

U N I Q U E

T A G U S

Finishings

January 2023

CONSTRUCTIVE CHARACTERISTICS:

STRUCTURE

Anti-seismic reinforced in concrete structure.

OUTER WALLS

22cm Ceramic brick masonry walls, with external thermal insulation and coating system, with sandstone slabs.

WINDOW FRAMES, SHUTTERS AND BALCONY GUARDS

- Anodized aluminum frames, with thermal cut and double glazing with thermos-acoustic characteristics with the air box;

- Electric blinds made of profiled aluminum slats;

- Hardened polystyrene Thermo-acoustic blind boxes;

- Metal balcony guards.

ROOF

- Common roof waterproofed and thermally insulated with extruded polystyrene plates;

- Private terraces waterproofed and thermally insulated with extruded polystyrene panels, covered with composite decking;

- Locals intended for the installation of photovoltaic panels, with a layer of pebbles for mechanical protection of the insulation and waterproofing systems.

FRACTION DIVISION WALLS

Double walls of ceramic brick masonry with thermal-acoustic insulation of rock wool and acoustic membrane, coated on both sides according to the finishes of the compartments in question.

ACOUSTIC AND THERMAL ISOLATION OF FLOORS

Incorporation of EPS aggregates in the screed or overlapping layer of extruded polystyrene (XPS) to reinforce the thermal behavior of the construction system.

On floating floors application of a resilient layer with cork, or equivalent, on top of the plastic sheet.

PARKING BASEMENT:

GATE

Automatic gates with sectional panels, metal rails, lock, motorization, manual unlocked and remote controls (1 per car parking space).

ELEVATORS:

High-end elevators, without a machine room, with a capacity for 8 persons, with telescopic stainless-steel doors equipped with infra-red curtains.

INTERCOM AND SECURITY SYSTEMS:

VIDEO INTERCOM

Video intercom system, connecting each apartment to the concierge of the building and the entrance of each block.

VIDEO SURVEILLANCE

Installation of an integrated closed system circuit TV, in the parking area, in the Lobby and in the hallways ground floor of each block.

To record, it must be approved by the owners in the Condominium Meeting, according to the law.

DETECTION SYSTEM:

In the basement parking, an automatic fire detection system is connected to a central unit with light and sound signaling.

On the parking floor, exists an automatic carbon monoxide (CO) detection system.

SECURITY DOOR

High security apartment door to intrusion with high acoustic performance.

CENTRALISED CONTROL OF BLINDS AND LOCKS

Centralized closing of the shutters located in the hall of the apartment.

Blocking system against a manual opening from outside in the apartments on the ground floor and Top floor.

RENEWABLE ENERGIES, CLIMATIZATION AND ENERGY CLASSES:

RENEWABLE ENERGIES

- Photovoltaic solar collector installed on the roof;

- Individualized sanitary water heating system by a heat pump;

- A+ energy classification, including LED lighting in circulation areas, kitchen and sanitary;

- Housing with the AQUA+ classification, corresponding to a high-water efficiency system, obtained by incorporating more efficient devices, aiming at reducing water consumption and preserving this natural resource.

CLIMATIZATION

Air Conditioning system multi-split for climate the living room, suite and bedrooms.

ELECTRIC-CAR TECHNOLOGY

Electric socket located in the parking space, suitable for charging electric vehicles (one socket per flat).

APARTMENTS:

LIVING ROOMS, KITCHEN, BEDROOMS, ENTRANCE HALLS AND CIRCULATION AREAS

- Vinyl floating floor or floating floor oak finished wood with ceramic floor in the kitchen area*;

- Walls and ceilings finished with sprayed plaster and painted in white plastic paint;

- Projected plaster ceiling in Bedrooms, plasterboard in bedrooms circulation area, painted in white.

KITCHEN FURNITURE AND APPLIANCES:

- Fronts and sides of the furniture finished in walnut-colored laminate (HPL)*;

- Depending on the type of house, kitchen furniture with a decorative glass ice-box with light;

- Worktop, island and in-between furniture made in Silestone*;

- LED lighting over the counter;

- Built-in appliances from Bosh, or equivalent: refrigerator, Multifunction Oven, Microwave, extractor,

Induction hob, Dishwasher, Washing and Dryer machine.

SANITARY FACILITIES

- Floor and walls with ceramic coating;

- False ceiling of waterproof plasterboard painted in White;

- Black or Chrome* plated mixer taps and shower system with category A+ water efficiency, from the L20 series, from ROCA, or equivalent*;

- Wall-hung ceramic toilet and bidet, the Gap series by ROCA, with white tops;

- Countertop molded washbasin, by CORIAN or equivalent, in white, installed on a cabinet with hanging drawer, with oak veneer finish;

- ITALBOX acrylic bathtub, or equivalent;

- Extra-flat acrylic shower tray in black* (or white) color from ITALBOX, or equivalent;

- Colorless glass shower guard with black surround* (or chrome surround for the white shower tray) by ITALBOX, or equivalent;

- Mirror mounted on worktop wall, with integrated lighting.

THE EN-SUITE BATHROOM

Floor and walls with Calacatta Gold polished rectified coating, Precious, from Margres*, or equivalent.

SHARE BATHROOM

Flooring and walls with White, Pure Stone, from Margrés* or equivalent.

CARPENTRY

- Interior Hinged and sliding doors with matt White lacquered finish and brushed metal handles;

- Wardrobe with opening doors with matt white lacquered finish, with brushed stainless-steel handles. Interior of wardrobes and drawers covered in textured melamine;

- Lacquered skirting boards in matt white.

BALCONIES AND PRIVATE TERRACES:**

- Balconies and terraces with composite decking;
- Installation of barbecue* and technical area for the installation of sanitary hot water heating and air conditioning equipment.

** Except for some Units.

COMMON AREAS:

RECEPTION / CONCIERGE

- The main hall with several environments: Co-living area, decorated and furnished, co-work area with internet and reception;
- Outside Lounge area.

INDOOR KIDS CLUB / GYM / SAUNA

- Indoor Kids Club interior with Garden view;
- Fitness room equipped with cardio-fitness, with Garden view and water surface;
- Sauna, special showers and changing rooms;
- Cinema and Multimedia room equipped and furnished.

GARDEN / POOL AREA / WATER MIRRORS

- Equipped outdoor garden, including water mirrors and water games to accommodate all the green spaces, swimming pools and scenic lighting, intended for leisure and activities;
- The garden integrates a "lounge" area with fire pit, which includes several environments and nooks for outdoor living and furnishings for sitting and contemplation, including a pergola for shade;
- The heated pools - one for the adults and one for the children - visually integrate the water features that run through the garden and have a solarium for relaxation and sunbathing with a composite deck floor;
- A belvedere with views of the Tagus River flanks the pool with infinity edge;
- The diversity of many secluded spaces and the exuberant vegetation - which includes exotic trees, palm

trees and large-leaved herbaceous plants - the constant presence of water and the management of views of the Tagus from the garden, guide the entire design of the space.

NOTES:

* Finishing options can only be chosen until the concrete structure is completed, by filling "Optional Details Sheet" available for this purpose.

JANUARY 2023