

CASA MINHA
NOSSO BAIRRO

proposes

A
SUSTAINABLE
LIFESTYLE

in Polana Caniço “A”, Maputo, Mozambique



Polana Caniço “A” Rua 3644

www.casaminha.co

POLANA CANIÇO “A” IS . . .



A central neighborhood

Only 3 km from Maputo city centre, Polana Caniço “A” occupies a prominent position. Located near public services, activities, the Indian Ocean and with good access from the central avenue Julius Nyere, it is the ideal choice for Mozambicans and expatriates in *one of the most popular neighborhoods of Maputo.*





A unique neighborhood

Polana Caniço “A” is a neighborhood with unique characteristics. Streets, architecture, nature, people and the breeze from the Indian Ocean, make it *the most vibrant neighborhood in Maputo.*

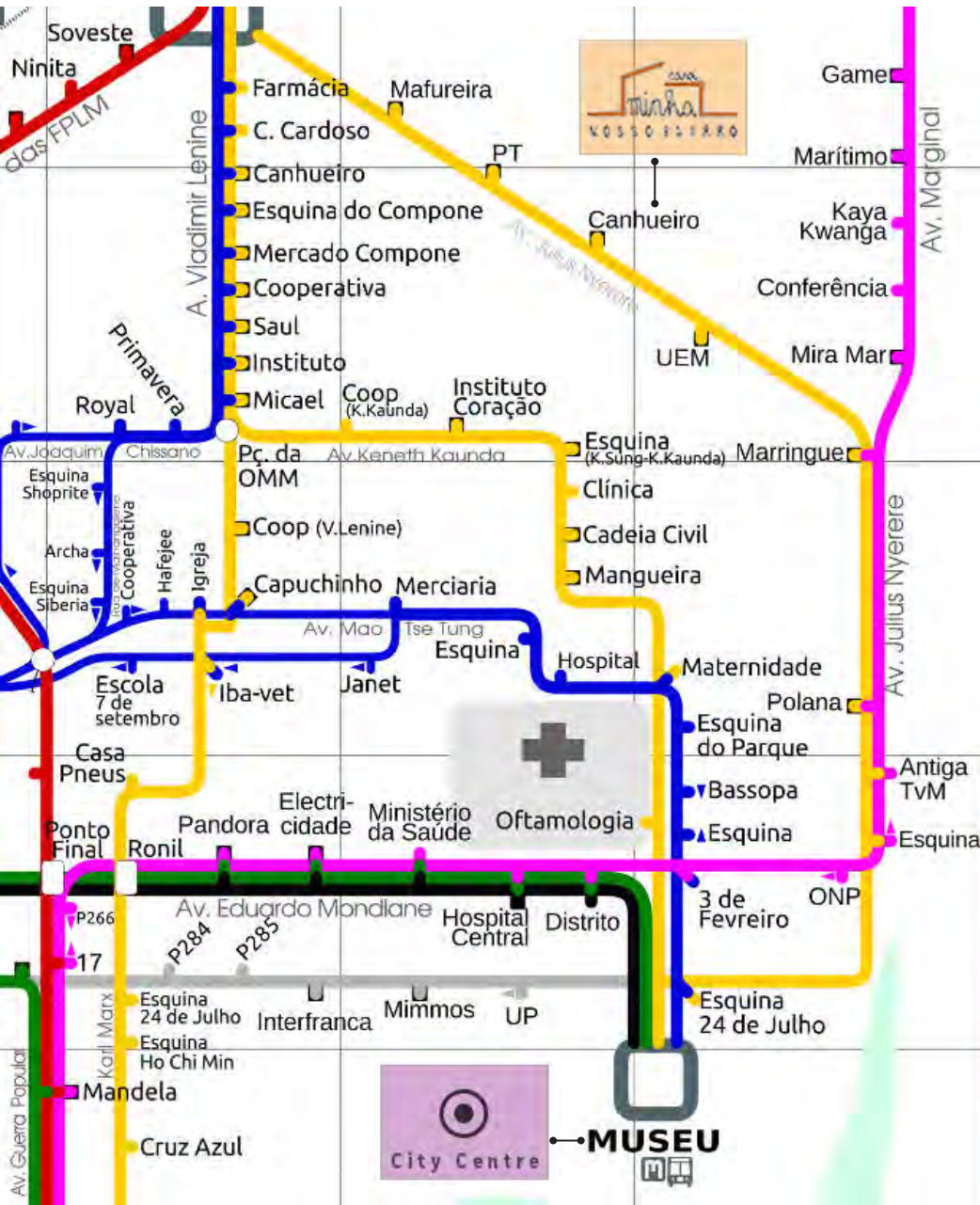
A multicultural neighborhood

An attractive traditional neighborhood open to new residents. The old meets the new and the local meets the international, forming *an exciting mingle*.



Terminal

POLANA CANIÇO “A”



A well connected neighborhood

Polana Caniço “A” is well served by public transport. Bus and chapa stops are on the Julius Nyerere Avenue, only a 5 minute walk away, and the *city centre is only 20 minutes* from the neighborhood .

CASA MINHA NOSSO BAIRRO

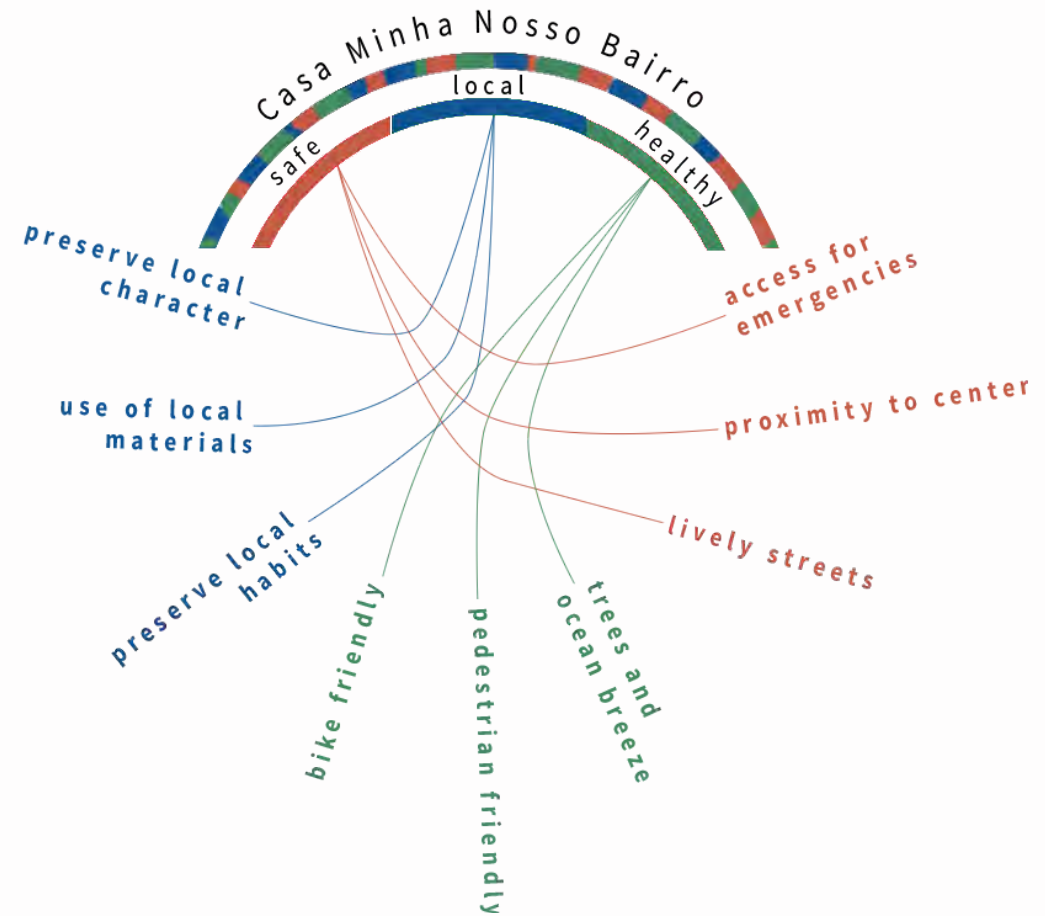


A developing neighborhood



A proposal of sustainable lifestyle

Casa Minha Nosso Bairro focuses on the positive characteristics of the neighborhood . It is the right choice for those seeking a *safe, local and healthy environemnt.*



A word cloud graphic featuring the words 'SUSTAINABLE', 'LIFESTYLE', 'HEALTHY', 'LOCAL', 'streets', 'rchitecture', and 'nvironment'. The words are arranged in a grid-like pattern, with 'SUSTAINABLE' and 'LIFESTYLE' in orange, 'HEALTHY' in green, 'LOCAL' in blue, 'streets' in red, 'rchitecture' in dark blue, and 'nvironment' in dark green. The words are oriented both horizontally and vertically.

A SUSTAINABLE LIFESTYLE IS . . .



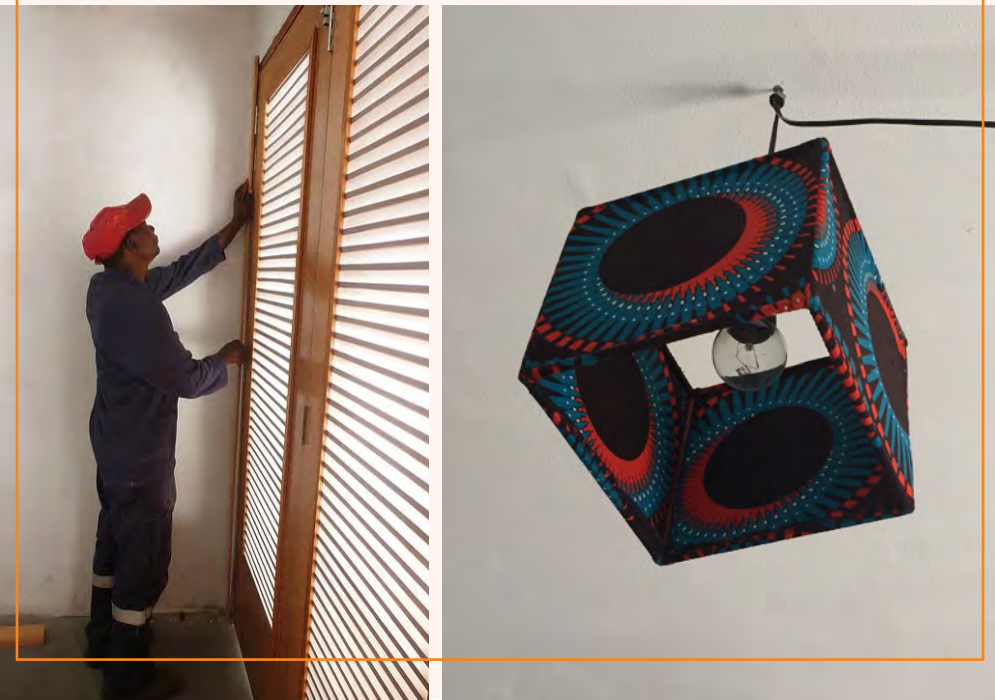
Safe streets

Streets are lively and busy with people and shops, creating a *warm, welcoming and safe environment for everyone.*



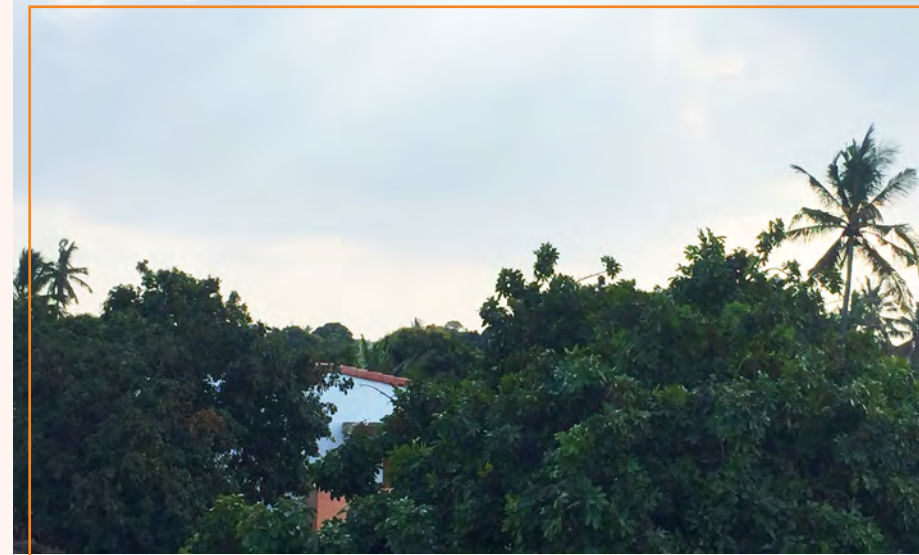
Local architecture and design

The architecture is a typical example of “African” style. Decorative elements, local materials, lively colors and strong contrasts of light and shadow will allow you to *feel the essence of local architecture.*



Healthy environment

Papaya and Coconut trees together with the ocean breeze create a **healthy and idillic feeling** only 3 km from the city center. It is a favorable neighborhood for nice promenades and is easy to walk or bike to the city centre.



CASA MINHA NOSSO BAIRRO



THE HOUSES

The houses are nicely integrated in the neighborhood and offer good quality at affordable prices. They have *private patios, parking place and terraces*, with the possibility to expand the house.



Natural living



Green patios are ideal for the warm summer months and beautiful terraces offer *stunning views of the Indian Ocean and the city.*



Cozy living



Modern interiors with elements of traditional architecture create **a nice ambience** for your living room.

Comfortable living

Calm and bright bedrooms are ideal to *relax after a long day.*



Modern living

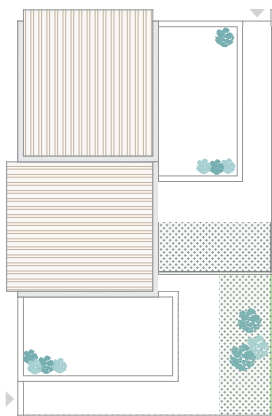


Spaces are nicely designed
to *meet all the needs*
of contemporary life.

PRODUCTS

Models for all the needs

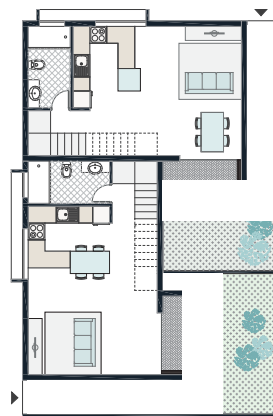
The design of the houses is flexible and adapts to the varying needs of each user. It is *ideal for families or individuals.*



cobertura



primeiro andar



rés do chão

tipologia 1 Casa piloto, T2

REZ do CHÃO

	SUP. ÚTIL	SUP. COSTRUIDA
sala de estar	12,88 m2	
cozinha	9,28 m2	
casa de banho	4,35 m2	
escada	4,36 m2	
corredor	3,20 m2	

PRIMEIRO ANDAR

quarto 1	8,41 m2
quarto 2	7,49 m2
corredor	1,35 m2

TOTAL	51,32 m2	70,3 m2
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+ SUP. PÁTIO	22,5 m2
+ SUP. VARANDA	15 m2



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tipologia 4 Casas isoladas, T3

Rés do chão

	SUP. ÚTIL	SUP. COSTRUIDA
sala	16.05 m2	
cozinha	7.40 m2	
hall	2.16 m2	
lavandaria	1.75 m2	
escritório	9.10 m2	
escadas	2.94 m2	
banho de guarda	1.05 m2	

Primeiro andar

quarto 1	9.74 m2
casa de banho 2	4.19 m2
quarto 2	12.98 m2
casa de banho 3	4.01 m2
escada	3.91 m2
hall	4.17 m2

Segundo andar

escada	5.60 m2
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Total	86.37 m2	109.40 m2
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+ SUP. PÁTIO/GARAGEM	61.64 m2
+ VARANDA E PISCINA	33.00 m2



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Visit the finished houses in
Polana Caniço “A” Rua 3644