

MAP OF FINISHES



DOURO - LOT 3

DATE: 20/05/2024

REVISION: 01

EXTERIOR FINISHES

FACADES

Flooring	Balconies - Composite decking. Roof access stairs - Sand-colored ceramic flooring; Garage access ramp - non-slip screed.
Skirting boards	Roof access stairs - Sand-colored ceramic skirting.
Walls	General façade - 8cm thick exterior thermal insulation system (ETICS), finished with "Visoplast-siena" or equivalent; Basement façade (floor 0) - Grey granite cladding, 3 cm thick, with a brushed/cracked finish; Entrance halls - Panel cladding with a brown metal sheet finish with a forged effect; Stairs exterior roof access \ structural elements \ balconies - Finishing a colored in a single layer with a "Visoplast-siena" finish, or equivalent;
Ceilings	Floor 0 - False ceiling in water-repellent panel. Balconies - Plaster with a colored in a single layer finish, including an external thermal insulation system (etics) of the "vieroclima pr" type or equivalent;". Access to the building - Sheet metal cladding identical to that of the entrances.
Coverage	Roof (pathways, general periphery and technical areas) - roof finish in concrete slabs, including the covering of roofs in rolled pebbles or equivalent.
Window frames	Aluminum frames with textured lacquered finish in aged copper color, with a sliding frame system.
Glass	Double glazing consisting of exterior safety glass and interior glass laminate with solar control factor.

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Entrance door	Garage door of the "Hormann" type or equivalent, sectional model, including built-in man door with automatic opening control.
Balcony guards	Metal railings 1.10m high with paint finish epoxy in aged copper color.

MISCELLANEOUS

Façade planters	Metal frame flower box with composite deck covering.
Exterior fittings	Gardens, street furniture, children's play areas.

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INTERIOR FINISHES - HOMES

ENTRANCE HALL

Flooring	Multi-layered oak wood
Walls	Plastering and painting in white.
Ceiling	Plasterboard painted white.
Footer	Protruding skirting board in water-repellent MDF, lacquered in white.

LIVING ROOM, BEDROOMS, SUITES AND NIGHT HALL

Flooring	Multi-layered oak wood,
Walls	Plastering and painting in white. Vertical wooden cladding (in T4/T5 duly identified).
Ceiling	Plasterboard painted white.
Footer	Protruding skirting board in water-repellent MDF, lacquered in white.

KITCHEN

Flooring	Pearl white stone flooring, of the "Barmat" type or equivalent; Multi-layered oak wood (Kitchenette).
Walls	Plastering and painting in white.
Ceiling	Water-repellent plasterboard painted white.
Bench	Calcatta" marble, or equivalent, with honed finish.
Shelf	Calcatta" marble, or equivalent, with honed finish.

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Table	Table with interior wooden structure covered in oak veneer (in some apartments duly identified).
Footer	Protruding skirting board in water-repellent MDF, lacquered in white.
Furniture	Fixed, wet-area furniture in water-repellent MDF, finished in matt pearl white on the upper units, and oak veneer on the lower units.
Household Appliances	Sink with built-in double bowl from the "Franke" series "Kubus", or equivalent. Sink mixer with swivel spout and flexible connections of the "bruma" brand, or equivalent, bronze finish; Bosch glass-ceramic induction hob; Bosch built-in oven; Bosch" integrated extractor hood; Bosch" integrated microwave; Bosch integrated dishwasher; Bosch" brand integrable combi (apartments up to and including T3); Bosch" brand integrable fridge (from and including T4); Bosch" brand integrable freezer (from and including T4); Pre-installation for washing machine.

SANITARY INSTALLATION

Flooring	Estremoz marble, or equivalent.
Walls	Plastering and painting in white. Estremoz marble, or equivalent.
Ceiling	Water-repellent plasterboard painted white.
Footer	Shot straight into the sidewalk.

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DOURO - LOT 3

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Mirror	Protruding mirror with peripheral frame in solid oak wood.
Bench	Countertop in Estremoz marble stone, or equivalent.
Mobile	Valco MDF furniture model "GH", or equivalent, with white lacquered drawer fronts (toilet rooms); "Valco" brand MDF furniture model "P2", or equivalent, with front doors lacquered in white (social facilities).
Sanitary equipment	Built-in bathtub "Valadares", "Baltic" series, or equivalent; Pre-installation for Japanese wooden bathtub, or equivalent; Valadares" suspended toilet, "Two" series, or equivalent, in white; Valadares" suspended bidet, "Two" series, or equivalent, in white; Valadares" built-in washbasin, "Tanger" series, or equivalent, with a white ceramic finish; Suspended washbasin from the "Valadares" brand, "Isis ESQ" series, or equivalent, with a white ceramic finish (in some apartments duly identified); Built-in bathtub system from the "Bruma" brand, "Lusitano" series, or equivalent; "Bruma" series "Lusitano" countertop washbasin mixer, or equivalent; "Bruma" series "Lusitano" countertop washbasin mixer, or equivalent; "Bruma" series "Lusitano" brand bidet mixer, or equivalent; Roca electric towel rail (Master suites), or equivalent; Phenolic sheet partitioning.

MISCELLANEOUS

Miscellaneous	Heating and cooling by air-conditioning associated with heat pumps; where the machines are located inside the ceilings with ventilation grilles. insufflation\extraction, with the temperature adjustable per room in the apartment.
	Sanitary water heating using solar panels combined with a heat pump.

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MAP OF FINISHES



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	Balconies, terraces and gardens with water points.
	Balconies with exterior wall lights.
	Bioethanol fireplace in the rooms (in T4/T5 duly identified).
	Swimming pool with night lighting (in duly identified T4/T5).
	Security doors.
	Bathrooms with mechanical extraction.
	Automation of blinds and cut-off of lighting

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FINISHES COMMON AREAS - Interiors

BUILDING ENTRANCE HALL

Flooring	"Volakas" marble with honed finish, or equivalent.
Walls	Wooden slatted cladding (vertical) from the brand; Plaster with white washable paint.
Ceiling	Plasterboard painted white.
Footer	Marble stone skirting board.
Miscellaneous	Pre-installation of CCTV system.

COLLECTIONS

Flooring	Ceramic flooring.
Walls	Plastering and painting in white
Ceiling	Plastering and painting in white
Footer	Shot straight into the sidewalk.

HOUSING LEVELS

Flooring	Volakas" marble or equivalent.
Walls	Plaster with white washable paint.
Ceiling	False ceiling in plasterboard finished in white.
Footer	Marble stone skirting board.

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DOURO - LOT 3

DATE: 20/05/2024

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STAIRCASES

Flooring	Sand-colored ceramic floor tiles.
Walls	Plastering and painting in white.
Ceiling	Plastering and painting with white water-based enamel paint.
Footer	Shot straight into the sidewalk.

GARAGES

Flooring	Epoxy paint for marking parking spaces on honed concrete sidewalk; Surface concrete floor helicopter-hardened with surface hardener gray.
Walls	Painted gray.
Ceiling	Ceiling in exposed concrete.
Footer	Shot straight into the sidewalk.

MISCELLANEOUS

Miscellaneous	Solar panels for heating sanitary water.
	Video intercom.
	Lighting in common areas, closets and balconies.
	4 "Orona" brand elevators, or equivalent, with elevator door coverings in brushed brass, marble floor; walls and ceiling of the cabin covered in sheet metal, lacquered in white, matt finish, including mirror.

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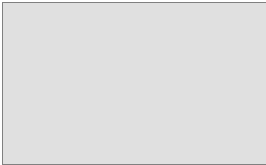
MAP OF FINISHES



DOURO - LOT 3

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	Bentzone Carpetes" or equivalent entrance mat, beige color, in floor recess.
	Parking spaces for bicycles.

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