

General

- _____ - Reinforced concrete anti-seismic structure with CBX ferca system, allows lightening of slabs with the incorporation of ellipsoids (flattened spheres);
- Thermal insulation on the inside of the facades consisting of an exterior wall made of a 20 cm lightweight thermal block, Verdasca, and insulation of interior walls in direct contact with wall with a high-density plasterboard with two plates and exterior using a double wall with an air gap and Boltherm 236 P application;
- Exterior walls, plastered and finished with fine-coat plaster (rehabilitating mortar Cal AC fine color 013 tinned);
- Waterproofed roof with asphalt fabric, and thermally and acoustically insulated with Boltherm 236 P (Thermal insulation made of a double protected aluminum screen and a double air bubble);
 - Acoustic insulation in rainwater and domestic water pipes;
 - Insulation of the walls of sanitary facilities with weber 524, balconies with the application of asphalt screen;
 - Interior walls in double-layer plasterboard, finished in water-repellent plasterboard painted in white, Vinylmatt, Color Ral 9016;
 - Ceilings in waterproof plasterboard painted white, Vinylmatt, Cor Ral 9016;
 - Hall, corridors and specific areas with false ceiling in plasterboard painted with paint Vinylmatt, Cor Ral 9016;
 - Recessed LED lighting in the false ceiling in the living room, suites, bedroom, kitchen, bathroom, and hallways;
 - Armoured security door for access to the home;
 - 50 mm interior doors with wood and iron interior, covered in 5 mm MDF, and Tupai black pearl and Tupai black pearl shell handles;
 - Black lacquered built-in skirting boards throughout the house;
 - Kristal Anicolor window frames in anodized aluminium, in anodized champagne color, with SNX 60 glass, 6/8cm. This glass used in large windows or windows with high solar exposure, thus ensuring excellent thermal insulation against the outside cold and the sun's heat, allowing you to enjoy natural light;
 - Dante-Grazia 125 Wind Screen perforated exterior blinds with motor controls and Tecnoflex blind with motorized box and guides for interiors, this system allows for complete opacity. Matte

Stainless Steel 341, Fabric - 4001 Elarus Blackout Screen, on the 1st floor and bedroom on the 2nd floor, in the remaining floors with pre-installation;

- Prepared for electric curtains in bedroom windows;

- Iron balcony railings with brown granite flooring;

- Chimneys and skylights in brick masonry covered with a hood;

- Air conditioning system composed of DAIKIN outdoor and indoor connection and conduit units;

- Electric underfloor heating in sanitary facilities;

- Intelligent management system, home automation with Bticino equipment and SCS MyHome BUS system (Interior and exterior ON/OFF lighting; Blinds/Blackouts/Curtains; Centralized AC/IP air conditioning; Underfloor heating/Radiators; Video intercom; Gate motors/Electric locks; CCTV/Video surveillance system)

- Main wall finished with a fine-coat plaster (Reabilita Cal AC fine color 013 tinned), which is used as a protective finish and with galvanized iron plumb lines lacquered in Sandstone 682 color, measuring 50 x 50 cm;

- Pedestrian gate, with hinged door in iron structure covered with lacquered steel sheet, with automatic opening and video intercom with home automation;

-Automobile gate, with opening gate in iron structure covered with steel sheet with electric motor;

Floor 0

Outdoor

- Parking for one vehicle in a shaded area;

Indoor

-Ceramic floor in the garage and technical areas;

Garage

-Parking for 4 vehicles, with 2 motorized sectional garage doors (color Ral 8014), for vehicle entry;

-Plasterboard ceilings with LED spotlights;

- Ei2-30 Phenix 2100x900 white ral 9010 fire door, for access from the garage to the home.

Elevator - Equipment of TKElevator Portugal, ecological and digital elevator, EOX, 630 kg, 8 people;

Technical Room 1- Central Vacuum, VMC and other equipment necessary for the functioning of the home:

Technical Room 2 - All equipment to support the operation of the pool;

Laundry Room- Washing machine and dryer, Laundry Jet Swift, household appliances AEG /Electrolux;

Floor 1

Circulation Areas - Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice”, matte varnish finish Bona U/V, final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm;

- Walls with high density double-layer plasterboard, painted with Vinylmatt paint, Color RAL 9016;
- Access between floors, with brushed slate steps, 10 cm thick, with built-in LED light and black lacquered iron guardrail;

Suites 1,2,3 - Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice”, matte, varnish finish Bona U/V, final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm;

- Interior walls in plasterboard with two panels, finished with water-repellent plasterboard in white, Vinylmatt, Color RAL 9016;
- Ceilings in waterproof plasterboard painted in white, Vinylmatt, Color Ral 9016;
- Recessed LED spotlight lighting in the ceiling;
- 50 mm interior doors with wood and iron interior, covered in 5 mm MDF, and pearl black Tupai handles;

Suite 2 – With wardrobe, Dimension 2500x2100x600

- Wardrobe in grey melamine 19mm, with dividers, shelves and bottom, contains a trouser compartment, drawers, with shoe rack, drawers with glass front shelf, and aluminium rod and 30mm baseboard, with opening doors in black anti-fingerprint thermo-laminate, with neon LED strip lights applied vertically with transformer and an 8mm opening sensor;

Suite 1 – Closet with wardrobe with L- layout, dimension 2500x3800x600

Suite 3 – Closet with wardrobe with L- layout, dimension 2500x2700x600

- Closet with melamine interior 19 mm with dividers, shelves, contains an anthracite trouser compartment, drawers, with shoe rack, drawers with glass front shelf, and anthracite rod and 30 mm skirting board, with opening doors in black anti-fingerprint thermo-laminate, with neon LED strip applied vertically with transformer and an 8mm opening sensor.

- Kristal Anicolor aluminum frames in AINX.250 (champagne anodized));

- Dante-Grazia 125 Wind Screen perforated exterior blinds, with motor controls and Tecnoflex blind. Matte stainless steel 341, Fabric - 4001 Screen Elarus Blackout;

Suites'

Bathrooms

- Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice” matte, varnish finish Bora U/V, final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm;

- 50 mm interior doors with wood and iron interior, covered in 5 mm MDF, and pearl black Tupai handles;

- Walls covered with stucco and microcement Microcrete mineral white color Sal;

- False ceiling in waterproof plasterboard painted with Vinylmatt paint, Color Ral 9016;

- Recessed LED spotlight lighting in the ceiling and skylight over the shower that allows natural light to enter;

- Wall mirror, Teide d: 60cm with backlighting;

- Wall-hung Rimless® toilet with Supralit® seat and lid with soft-close closure, in white, Roca articles and Geberit Sigma50 flush control plate, for double flush, square, black;

- Built-in module containing a paper holder, small compartment for storing extra rolls and toilet brush holder, Inda brand, in all bathrooms;

Bathroom Suite 1 – Double marble washbasin, rectangular, suspended, with two Imex Pisa series taps, single-lever, built-in, wall-mounted brass mixers finished in matt gold (GLP048/OC);

Two fixed ceiling showers, Imex, Volga series, 2-way built-in set, with 40x40cm ceiling shower in extra-flat matt black finished brass, 1-position square hand showers, with hand shower/water outlet support, with ceramic single-lever cartridge, 35mm diameter (GET015/NG);

- Shower tray, Asd Planstone, measuring 150x180, finished in water-repellent mineral microcement in shell color, and wall finished in water-repellent mineral microcement in shell color;
- 8mm tempered bronze glass shower screen with edges finished;

Bathroom Suite 2 – Marble washbasin, rectangular, suspended, with two Imex Pisa model taps, single-lever mixers, built-in, wall-mounted, in brass, finished in black gun metal (GLP048/BGM);

- Fixed ceiling shower, Imex, Pisa series, 2-way built-in set, with 25x25cm ceiling shower in brass finish, black gun metal extra flat, with brass wall arm on the table, with round hand shower 1 position, with support for hand shower/water outlet, with ceramic single lever cartridge, diameter 35mm (GPP048/BGM);

- Shower tray, Asd Planstone, measuring 100x100, finished in water-repellent mineral microcement in shell color, and wall finished in water-repellent mineral microcement in shell color;
- 8mm tempered bronze glass shower screen with edges finished;

Bathroom Suite 3 – Rectangular pink lioz marble washbasins with wooden cabinet, two Imex Pisa series taps, washbasin mixers, finished in matte rose gold, brass body, single lever cartridge, 26mm diameter top (BDP048/1ORC);

- Fixed ceiling shower, Imex, Pisa series, 2-way built-in set, with 25x25cm ceiling shower in extra-flat matt rose gold finished brass, with brass wall arm on the table, with 1-position round hand shower, with hand shower/water outlet support, with ceramic single-lever cartridge, 35mm diameter (GPP048/ORC);

- Shower tray, Asd Planstone, measuring 200x90, finished in water-repellent mineral microcement in shell color, and wall finished in water-repellent mineral microcement in shell color;
- Shower screen in 8 mm tempered bronze glass, with edges finished;

- Balcony
- With brown granite stone;
 - With Led' s on top;

Floor 2

- Kitchen
- Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice”, matte varnish finish Bona U/V, with final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm;
 - Indoor kitchen with exterior in 19mm grey malamine, with visible doors and sides, tall modules in Egger U767 pm color and lacquered MDF island with ceramic on the front, PVC feet with height adjustment, and with skirting board lighting in slim LED strip around the island; L-shaped handles on the tall modules and on the island doors and drawers in tictac; Hinges with Blum clip-top damper, drawers with Blum tandembox antaro damper; LED strip lighting under upper modules; lighting in the niche inside the cabinet; 2 passage doors with hidden or pivoting hinges; - kitchen furniture, with L-shaped layout, dimensions 2500 x 5800 x 600; - Aluminium handle profile, green lacquered;
 - 50 mm skirting board, green lacquered;
 - Led profile with led track with led strip, transformer into led sensor (on the baseboard);
 - Island composed of structure, dividers and shelves in 19mm anthracite grey melamine, Blum cup hinges with Blumotion; Dimension of the central unit 900x2500x1300;
 - Servo drive for MLL, 900mm drawer and sink with Blum bucket;
 - Doors in grey thermo-laminate (ref: Egger U767 pm) with slats;
 - Led profile with flat track with Led strip, transformer into Led sensor (on the baseboard);
 - Silestone HBS Vulcan kitchen countertop, low-silica mineral surface composed of premium minerals and recycled materials, with Hybriq+® technology, which effectively reduces the crystalline silica content, resulting in an innovative, sustainable and high-performance mineral surface, measures 2500x1300, with Imex single-lever faucet, Turin series, with pull-out spout,

on/oU (start/stop) technology with motion sensor on digital display with water temperature, 2 position perlator, brass tap, matt black finish, 35mm diameter ceramic cartridge (GCE021/NG).

- 2 x 2 P+T twist chrome electrical socket on the central counter;

- Fras Maris MRG 610-72 Sink/Dishwasher, matt black, without drainer;

- Interior walls with water-repellent plasterboard, painted with Vinylmatt, Color Ral 9016;

- Home appliances AEG /Electrolux:

- ☐ Multifunctional oven with pyrolytic cleaning
- ☐ Electric oven
- ☐ Induction hob with extractor fan
- ☐ built-in vertical freezer
- ☐ Built-in refrigerator
- ☐ Built-in dishwasher

Living Room / - Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice” matte,

Dining Room varnish finish Bora U/V, final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm;

- Interior walls in plasterboard with two panels, finished with water-repellent plasterboard in white, Vinylmatt, Color Ral 9016;

- False ceiling in waterproof plasterboard painted in white, with Vinylmatt paint, Color Ral 9016;

- Recessed Led ceiling lighting;

- Kristal Anicolor window frames in anodized aluminium, in anodized champagne color, with SNX 60 glass;

Bedroom - Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice” matte

varnish finish Bora U/V, final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm;

- Interior walls in plasterboard with two panels, finished with water-repellent plasterboard in white, Vinylmatt, Color Ral 9016;

- Ceilings in waterproof plasterboard painted in white, Vinylmatt, Color Ral 9016;

	- Recessed Led ceiling lighting; - 50 mm interior doors with wood and iron interior, covered in 5 mm MDF, and pearl black Tupai handles; - Wardrobe, Dimensions 2500x1900x600; - Wardrobe in grey melamine 19mm, with dividers, shelves and bottom, contains a trouser compartment, drawers, with shoe rack, drawers with glass front, and aluminium rod and basebord 30 mm, with opening doors in black anti-fingerprint thermo-laminate, with neon LED strip applied vertically with transformer and an 8mm opening sensor; - Kristal Anicolor frames in anodized aluminium, in anodized champagne color, with SNX 60 glass; - Wind Screen Dante-Grazia 125 perforated exterior blinds, with motor and blind controls Tecnoflex. Inox Mate 341, Tissue - 4001 Screen Elarus Blackout ;
Guest Bathroom	- Wooden floor Fenparket wood 214/3, Oak-wood AB, 220 mm – Raw 2.0 Único “Ice” matte, varnish finish Bora U/V, final thickness 14mm; width 180/200/220mm, length between 900 and 2100mm; - 50 mm interior doors with wood and iron interior, covered in 5 mm MDF, and pearl black Tupai handles; - Ceilings in waterproof plasterboard painted white, Vinylmatt, Cor Ral 9016; - Recessed LED spotlight lighting in the ceiling and niche in the shower with indirect light; - Wall mirror, Teide d: 60cm with backlighting; - Shower tray, Asd Planstone, measuring 90x200, with a salt-colored microcement finish, and a wall with a salt-colored microcement finish; - Wall behind the sink covered in green Guatemala marble and the rest covered with stucco and water-repellent mineral microcement Microcrete in Salt white color; - Green Guatemala marble washbasin, cube-shaped with Imex Pisa model faucet, built-in single-lever mixer, finished in matte rose gold, brass body, single-lever cartridge, 26mm diameter top (GLP048/ORC); - Fixed ceiling shower, Imex, Pisa series, 2-way built-in set, with 25x25cm ceiling shower in extra-flat matt rose gold finished brass, with brass wall arm on the table, with 1-position round hand

shower, with hand shower/water outlet support, with ceramic single-lever cartridge, 35mm diameter (GPP048/ORC);

- Shower screen in 8 mm tempered bronze glass, with edges finished;

- Wall-hung Rimless® toilet with Supralit® seat and lid with soft-close closure, in white, Roca articles and Geberit Sigma50 flush control plate, for double flush, square, black;

- Built-in module containing a paper holder, small compartment for storing extra rolls and toilet brush holder, Inda Brand;

Pool

- Outdoor swimming pool suspended on the 2nd floor, under the car park, with an interior dimension of 8.45m by 2.60m, with 20 x 10 cm hijau stone, the Hijau stone is of volcanic origin;

- Bottom with depth between 120 to 170 cm, with overflow;

- Led interior lighting;

- Salt water filtration and treatment system, with filtration equipment consisting of a Hayward laminated D.600 filter with flint sand, K-FLO 0.75 hp three-phase pump; with treatment system, with Aquarite ARQ-LTO-SV16 electrolyzer, Prim pH Evolution dosing pump, with lighting, Spectra DVS white projector D. 100mm 2000 lm;

- Poolside social area, in grey Estremoz marble, the stone laid next to the pool in the veranda is raised on an irrigation pivot base;

Terrace

-Glass railings;

-With granite stone;

-With LEDs on top;

Roofing

Rooftop

- Bamboo deck flooring;

- Sanitary water heating, with water heating panels;

- Pre-installation for photovoltaic panels;

Production - DHW heat pump Insuatherm Aquafree II, 500 liters, 3.0kw Stainless Steel Coil;
of sanitary hot water

Air conditioning- Daikin ducted air conditioning system allows heating and cooling of several individually controlled zones. The system contains: concealed linear diUusers, insulated plenums for linear diUuser, 1 Daikin ducted monosplit set MSP FBA100A+RZASG100MV1+BCR1H52W, 2 ducted indoor units FDXM25F9, 2 ducted indoor units FDXM35F9, 4 wired remote controls Madoka BRC1H529W7, their respective tubes and cables, and 1 DAIKIN 5MX90A9 R32 outdoor unit;

Central vacuum- TubòStudio TS2 kit with ON/OFF hose, Aertécnica, contains the central vacuum unit, standart hose, tube kit, hook, brushes, and extension;

Laundry jet - Vacuum laundry delivery system from all bedrooms to the laundry treatment room where the washing machine is located, the laundry passage pipe is acoustically insulated;

Garden zones- North side of the houses, with a grass lawn with eUficient automatic irrigation controllers, Rain-Bird ESP-9V 4-station controllers;

Garden - Vertical garden space created by green platforms of landscaped terraces, at diUerent levels that disguise the lateral height of the facades. The choice of plants makes use of low water consumption, local indigenous plants;

- Garden walls covered in coconut fibre, to make it easier for climbing plants to cover the wall;
- Cold water point;
- Lighting in various garden areas;

Parking area - Parking area with concrete grass grid, with permeability of approximately 38%, with grass grids from Cimenteira do Louro measuring 610x610x100 gray (ref 55900610610100);

Access road for – The car access road to the houses is made of grass slabs, and the pedestrian walkways made

Cars & up of permeable paving slabs, allow a high level of permeability of the access road.

Pedestrians