

VILLAS MONTE

THE PRIVILEGE OF LIVING

VIDÓR



THE PRIVILEGE OF LIVING

In Rio Tinto, Villas Monte presents itself as a residential development designed for a contemporary and balanced lifestyle.

The project stems from a clear understanding of the site, emphasising the connection with the outdoors, the generous influx of natural light and the flow between spaces. Each villa is distinguished by its formal simplicity and rigorous functionality, where every area is

designed with intention and proportion. Durable materials, balanced proportions and meticulous construction define a coherent and timeless ensemble.

Villas Monte creates a living environment that is serene, functional and sustainable in its presence.



VILLAS MONTE

LOCATION

Situated in an well-established residential area of Rio Tinto, Villas Monte blends seamlessly into a stable urban fabric that is constantly increasing in value.

Located around five minutes from the centre of Porto and the main motorways — the VCI, A4 and A43 — it ensures efficient mobility and direct links to different parts of the city.

Retail, services, amenities and transport networks shape the area and strengthen the link between the residential space and the urban fabric.

Here, the surroundings evolve without losing the tranquil residential atmosphere that defines them.

SCHOOLS

- 1 Centro Escolar da Boavista / Lourinha
- 2 Escola Básica Infanta Dona Mafalda
- 3 Escola Básica da Boavista
- 4 Colégio Camões

POINTS OF INTEREST

- 5 Estádio do Dragão
- 6 Complexo Desportivo de Campanhã
- 7 Parque Oriental

SHOPPING

- 8 Alameda Shopping
- 9 Mercado Abastecedor
- 10 Mercadona
- 11 Fábrica do Cobre
- 12 Parque Nascente
- 13 Continente Modelo
- 14 LIDL

SERVICES

- 15 Ginásio
- 16 Estação de Campanhã
- 17 USF Nascente





LIVING ROOM

The living room serves as the heart of the home, designed for comfort and relaxation.

The oak flooring adds warmth and texture, contrasting with the light, seamless surfaces.

Recessed lighting ensures formal simplicity and balance with natural light, whilst creating a harmonious and welcoming atmosphere.



KITCHEN

Clear in form and efficient in function, the kitchen has been designed for everyday use.

The oak and beige-toned furniture is paired with synthetic stone worktops: together they form a sober and timeless ensemble.

It combines technique and aesthetics in an organised, functional space that is naturally integrated into the life of the home.



VILLAS MONTE

SUITE



The suite was designed as a natural extension of the concept of tranquillity and balance found throughout the house, elevating it to a more private and immersive experience.

The relationship between the bedroom, dressing area and bathroom is fluid and intuitive, characterised by spaces that prioritise natural light, serenity and functionality.



BEDROOMS

The bedrooms have been designed as spaces for retreat and tranquillity. The oak wood enhances the sense of comfort, whilst the double-glazed windows ensure thermal and acoustic performance, creating an atmosphere characterised by proportion, silence and simplicity.





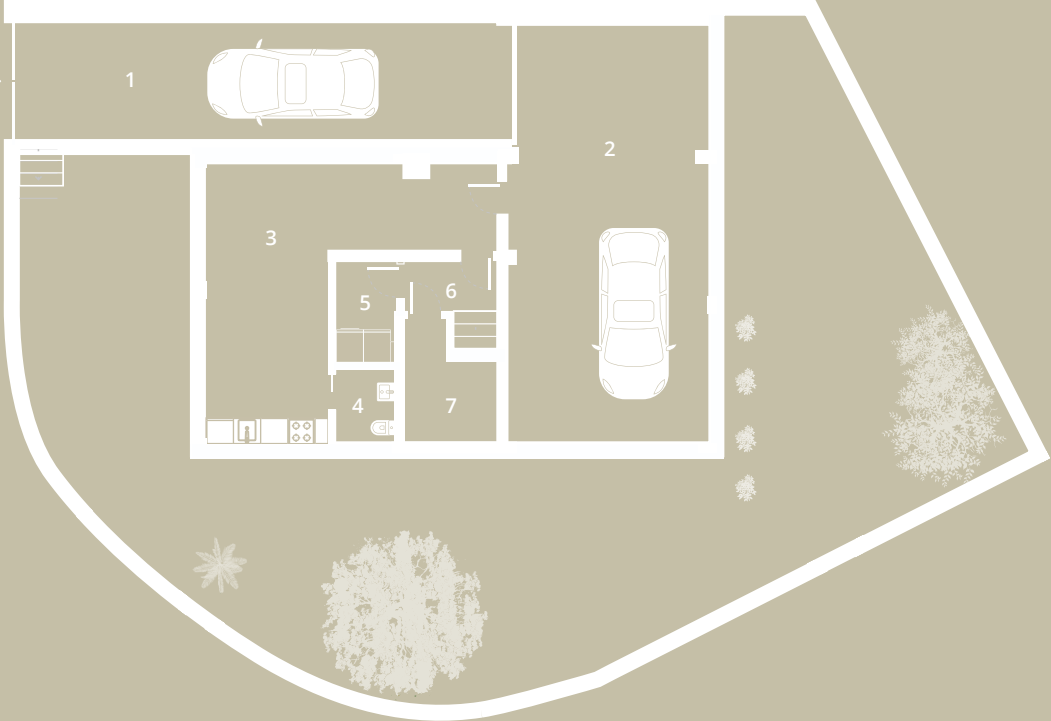
VILLAS MONTE

PLANS

T3 FLOOR -1

AREA		
1.	EXTERIOR GARAGE ACCESS	-
2.	GARAGE	42,70 sqm
3.	LIVING ROOM	25,40 sqm
4.	SOCIAL WC	2,25 sqm
5.	LAUNDRY ROOM	3,10 sqm
6.	HALL	2,40 sqm
7.	STORAGE	6,01 sqm

*The areas shown are net floor areas.



This information is provided for guidance only and may, for technical, commercial or legal reasons, be subject to change without prior notice; therefore, it is not of a contractual nature.

T3

GROUND FLOOR

AREA		
1.	HALL	4,80 sqm
2.	CIRCULATION PATH	4,40 sqm
3.	LIVING ROOM	26,50 sqm
4.	OFFICE	7,60 sqm
5.	KITCHEN	12,00 sqm
6.	SOCIAL WC	6,00 sqm
7.	GARDEN	68,25 sqm
8.	EXTERIOR GARAGE ACESS	-



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T3

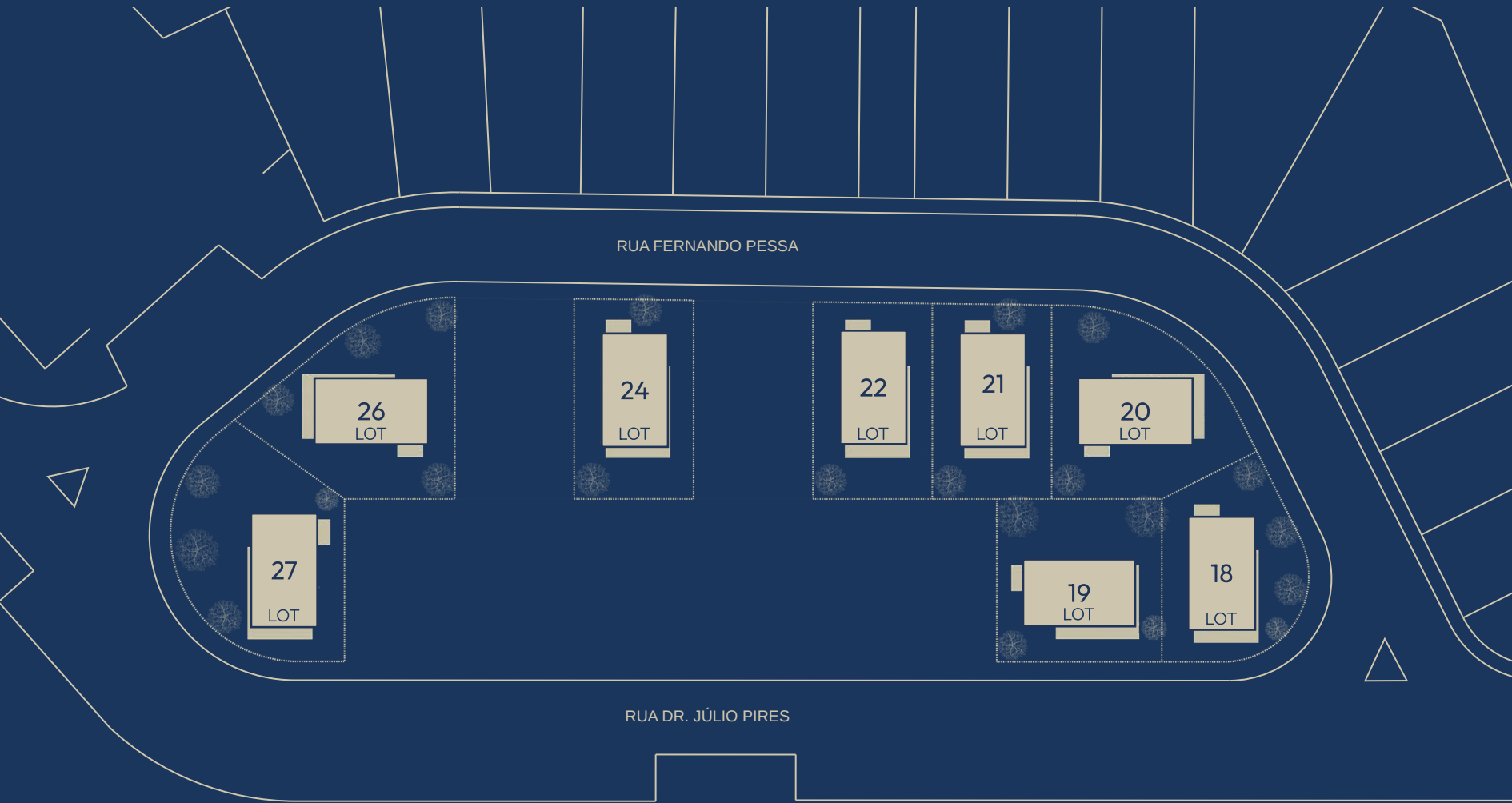
FLOOR 1

AREA		
1.	HALL	4,00 sqm
2.	SOCIAL WC	3,70 sqm
3.	SUITE	17,80 sqm
4.	CLOSET	4,85 sqm
5.	WC SUITE	4,75 sqm
6.	BALCONY SUITE	8,85 sqm
7.	BEDROOM 1	11,95 sqm
8.	BEDROOM 2	13,70 sqm



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Reference	Lot Area	Gross Building Area
00.PO.31.007 (LOT 18)	289 sqm	277.5 m ²
00.PO.31.008 (LOT 19)	319 sqm	277.5 m ²
00.PO.31.006 (LOT 20)	354 sqm	277.5 m ²
00.PO.31.005 (LOT 21)	276 sqm	277.5 m ²
00.PO.31.004 (LOT 22)	278 sqm	277.5 m ²
00.PO.31.003 (LOT 24)	282 sqm	277.5 m ²
00.PO.31.002 (LOT 26)	360 sqm ²	277.5 m ²
00.PO.31.001 (LOT 27)	380 sqm	277.5 m ²



BUILDING AND SELLING FOR OVER **80 YEARS**

VIDÓR is a business group with over 80 years' experience in property development and construction.

With tens of thousands of properties delivered and over 50,000 families living in VIDÓR homes, our approach combines technical rigour, high-quality construction and a focus on customer needs, contributing to the sustainable transformation of the areas where we operate.



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