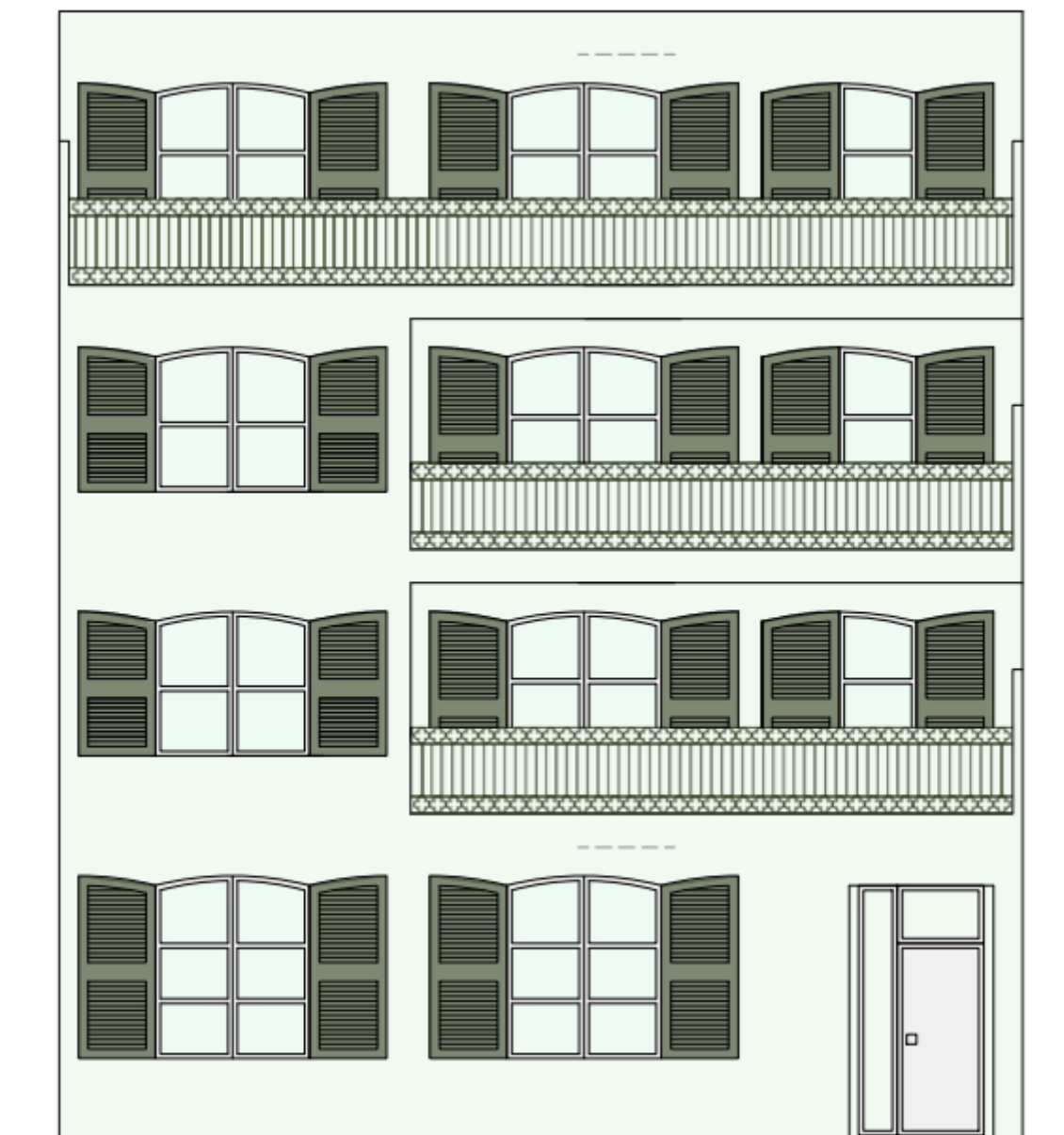




LA POMBALINA

Includes washer/dryer

Kitchen

Fornecimento e montagem de cozinha
modelo COR CINZA 16MM, MOVEIS
INFERIORES C/80CM SUPERIORES C/90CM
COLUNAS C/230CM, PORTA MODELO
PALMA TOUCH BLANCO SEDA 22MM,
PUXADOR ESCULPIDO NA PORTA,
GAVETA/GAVETÃO COM TRAVÃO, RODAPÉ
PVC INOX 10CM, 1 BALDE DO LIXO, 1
CUBO, LUZ LED BAIXO MOVEIS SUPEIORES,
1 BOTELHEIRO EXTRAIVEL 30CM

Fornecimento e montagem de pedra
modelo COMPAC MICHAELANGELO 2CM
DE ESPESSURA, COM FURO POLIDO PARA
LAVA LOUÇA E ESCORREDOR E FORRA DE
PAREDE

Exaustor encastre TEKA GFL87760EOSSS

Placa Indução TEKA IBC64010BK MSS

Forno TEKA HSB635S

Microondas TEKA MS620 BIS SS

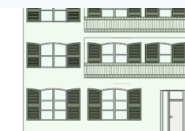
Dishwasher TEKA DFI46700

Frigorifico TEKA RBF73351FI

Lava Louça FRASA Velar 50 u/f

Misturadora FRASA AQUARIS E

**Includes washer/dryer



LA POMBALINA

1. Structure and Reinforcements

- Construction of the entire structural framework (slabs, stairs, roof, columns, beams, and foundations) according to the project;
- Use of appropriate materials and techniques, in compliance with construction standards;
- Application of waterproof mortars with fiberglass mesh, as specified in the project.

2. Interior Walls and Ceilings

Interior Walls:

- Built with plasterboard (drywall) and appropriate metal framing;
- Insulation with Volcalis mineral wool or equivalent.

Exterior Walls:

- Double walls in first-quality clay brick;
- Application of thermal insulation type XPS or equivalent;
- Finishing with appropriate mortars and fine plaster.

Specific Finishes:

- Window sills and thresholds capped with Moleanos stone or equivalent;
- Stair treads capped with marble stone or equivalent;
- Frames for sliding doors with a clear width of 80 cm.

Ceilings:

- Plasterboard ceilings with metal framing, including coatings and accessories;
- Kitchen and bathroom ceilings in moisture-resistant plasterboard;
- Decorative crown molding model A7 from Homestar or equivalent around the perimeter of all rooms (except in areas with ceiling restoration).

3. Electrical Installations and ITED

bedrooms: 4 taken; 2 electricity points and 1 TV point; • I.S.: 1 taken from 2 light points; • Living room: 5 outlets, 4 light points and 1 TV point; • Kitchen: 9 outlets, 1 electricity point and 1 TV point; • Logradouro: 2 points of light and 1 taken; • Corridor: 3 light points and 2 taken;

4. Sewage and Rainwater Drainage

- Opening and finishing of chases with appropriate mortars;
- Installation of the sewage network in PVC PN4 pipes with suitable diameters;
- Rainwater drainage system with boxes, drains, and connection to the main line when necessary.

5. Plumbing and Sanitary Fixtures

- Hot/cold water pipes in multilayer tubing with thermal insulation;
- Installation of:
 - BTW toilets ;
 - Shower trays in mineral composite;
 - Acrylic bathtubs;
 - Vanity units in melamine with ceramic washbasin;
 - Shower enclosures or glass panels in 8 mm tempered glass;
 - Mirrors (dimensions adjusted as needed);
 - Simple design LED light fixtures, IP44 chrome finish.

6. HVAC

- Pre-installation for air conditioning;
- Complete ventilation system according to the project, including all accessories for proper operation.

7. Doors & Windows

•Security Doors:

- security door, smooth white panel (interior/exterior), including all necessary accessories.

•Main Building Door:

- PVC or white aluminum, conventional size, with mail slot, smooth panels (with or without glass), including all necessary accessories and trims.

•Windows and Frames (all in aluminum or PVC, matte white, double-glazed with thermal break):

- windows 160×180 cm, double-leaf, with grid;
- tilt-and-turn windows 80×60 cm, single-leaf, no grid;
- *Note:* All measurements/configurations must be checked on-site.

8. Floors & Walls

- Preparation:** Regularization of all floors as required.
- Waterproofing:** Terraces and shower areas waterproofed with appropriate mortars and fiberglass mesh.
- Terraces:** Ceramic floor tiles of standard size, with proper adhesive and grout.
- Bathrooms:** Ceramic wall & floor tiles up to ceiling height, with proper adhesive and grout.
- Kitchen:** Ceramic backsplash above the countertop with proper adhesive and grout.
- Interior Floors:** Standard-sized ceramic or equivalent flooring throughout, with adhesive and grout.
- Baseboards:** Appropriate baseboards around the perimeter of all rooms (except bathrooms).

9. Carpentry

•Interior Swing Doors:

- 1-leaf, smooth white melamine panel, 80×200 cm, with chrome-finish hardware, trims & jambs.

•Sliding Doors:

- 1-leaf sliding door, smooth white melamine panel, 80×200 cm, with chrome-finish hardware, trims & jambs.

•Wardrobes:

- Built-in wardrobes 300×200 cm, white lacquered melamine sliding doors, interior lined in linen color, with drawers, shelves, and hanging rail.

10. Roof

All required roof finishing works with appropriate mortars.

11. Metalwork

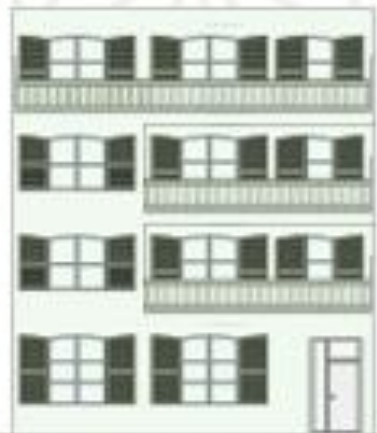
•Handrails:

- Round smooth metal handrail, matte metal finish, for all staircases, including all necessary fixing materials.

12. Painting & Finishes

- Protection of all areas prior to work;
- One coat of professional primer on all walls & ceilings;
- Two coats (or more as needed) of professional-grade white paint on all walls & ceilings.

ALGARVE



LA POMBALINA



VILA REAL de SANTO ANTONIO
PORTUGAL