

Édifice  
DU CENTRE





Coffe

Coffe

VINERIA  
WINE BAR & STORE

Espaco  
L'ART DE VIVRE

pett...  
premium

clean  
L'ESSENCE DE LA MAISON

ATTUALE  
L'ESSENCE DE LA MAISON

Édifice Du Centre





**Coffee**  
Cafe & Bakery

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Cafe & Bakery

**VINERIA**  
WINE BAR & STORE

**Espago**  
Lifestyle & Home

Entrance Lobby

**pett...**  
pet supplies

**clean**  
household products

**ATTUALE**  
clothing store

**Édifice Du Centre**

3



Check out the video about the details of the facade

# DU DETAILS OF THE FACADE

- Rooftop
- + mezzanine
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground
- + mezzanine

- The color orange represents a commercial building
- Black aluminum railing
- Windows with integrated blinds and glass windowsill
- Sunshades to conceal the air conditioners

Loading and unloading access

Access to the underground parking



DU CENTRE

Access to the  
Beach 400 m

SC 403  
150 m

Rua Intedente João  
Nunes Vieira  
200 m



## DU LOCATION & INFRASTRUCTURE

### **Technological building**

Designed to meet all daily needs

### **49 Smart Apartments**

Distributed across various floor plans and configurations (Duplex Garden | Linear | Duplex)

### **7 Thoughtfully Designed Commercial Shops**

Providing Essential Infrastructure for Residential Needs

### **Co-working space**

Serving both internal and external audiences





DU ACTIVE FACADE





## DU COMMERCIAL AREA

### Active facade

Inviting the public to enter, explore the shops, and enjoy the diversity of services offered

### 7 Shops with Mezzanine

### Private Restrooms

### 16 Rotating Underground Parking Spaces for the shops





DU CO-WORKING SPACE





## DU CO-WORKING SPACE

- **Shared Workspace**  
workstations in a shared environment
- **Mezzanine with two meeting rooms**  
that can be combined to create a single private space
- **Co-working Garden**
- **Open Space for Customer Service**
- **Soundproof Booth**
- **Smart Locker**  
An intelligent mailbox and parcel storage system that enables you to receive packages even when you're not at home







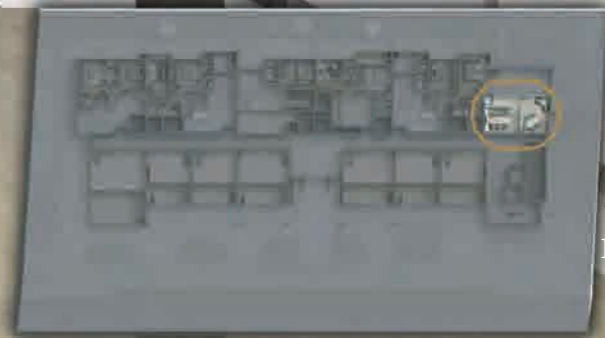


**DU** CO-WORKING SPACE





BRETE

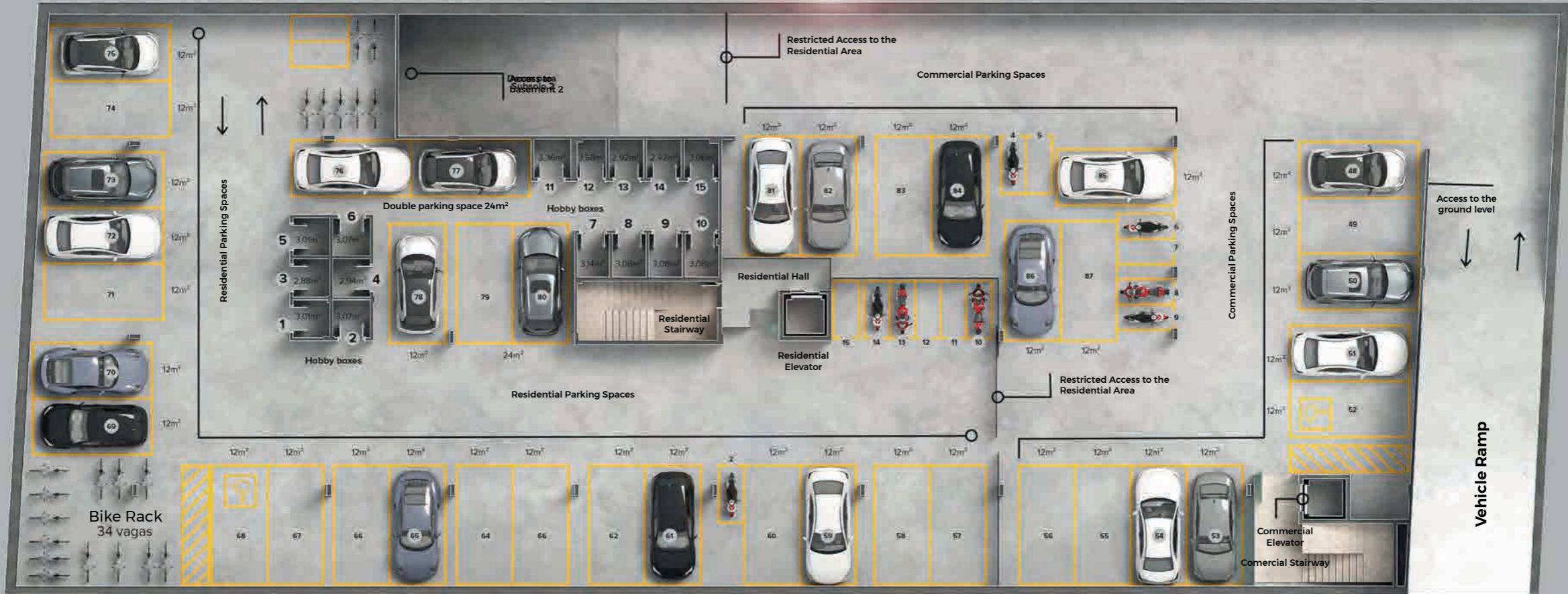




**DU** CO-WORKING GARDEN



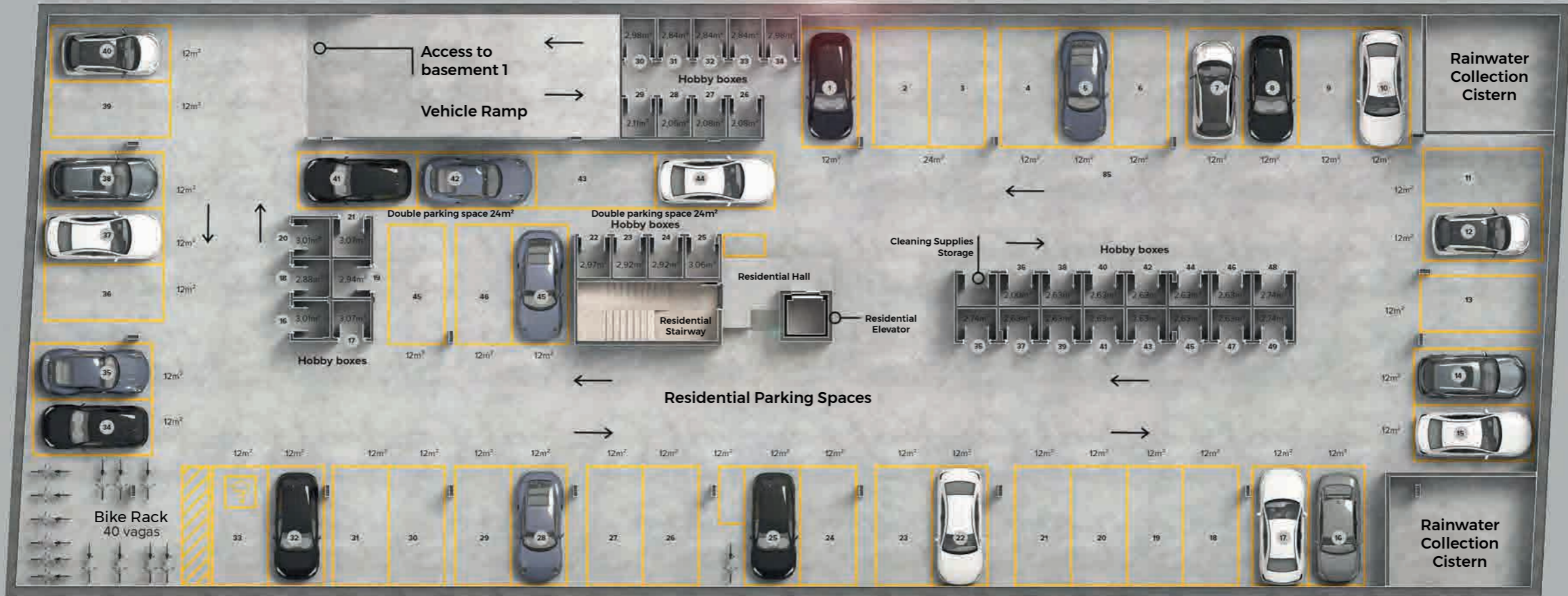




**Rua das Dunas**

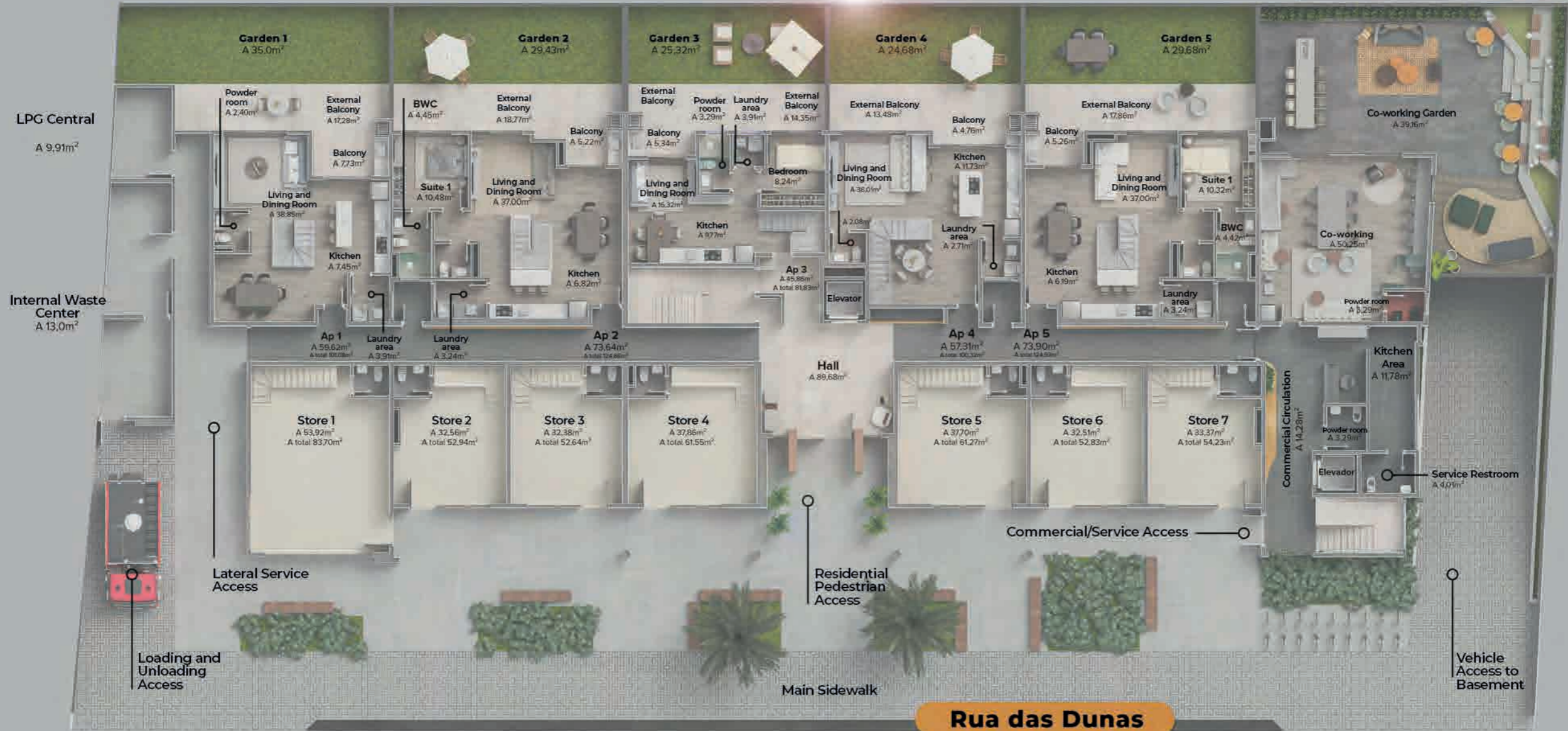


# DU BASEMENT 2



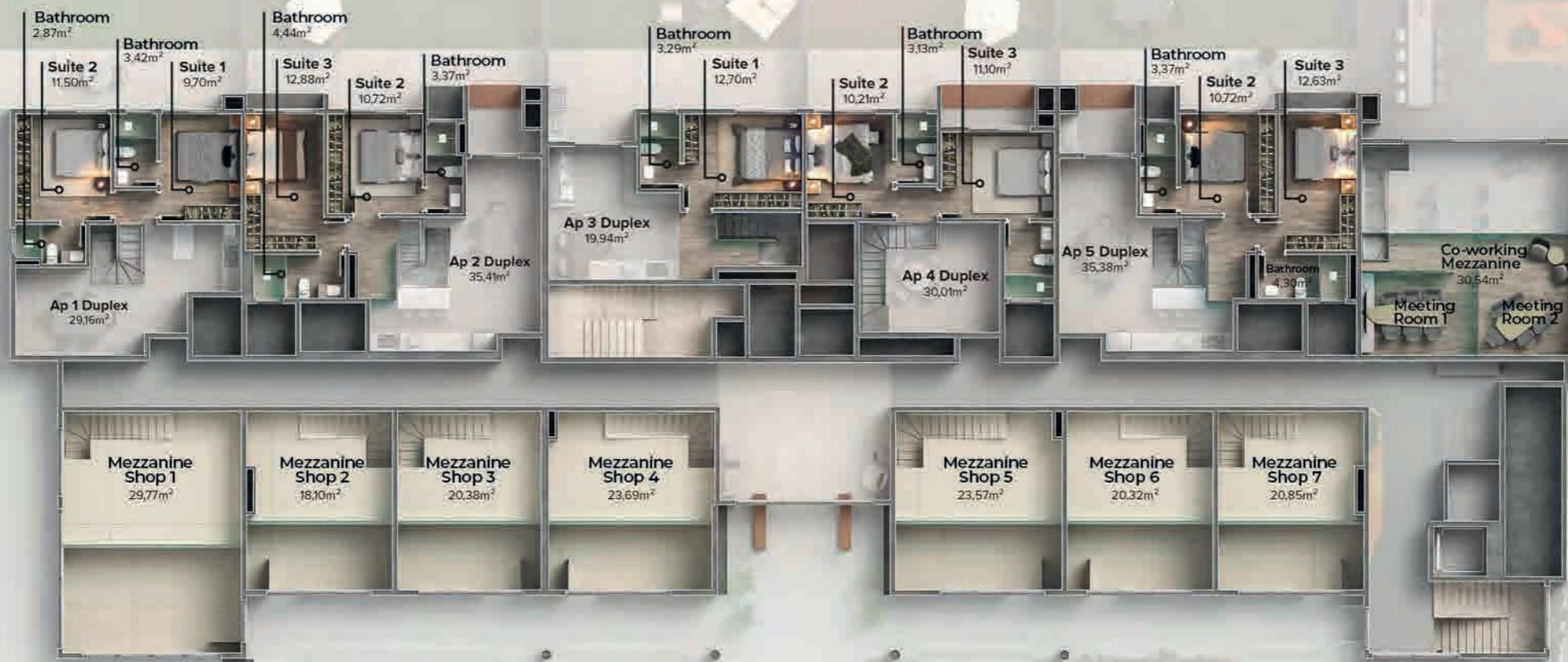
**Rua das Dunas**





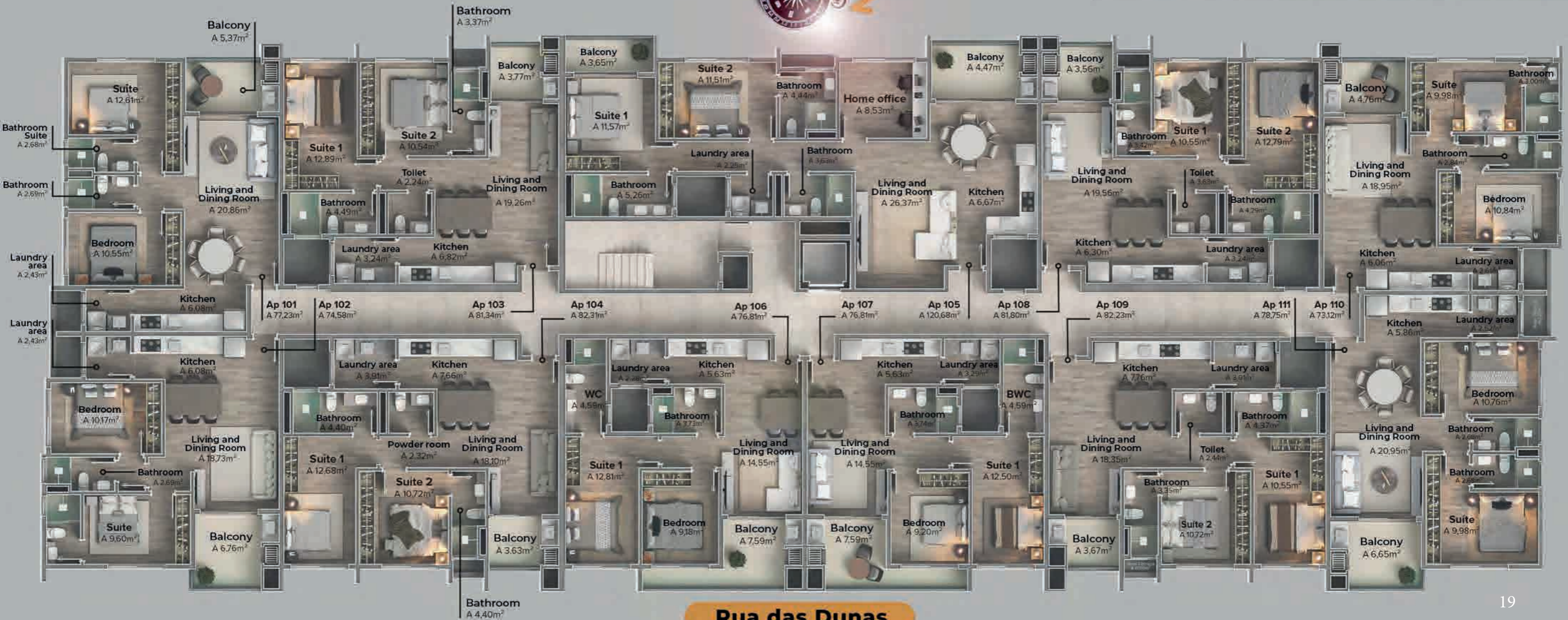


# DU GROUND MEZZANINE



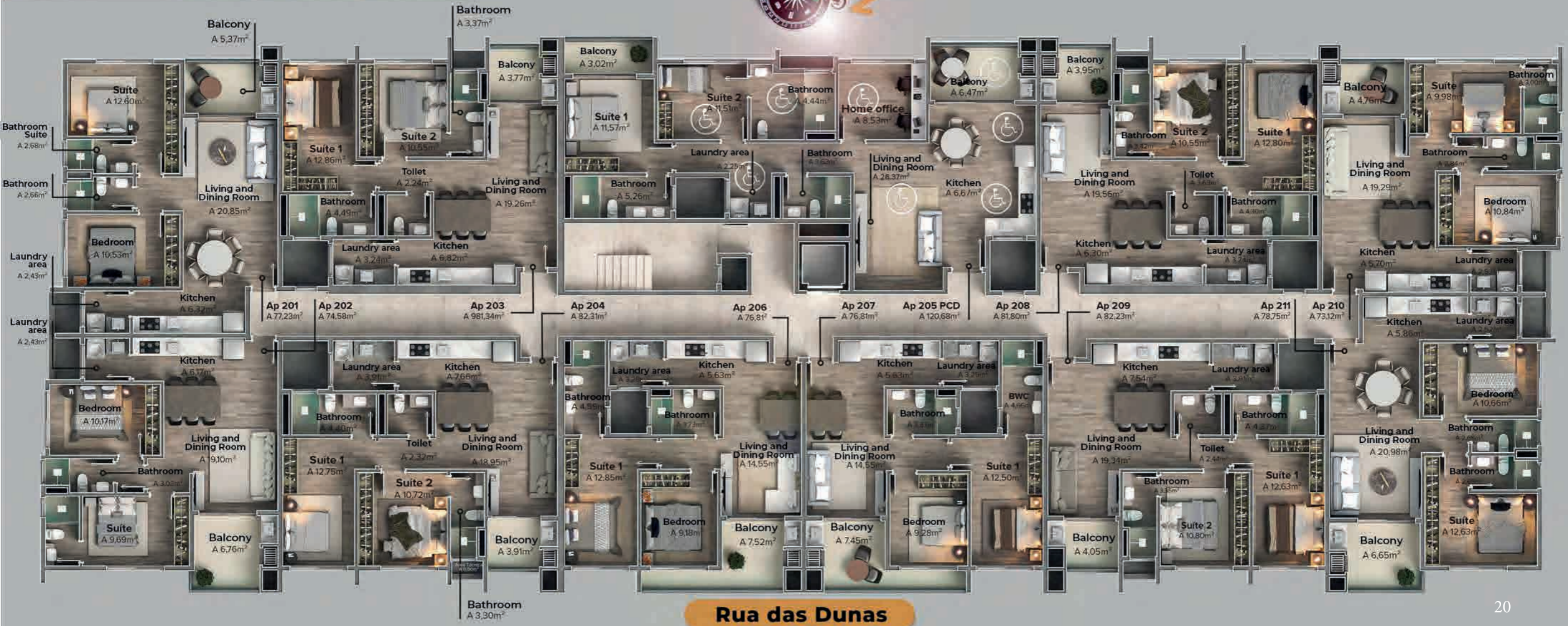
Rua das Dunas





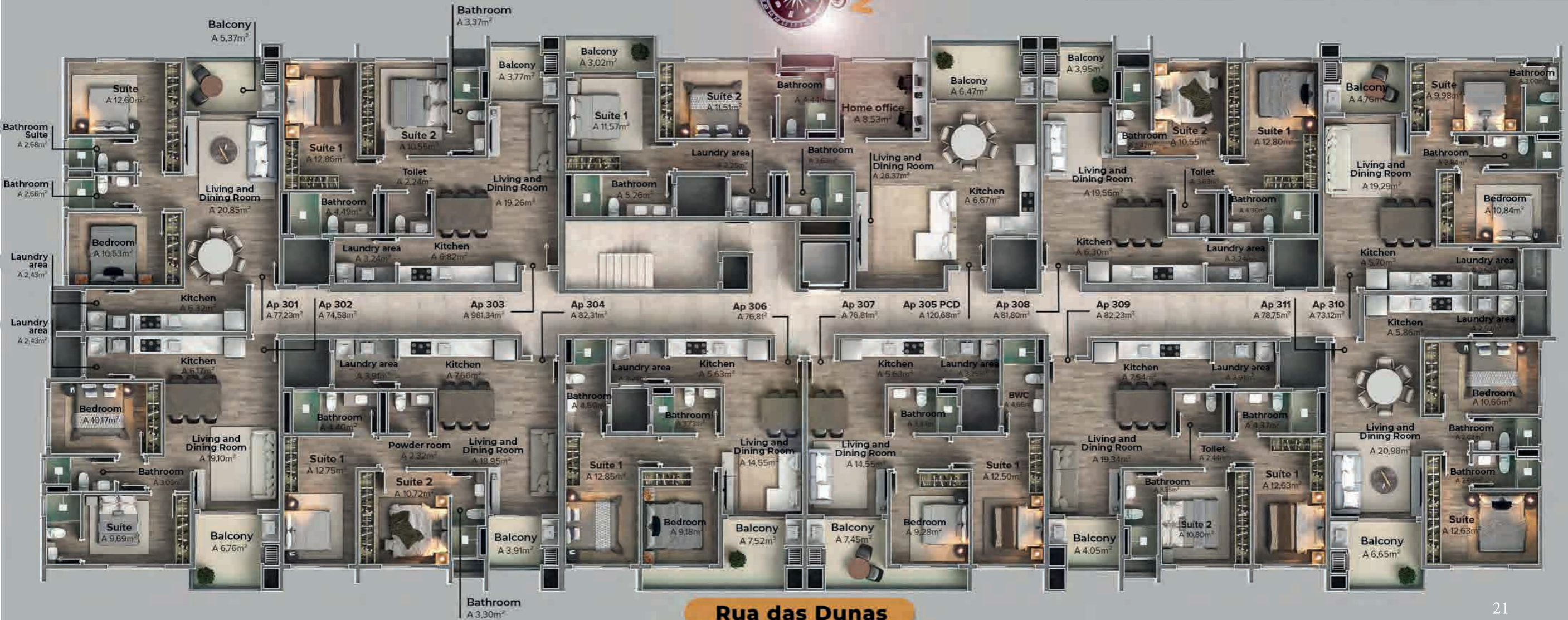


# DU 2nd FLOOR



**Rua das Dunas**





**Rua das Dunas**

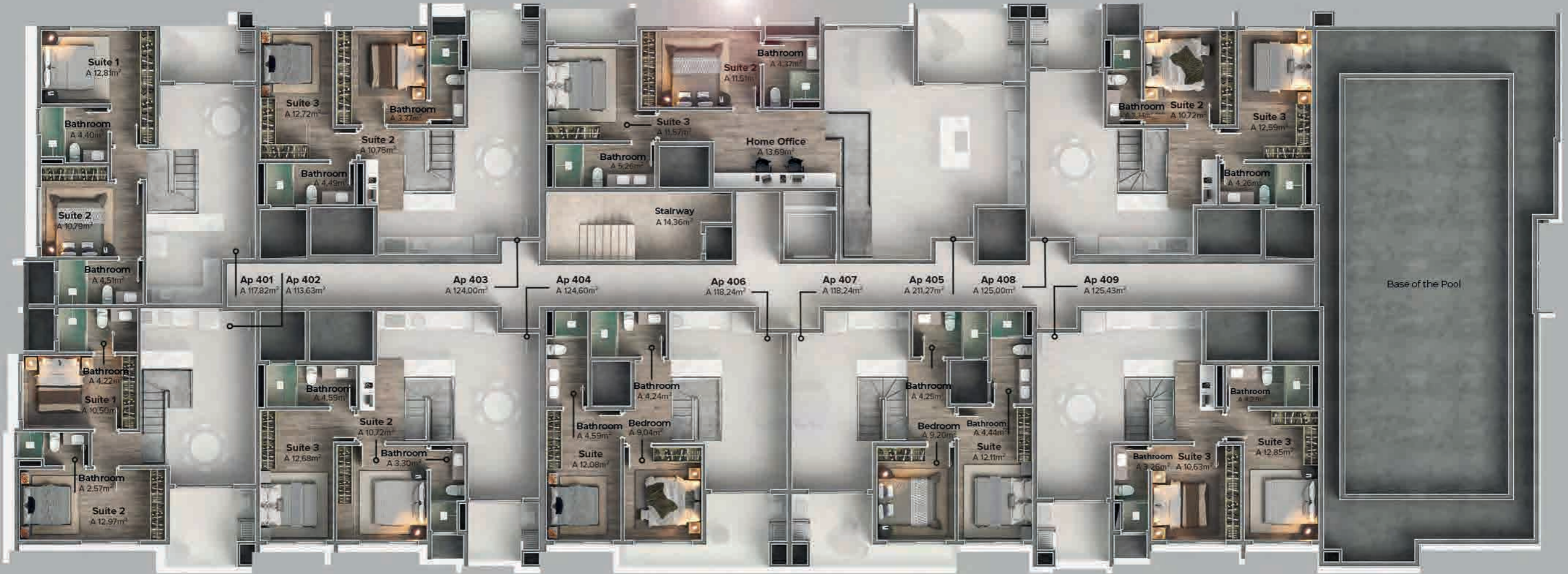








# DU 4th FLOOR MEZZANINE



Rua das Dunas



# DU LEISURE AREAS

Rooftop



**Rua das Dunas**

Over 1,000m<sup>2</sup> of leisure area







# DU ROOFTOP



Over 1,000m<sup>2</sup>  
of leisure area



DU POOL





# DU POOL





# DU SOLARIUM







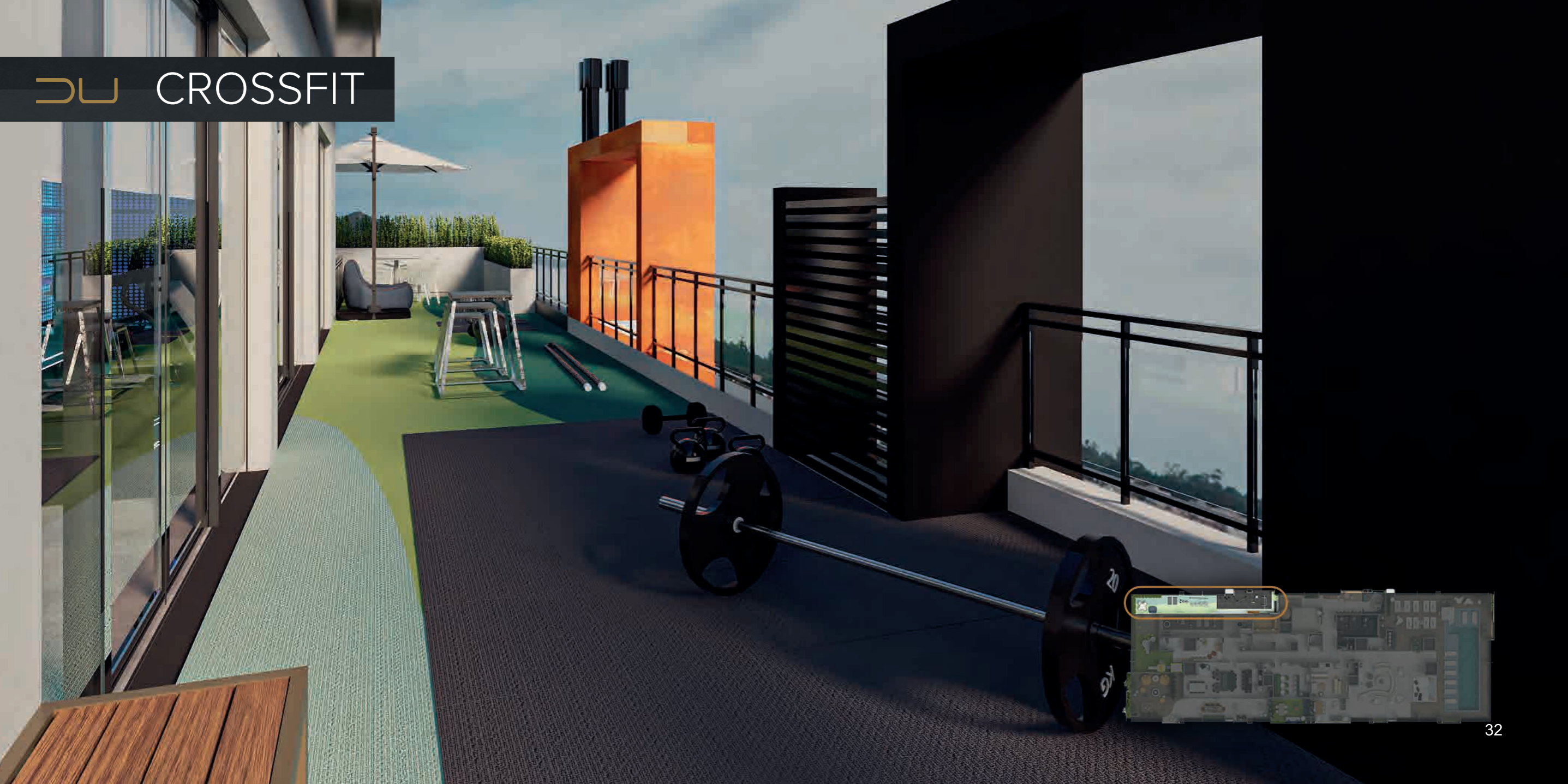


# DU GYM





DU CROSSFIT





# DU PERSONAL STUDIO





DU PERSONAL STUDIO





DU SAUNA ROOM





**DU** WELL-BEING SPACE







# WELL-BEING SPACE





# DU FUN PALACE





# DU FUN PALACE





# DU FUN TERRACE







# FUN TERRACE

+ Pet Place





DU MOVIE THEATER







# MOVIE THEATER





DU PARTY PALACE





# DU PARTY TERRACE





DU HOME PUB





DU PUB GARDEN





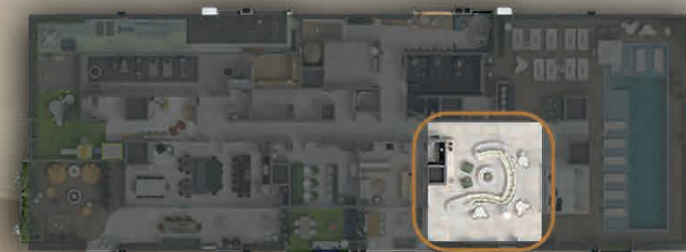
# DU FIRE PIT TERRACE







# FIRE PIT TERRACE









# DU HOME GOURMET









Édifice  
DU CENTRE



Private  
Hobby Boxes



Reuse of Rainwater



Central  
Heating



Photovoltaic Solar Energy



Digital Lock



Electric Vehicle Charging  
Outlets



Édifice  
DU CENTRE



Reuse of Rainwater



8 Colective Motorcycles  
Parking Spaces



Furnished, Decorated, and  
Automated Leisure Areas



Cashback System



Availability Additional  
Parking Spaces



Leisure Area Management  
Via App



4 Visitor Parking Spaces



Édifice  
DU CENTRE



Over 1,000m2 of leisure area



Vinyl flooring



Commercial and residential  
elevator



Polystyrene Skirting board



**Apartment Customisation:**

\*Please inquire for a personalised project quote for Agnes clients.

Transform and decorate every space to your liking with the help of our exclusive consultancy service.



# SMART BUILDING

An intelligent building equipped with technology to enhance structural efficiency, ensuring increased safety, convenience, and comfort for residents.



Building access via QR Code;



Vehicle entry tags for the garage;



Wi-Fi enabled digital lock;



Cellphone charging kiosk in common areas;



Expansive windows with integrated bedroom blinds, enabling efficient and adjustable use of natural lighting;





# SMART BUILDING



Motion sensors in common areas to optimize energy consumption.



Automated surveillance and monitoring system.



Alarms and flood warning system.



An enclosure chamber at the residential entrance allows only one person at a time and identifies individuals entering.





Édifice  
DU CENTRE

**TECHNICAL SPECIFICATIONS**

Construction Permit: No. 1530 Process: E120194/2022

Total Construction Area: 11,151.98 m<sup>2</sup>

Start of Construction: July/2023

Completion of the Project: December/2026

Incorporation: 413881 (Protocol)

**CONSULT THE TERMS WITH  
YOUR AGNES SPECIALIST**

Deposit + Staggered Entry Payment Throughout Construction +  
Bank Financing

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Deposit + Direct Payment Plan with Agnes

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Consult the terms with your Agnes Specialist.



Execution and construction

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# AGNES





Project & Interior



Consultancy

*Mayara Agnes*

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