



BELO
HORIZONTE

An aerial photograph of a coastal city, likely Setúbal, Portugal. The image shows a mix of modern, multi-story residential buildings with balconies and older, more traditional structures. The city is situated along a large body of water, with a harbor area visible in the background. The sky is clear, and the overall scene is bathed in a soft, natural light. The text is overlaid on the image in a light, serif font.

BELO HORIZONTE RESIDENCES

Setúbal – Lisbon district, Portugal

Modern coastal living with ocean views,
Where contemporary architecture meets the sea.

Perfectly positioned on Avenida Belo Horizonte
(Belo Horizonte in Portuguese and Italian means *Beautiful Horizon*),
this exclusive residential development brings together modern
design, ocean views, and the vibrant lifestyle of Setúbal.
Surrounded by landscaped gardens and outdoor spaces.















**A PRIVATE CONDOMINIUM
WITH RESORT-STYLE AMENITIES.**

Residents enjoy highly secure,
closed condominium with:

- 24/7 private security guard
- Swimming pool with sunbeds
- Landscaped gardens with modern sculptures
- Fully equipped indoor gym
- Dedicated yoga and pilates area
- Snooker area
- Ping pong area
- Outdoor gym
- Fully equipped laundry and ironing hall
- Wine bar
- Coffee kitchen
- Walking paths and green leisure areas
- Private parking for every apartment
- Over 30 parking spaces for guests
- Exclusive handyman at the resident's disposal
- Cleaning servis of all the common spaces
6 days a week
- Private minibus exclusively for residents,
featuring daily routes to 5 strategic points
in the city;
University, Hospital de São Bernardo,
Hospital da Luz Setúbal, Central train station
with connections to Lisbon and Algarve,
beach and Ferry to Tróia



SWIMMING POOL WITH SUNBEDS



24/7 PRIVATE SECURITY GUARD



FULLY EQUIPPED INDOOR GYM



DEDICATED YOGA AND PILATES AREA



OUTDOOR GYM



WINE BAR



PING PONG AREA



SNOOKER AREA



FULLY EQUIPPED LAUNDRY AND IRONING HALL



GARAGE



GUEST PARKING



GARDENS WITH MODERN SCULPTURES



ENERGY-EFFICIENT ARCHITECTURE & SUSTAINABLE LIVING

Designed for efficiency, and long-term value.

Ventilated façade system

Naturally regulates temperature, reducing the need for heating and cooling.

Premium marble-granite cladding (3 cm)

Durable, elegant, and highly insulating.

Thermal & acoustic insulation

Warm in winter, cool in summer, and quiet all year.

Floor-to-ceiling windows

Maximize natural light and lower electricity use.

Trees and garden areas create a cooler microclimate and reduce noise and pollution.

Lower energy bills

Efficient materials and natural climate control reduce monthly costs.

Future-proof investment

Sustainable buildings consistently grow in value and demand.

Dedicated minibus service reduce the need for private cars, lowering emissions and contributing to a cleaner atmosphere.



EXCLUSIVE MINIBUS SERVICE

Eco-friendly mobility with 5 morning and 5 evening routes.

A dedicated private minibus, exclusively for residents, operates five morning and five evening routes every day – offering a cleaner, quieter, and more sustainable alternative to private cars.

This service connects the residence to five strategic destinations across Setúbal:

University – direct access to the region’s main academic center

Hospital de São Bernardo – the largest public hospital in Setúbal

Hospital da Luz Setúbal – leading private healthcare

Central Train Station – fast connections to Lisbon and Algarve

Beach & Ferry to Tróia – effortless access to the coastline and Tróia Peninsula

By reducing car dependency and lowering emissions, the minibus enhances everyday convenience while supporting a healthier, more eco-conscious community.



THE WESTERN VIEW
OF THE PROJECT
– ARRÁBIDA, NATURE
& ONE OF EUROPE'S BEST BEACHES
A landscape that elevates the value
of every home.

From the west side of the development,
residents enjoy one of Setúbal's most
breathtaking natural panoramas:

- the Arrábida Mountain Range,
- the Arrábida Natural Park,
- the coastline that has earned
international recognition for its beauty.

UNMATCHED LOCATION.
EVERYTHING YOU NEED,
WITHIN REACH.

The condominium is surrounded
by essential services,
all within walking distance:

- Schools
- Supermarkets (including Lidl)
- Coffee shops
- Restaurants
- Pharmacies
- Local shops
and daily conveniences

Setúbal's urban comfort
blends seamlessly with its natural beauty.





EXCEPTIONAL CONNECTIVITY

Whether for work, study, or travel, mobility is effortless:

- Lisbon – under 30 minutes
- Lisbon Airport – 35 minutes
- Setúbal's universities – 10 minutes
- Hospitals – 5 minutes
- Ferry to Tróia – 5 minutes
- Setúbal Train Station, connecting to Lisbon, Algarve and beyond – 6 minutes
- University, Instituto Politécnico de Setúbal (IPS) – 7 minutes
- The famous Outlet of Lisbon – 30 km from the residences, around 20 minutes of driving



SETÚBAL – A CITY ON THE RISE

With over 130,000 residents and continuous growth, Setúbal stands as one of Portugal's most dynamic coastal cities.

Its blend of economic development, tourism, and natural landscapes makes it a highly desirable place to live and invest.

Setúbal is home to one of the three largest ports in Portugal, a key hub for maritime trade, logistics, and international connections.

The city also features two marinas along its waterfront, both lively with sailing activity, leisure boats, and seaside cafés.

Just across the bay, only a few minutes of sailing, lies the prestigious Tróia Marina, known for its luxury yachts, fine dining, and exclusive coastal atmosphere.



*THE LUXURY OF TRÓIA,
JUST MINUTES AWAY.*

*A short ferry ride brings you to Tróia,
one of Portugal's most
exclusive destinations:*

Luxury hotels

A world-class casino

Fine dining restaurants

A prestigious marina

Endless white-sand beaches

*Enjoy the sophistication of Tróia
while living in the comfort
and convenience of Setúbal.*



CASINO TRÓIA
Premium entertainment
just across the bay.

Located at the Tróia Marina and only minutes from Setúbal via ferry, Casino Tróia offers a stylish blend of gaming, nightlife, and contemporary design.

Highlights include:

A modern gaming floor with slot machines and table games

Live music, DJs, and performances at the vibrant bar-stage area

A sophisticated atmosphere surrounded by the marina, restaurants, and sea views



HIGHER EDUCATION IN SETÚBAL

Setúbal is home to Instituto Politécnico de Setúbal (IPS), the region's largest and most important higher-education institution. With modern facilities, strong academic programs, and active Erasmus+ partnerships, IPS attracts both Portuguese and international students across fields such as technology, business, health, and education.

The city also hosts university-level programs from leading national institutions, including specialized hospitality and tourism studies connected to the region's thriving tourism and service industries. These programs offer international orientation, professional integration, and close collaboration with hotels, resorts, and companies in Setúbal and Tróia.

Together, these institutions make Setúbal a dynamic and appealing destination for students seeking quality education in a coastal, growing city.



BEACHES & NATURE

Setúbal is home to some of Portugal's most breathtaking beaches:

Figueirinha

Galapos

Portinho da Arrábida

Crystal-clear waters, protected natural parks, and scenic trails create an environment ideal for relaxation and outdoor activities.



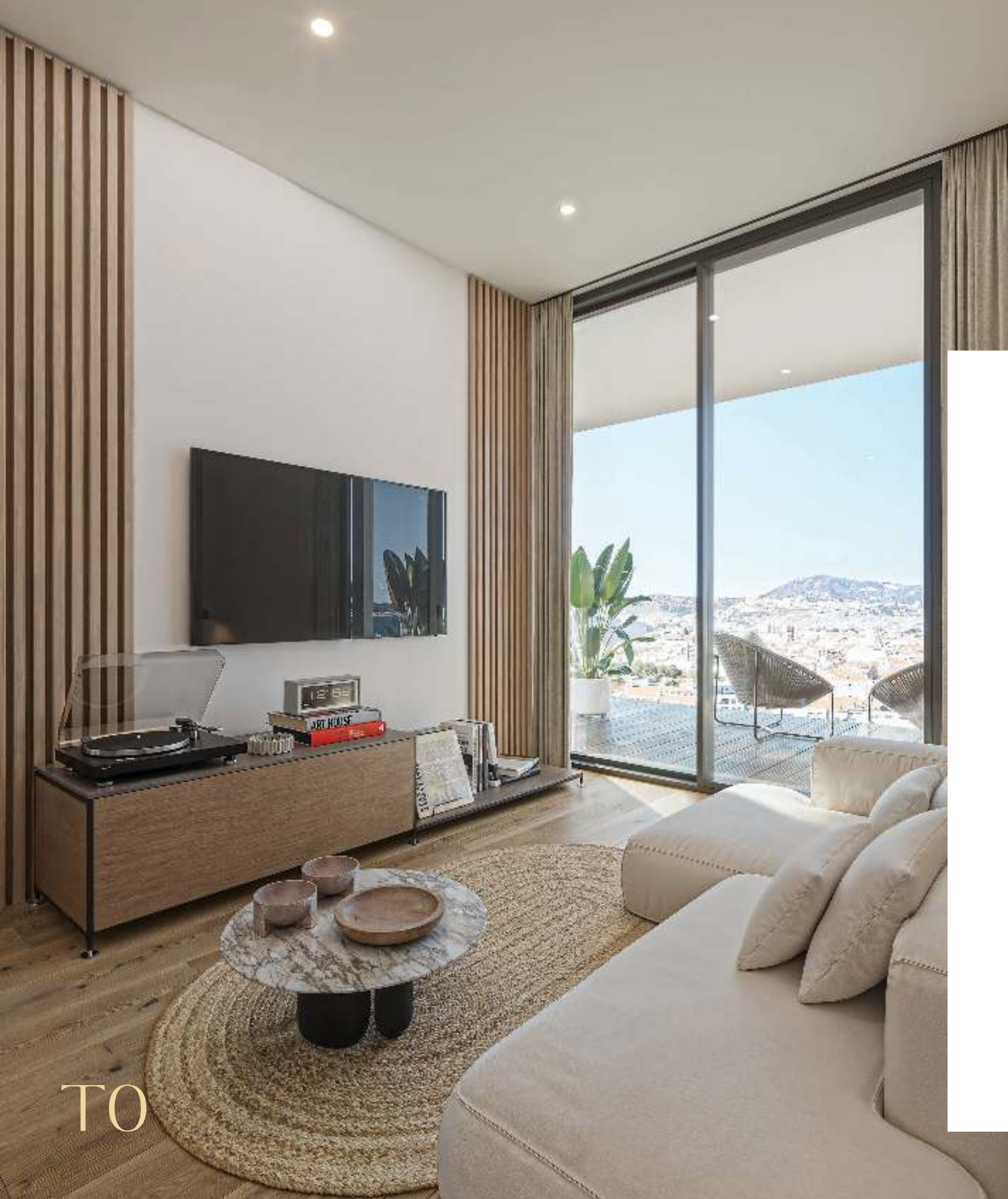
DOLPHIN BAY
– A UNIQUE NATURAL TREASURE
NEAR YOUR HOME

Just minutes from the residences lies the Sado Estuary, home to one of Europe's only permanent dolphin communities.

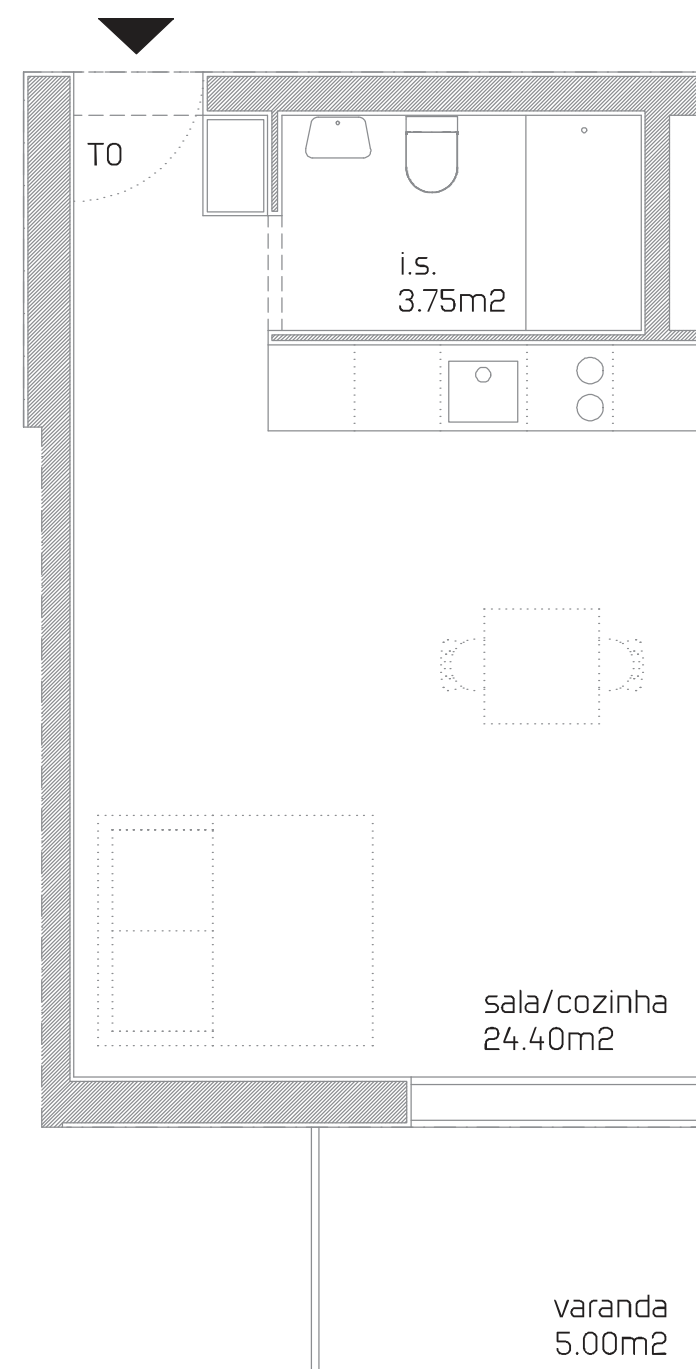
Known locally as Dolphin Bay, this area is famous for its calm waters and the rare opportunity to see bottlenose dolphins living freely in their natural habitat.

Residents can enjoy boat tours, peaceful views of the estuary, and the charm of watching dolphins glide across the bay.

Living here means being close to one of Setúbal's most iconic and protected natural wonders.



T0
35 m² - 43.4 m²
balcony 4 m² - 11.3 m²
garage 13 m²



T0



TO



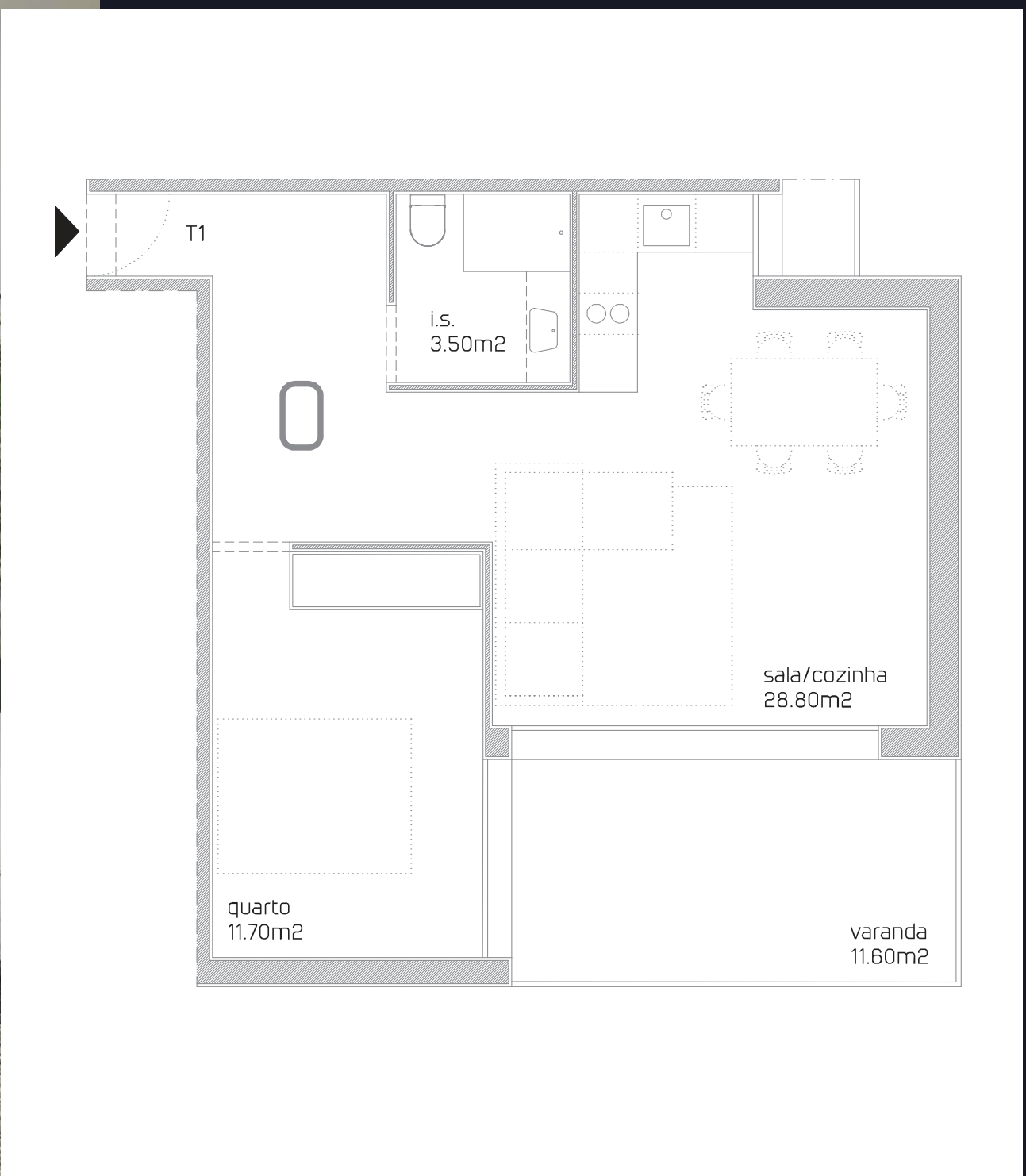
TO



TO - BATHROOM



T1
52 m² - 59.3 m²
balcony 6.4 m² - 23.7 m²
garage 13 m²



T1



T1 LIVING ROOM



T1 LIVING ROOM



T1 BALCONY



T1 BEDROOM



T1 BATHROOM

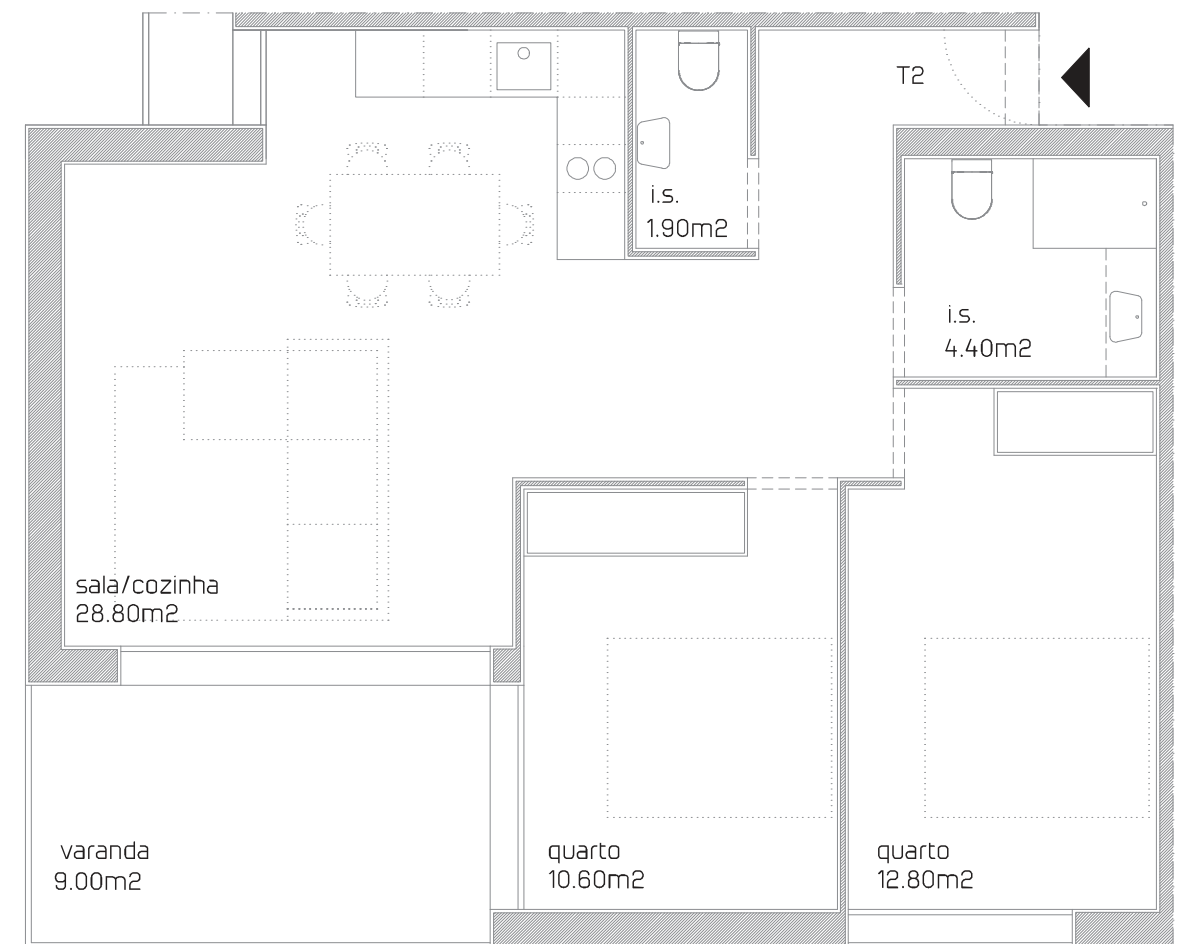


T2

72 m² - 84 m²

balcony 6.4 m² - 23.7 m²

garage 13 m²



T2



T2 LIVING ROOM



T2 LIVING ROOM



T2 KITCHEN



T2 BALCONY



T2 SUIT



T2 SUIT



T2 SUIT WC



T2 BEDROOM



T2 WC

BUILDING 1

Fracção	Piso	Tipologia	ÁREA (m ²)				Launch Price	Market Price	
			ABC	varanda	terraço	aparcamento	TOTAL	INV. Price	P.V.P
A	1	T2	73,5	9		13	95,5	340000	391000
B	1	T2	73,5	9		13	95,5	340000	391000
C	1	T1	52	6,4		13	71,4	260000	299000
D	1	T0	35	5,04		13	53,04	179900	206885
E	1	T0	35	5,04		13	53,04	179900	206885
F	1	T0	35	5,04		13	53,04	179900	206885
G	2	T2	73,5	9		13	95,5	345000	396750
H	2	T2	73,5	9		13	95,5	345000	396750
I	2	T1	52	6,4		13	71,4	265000	304750
J	2	T0	35	5,04		13	53,04	184900	212635
K	2	T0	35	5,04		13	53,04	184900	212635
L	2	T0	35	5,04		13	53,04	184900	212635
M	3	T2	73,5	9		13	95,5	350000	402500
N	3	T2	73,5	9		13	95,5	350000	402500
O	3	T1	52	6,4		13	71,4	270000	310500
P	3	T0	35	5,04		13	53,04	189900	218385
Q	3	T0	35	5,04		13	53,04	189900	218385
R	3	T0	35	5,04		13	53,04	189900	218385
S	4	T2	73,5	9		27,3	109,8	362900	417335
T	4	T2	73,5	9		20	102,5	362900	417335
U	4	T1	52	6,4		13	71,4	275000	316250
V	4	T0	35	5,04		13	53,04	194900	224135
W	4	T0	35	5,04		13	53,04	194900	224135
X	4	T0	35	5,04		13	53,04	194900	224135

BUILDING 2

Y	1	T2	73,5	9		13	95,5	345000	396750
Z	1	T2	73,5	9		13	95,5	345000	396750
AA	1	T0	35	5		13	53	184900	212635
AB	1	T0	35	5		13	53	184900	212635
AC	1	T0	35	5		13	53	184900	212635
AD	1	T0	35	5		13	53	184900	212635
AE	1	T0	35	5		13	53	184900	212635
AF	1	T2	73,5	9		13	95,5	345000	396750
AG	1	T1	54,5	11,6		13	79,1	265000	304750
AH	1	T2	72	27,2		13	112,2	379000	435850
AI	1	T0	35	4		13	52	189900	218385
AJ	1	T0	35	5,04		13	53,04	189900	218385
AK	1	T0	35	5,04		13	53,04	189900	218385
AL	1	T0	35	5,04		13	53,04	189900	218385
AM	2	T2	73,5	9		13	95,5	350000	402500
AN	2	T2	73,5	9		13	95,5	350000	402500
AO	2	T0	35	5,04		13	53,04	189900	218385
AP	2	T0	35	5,04		13	53,04	189900	218385
AQ	2	T0	35	5,04		13	53,04	189900	218385
AR	2	T0	35	5,04		13	53,04	189900	218385
AS	2	T0	35	5,04		13	53,04	189900	218385
AT	2	T2	73,5	9		13	95,5	350000	402500
AU	2	T1	54,5	11,6		13	79,1	270000	310500
AV	2	T2	84	16,1		13	113,1	384900	442635
AW	2	T0	35	5,04		13	53,04	194900	224135
AX	2	T0	35	5,04		13	53,04	194900	224135
AY	2	T0	35	5,04		13	53,04	194900	224135
AZ	2	T0	35	5,04		13	53,04	194900	224135
BA	3	T2	73,5	9		13	95,5	369000	424350
BB	3	T2	73,5	9		13	95,5	369000	424350
BC	3	T0	35	5,04		13	53,04	194900	224135
BD	3	T0	35	5,04		13	53,04	194900	224135
BE	3	T0	35	5,04		13	53,04	194900	224135
BF	3	T0	35	5,04		13	53,04	194900	224135
BG	3	T0	35	5,04		13	53,04	194900	224135
BH	3	T2	73,5	9		13	95,5	369000	424350
BI	3	T1	54,5	11,6		13	79,1	275000	316250
BJ	3	T2	72	27,2		13	112,2	394900	454135
BK	3	T0	35	4		13	52	199000	228850
BL	3	T0	35	5,04		13	53,04	199000	228850
BM	3	T0	35	5,04		13	53,04	199000	228850
BN	3	T0	35	5,04		13	53,04	199000	228850

BUILDING 2

BO	4	T2	73,5	9		13	95,5	374900	431135
BP	4	T2	73,5	9		13	95,5	374900	431135
BQ	4	T0	35	5,04		13	53,04	199000	228850
BR	4	T0	35	5,04		13	53,04	199000	228850
BS	4	T0	35	5,04		13	53,04	199000	228850
BT	4	T0	35	5,04		13	53,04	199000	228850
BU	4	T0	35	5,04		13	53,04	199000	228850
BV	4	T2	73,5	9		13	95,5	374900	431135
BW	4	T1	54,5	11,6		13	79,1	280000	322000
BX	4	T2	72	27,2		13	112,2	399900	459885
BY	4	T0	35	4		13	52	204900	235635
BZ	4	T0	35	5,04		13	53,04	204900	235635
CA	4	T0	35	5,04		13	53,04	204900	235635
CB	4	T0	35	5,04		13	53,04	204900	235635
CC	5	T2	73,5	9		13	95,5	379900	436885
CD	5	T2	73,5	9		13	95,5	379900	436885
CE	5	T0	35	5,04		13	53,04	209000	240350
CF	5	T0	35	5,04		13	53,04	209000	240350
CG	5	T0	35	5,04		13	53,04	209000	240350
CH	5	T0	35	5,04		13	53,04	209000	240350
CI	5	T0	35	5,04		13	53,04	209000	240350
CJ	5	T2	73,5	9		19	101,5	379900	436885
CK	5	T1	54,5	11,6		13	79,1	285000	327750
CL	5	T2	72	27,2		13	112,2	404900	465635
CM	5	T0	35	4		13	52	209000	240350
CN	5	T0	35	5,04		13	53,04	209000	240350
CO	5	T0	35	5,04		13	53,04	209000	240350
CP	5	T0	35	5,04		13	53,04	209000	240350
CQ	6	T2	73,5	9		13	95,5	384900	442635
CR	6	T2	73,5	9		13	95,5	384900	442635
CS	6	T0	35	5,04		13	53,04	214900	247135
CT	6	T0	35	5,04		13	53,04	214900	247135
CU	6	T0	35	5,04		13	53,04	214900	247135
CV	6	T0	35	5,04		13	53,04	214900	247135
CW	6	T0	35	5,04		13	53,04	214900	247135
CX	6	T2	73,5	9		19	101,5	384900	442635
CY	6	T1	54,5	11,6		13	79,1	290000	333500
CZ	6	T2	72	27,2		13	112,2	409900	471385
DA	6	T0	35	4		13	52	214900	247135
DB	6	T0	35	5,04		13	53,04	214900	247135
DC	6	T0	35	5,04		13	53,04	214900	247135
DD	6	T0	35	5,04		13	53,04	214900	247135

BUILDING 3

DE	1	T2	73,5	9		13	95,5	365000	419750
DF	1	T1	58,6	23,7		13	95,3	304900	350635
DG	1	T0	35	6,5		13	54,5	184900	212635
DH	1	T0	35,7	10,9		13	59,6	189900	218385
DI	1	T2	72	4,4		13	89,4	365000	419750
DJ	1	T1	56,9	5		13	74,9	290000	333500
DK	1	T2	73	9,5		13	95,5	369900	425385
DL	1	T0	37,7	10		13	60,7	209900	241385
DM	1	T1	52	13,6		13	78,6	290000	333500
DN	1	T1	52	6,2		13	71,2	285000	327750
DO	1	T0	35	5,04		13	53,04	189900	218385
DP	2	T2	73,5	9		13	95,5	372000	427800
DQ	2	T1	58,6	23,7		13	95,3	312900	359835
DR	2	T0	35	6,5		13	54,5	191900	220685
DS	2	T0	35,7	10,9		13	59,6	196900	226435
DT	2	T2	72	4,4		13	89,4	372000	427800
DU	2	T1	56,9	5		13	74,9	297000	341550
DV	2	T2	73	9,5		13	95,5	372900	428835
DW	2	T0	37,7	10		13	60,7	226900	260935
DX	2	T1	52	13,6		13	78,6	297000	341550
DY	2	T1	52	6,2		13	71,2	292000	335800
DZ	2	T0	35	5,04		13	53,04	196900	226435
EA	3	T2	73,5	9		13	95,5	379000	435850
EB	3	T1	58,6	23,7		13	95,3	319900	367885
EC	3	T0	35	6,5		13	54,5	198900	228735
EC	3	T0	35,7	10,9		13	59,6	203900	234485
EE	3	T2	72	4,4		13	89,4	379000	435850
EF	3	T1	56,9	5		13	74,9	304000	349600

BUILDING 3

EG	3	T2	73	9,5		13	95,5	386900	444935
EH	3	T0	37,7	10		13	60,7	233900	268985
EI	3	T1	52	13,6		13	78,6	304000	349600
EJ	3	T1	52	6,2		13	71,2	304000	349600
EK	3	T0	35	5,04		13	53,04	203900	234485
EL	4	T2	73,5	9		13	95,5	389000	447350
EM	4	T1	58,6	23,7		13	95,3	329900	379385
EN	4	T0	35	6,5		13	54,5	208900	240235
EO	4	T3						0	0
EP	4	T1	52	6,2		13	71,2	314000	361100
EQ	4	T0	35	5,04		13	53,04	213900	245985
ER	5	T2	73,5	9		13	95,5	405000	465750
ES	5	T1	58,6	23,7		13	95,3	339900	390885
ET	5	T0	35	6,5		13	54,5	221000	254150
EU	5	T0	35,7	8,8		13	57,5	225000	258750
EV	5	T1	52	4,4		13	69,4	324000	372600
EW	5	T2	72,6	5,04		13	90,64	425000	488750
EX	5	T0	43,4	11,3		13	67,7	253900	291985
EY	5	T1	52	6,2		13	71,2	327900	377085
EZ	5	T0	35	5,04		13	53,04	221000	254150
FA	6	T2	73,5	9		13	95,5	415000	477250
FB	6	T1	58,6	23,7		13	95,3	349900	402385
FC	6	T0	35	6,5		13	54,5	231000	265650
FD	6	T0	35,7	8,8		13	57,5	235000	270250
FE	6	T2	72,5	39,4		13	124,9	479900	551885
FF	6	T0	43,4	11,3		13	67,7	263900	303485
FG	6	T1	52	6,2		13	71,2	337900	388585
FH	6	T0	35	5,04		13	53,04	231000	265650



BELO
HORIZONTE
