

VIAMAR11

BROCHURE



GOLD OPTION
REAL ESTATE



ARMAÇÃO DE PÊRA

Armação de Pêra, located in the municipality of Silves in the Algarve, is a coastal village full of history, tradition and natural beauty.

This little paradise combines centuries of history with a modern charm that attracts tourists from all over the world.

Armação de Pêra remains a vibrant tourist destination, where the fort preserves the local history and the pier displays traditional fishing boats. Visitors can explore the coast's impressive caves and rock formations on boat trips.



BEACHES

Praia de Armação de Pêra

Praia Grande

Praia da Senhora da Rocha

Praia dos Salgados



ACTIVITIES

Boat Rides



Gastronomy

Water sports

Dolphin watching

Markets and fairs



PROJECT GOAL

ViaMar11 was designed to meet the growing demand for modern, high-quality housing in Armação de Pêra, one of the Algarve's most desirable destinations.

Contemporary Design & Quality - Apartments with excellent finishes, designed to maximize natural light and use of space.

Privileged Location - In the heart of the village, just 250 meters from the beach, close to restaurants, shops and tourist facilities.

Lifestyle & Investment - Ideal for those looking for a residence by the sea, an exclusive hideaway or an opportunity for real estate development.

ViaMar11 combines modernity and tradition, offering a sophisticated lifestyle and a solid investment in the Algarve.

LOCATION

ViaMar11 is more than just a development; it's a haven in the heart of Armação de Pêra, offering an incomparable combination of strategic location, quality of life and proximity to the Algarve's best beaches. With a total of 14 apartments - 10 two-bedroom and 4 one-bedroom - spread over 6 residential floors and 2 underground parking levels, ViaMar11 is the ideal home for those looking for comfort, modernity and convenience. Located on the Via Dorsal of Armação de Pêra, on Rua Dr. João Zeferino Pereira, just 250 meters from the iconic Armação de Pêra beach, this project is the perfect choice for those who want to live with quality while being close to everything that matters.

ENVIRONMENT

Essential Services and Conveniences

Lidl Supermarket - 150m, convenient daily shopping

Municipal Market - 300m, fresh and regional products

Pharmacy - 100m, affordable healthcare

Pingo Doce & Continente supermarkets - 10 minutes by car

Infrastructure and Mobility

Access to the A22/Via do Infante - 4km, fast connection to the Algarve and national network

CP station - Tunes - 15 min drive, connections to Lisbon, Oporto and Spain

Faro Airport - 40 min drive, international access

Public Transport - Stops 100m away, links to Albufeira and Portimão

Entertainment and Culture

Aqualand - 10 min drive, water park for the whole family

Zoomarine - 15 min drive, shows and themed attractions

Golf Courses - Salgados & Amendoeira Golf Resort less than 15 min away

BUILDING STRUCTURE

ViaMar11 is a modern building with 14 apartments spread over 6 floors, including 4 T1 and 10 T2. It also has 2 underground floors and 20 private parking spaces, guaranteeing convenience and security.

Designed to offer comfort and sophistication, it stands out for:

Contemporary design and high-quality modern finishes

Large and bright interiors, maximizing space

Spacious balconies for leisure time

State-of-the-art elevator, ensuring accessibility

BUILDING OF EXCELLENCE

ViaMar11 is being built by one of Luxembourg's most prestigious companies, recognized for its excellence and rigor in every project. With extensive experience, it stands out for its use of top materials and high-quality finishes.

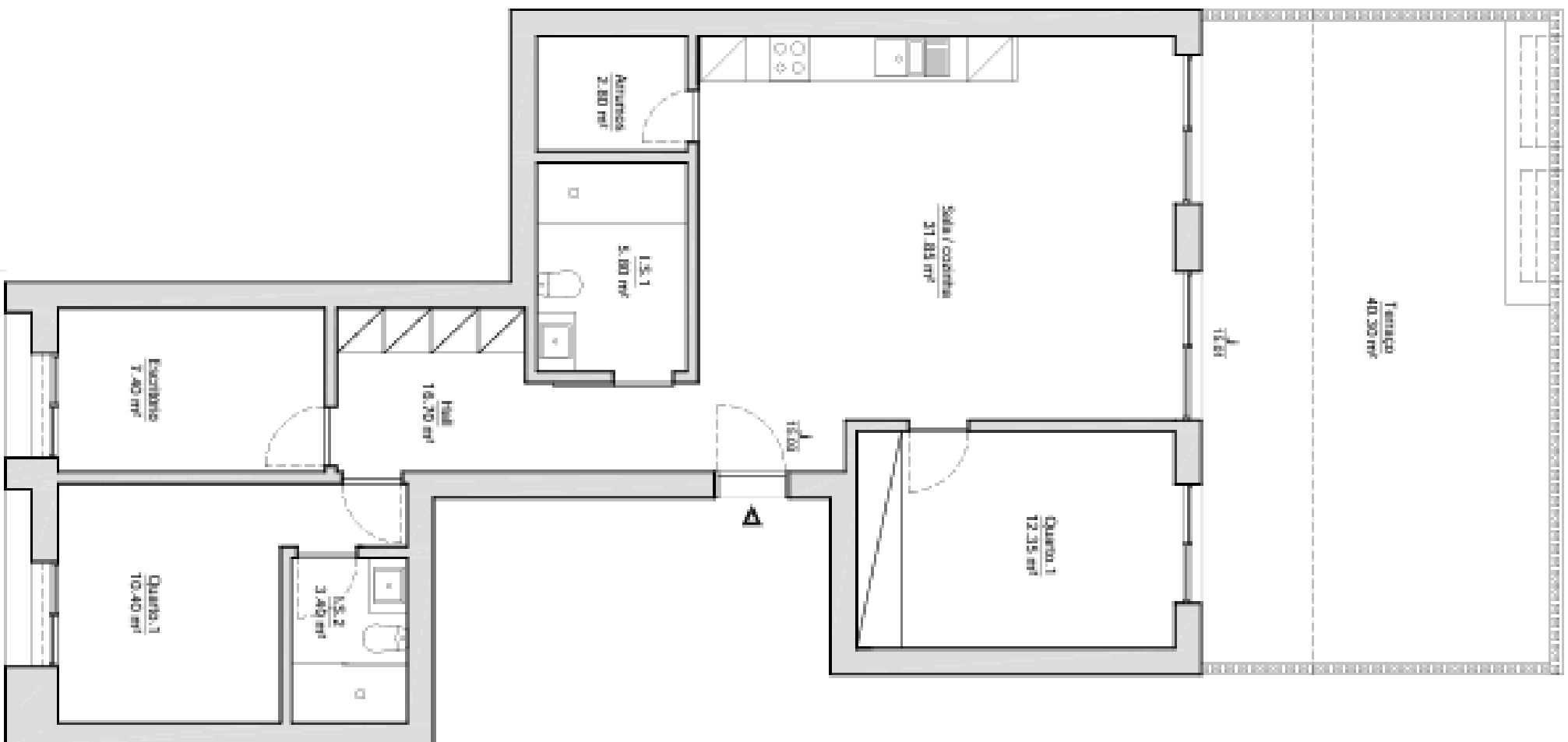
The team responsible is highly qualified, ensuring a superior standard of construction, with attention to detail and precise execution at every stage of the work.

Choosing this company guarantees that ViaMar11 will be a project of innovation, quality and excellence, offering apartments designed for those who value the best in architecture and engineering.

INVESTEMENT AND OPPORTUNITY

Investing in ViaMar11 is not only a guarantee of a quality home, but also a safe and lucrative opportunity in the real estate market. With the constant appreciation of the region and the high demand for real estate in the area, this project presents itself as an excellent choice for those who want to take advantage of Armação de Pêra's growth potential, while enjoying all the advantages of living in a high-standard environment.

A

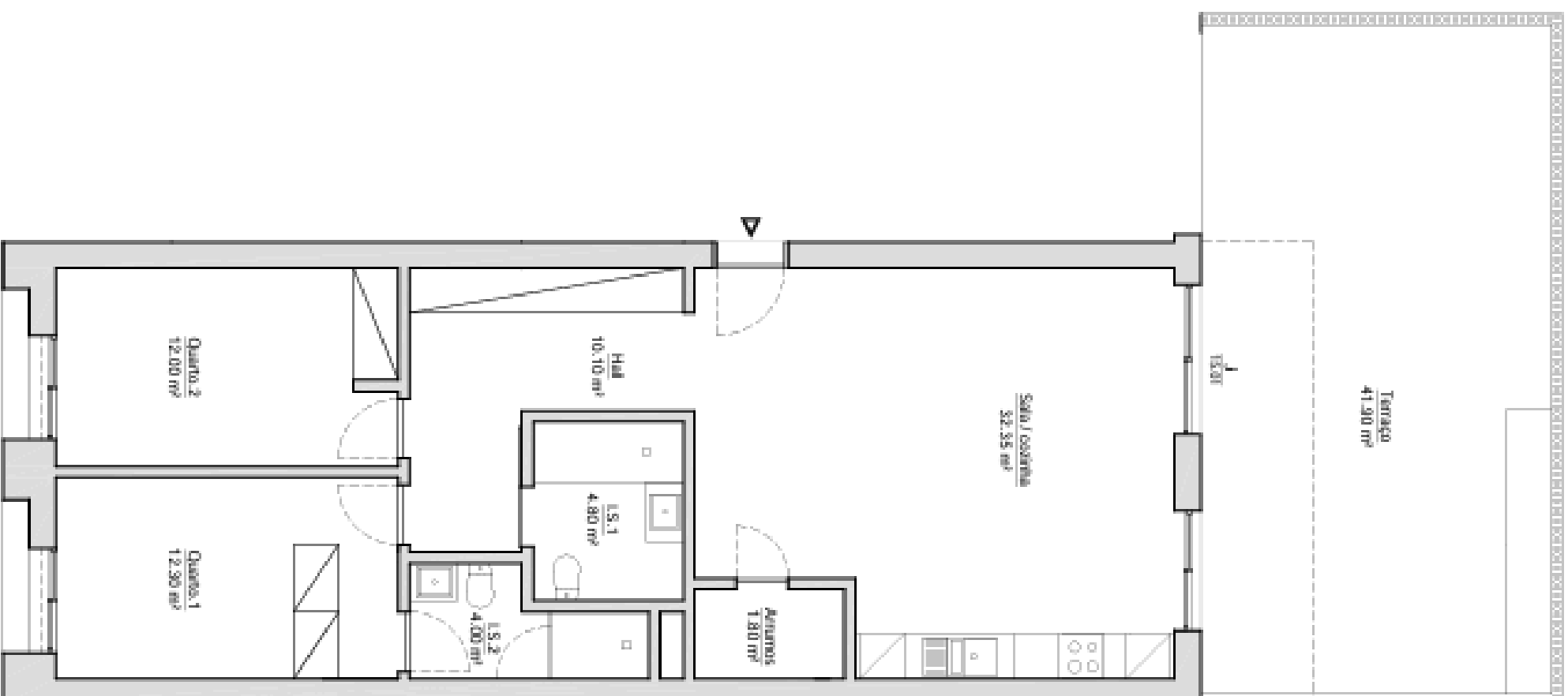


A

Piso 1 - Fração A
Área de Construção - 105.3 m²
Área Útil - 90.7 m²
Área Habitável - 62.0 m²

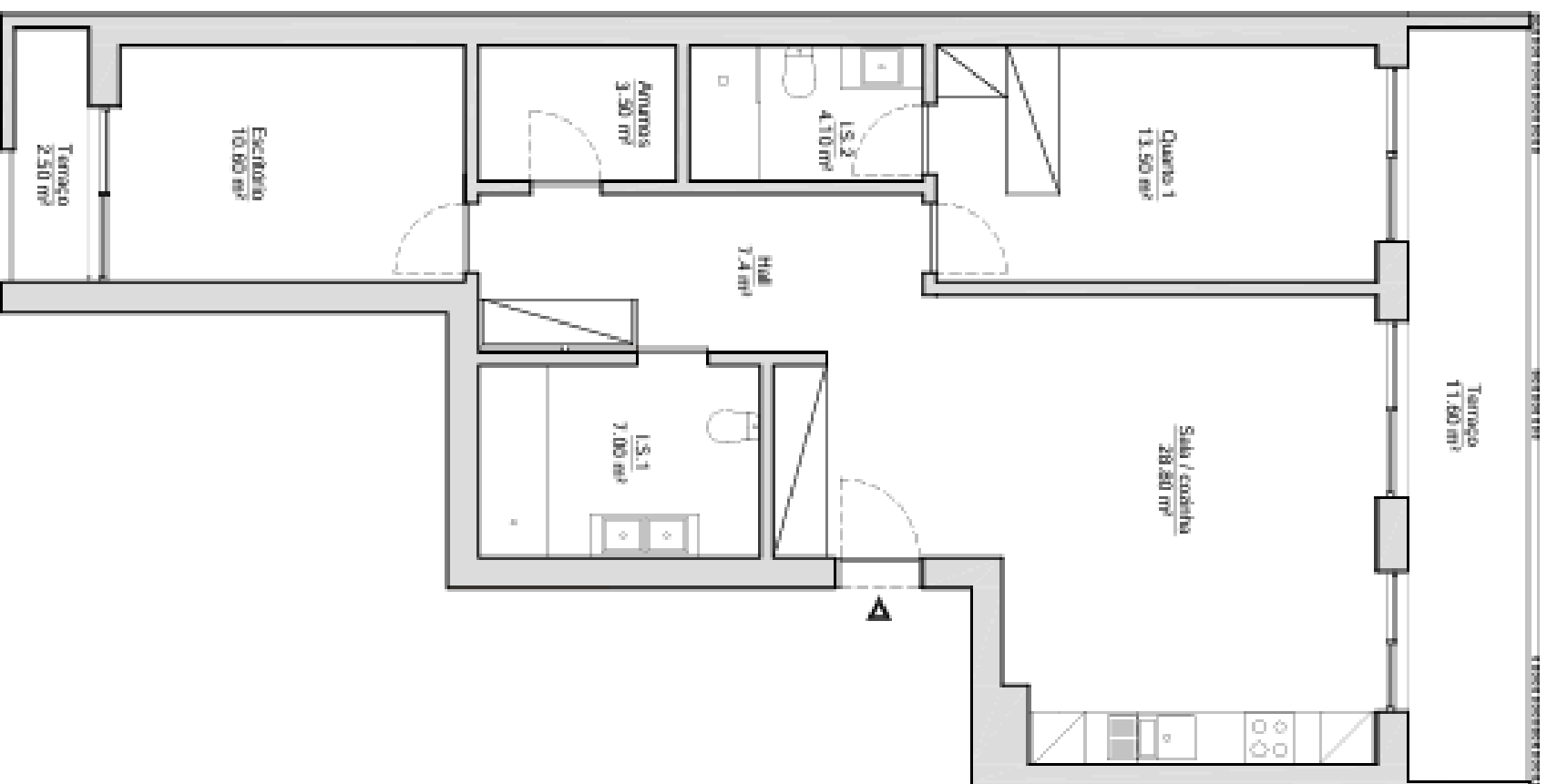
B

B



Piso 1 - Fracção B
Área de Construção - 96.1 m²
Área Útil - 77.4 m²
Área Habitável - 56.7 m²

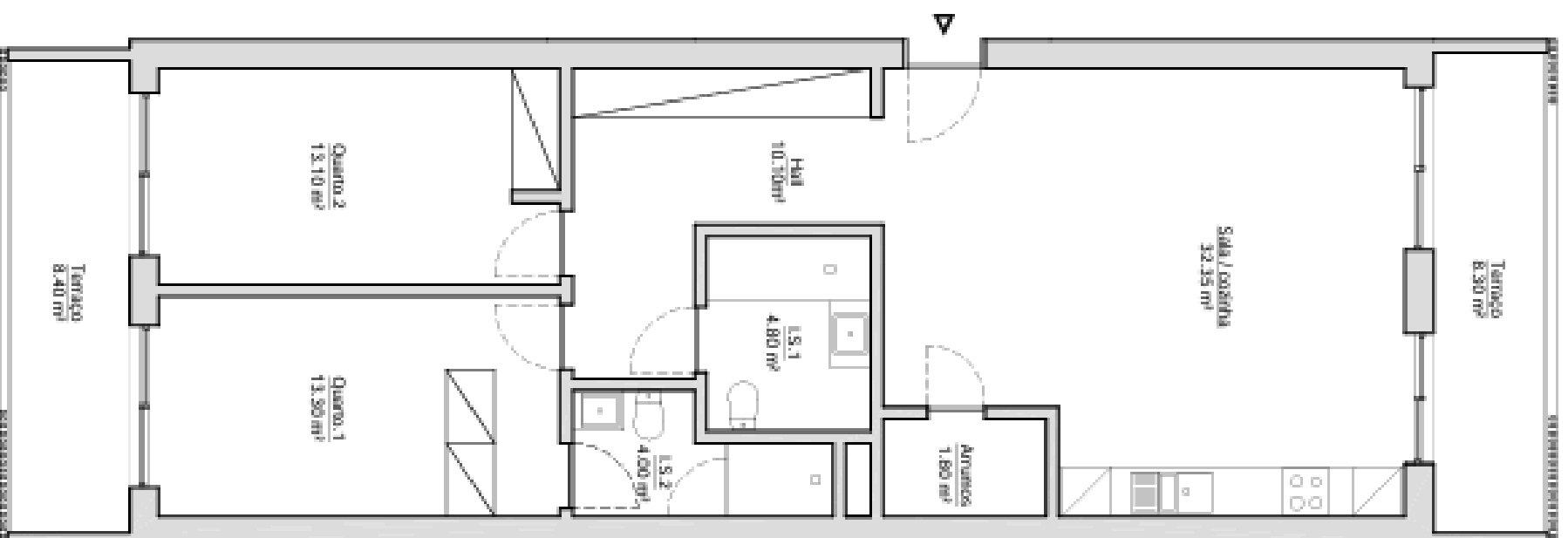
C



Piso 2 - Fracção C
Área de Construção - 93.4 m²
Área Útil - 74.9 m²
Área Habitável - 52.9 m²

D

D



Piso 2 - Fracção D

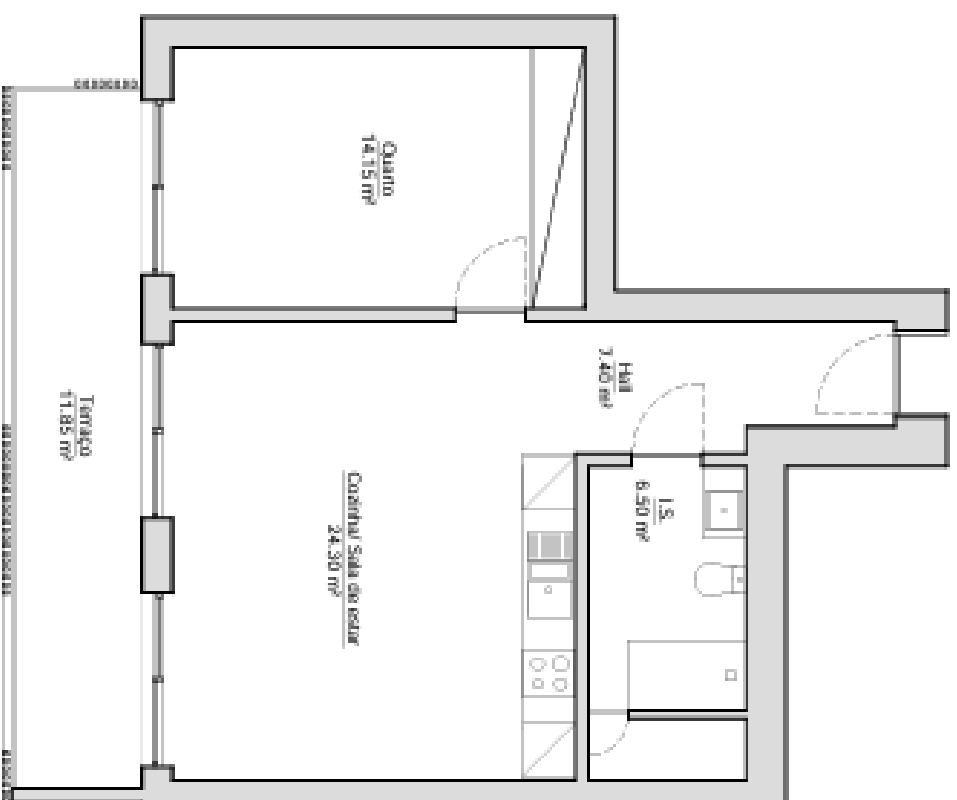
Área de Construção - 96.1 m²

Área Útil - 77.4 m²

Área Habitável - 56.7 m²

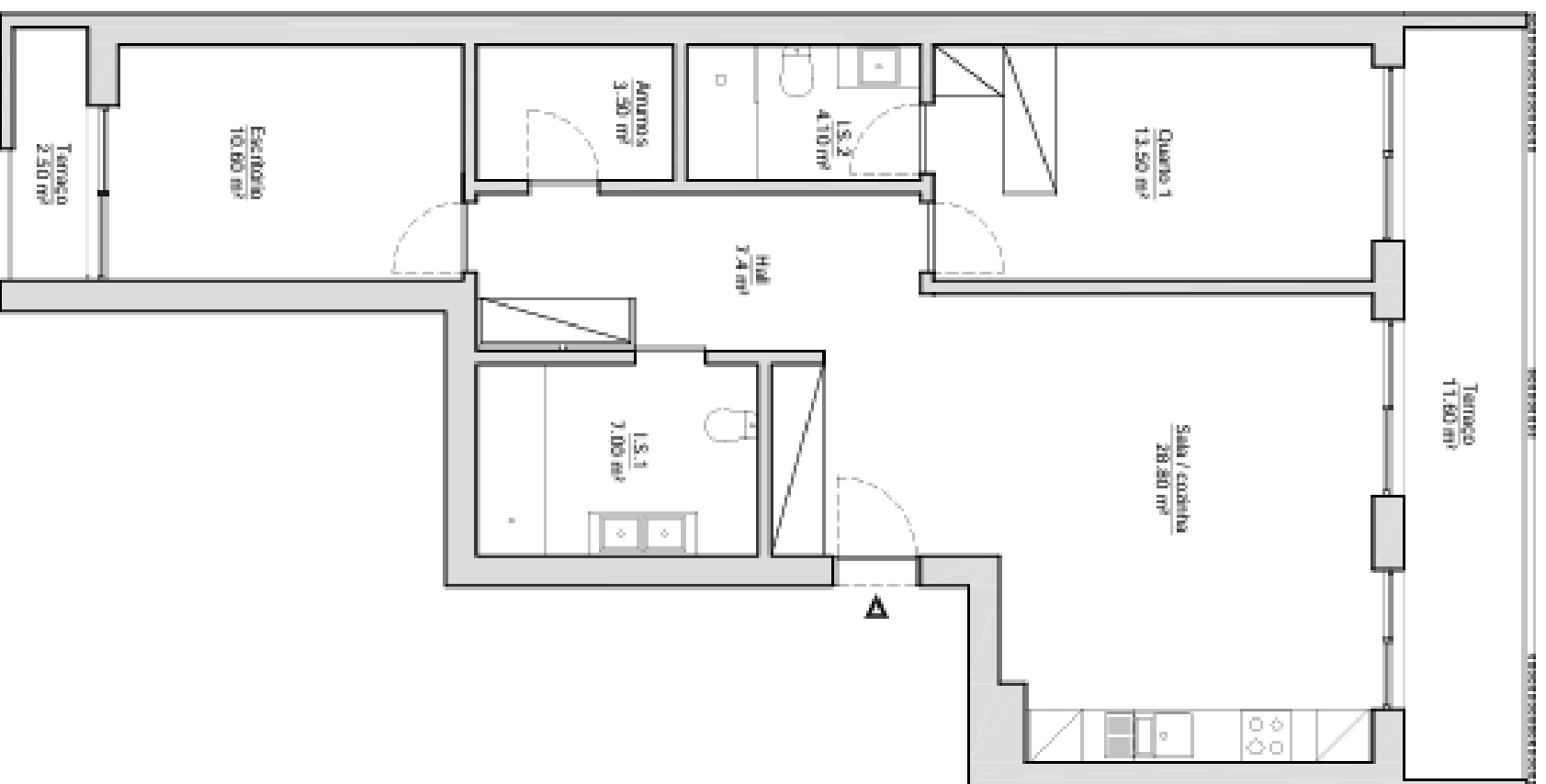
E

E



Piso 2 - Fração E
Área de Construção - 59.2 m²
Área Útil - 52.4 m²
Área Habitável - 38.5 m²

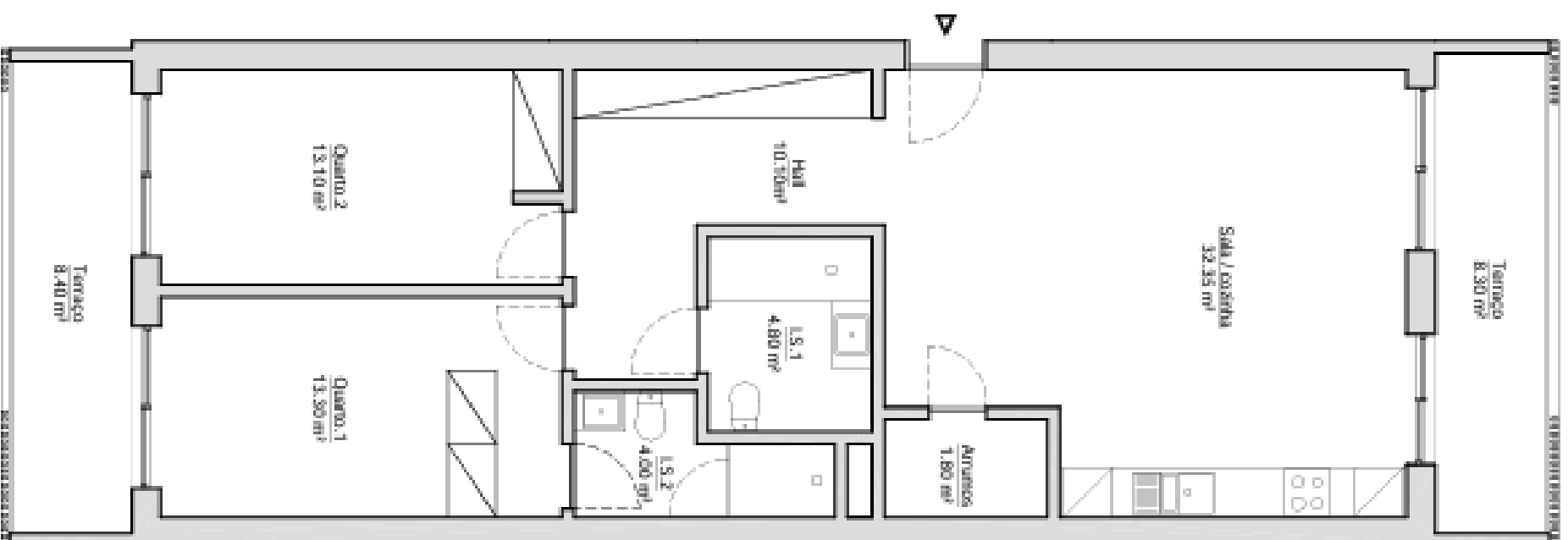
F



F

Piso 3 - Fracção F
Área de Construção - 93.4 m²
Área Útil - 74.9 m²
Área Habitável - 52.9 m²

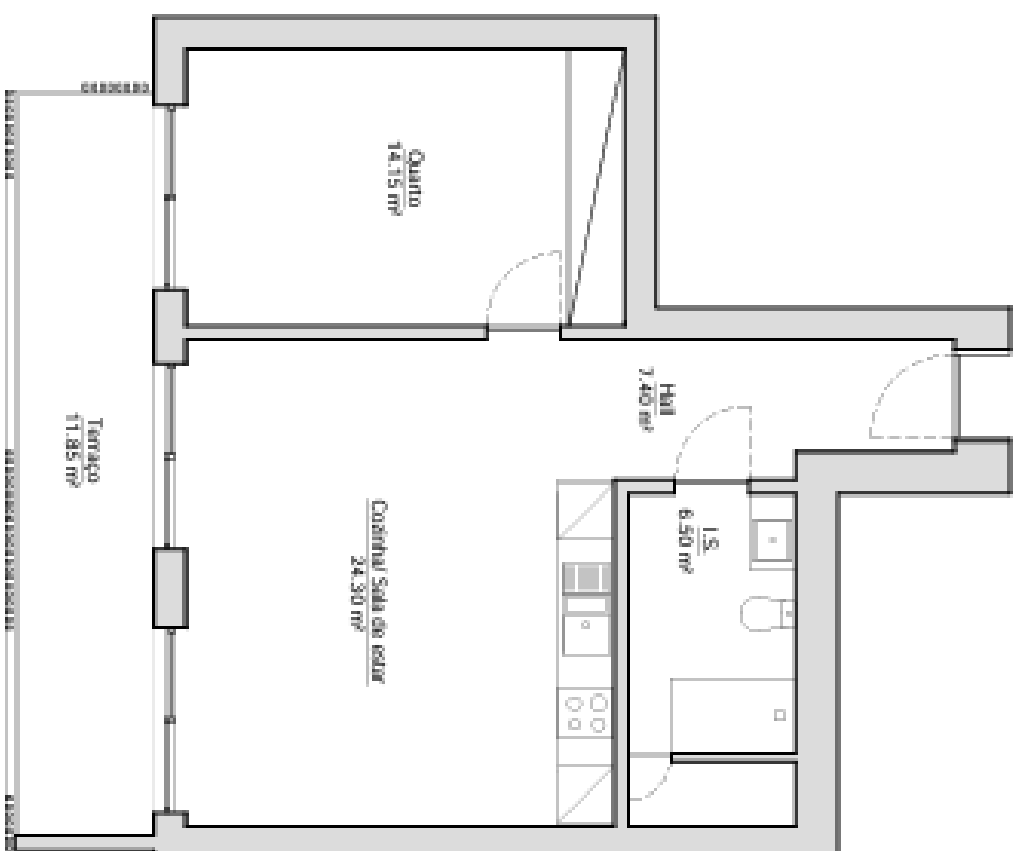
G



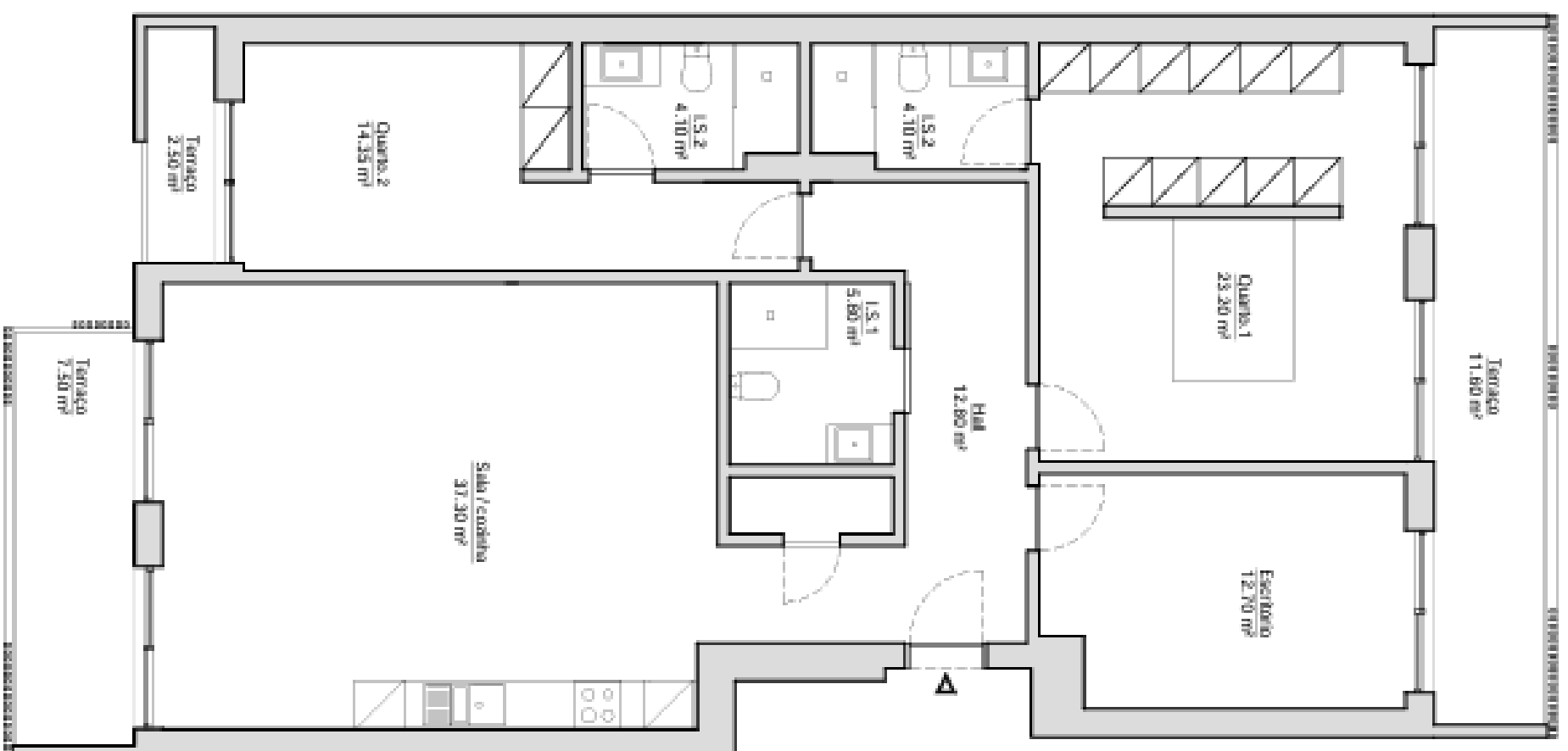
Piso 3 - Fracção G
Área de Construção - 96.1 m²
Área Útil - 77.4 m²
Área Habitável - 56.7 m²



H



Piso 3 - Fracção H
Área de Construção - 59.2 m²
Área Útil - 52.4 m²
Área Habitável - 38.5 m²

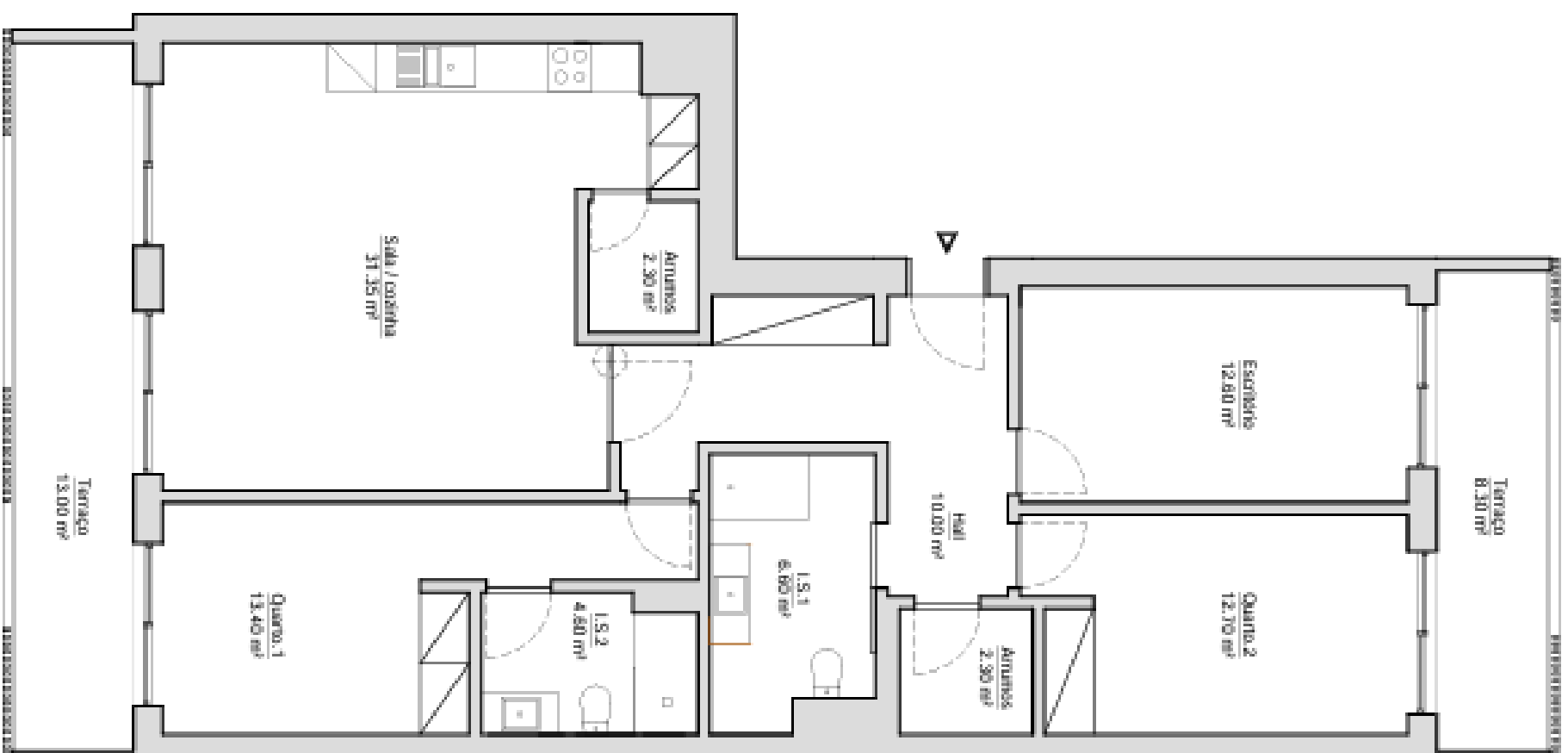


Piso 4 - Fracção I

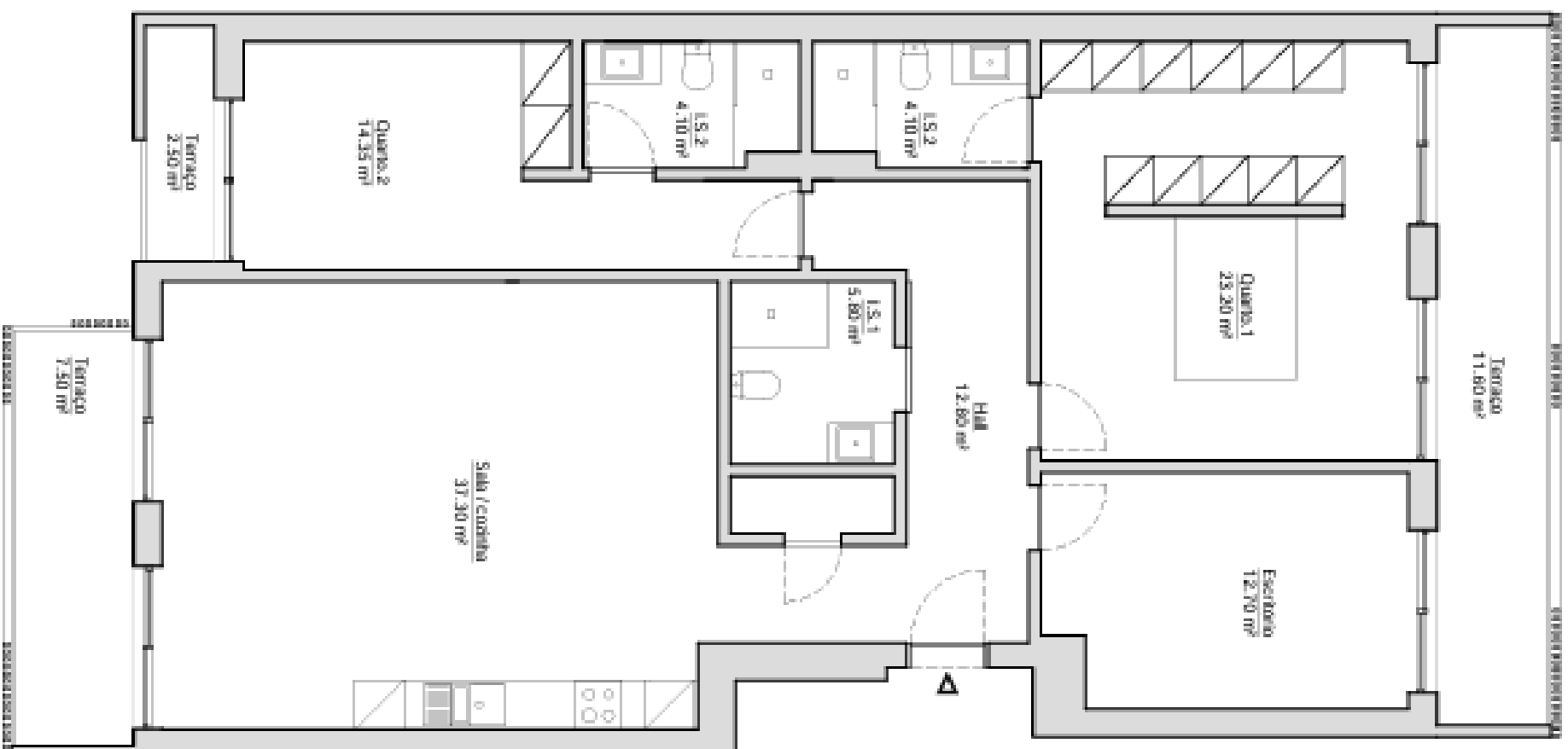
Área de Construção - 134.8 m²

Área Útil - 115.2 m²

Área Habitável - 87.5 m²



Piso 4 - Fracção J
Área de Construção - 117.3 m²
Área Útil - 96.5 m²
Área Habitável - 69.8 m²



Piso 5 - Fração L
Área de Construção - 134.8 m²
Área Útil - 115.2 m²
Área Habitável - 87.5 m²

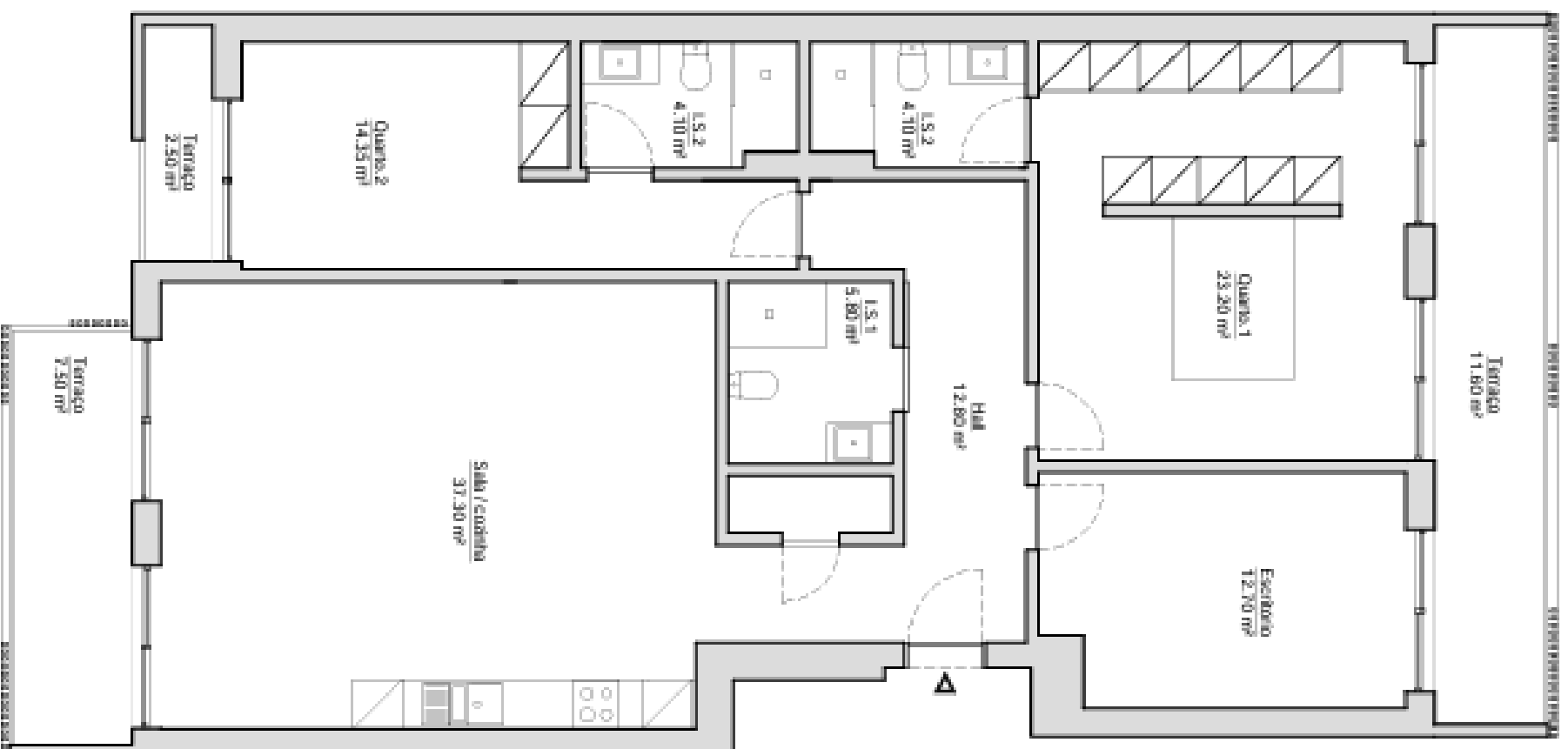
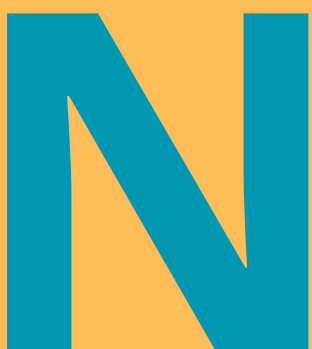


Piso 5 - Fracção M

Área de Construção - 117,3 m²

Area Util - 96.5 m²

Área Habitável - 69.8 m²



Piso 6 - Fracção N

Área de Construção - 134,8 m²

Area Util - 115.2 m²

Área Habitável - 87.5 m²

O



Piso 6 - Fracção O
Área de Construção - 117.3 m²
Área Útil - 96.5 m²
Área Habitável - 69.8 m²