

UPON HARBOR

SEIXAL BAY HOTEL

FINISHINGS
SEPTEMBER 2023

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STRUCTURE CONSTRUCTION FEATURES

Anti-seismic structure reinforced concrete.

EXTERIOR WALLS

Surrounding consisting masonry walls. Exterior thermal isolation system.

FRAMING, DOORWAYS AND GUARDRAILS

- Frames with thermal break and double glazing with air box.
- Metal guardrails for private balconies and terraces with spaced uprights.

ROOF

- Waterproofed roof including thermal insulation and final finishing layer.
- In areas intended for technical installations, the finish will be carried out with mechanical protection of the isolation and waterproofing systems.
- Common roof terraces with ceramic flooring.

BALCONIES AND TERRACES

Balconies and private terraces with glued ceramic flooring.

APARTMENTS DIVIDING WALLS

Double walls in ceramic brick masonry, with acoustic isolation, coated on both sides according to the finishes provided for the compartments in question.

FLOORING ACOUSTIC AND THERMAL ISOLATION

Resilient application under layer floors.

PARKING

GATE

Automatic gate in double plate disconnected panels, metallic rails, ballast, motorization, manual un-blocker.

Remote control opening.

ELEVATORS

High-end elevators, without machine room, with capacity for 8 people, with stainless steel telescopic doors equipped with infrared curtains.

INTERCOM AND SECURITY

VIDEO SURVEILLANCE

Video surveillance system with integrated cameras in closed circuit, located in the accesses to the interior (pedestrian and in the parking lot) in the reception, in the development's lobby, sky bar and on the several floors.

DETECTION SYSTEM

- Installation of an automatic fire detection system connected to a central with sound signaling on the upper floors and in the parking basement.
- Carbon monoxide (CO) automatic detection system on the parking levels.
- Natural or mechanical smoke extraction system in cellars, activated according to the defined parameters.

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SUSTAINABILITY AND AIR CONDITIONING

SANITARY WATER HEATING

- Installation of a sanitary water heating system by a heat pump.

POWER OUTLETS FOR ELECTRIC VEHICLES

- Pre-installation of power outlets, located in the parking space, suitable for charging electric vehicles.

- Car charging service with consumption reading.

ACCLIMATIZATION

Air conditioning system in the accommodation units for air conditioning in the living room, suites and rooms.

INTERIORS

ACCOMMODATION UNITS

LIVING-ROOM

- Laminate floating floor.
- Walls and ceilings finished with white plastic paint.

KITCHENETTE

- Floor identical to the living room floor.
- Walls finished with plastic paint.
- Ceiling finished with plastic paint.
- Kitchen furniture and compact vertical modules.
- Technological worktop with undermount sink and LED lighting on the suspended furniture.

- High-end built-in appliances, including multifunction oven, microwave, extractor fan, induction hob, dishwasher, washing machine, tumble dryer and fridge freezer, except for TO units.

- Units TO: high-end built-in appliances, including microwave oven, extractor fan, induction hob, dishwasher and mini bar.

BEDROOMS

- Laminate floating floor.
- Walls and ceilings finished with white plastic paint.

HALL, CIRCULATION AND DRESSING AREAS

- Laminated floating floor.
- Walls finished with plastic paint.
- False ceiling with finished with plastic paint.

WOODWORK

- Swing and sliding interior doors in matt white lacquered finish, with brushed stainless steel knobs.
- Finished baseboard.
- Wardrobes with swing doors in matt white lacquered finish.
- Wardrobes and drawers interiors covered in textured melamine.

SANITARY FACILITIES

- Floor and walls with ceramic coating.
- False ceiling waterproof plasterboard, painted with white paint and recessed LED lighting.
- Chrome-plated mixer taps.
- Suspended ceramic toilet and bidet.
- White ceramic washbasin, on suspended counter with drawers and mirror over the counter.
- White acrylic shower trays, with glass bath guards.

LEISURE SPACES IN THE DEVELOPMENT

GARDEN

Garden space located on the ground floor, intended for leisure, delimited by a fence.

It includes lounge furniture, paths bordered by bushes and ludic lighting.

SOLARIUM SPACE

Furnished rooftop space intended for relaxation and sunbathing, furnished with sunbeds.

SWIMMING POOL

A heated swimming pool with submerged lighting, is located on the roof terrace of the development.

Retractable cover.

SAUNA ROOM

Sauna cabin located on the roof floor, overlooking the solarium space.

GYMNASIUM

The indoor gym located on the ground floor equipped with cardio-fitness machines.

Space dedicated to the practice of physical activity with a connection to the outside garden.

BAR-RESTAURANT

Establishment with terrace space located on the ground floor, including a multipurpose room on the 1st floor, intended for events.

BAR ROOFTOP

Lounge establishment located on the roof with panoramic views over Seixal, Tagus River, Almada and Lisbon.

Equipped and furnished terrace with access to the roof terrace and reflecting pool for outdoor use.

The information contained in this document is merely indicative and may undergo modifications or variations for technical reasons.

September 2023

