

ALGARVE



QUINTA SANTO ANTONIO



VILA REAL de SANTO ANTONIO
PORTUGAL

Quality Specifications

QUALITY MEMORIES

STRUCTURE

Integral rehabilitation of the building in facade, pillars, walls, floors, ceilings, windows, roof and terrace

FACADES

Conservation and restoration of the facade of a Palace of the 18th century located in the historic center of Vila Real de Santo Antonio.

COVERS

Cover with thermal and acoustic insulation finished with traditional Santa Catarina tile

HALL APARTMENTS

Breakdown of floor in natural stone.
Ceilings respecting existing Pombaline moldings

KITCHENS

Two types of finishes:
Silestone matt white / gloss white
Complete furniture:
Smoke extraction, combo refrigerator, oven, microwave,
Dishwasher. (Bosch Brand Appliances or similar)

INTERIOR CARPENTRY

Doors – The original Pombalino-style wooden doors are restored and preserved. Cabinets – high-end cabinets finished in white. Complete in drawers and coat racks

INTERIOR PARTITION

Plasterboard walls finished in paint and moldings in white.



MEMORIA DE CALIDADES

INTERIOR CARPENTRY

Interior flooring – Riga pine wood flooring in the living room, hallway and bedrooms, in the kitchen area it will be combined with Portuguese hydraulic tile.

Interior doors– Original Pombalino-style wooden doors with interior opening movement composed of plywood frame with smooth fittings to join 80mmX200mm and smooth door with a 40mm top lacquered in white. Preserving original width (1.10 m) and height (2.20 m)

Entrance door - armored with 1 leaf, dimension 80mmx200mm

Walls: Wall system with waterproof laminated plasterboard in the I.S. and universal in the rest of the walls, 12.5mm, screwed to its metal structure.
Finished with water-based paint application, super washable CIN - VinylClean, Matt white (RAL9010) or equivalent.
wall moldings.

Windows - Kambala (Iroko) wood windows, IV 68 Plus profile, Roto NT fittings, standard handles,
SGG Planitherm 4S 44.1 Silence + 16 Argon + Securit planiclear 6 glass, one rubber per pane, Gutman Kocher gutter

Baseboards - blanco de 10cm de alto y 1,5cm de Baseboards - white 10cm high and 1.5cm thick, plywood interior, throughout the house

Wardrobes – wardrobe furniture in bedrooms, consisting of a front with laminated swing doors, MATE finish, ZENITH,shelves and 1 module with 4 drawers each, in 10mm|19mm gray linen printed chipboard,BLUM soft-close metal guides and metal clothes hanger bar. Integrated **shell** handles.

Ceilings -False ceiling system in 12.5 mm universal plasterboard, including structureof metallic support in profiles T47 separated 50 cm and fixed to the real ceiling.White finish with trim.Main floor height: 3.10 m. Attic height: Max 3.55 m. Min 2.00m



MEMORIA DE CALIDADES

INTERIOR CARPENTRY

Internal staircase -

Pine wood, glazed hands area with fine stainless steel frame.

AIR CONDITIONING AND HOT WATER

Pre installation of 3 wall-mounted multi-split hot/cold indoor units. + 1 outdoor unit Model (machine not included)

WATER NETWORK

Hot and cold water supply network, from the meter, to the points of consumption in the kitchens of the S.I. including penthouse terrace Construction of the installation in 25 and 20mm multilayer pipe and respective accessories. Thermal insulation for hot water piping, shut-off valves at I.S. inlet. and miter valves at all points

MAIN AND SECONDARY BATHROOMS

Suspended toilet with cushioned fall (Roca - similar)

Suspended bidet (Roca- similar)

Pedestal and stone basins (Roca-similar)

Shower with thermostatic front column, transparent glass and stainless steel profile (Roca -similar)

Simple frameless mirrors in the S.I. with up to 1.00X0.80

Bathroom and wall flooring – Vermelha ceramic paste – Palmira or similar.

Dual stoneware brand Shower wall – ceramic – Palmira or similar

Dual stoneware brand Faucets, towel rails - Ctesi Brand or similar

SEWERAGE SYSTEM

From electrical appliances to the plumbing of the building and supply and assembly of all PVC accessories



INSTALLATIONS

Whole House Power Network and ATI Network

Coated copper tubes to receive the new Air Handling Units, including hydraulic connections, anti-vibration joints, electrical connections, supports and other accessories.

lighting and plugs

*Bedrooms: 4 sockets; 2 light points and 1 TV point;*I.S.: 1 socket and 2 light points;*Living room: 5 sockets, 4 light points and 1 TV point;*Kitchen: 9 sockets, 1 light point and 1 TV point;*Site area: 1 light point and 1 socket;*Corridor of apartment G: 2 light points and 2 sockets;*Actic rooms: 2 light points and 1 socket;* Common areas, entrance hall and living area: 6 light points and 3 sockets; 7 video intercoms and 3doorbell systems;
Power outlets and TV in all rooms.

PENTHOUSE TERRACES (ACCORDING TO PLANS)

High-resistance outdoor flooring
1 light point and 1 plug





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