

AURA

LIVING · LEIRIA

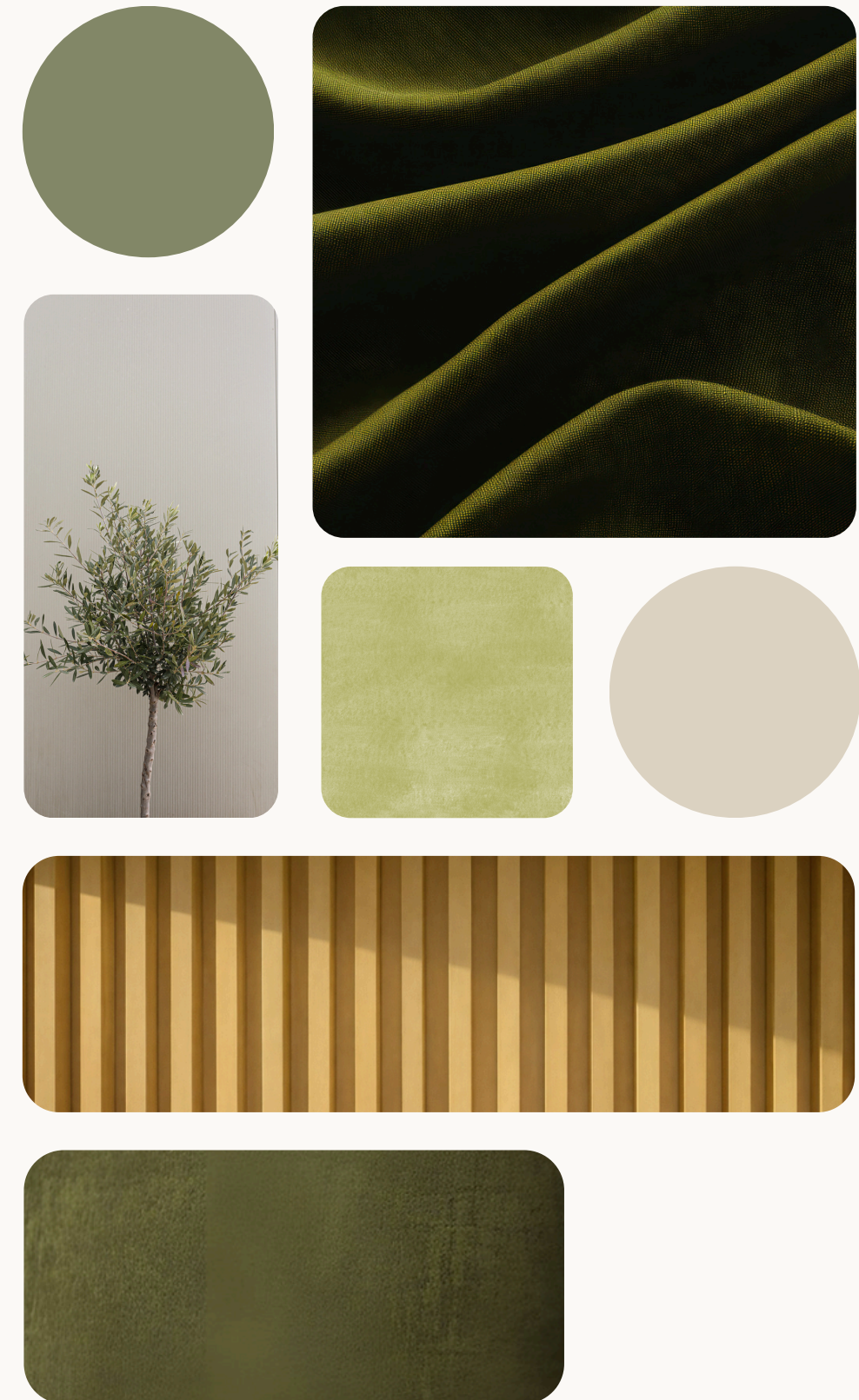


CONCEPT

Between the city and nature, a project emerges for those who value simplicity, comfort, and balance.

At **AURA LIVING**, the essential comes to light – and living becomes effortless.

Featuring T0 and T1 layouts, the building focuses on functional spaces and contemporary architecture, with practical solutions that make living easy and adapted to today's pace. It strikes a balanced harmony between urban life and tranquility – ideal for living or investing.

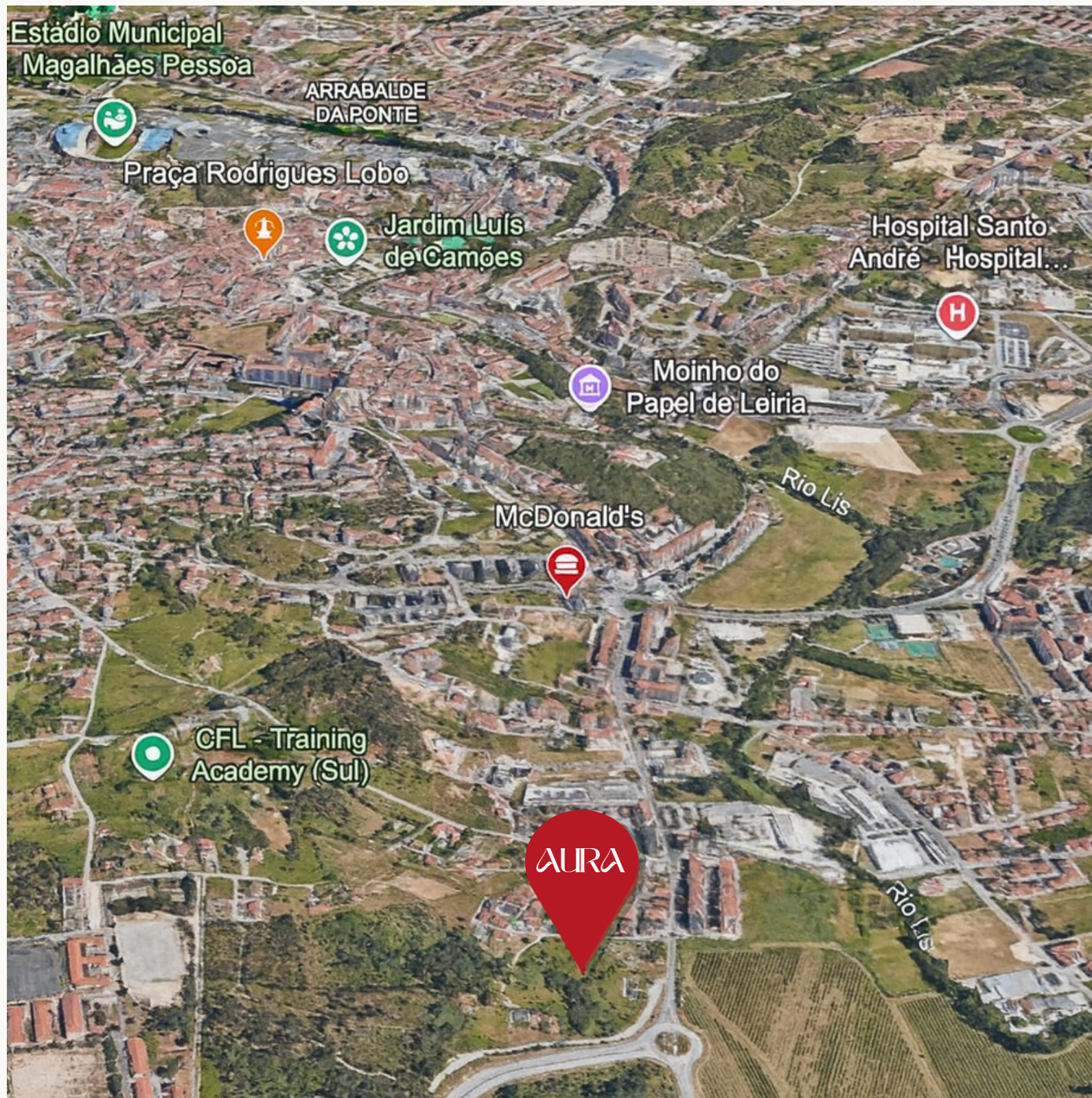


LOCATION

Located in Guimarota, one of Leiria's most convenient areas, AURA LIVING enjoys a strategic location just minutes from the city center and the Polytechnic Institute of Leiria.

With shops, services, schools, hospitals, and restaurants nearby, it combines urban convenience with close access to natural spaces. A location designed for those who value mobility, practicality, and quality of life.





Schools and Universities

5 minutes from the Polytechnic Institute of Leiria.

Dr. Magalhães Pessoa Stadium

2 km away, perfect for sports and cultural events enthusiasts.

Hospitals

2 minutes by car from Santo André Hospital and CUF Hospital.

LeiriaShopping

About 1.5 km away, offering a wide range of restaurants and services.

City Center

5 minutes away, providing easy access to cafés and shops.

Shops and Services

Lidl, Continente, butcher, pharmacy, and much more within 1 km.

Access to the A1 and A8 highways

Less than 5 minutes away, providing easy travel to Lisbon, Porto, and other regions.



T0 Apartments with Balcony
PRIVATE AREA 35 m²
TOTAL AREA 55-62 m²

T1 One-bedroom Apartments
with Balcony
PRIVATE AREA 52 m²
TOTAL AREA 88-103 m²

AURA

It consists of T0 and T1 apartments, designed to maximize space and functionality.

The apartments were designed to provide efficient solutions, tailored to different lifestyles, with generous spaces, integrated storage, and private balconies that extend the living experience.



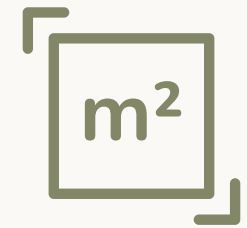
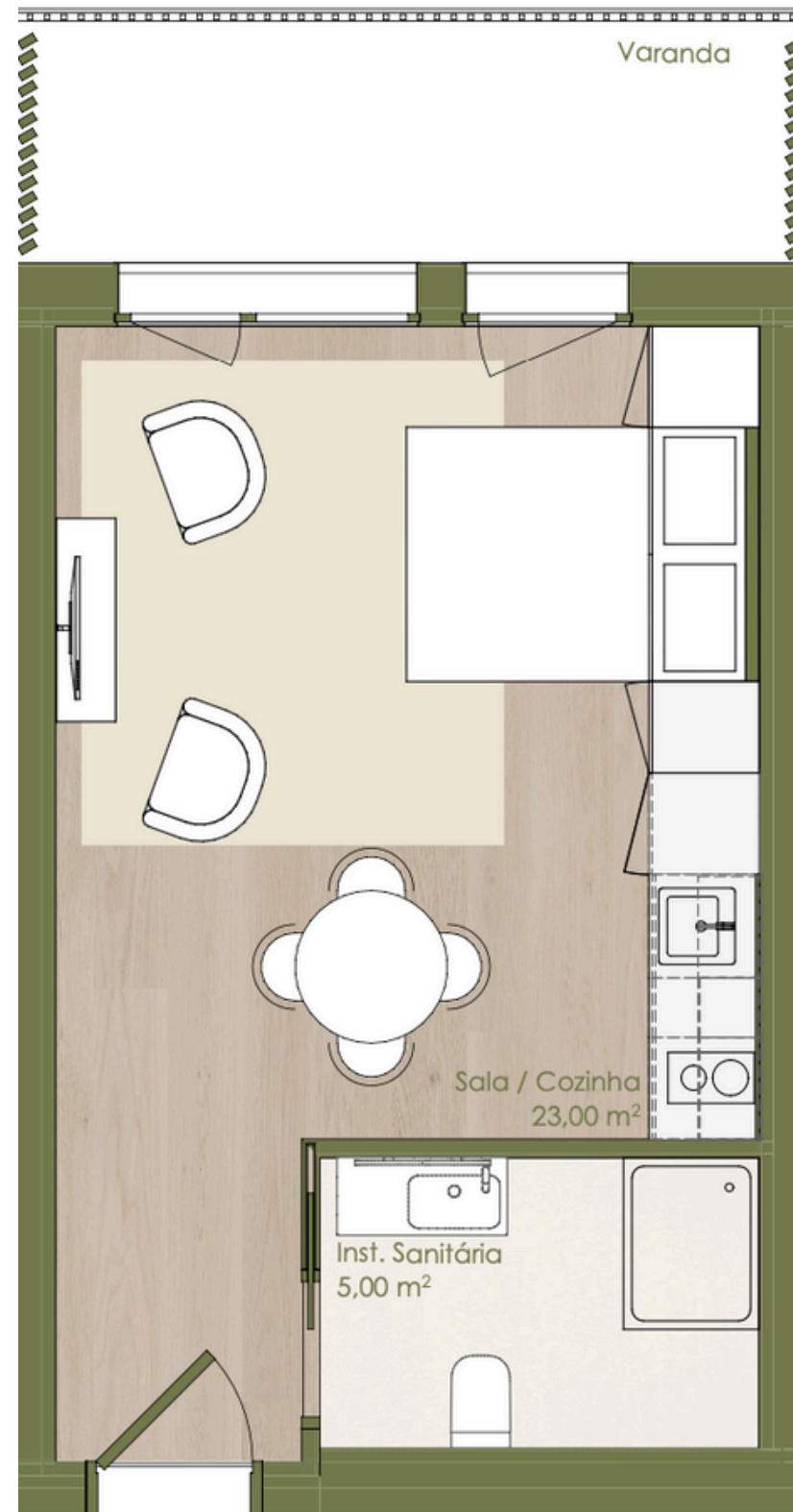


AREAS AND FLOOR PLANS

Each apartment has been carefully designed to ensure intelligent use of space.

The floor plans feature a balanced layout, seamless connections between different areas, and practical solutions for everyday living.

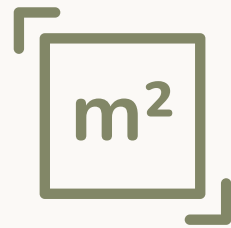




Apartments with Balcony
PRIVATE AREA 35 m²
TOTAL AREA 55-62 m²



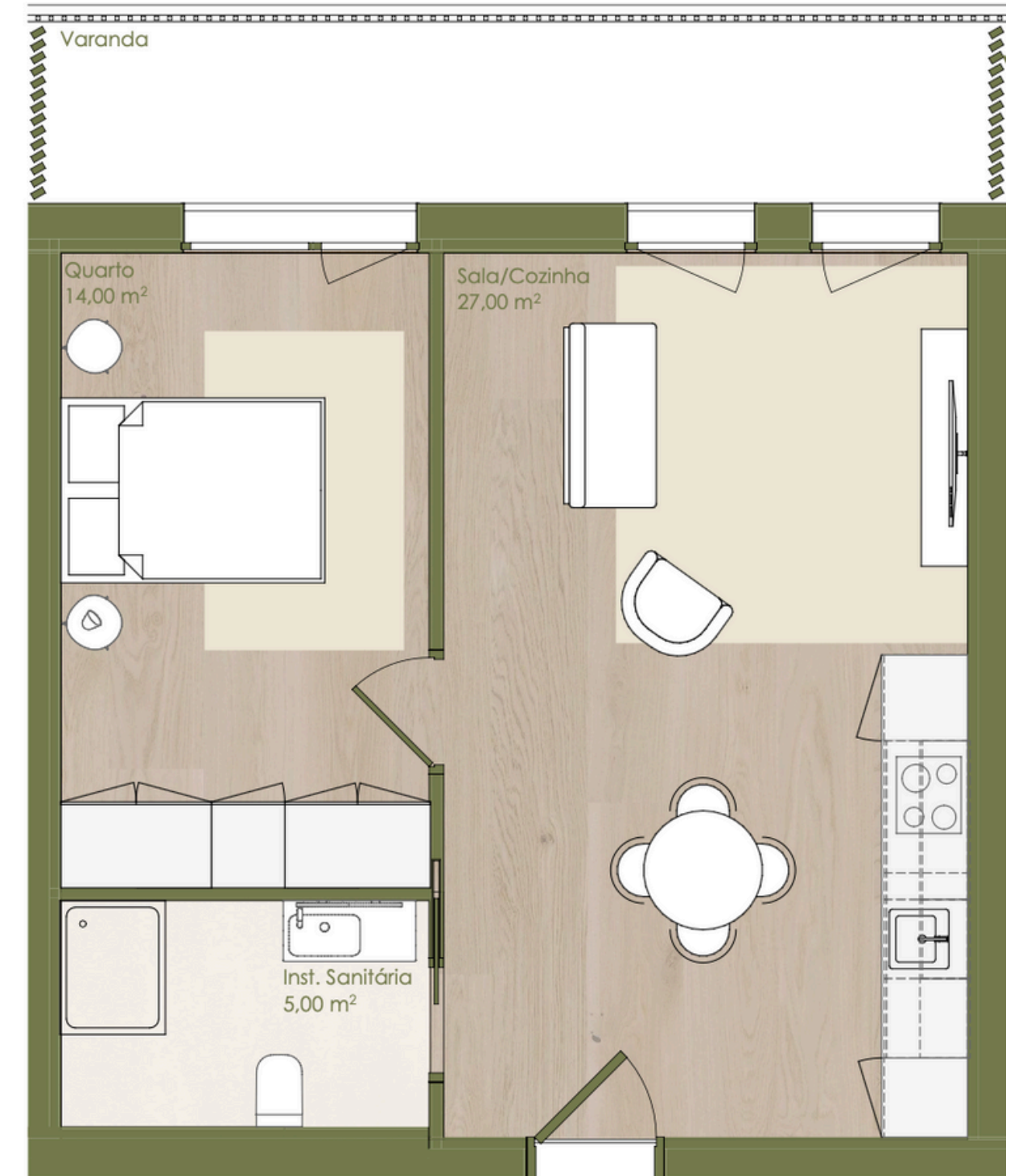
1 Outdoor Parking Space



One-bedroom Apartments with Balcony
PRIVATE AREA 52 m²
TOTAL AREA 88-103 m²



2 Outdoor Parking Spaces





MATERIALS AND FINISHES

The apartments feature high-quality materials and finishes, selected to ensure durability, comfort, and contemporary design.

Kitchens equipped with Teka appliances or equivalents



Bathrooms with modern finishes



Built-in wardrobes and ample storage solutions



Private balconies

Private parking space

Air conditioning with “HVAC Haier” system or equivalent

Domestic hot water systems with “HVAC Haier” solution or equivalent

Electric blinds

Vinyl flooring with acoustic insulation

Elevator





