

# Asprela



House Presentation  
Apresentação e Informação da Casa

# Intro

## Apresentação

Amazing house completely rehabilitated and decorated with a youthful style.

Located right in front of ISEP and less than 5 minutes of walking distance from the Faculties of Engineering(FEUP), Economics(FEP), Medicine(FMUP) and all the others of Asprela Campus, as well as the Polytechnic Institute of Porto.

It is served by bus, taxi and metro (less than 5 min from City Centre). In the neighborhood there are a lot of supermarkets, grocery stores, restaurants, bakeries and other stores/facilities.

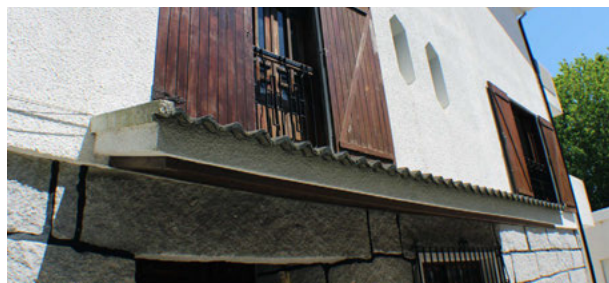
It has 10 rooms, fully equipped kitchen, laundry, cable tv, etc.

Fantástica casa, completamente reabilitada e decorada com um estilo jovem.

A casa está localizada mesmo em frente ao ISEP. A 5 minutos a pé encontram-se as Faculdades de Engenharia (FEUP), Economia (FEP), Medicina (FMUP) e todas as outras presentes no Campus da Asprela. Também está perto do Instituto Politécnico do Porto.

Perto da E-House Asprela há a ligação com vários meios de transporte: autocarro, metro e táxis (5 minutos do centro da cidade). Também podem-se encontrar supermercados, mercearias, restaurantes, padarias e outras lojas de conveniência nas imediações.

A casa tem 10 quartos, cozinha totalmente equipada, lavandaria, tv cabo, etc.



# Characteristics

# Características



- Full equipped kitchen (equipments and kitchen wares)
- Laundry
- Cable TV
- Wireless Internet
- Served by bus and metro
- Appropriate for events
- Free parking at the street
- Garden in front of the house
- Intercommunicator
- Fire extinguisher

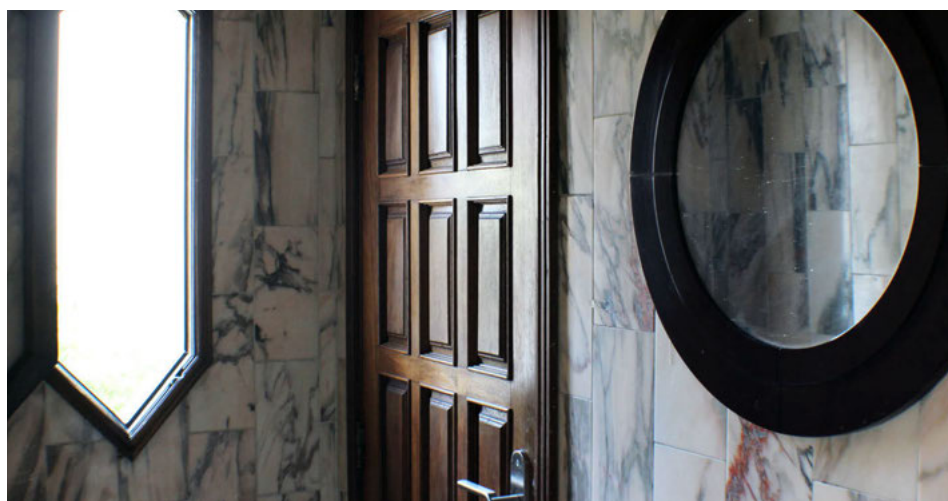
- Cozinha completamente equipada (electrodomésticos e utensílios)
- Lavandaria (máquina de lavar a roupa, estendal)
- Televisão por cabo na sala comum
- Internet por wireless
- Localizada perto de estações de metro e de autocarro
- Apropriada para eventos
- Estacionamento exterior grátis
- Jardim em frente da casa
- Intercomunicador
- Extintor

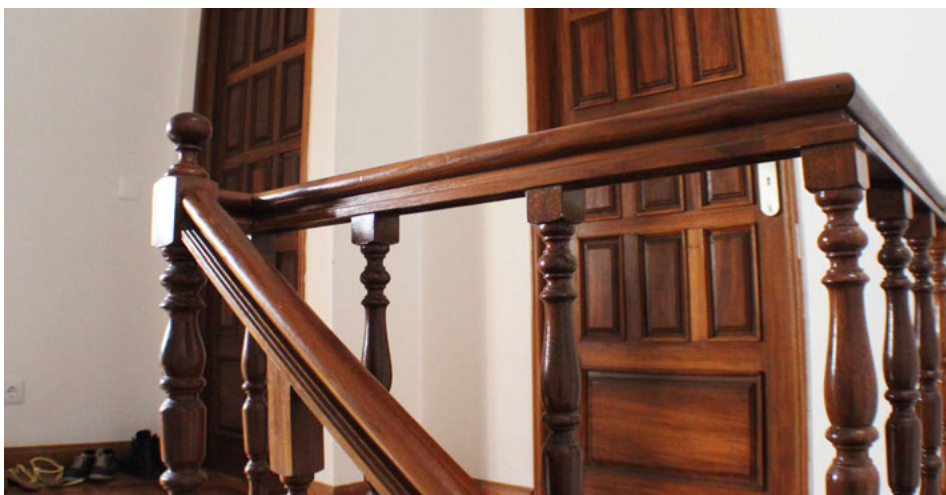




## Common Areas

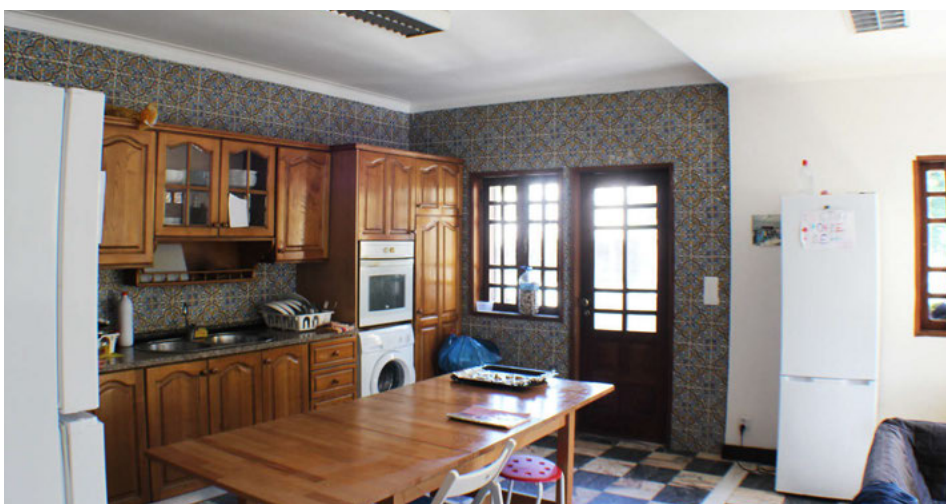
Kitchen, toilets, living room,  
balconies & gardens /  
Cozinha, casas de banho, sala de  
estar e jantar, varandas e exterior





## Common Areas

Kitchen, toilets, living room,  
balconies & gardens /  
Cozinha, casas de banho, sala de  
estar e jantar, varandas e exterior



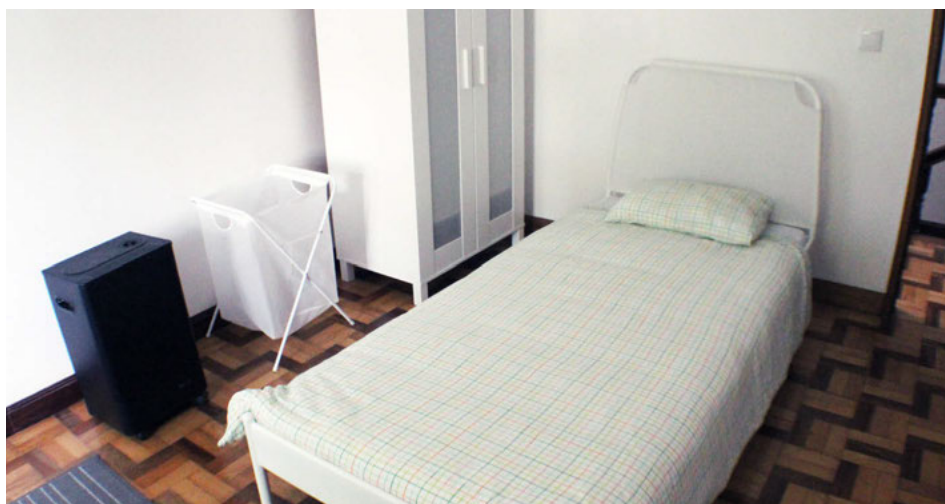
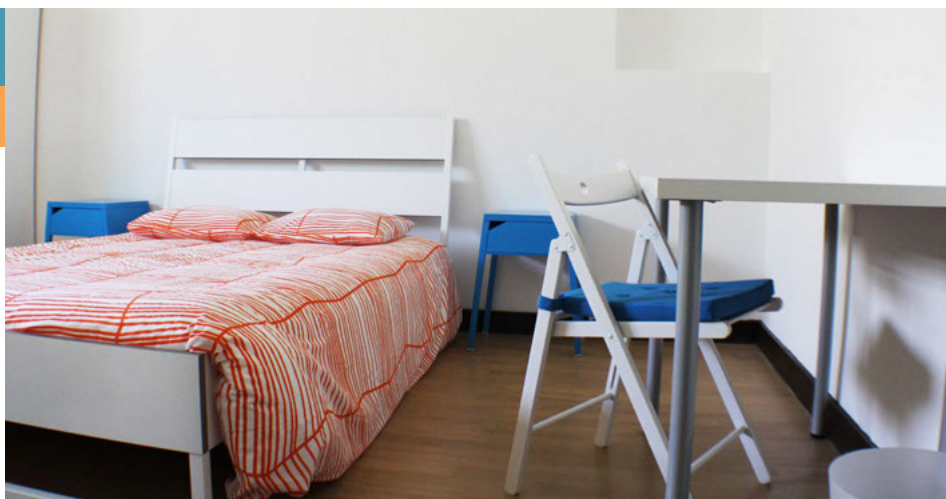


## Floor / Piso 0

### Room / Quarto 0A

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 0B

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

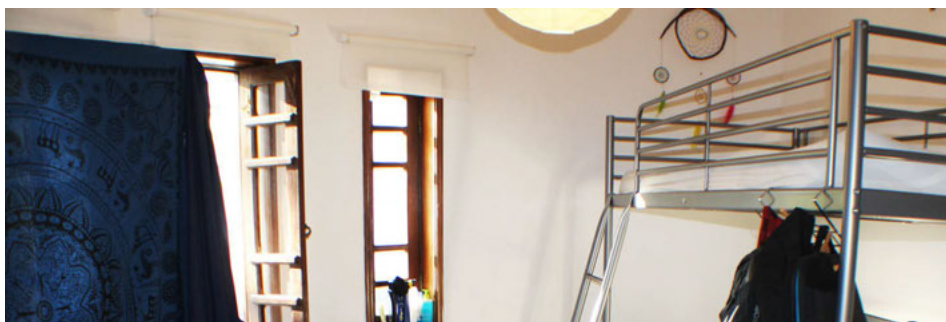
Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 0C

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

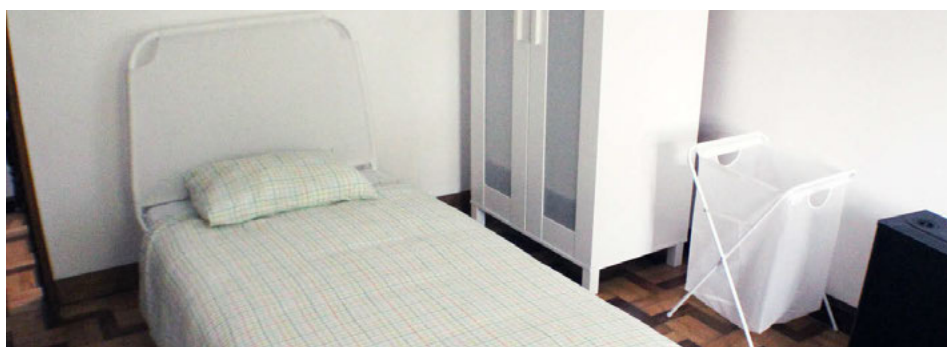
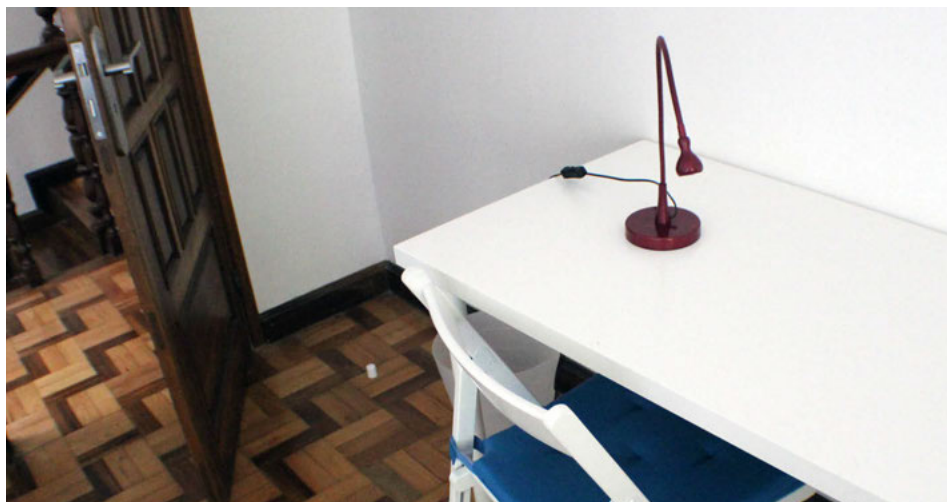
Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 0D

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho privada  
1 Jogo de toalhas  
1 Jogo de lençóis





## Floor / Piso 1

### Room / Quarto 1A

Bed  
Secretary + chair  
Closet  
Free Wifi  
Common Toilet  
1 Set of towels  
1 Set of sheets

Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 1B

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



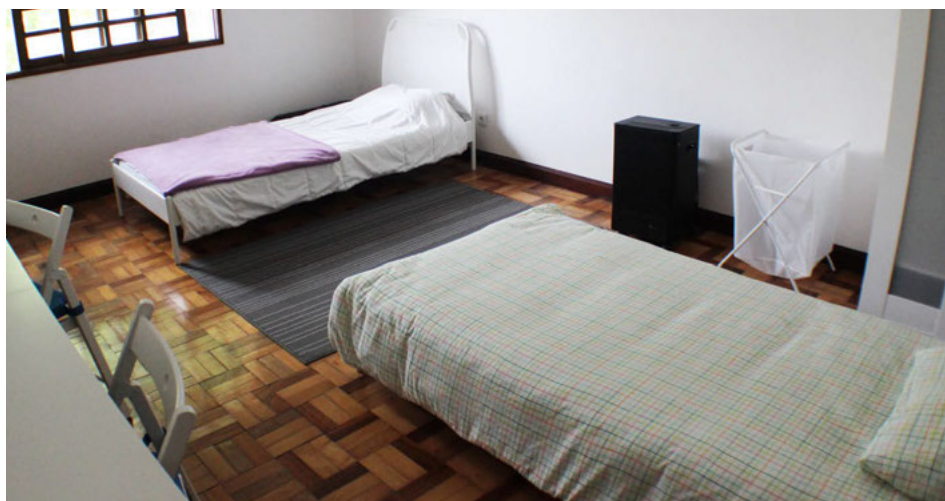


## Floor / Piso 2

### Room / Quarto 2A

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 2B

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

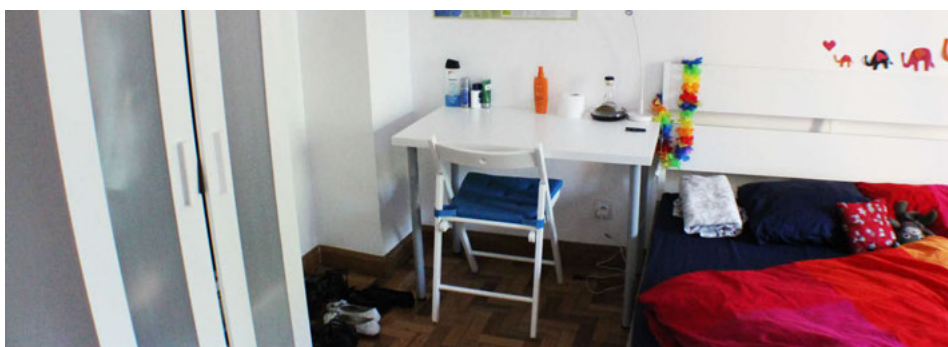
Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 2C

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

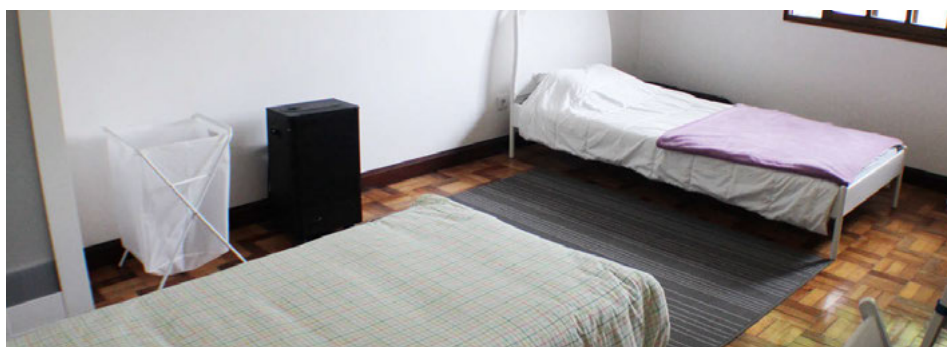
Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis



### Room / Quarto 2D

Bed  
Secretary + chair  
Closet  
Free wifi  
Common toilet  
1 Set of towels  
1 Set of sheets

Cama  
Secretária + cadeira  
Armário  
Internet por wireless grátis  
Casa de banho comunitária  
1 Jogo de toalhas  
1 Jogo de lençóis







# Location

# Localização

Address:  
Rua Conde Avranches, n° 597  
4200 - 011 Porto

Morada:  
Rua Conde Avranches, n° 597  
4200 - 011 Porto





## Behaviour, Rules & Regulations

### A. Respect for others

Living with people in an E-House brings with it a responsibility to treat others, as you would like to be treated yourself. Be conscious of your housemates and neighbours whilst you are socialising and taking part in recreational activities within your E-House and please try to return to your rooms as quietly as possible if coming home late at night.

Be considerate towards your fellow students, staff and neighbours by taking note of the following points:

- Keep noise at a level that does not interfere with the study, sleep and comfort of other residents, staff and neighbours. This includes TVs, stereos, CD players, musical instruments, singing, shouting, etc. Reduce the level of noise immediately if asked to do so;
- Behave with respect and consideration towards other residents, staff and your neighbours. This includes not using foul and abusive language, not using other residents' possessions without permission and respecting the privacy of others;
- We do not tolerate any form of bullying or harassment, whether it be based on someone's faith, gender, sexuality, race, disability or other;
- Keep your room in a clean state and carry out your share of cleaning in the communal areas, e.g. the kitchen. If the communal areas are not kept clean the E-Houses manager may issue a warning and request that the areas be cleaned properly. If you have repeated warnings, you might end up having to pay for the cleaning;
- Ask permission from the E-Houses if you want to hold a party;
- You must not smoke in any part of your E-House, except within exterior areas of the residence.

### B. Respect for your accommodation

- You may not use your room for any business purposes or illegal activity;
- Pets are not allowed in your accommodation. Only guide dogs are permitted;
- Don't tamper with any electrical equipment, gas installations/appliances or any fire-fighting equipment (without good reason);
- Due to the fire risk, you're not allowed portable electric or gas heaters or cooking equipment in your accommodation, unless the ones provided and certified by

E-Houses. You must not use any items which may have a naked flame or produce heat, for example, candles and oil lamps, etc.;

- Chip pans are a serious fire risk and so are banned in E-House accommodation. If you want to deep-fry food then you have to use an electric fryer with a thermostatic control;
- Do not bring weapons of any kind, such as knives, airguns or swords (even if they are only ornamental);
- Report any damage to your accommodation promptly, to your E-House manager;
- Pay for any damages that you cause, either through negligence, deliberate act or accident. You will also be charged for any damages that may be caused within an area over which you have sole or joint control, if the person who has caused the damage cannot be identified;
- Don't do it yourself! You mustn't install services or make any alterations/repairs to your room without getting permission from your E-House manager. You must not engage any third party or contractor to do this either.

### C. Rent and Utilities

We acknowledge that having fun is part of University life, but your idea of fun could be impeding on the right of your fellow tenants to enjoy quiet, clean and safe accommodation. Here are some important rules and guidelines for you to follow. If you break these rules you may be subject to the disciplinary procedures.

Rent:

- You must pay your rent by the agreed instalment dates. You must ensure that you pay your bill promptly whichever method of payment you choose. An administration charge of €20 will be added to your bill if you do not pay on time and a further €20 for each month that your account remains unpaid. If you move out early you will still have to pay the rent, unless a suitable replacement is found to take your room;
- You cannot sublet your room without written permission from the E-House manager.





#### Utility bills:

- The charge is variable according with the monthly utilization, should be paid in cash and is due with the payment of the next rent, in the beginning of each month.

#### Deposit:

- Every student who accepts a contract for E-Houses accommodation must pay the value of one rent deposit which must be paid immediately after the signing of the contract;
- The deposit is a returnable sum providing all rent is paid and no damage or administration charges are made. It will be returned (less any deductions) within 2 weeks of contract end date.

### D. Guests

- Guests can only stay in your room/flat for 3 consecutive nights during any week, 3 times per semester (exceptions to this rule may be agreed with your E-House manager);
- Ask permission from E-Houses (permission will not be unreasonably withheld) and check with your fellow residents/flatmates;
- You are responsible for your guests whilst they are on site. This includes being responsible for (and paying for) any damage they may cause.

### E. Cleaning

We ask you to keep your bedroom and communal areas clean and tidy. In all our accommodation, it's your responsibility to wash up, keep surfaces clear and clean any microwaves, fridges or ovens yourself.

We regularly clean the stairwells and any common rooms each week, as well as the showers in non en suite accommodation. Other areas, however, you take care of yourself.

When groups of people are sharing a flat or house it's easy for the property to become dirty and untidy, as everyone thinks that someone else will do the cleaning for them. So follow our cleaning tips below for a better living environment.

- It's best to tackle the issue of cleaning when you move in. The easiest thing to do is draw up a rota with your flatmates so that you take it in turns. Get into the habit of cleaning up after yourself in all communal areas, washing your dishes, cleaning out the shower, etc.
- Regularly take out your rubbish but be careful disposing sharp objects in the bin; either wrap them in newspaper or take them to the external dustbins.
- If you've been cooking, clean the cooker/microwave afterwards. Food that's burnt on is harder to remove. Clean the kitchen appliances with a damp cloth or with a kitchen multisurface cleaner. For dried-on food and tough stains, soak with kitchen cleaner and use a non-scratch scouring pad to remove. Avoid abrasive scouring creams or you'll damage the surface of the appliances. Wash up after eating rather than piling your things in the sink 'to soak' - it's not fair on others who want to use it.
- Fridge/freezers need to be defrosted to work properly and keep your food safely. If ice builds up, unplug the fridge and use sponges to soak up the water as the ice melts. Once free of ice, wipe the inside with multisurface cleaner and dry. If you spill anything in the fridge, wipe it up immediately.
- Bathrooms can quickly become very unpleasant. Wash out baths/showers when you've used them and take hair etc. out of the plughole to avoid blockages. Use a toilet brush and clean the toilet regularly with toilet cleaner or bleach (but never use these two products together as they produce toxic gas when combined).
- Toilets are only designed to remove human waste and toilet roll. Other items like sanitary products, condoms, cotton buds, hair and toilet cleaning block cages get stuck in the pipes and could result in a flooded bathroom. Wipes of all kinds can block pipes - even if it says 'flushable' on the packet it's still a good idea to put them in the bin. Also make sure you put cotton buds, sanitary products and condoms in bags and into the bin, not down the loo!
- In the kitchen, don't wash away leftover fat, oil, greasy sauces or food scraps down the sink. It solidifies in the pipes like a block of lard, creating a blockage that stops waste water draining away so it could come back up through the plug hole...remember to wipe and bin before you rinse. Let leftover fat, oil and grease cool, then pour into a suitable container and put it in the bin. You could also wipe pots and pans out with kitchen roll before washing up. Sink strainers are a great idea for catching stray food scraps too, especially rice (it might go down the plug hole, but once in the pipe it absorbs water expands and gets stuck!)
- If you do all of this, and keep your carpets and floors swept and vacuumed, you'll be well on your way to a pleasant home environment and a harmonious houseshare.

We'll inspect your accommodation regularly. If your accommodation fails an inspection you'll be given a short time to improve it before we re-inspect. Contract cleaners will clean any property in a poor or dirty state at re-inspection and the charges will be passed on to all the residents who share the space.



## F. Fines and charges

A small number of students put the safety of others at risk by their anti-social behaviour. There are three levels of offences: minor, serious and major.

### Minor offences

A minor offence is usually something like making excessive noise, being disorderly or causing minor damage to property. E-Houses can give a warning or a fine and in some cases you may be required to attend any appropriate training. You will also be charged for any damage caused.

### Serious Offences

Serious offences can include repeated minor offences, causing damage to property, anti-social behaviour - particularly involving other residents, and possession (without intention to supply) of illegal drugs or other banned substances.

### Major Offences

Major offences are things like: repeated serious offences, causing injury or making serious threats, harassment, abusive or dangerous behaviour, sexual assault, grievous or actual bodily harm, extreme nuisance, damage to or theft of property (usually where the amount is €265 or more), arson or attempted arson, repeated tampering with and/or disabling of security or safety systems, supplying illegal drugs and drug activity.

Residents who commit serious or major offences could be asked to leave their accommodation either temporarily or permanently.

### Charges

We appreciate that fixtures and fittings can wear out during normal use. If, however, you cause damage deliberately or through carelessness, you will be charged the full cost of repair. If damage is caused in the communal areas, and we don't know who's responsible, we'll charge all residents who have joint responsibility for the area. If we decide to make a charge we'll send you a Notice of Intent to Charge, which explains what the charge is for and how much it is.

Repairs can be costly for other reasons. Our E-Houses approved contractors are required to tackle any job, big or small, at short notice on any day and at any time of the year, and meet the highest quality and health and safety standards. This level of service inevitably comes at a higher price.

## G. Maintenance Issues

We are responsible for providing you with secure accommodation, which includes sorting out any maintenance problems. There will be times when staff or contractors need access to your flat or room to inspect the communal areas or for statutory planned maintenance issues like fire alarm tests, but we will give you advance notice as appropriate.

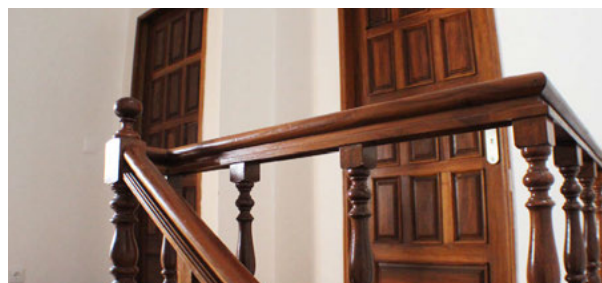
If you discover a fault in your room or in the communal areas, tell the staff in your E-House as soon as possible. If you discover the fault outside office hours and you think it could be a safety risk, then please contact the emergency number. If the fault is not dangerous, then please report it to the staff on the next working day. If you are unable to report the fault in person, you may report it by email at [info@ehouses.pt](mailto:info@ehouses.pt)





# Contacts

# Contactos



For any emergency, information or clarification please contact us directly.

We will always be happy to help.

**E-mail:** [info@ehouses.pt](mailto:info@ehouses.pt)

**Or by number:** +351 937 685 229

Para qualquer emergência, informação ou esclarecimento contacte-nos directamente e estaremos sempre disponíveis para ajudar.

**E-mail:** [info@ehouses.pt](mailto:info@ehouses.pt)

**Ou pelo número:** +351 937 685 229



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