

If football is your preference, The Braga Municipal Stadium is just 8 minutes on foot from Jeronimus.



Apartments

JERONIMUS APARTMENTS is made up of 30 apartments distributed across a total of six floors ensuring exclusivity for those choosing this place to live in. With the provision of two typologies – 2 and 3 bedrooms – this new development is made up of two plots. The interiors, innovative in their materials and elegant in their simplicity, adapt to the personalities of their residents. **Adopting a contemporary and minimalist line of design, the functionality of the space is always valued without ever losing out on sophistication.**

All of the apartments contain open verandas that highlight the panoramic views out over the city and generating a sensation of freedom and space.





Key Features T2



1 bedroom and
1 master suite



closed
garage



2 WCs



kitchen



living room and
dining room



renewable
energy



Key Features T3



2 bedroom and
1 master suite



storage
room



closed
garage



2 WCs



kitchen



living room and
dining room



renewable
energy

Plant

FLOOR -1 | GARAGES H6 | H7



Plant

FLOOR 0 | MAIN ENTRANCE + GARAGES H6 | H7



Plant

FLOOR 1 | DWELLINGS + OUTSIDE PATIO H6 | H7



Plant

FLOORS 2 TO 6 | DWELLINGS H6 | H7





Construction Specifications

COMMON AREAS

EXTERIOR

Pavements	Walls
Exterior verandas and patio: "ARGENTA - TANUM CREMA (PRC) ceramic or equivalent tiles.	ETICS exterior thermal insulation: CAPPOTTO® - Robbialac system, Visoplast finishing in the TYR5053 and TY5122 colours or equivalent.

STAIRWAY | SHARED CIRCULATION HALL

Pavements	Walls	Ceilings	Skirting boards
Shared circulation hall stairs and stair coverings doorsteps: MOLEANUS or equivalent limestone.	Robbialac STUCOMAT Ultra Mat paint; undercoat of Plastron Anti-Fungus and Growth and Anti-Alcaline primer. Panelled entrance hall: Birch plywood veneered with American oak wood or equivalent.	Painted plasterboard.	"Moleanos" or equivalent limestone.

GARAGE | TECHNICAL AREAS

Pavements	Walls	Ceiling
Normal reinforced "grey" concrete.	Robbialac STUCOMAT Ultra Mat paint; undercoat of Plastron Anti-Fungus and Growth and Anti-Alcaline primer.	Robbialac STUCOMAT Ultra Mat paint.

HALL | ROOMS | BEDROOMS

Flooring	Walls	Ceilings	Skirting board
Laminated Finsa Exitus AC5 7mm Roble Tejo tiles or equivalent.	Robbialac STUCOMAT Ultra Mat paint; undercoat of Plastron Anti-Fungus and Growth and Anti-Alcaline primer.	Painted plasterboard.	White, lacquered MDF.

BATHROOMS

Flooring	Walls	Ceilings
ARGENTA - DELTA GOLD ceramic tiles or equivalent.	ARGENTA - DELTA GOLD ceramic tiles or equivalent.	White painted, water repellent plasterboard.

KITCHEN

Flooring	Walls	Ceilings	Skirting board
ARGENTA- DELTA GOLD ceramic tiles or equivalent.	Robbialac STUCOMAT Ultra Mat paint; undercoat of Plastron Anti-Fungus and Growth and Anti-Alcaline primer.	Painted plasterboard.	White lacquered MDF

EQUIPAMENT

Bathroom

Ceramics: Toilet Sanitana - BTW GLAM white or equivalent. Hanging toilet unit: White lacquered MDF and 2 cm lid in white silestone, URBAN toilet, mono-command, high pipe to a "Bruma" mod. Lusitano sink, simple 1700x800 mirror or equivalent. Shower base: Julia-Sanitana type; mono-command Bruma, mod. Lusitano shower with a protective screen in a fixed shower, in tempered, anti-calcium glass or equivalent. Accessories: toilet roll, "Bruma" towel-holders or equivalent.

Kitchen

Furniture: Cupboards in water-repellent Melamina 19mm in thickness and fronts and sides in Water Repellent Thermo-laminate; superior RAL 9010 furniture, lower pieces finished in oak or vice-versa. Counters: counters and backs in white Silestone with 2cm thickness or equivalent. INOX Cube; Mono-command for "Bruma" mod. Basil kitchen cooker or equivalent. Home appliances: built-in extractor hood

Diverse

Domestic Water Heating System: ENERGIE or equivalent heat pump. Temperature control: Pre-installed air-conditioning system. Shutters: Champagne anodised aluminium 10016 with thermal insulation, 45 curved blades, driven by an inversion motor or equivalent. Outdoor Veranda Rails: body rail system in aluminium and laminated glass. Security door: "TRANCAR", Certified level 3 anti-intruder, finished in an agglomerated Mela-minic panel or equivalent. Interior doors: 2.40m "Vicaima - Portaro" type lacquered in white, including ceiling trims, fittings, frames, handles and style lock and key of the "Yale - Vicaima" type, "JNF, ref. IN.13.121.T.20" doorstops and stainless steel hinges, fittings, totally varnished and finished in accordance with the designed pieces. ETICS thermal exterior insulation: CAPPOTTO® - Robbialac system, Visoplast findings or equivalent. Wooden flooring: birch and American oak plywood. When existing in the design. Entrance hall panels: birch and American oak plywood or equivalent. Exterior Window frames : aluminium with "Cortizo" thermal protection, series "COR 3000 / 4200", in anodised champagne RAL 1001 aluminium, 6mm Cool-Lite SKN 174 + cx 12 + 6mm double glazing, colourless or equivalent. Bathroom extractor fan with anti-vibration support. Schindler lifts or equivalent. Garages closed with doors. Mono-command for "Bruma" mod. Basil cooker or equivalent.



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