

PR

PARK

COLLECTION

AV. D. JOÃO II · VILA NOVA DE GAIA

The project

PR Park is a residential development by Youropa, Empril and Vila Maior on Avenida D. João II, in Vila Nova de Gaia. Building TWO has apartments from T1 to T4, most with a balcony or terrace, and every apartment includes underground parking.





T1–T4
TYPOLOGIES

Q1 2027
CONSTRUCTION START

2030
ESTIMATED COMPLETION



IN THE BUILDING

01 ..... Gym and condominium room

02 ..... Underground parking

03 ..... Landscaped gardens

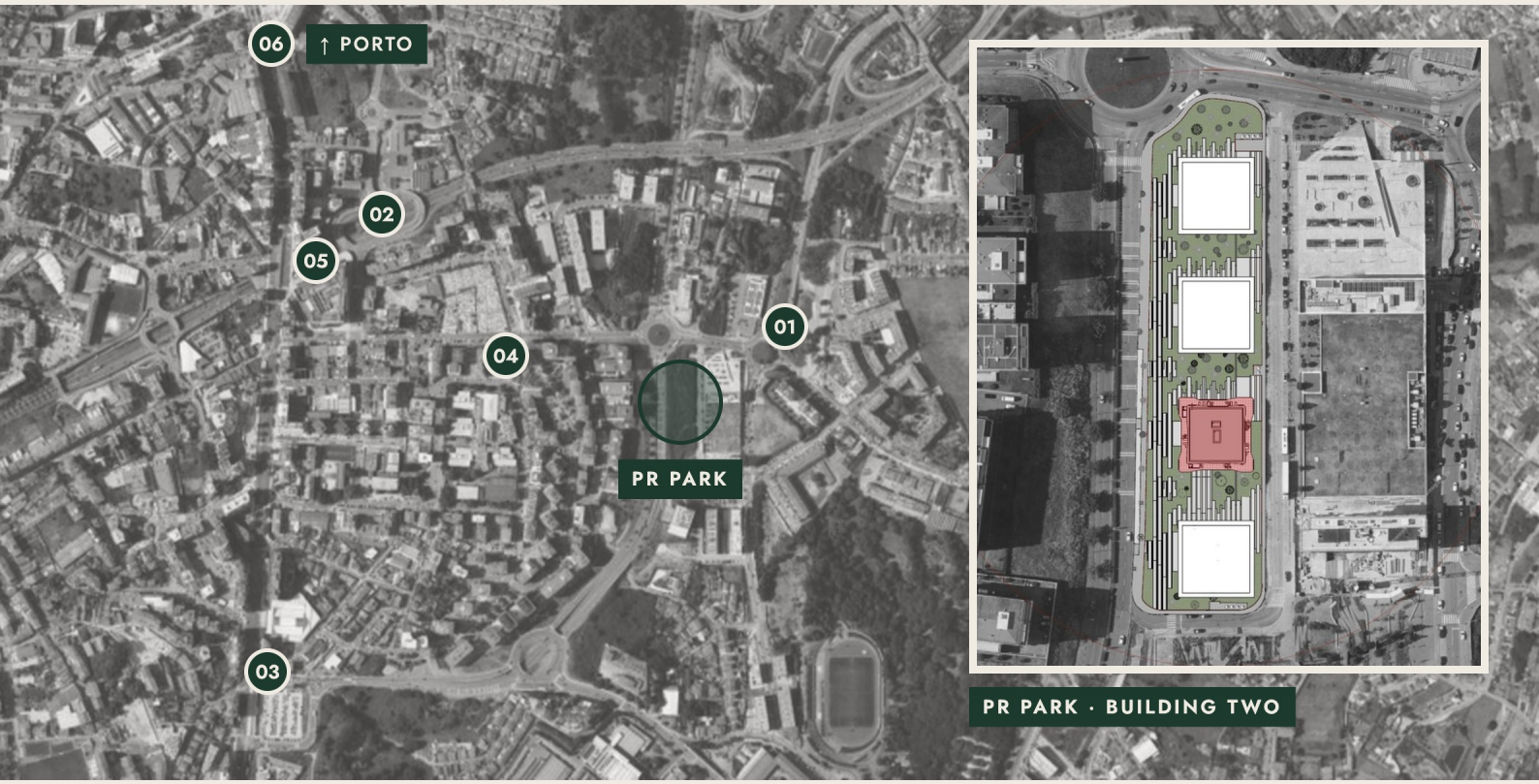
04 ..... Balconies and terraces

05 ..... Penthouses, some with a private pool

Location

Avenida D. João II, Vila Nova de Gaia

Supermarket, shops, schools and the metro are within walking distance, and Porto is just across the river.



Points of interest · PR Park, Building TWO, Avenida D. João II

01 Mercadona
Supermarket next to the development

02 El Corte Inglés Gaia
Department store and shopping

03 Metro D. João II
Yellow Line (D) to Porto city centre

04 Schools
Primary and secondary schools nearby

05 Av. da República, A1 and A44
Road access across Gaia and to Porto

06 Porto historic centre
Across the Douro river

Typologies and prices

Starting prices per typology

T1	58 m²	STARTING FROM	€272,500
T1+1	77–85 m²	STARTING FROM	€365,000
T2	82–93 m²	STARTING FROM	€367,500
T2+1	98 m²	STARTING FROM	€405,000
T3	113–114 m²	STARTING FROM	€670,000
T4	160 m²	STARTING FROM	€950,000

The top-floor T3 and T4 penthouses have large terraces, some with a private pool. Every apartment includes underground parking.

FINISHES

Kitchen

Bosch appliances, porcelain worktop

Bathrooms

Love / Margres ceramics, wall-hung sanitaryware by Valadares, W7 taps

Comfort

Daikin multi-split air conditioning, heat pump for hot water, acoustic insulation, cork-backed vinyl floors

Building

Thermal-break aluminium with double glazing, security door, Schindler lifts



A DEVELOPMENT BY YOUROPA · EMPRIL · VILA MAIOR

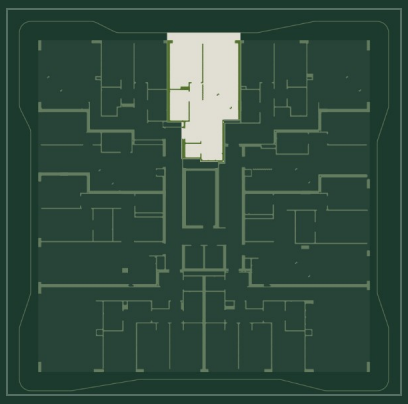
Images for illustrative purposes only. Prices and availability subject to change.

PR PARK COLLECTION

TYPOLOGY

T1

Typical floor · 2nd to 7th



Location on the floor

AREAS

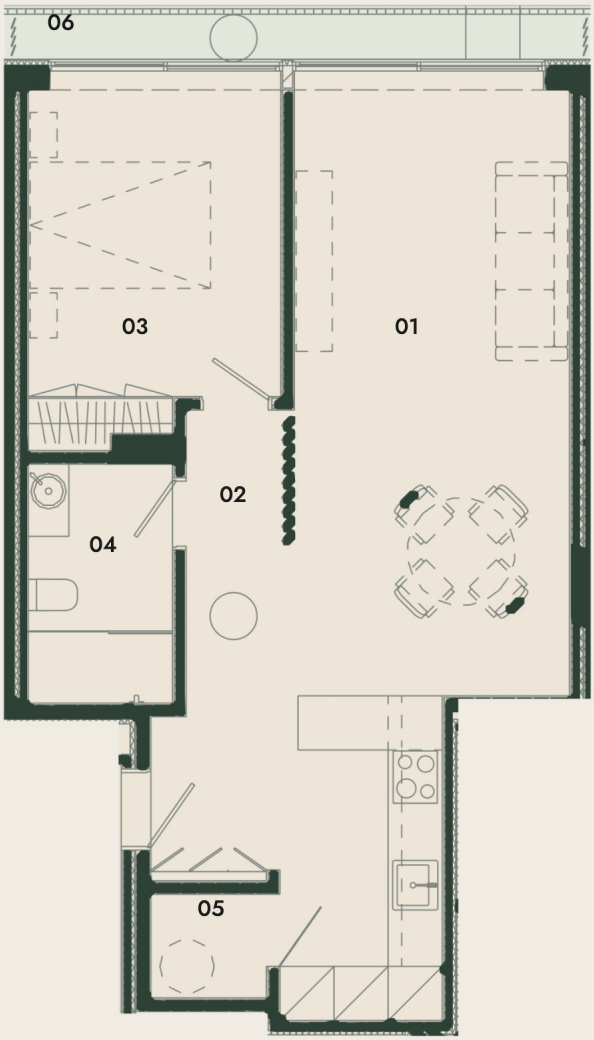
Private gross area	58.70 m²
Exterior gross area	3.80 m²
Total gross area	62.50 m²
Parking	1 space

Areas shown for the 2nd floor; balcony area varies by floor.

STARTING FROM

€272,500

FLOOR PLAN



01	Living / Kitchen	32.40 m²	02	Hallway	1.58 m²
03	Bedroom	10.89 m²	04	Bathroom	4.24 m²
05	Storage	1.47 m²	06	Balcony	3.80 m²

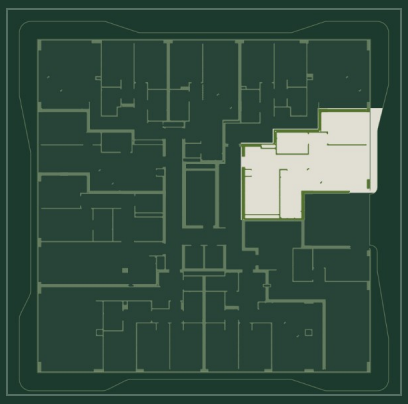
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PR PARK COLLECTION

TYPOLOGY

T1+1

1st floor



Location on the floor

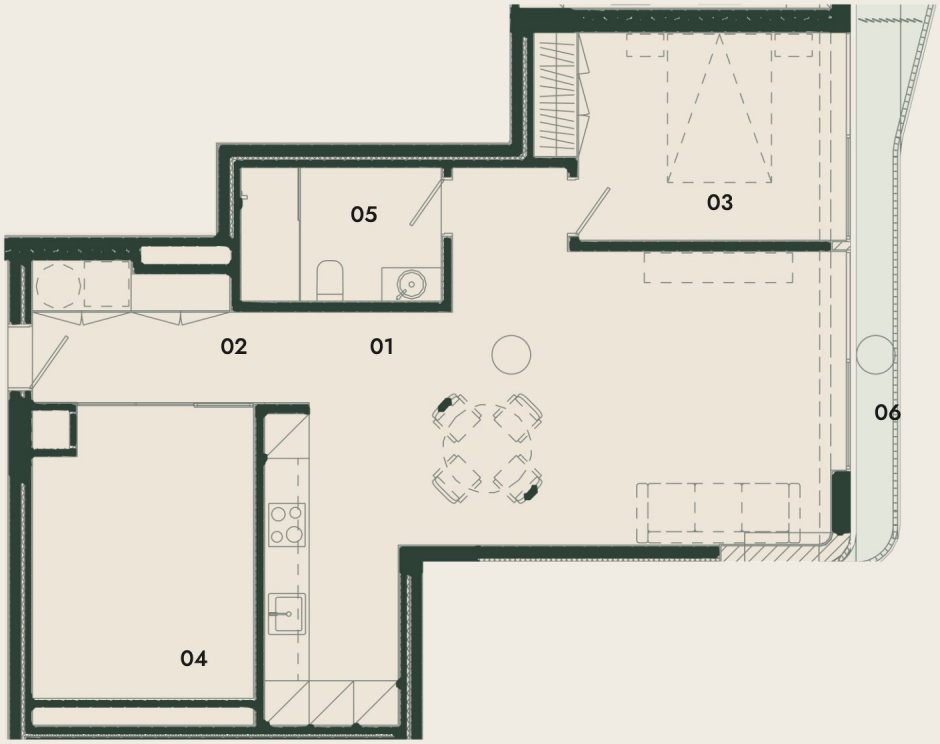
AREAS

Private gross area	77.30 m²
Exterior gross area	4.80 m²
Total gross area	82.10 m²
Parking	1 space

STARTING FROM

€365,000

FLOOR PLAN



01	Living / Kitchen	34.86 m²	02	Entrance hall	5.43 m²
03	Bedroom	11.11 m²	04	Office	11.45 m²
05	Bathroom	4.86 m²	06	Balcony	4.75 m²

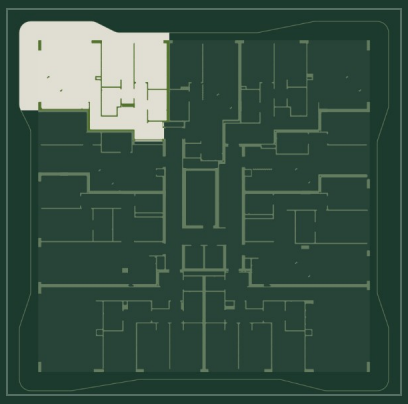
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PR PARK COLLECTION

TYPOLOGY

T2

Typical floor · 2nd to 7th



Location on the floor

AREAS

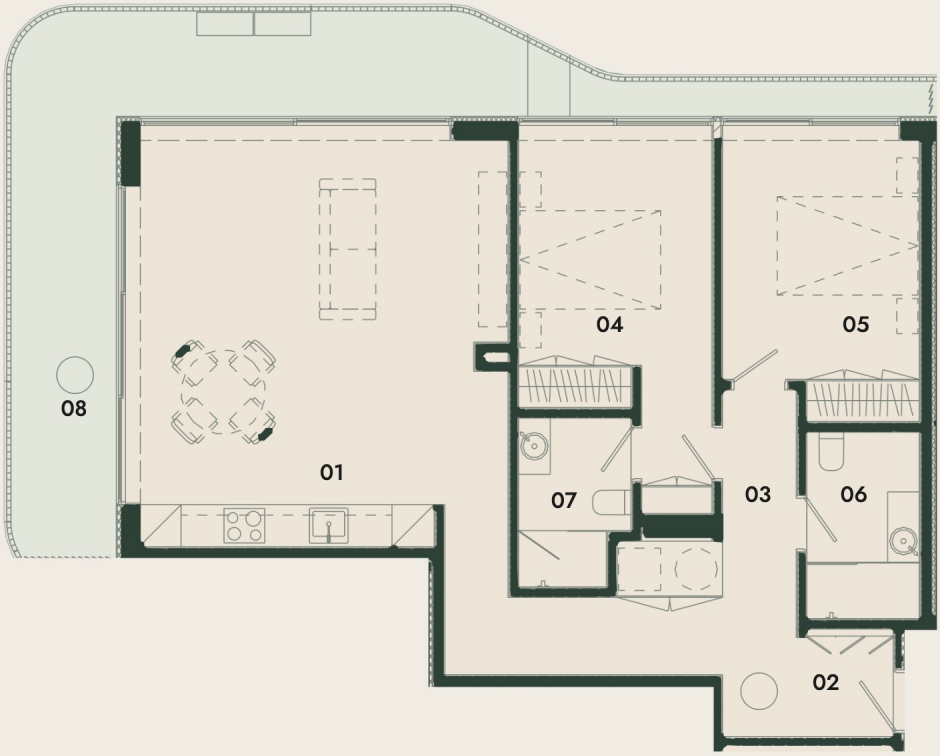
Private gross area	87.90 m²
Exterior gross area	25.40 m²
Total gross area	113.30 m²
Parking	2 spaces

Areas shown for the 2nd floor; balcony area varies by floor.

STARTING FROM

€367,500

FLOOR PLAN



01	Living / Kitchen	31.90 m²	02	Entrance hall	3.72 m²
03	Hallway	9.76 m²	04	Master bedroom	12.54 m²
05	Bedroom	11.01 m²	06	Bathroom	4.24 m²
07	Bathroom	3.56 m²	08	Balcony	25.35 m²

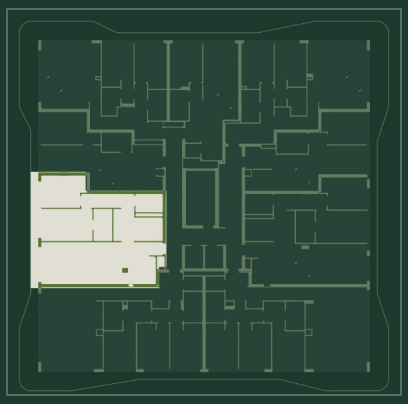
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PR PARK COLLECTION

TYPOLOGY

T2+1

Typical floor · 2nd to 7th



Location on the floor

AREAS

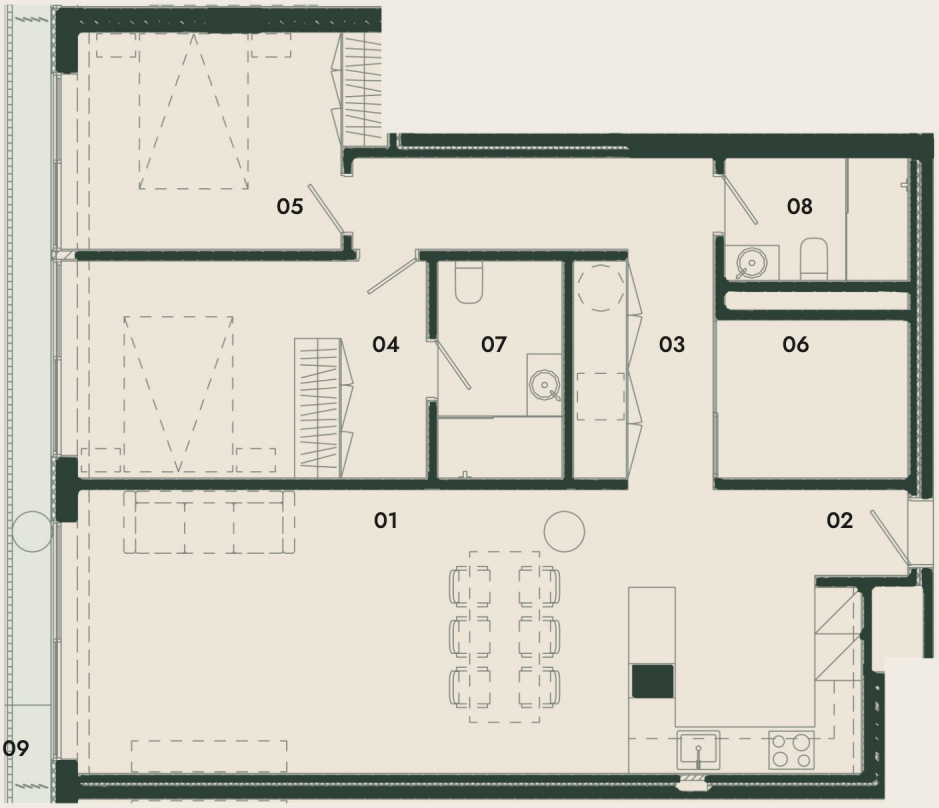
Private gross area	98.50 m²
Exterior gross area	6.00 m²
Total gross area	104.50 m²
Parking	2 spaces

Areas shown for the 2nd floor; balcony area varies by floor.

STARTING FROM

€405,000

FLOOR PLAN



01	Living / Kitchen	36.63 m²	02	Entrance hall	1.33 m²
03	Hallway	10.86 m²	04	Master bedroom	13.13 m²
05	Bedroom	10.88 m²	06	Office	5.11 m²
07	Bathroom	4.48 m²	08	Bathroom	3.73 m²
09	Balcony	5.95 m²			

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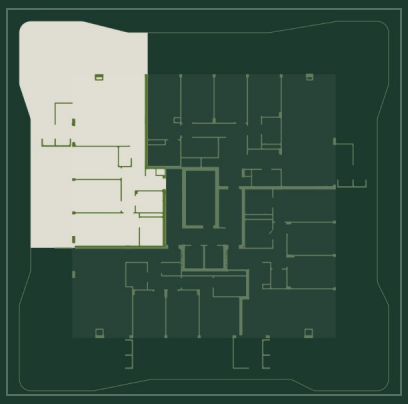
PR PARK COLLECTION

TYPOLOGY

T3

Penthouse

8th floor



Location on the floor

AREAS

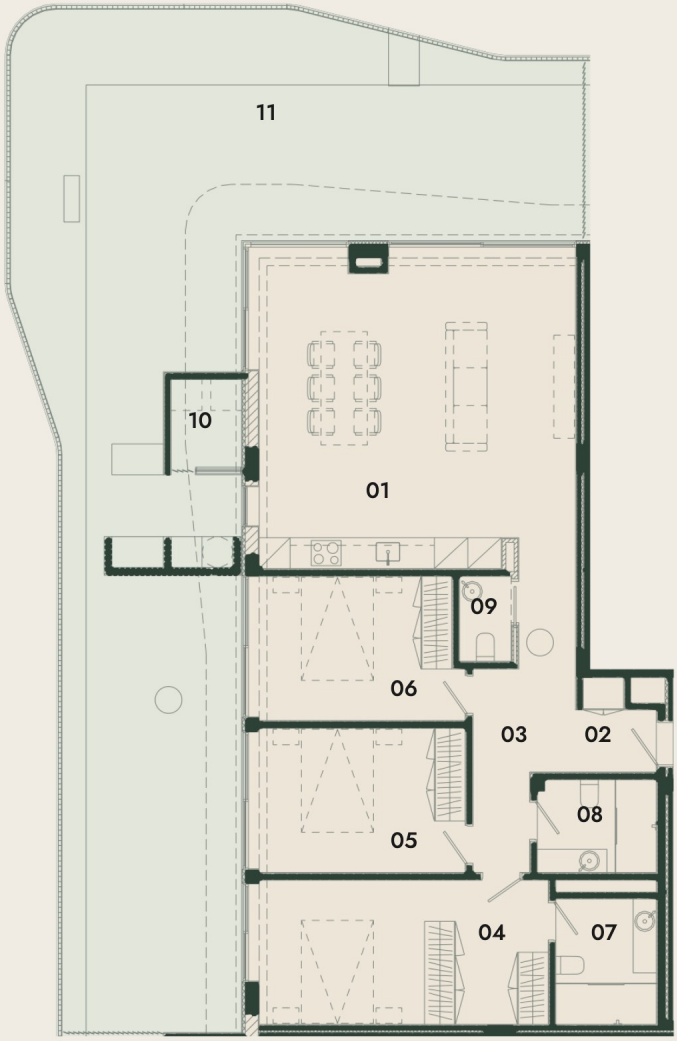
Private gross area	113.30 m²
Exterior gross area	105.70 m²
Total gross area	219.00 m²
Parking	Box, 2 spaces

One of the T3 penthouses is shown.

STARTING FROM

€670,000

FLOOR PLAN



01	Living / Kitchen	37.84 m²	02	Entrance hall	2.48 m²
03	Hallway	8.93 m²	04	Master bedroom	16.10 m²
05	Bedroom	11.73 m²	06	Bedroom	11.31 m²
07	Bathroom	4.75 m²	08	Bathroom	4.16 m²
09	Bathroom	1.65 m²	10	Laundry	2.33 m²
11	Terrace	105.70 m²			

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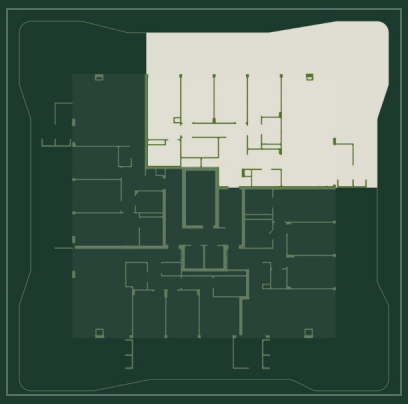
PR PARK COLLECTION

TYPOLOGY

T4

Penthouse

8th floor · private pool



Location on the floor

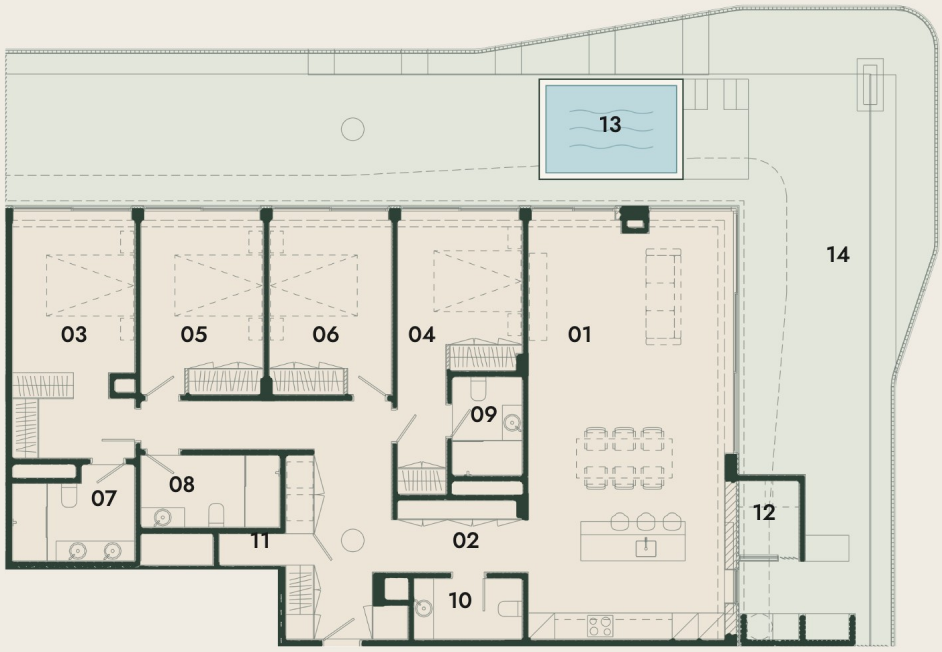
AREAS

Private gross area	159.50 m²
Exterior gross area	123.60 m²
Total gross area	283.10 m²
Parking	Box, 4 spaces

STARTING FROM

€950,000

FLOOR PLAN



01	Living / Kitchen	45.02 m²	02	Hallway	21.58 m²
03	Master bedroom	15.50 m²	04	Master bedroom	13.47 m²
05	Bedroom	11.73 m²	06	Bedroom	11.73 m²
07	Bathroom	5.49 m²	08	Bathroom	5.25 m²
09	Bathroom	3.61 m²	10	Bathroom	3.45 m²
11	Storage	1.57 m²	12	Laundry	2.33 m²
13	Swimming pool	3.30 m²	14	Terrace	123.60 m²

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TWO
The Continuation

PR
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COLLECTION

YOUROPA.