



# Albufeira

green apartments

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Private Condominium

FINISHINGS

MAY 2018

## **C O N S T R U C T I V E C H A R A C T E R I S T I C S**

### **STRUCTURE**

Anti-seismic reinforced concrete structure, with massive flagstones. Elevator shaft walls in reinforced concrete and constitute the rigid core of the building.

### **OUTER WALLS**

Masonry walls of 22 cm ceramic bricks, with coating and thermal insulation system by the exterior (ETICS) with adjustment of thermal readings. Acrylic white painted finishes.

Coating of lateral exterior elevations and next to the stairs box, in ventilated facade system, with thermal insulation and stoneware.

### **FRAMING, SECURITY DOOR, SHUTTERS, GUARDS OF BALCONY AND FACADE PANNELS**

Natural anodized aluminium frame, with thermal cut-off and double-glazing type colourless climalit. Security door coated in phenolic panel white lacquered.

Electric shutters with strips of profiled aluminium to the colour of the frame with polyurethane inside. Thermo-acoustic box for the curtains in hardened polystyrene.

Guard structures for balconies in laminated glazing with handrail in natural anodized aluminium.

### **ROOF**

Common waterproof cover and thermally insulated with extruded polystyrene plates. Rolled pebbles for mechanical protection of the insulation system in places intended for the solar collectors for heating sanitary waters installation.

Waterproofed and thermally insulated private terraces with extruded polystyrene plates covered with stoneware flooring.

### **INTERIOR WALLS BETWEEN UNITS**

Double wall in ceramic brick masonry with thermal-acoustic insulation in stone rockwool and acoustic membranes, CIN's vinylmatt painted stucco finish on the inner faces of each unit.

### **ACOUSTIC AND THERMAL INSULATION IN FLOOR TILES**

Dans les revêtements avec des planchers flottants: Panneaux en liège pressés avec 3mm d'épaisseur chevauché avec une couverture en polyuréthane. Dans les revêtements en grès cérame: chape avec incorporation d'isolation thermique type Recipol.

## **P A R K I N G L O T S**

### **GATEWAY**

Automatic gate with sectional panels of double steel, with polyurethane injected inside, metal gutters, blocking, motorization, manual descrambler and remote controls.

## **E L E V A T O R S**

High end elevators with Gearless Technology, without engine room, 8 people capacities (630 kg), with stainless steel telescopic doors equipped with infra-red curtains.

## **I N T E R C O M M U N I C A T I O N A N D   S A F E T Y**

### **VIDEO INTERCOM**

Video intercom system, which interconnects the apartment to the entrance of the corresponding block.

### **VIDEO SURVEILLANCE**

Integrated camera system installation within a closed circuit of video surveillance in the basement and ground floor halls of the building.

### **FIRE DETECTION AND SMOKES EXTRACTION SYSTEMS**

Fire detection network on the parking floors connected to a central with acoustic signalling. Carbon monoxide (CO) detection system on parking floors.

### **SECURITY DOOR**

High security door with high acoustic performance, with phenolic panel white lacquered.

### **SHUTTERS WITH BLOCKERS**

Shutters central locking on the entrance hall and blockers against manual opening from the outside.

## **E N E R G I E S R E N O U V E L A B L E S , C L I M A T I S A T I O N E T   C L A S S E S E N E R G É T I Q U E S**

### **RENEWABLE ENERGIES**

Solar thermal system consisting of grouping of solar collectors, tanks and boilers for common water heating installed on the roofs.

Collective production system of photovoltaic energy for power supply of the condominium electric equipment (swimming pool electric pumps and irrigation network, lighting of garages and gardens pathways).

Exploitation and storage of rain waters for the gardens irrigation network.

### **CLIMATIZATION**

Multi-split mural system, with heating pump, for air conditioning of the living-room, suite and bedrooms.

### **ENERGY CLASSES**

Energy label classification A in all units. Home appliances Bosch "Green Technology Inside" range, with energy-efficient by A+++.

## INTERIORS

### ROOMS AND CIRCULATION

Floating wooden floor with oak finish.  
(Option: walnut or cherry tree finish)  
Skirting board in matt white lacquered MDF.  
(Option: oak veneer for oak flooring)  
Stucco walls projected and white painted.  
(Option: Champagne colour)  
Ceilings in stucco projected in the rooms and in plasterboard in the rooms circulation painted with CIN's white vinylmatt.

### LIVING ROOM /KITCHEN AND HALL

Stoneware flooring from Margrés, reference Time 2.0, rectified, 90X90 cm Snow Natural.  
(Option: Silver Natural Rectified)  
Walls in stucco projected and painted with CIN's white vinylmatt.  
(Option: Champagne colour)

### FURNITURE AND KITCHEN APPLIANCES

- Fronts and sides lacquered in white matt;  
(Option: Blend with light or dark oak in the lower furniture and the vertical ones)  
Countertop in DuPont Montelli Ref. Polar (white) which is a solid surface resulting from the combination of resins with mineral aluminium powder.  
(Option: light grey or dark grey granite)  
Bosch built-in appliances: Multi-function oven (7 functions), Microwave (5 power levels), Extractor (extraction capacity 400m<sup>3</sup>/h), ceramic hob (4 zones), dishwasher (four washing programmes), washing machine (7 kg capacity), combined refrigerator (gross capacity 294 lts).  
LED lightening over the working counter-top.

### SANITARY FACILITIES

#### IS SUITE

Rectified porcelain flooring and walls Margrés Love - Land Beige  
(Option: Land Dark Grey or Land Light Grey)

#### IS 1

Rectified porcelain flooring and walls Margrés Love - Land Light Grey  
(Option: Land dark Grey or Land Beige)

#### IS SOCIAL

Rectified stoneware flooring Margrés Love as identical as those of the living room/kitchen and hall.

Walls ceramic coating from Colorker, ref. Trend Duo, Gris or Beige, matching with the choice for the floor (snow natural or silver natural).

False ceiling in waterproof plasterboard, painted with CIN's cinacryl mate white paint.

White washbasin from Roca on white glow lacquered bathroom furniture, mod. Unik Prisma, with 110 cm (suite) or 90 cm (IS 1) wide, with 2 drawers.

(Option: bathroom furniture with the sides covered in durable and textured wood material).

Mirror with 110 cm (Suite) or 90 cm (IS 1) wide over the bathroom furniture.

Chrome mixers from Roca.

Toilet and bidet on white tableware, from Roca, suspended, with lids in white resistant material with stainless steel hinges.

White acrylic bathtub, mod. Planíssima from ASD.

### CARPENTRIES

Doorframe from the inner doors lacquered in white matt, with brushed stainless-steel handles.

(Option: doors veneered oak, only if the floor choice is oak).

Wardrobe with opening doors lacquered in white matt, with brushed stainless-steel handles. Interior and drawers coated in textured melamine - raw cotton fabric.

(Option: doors veneered oak, only if the choice for the floor is oak).

## BALCONIES

Balconies with glass guards, stoneware flooring from Margrés, ref.Time 2.0, rectified, 90X90 Snow Natural, barbecue and sink.

## COMMON SPACES

### PARTY ROOM

Party room and co-living, with terrace and access to the outside landscaped space.

### GYMNASIUM

Gymnasium with cardio fitness equipments.

### FENCE, PEDONAL GATE, CONCIERGE AND MAIL BOXES

Condominium walled and gated, with controlled access to the garages, collective pedonal gate, next to the concierge and mail boxes with access from the exterior and interior.

## COMMUNAL SWIMMING POOL AND SOLARIUM

Pool space characterized by:

Solarium for relaxation and sun baths, with an exotic wood deck.

Adult and child's swimming pools coated with glass tablets and underwater lightning.

Adults swimming pool with heating system by heating pump, with thermal cover of motorized blinds.

Exotic trees (palm trees) in the swimming pools landscape.

Communal gardens and orchard

Communal garden with stone paths in Portuguese sidewalk, circled by lower lighting and aromatic plants, (rosemary, juniper among others).

Citrus orchard typical from the Algarve with orange trees, mandarins, grapefruits and lemon trees.

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