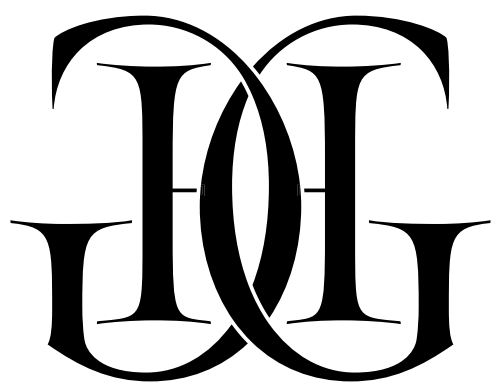




GRANDE HOTEL
MONTE ESTORIL

- FINISHING MAP -

APARTMENT HALL

FLOORING	Solid wood or multilayers with equivalent thickness based on birch plywood and finished in hardwood
WALLS	Double waterproof gypsum board, painted with aqueous enamel
WARDROBE	Varnished birch plywood Cabinets, fitted with embedded handles
CEILING	Waterproof plaster painted in white matte
ENTRANCE DOOR	Security door

LIVING ROOM

FLOORING	Solid wood or multilayers with equivalent thickness based on birch plywood and finished in hardwood
SKIRTING BOARD	White matte lacquered mdf rulers
WALLS	Double waterproof gypsum board, painted with aqueous enamel
CEILING	Waterproof plaster painted in white matte
SLIDING DOORS	Varnished birch plywood full height alveolar doors
SWING DOORS	Varnished birch plywood full height alveolar doors with concealed hinges
DOOR AND WINDOW FRAMES	Glazed oversized aluminum frames with thermal and acoustic glazing

OUTSIDE TERRACE

FLOORING	Sawn Atafja blue stone slabs
CEILING	Aquapanel type plaster boards
GUARD RAIL	Handrails / guards in hot galvanized steel, painted in a color to be defined
DIVISIONS BETWEEN APARTMENTS	Railings in in hot galvanized steel, painted in a color to be defined

ALL FINISHINGS MAY BE SUBJECT TO CHANGE, WHILE MAINTAINING THE HIGH LEVEL OF QUALITY. NON CONTRACTUAL DOCUMENT.



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SUITES

FLOORING	Solid wood or multilayers with equivalent thickness based on birch plywood and finished in hardwood
SKIRTING BOARD	White matte lacquered mdf rulers
WALLS	Double waterproof gypsum board, painted with aqueous enamel
CEILING	Waterproof plaster painted in white matte
SWING DOORS	Varnished birch plywood full height alveolar doors with concealed hinges
SOLAR PROTECTION	Blackout type blinds on the inside with molding for curtain placement
DOOR AND WINDOW FRAMES	Aluminum window frames with thermal and acoustic glazing

SUITES CLOSETS

FLOORING	Solid wood or multilayers with equivalent thickness based on birch plywood and finished in hardwood
WALLS	Double waterproof gypsum board, painted with aqueous enamel
CEILING	Waterproof plaster painted in white matte
WARDROBE	Varnished birch plywood Cabinets, fitted with embedded handles and interior lighting

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BATHROOM SUITE FEATURES

FLOORING	Large marble slabs in Estremoz white marble type or equivalent
WALLS	Double waterproof gypsum board, painted with aqueous Enamel and stone panels in Estremoz white marble type or equivalent
CEILING	Plasterboard painted in white matte waterproof epoxy paint
WASH BASINS	In stone or ceramic pieces applied on white marble bench in Estremoz white marble type or equivalent
TOILET AND BIDET	White ceramic, wall hung
BATH	Main suites with white whirlpool bath
SHOWER TRAY	Sunk into the floor
BATH AND SHOWER TAPS	Thermostatic wall-mounted, with wall outlet in the bathtub and hand shower in the shower area finished in chrome
MIRROR	Set in the wall with lighting and demister incorporated
DOORS	Varnished birch plywood full height alveolar doors with concealed hinges
HEATED TOWEL RAIL	Electric towel rails

SOCIAL BATHROOMS

FLOORING	Large marble slabs in Estremoz white marble type or equivalent
WALLS	Double waterproof gypsum board, painted with aqueous Enamel and stone panels in Estremoz white marble type or equivalent
CEILING	Plasterboard painted in white matte waterproof epoxy paint
WASH BASIN	In stone or ceramic pieces applied on white marble bench in Estremoz white marble type or equivalent
TAPS	Wall fitted with chrome finish
TOILET	Wall hung in white ceramic
MIRROR	Wall hung, with lighting and incorporated demister
SWING DOORS	Varnished birch plywood full height alveolar doors with concealed hinges

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KITCHENS

FLOORING	Large marble slabs, in Estremoz white marble type or equivalent. In solid wood or in multilayers in the cases where the kitchens are integrated in the living area space
WALLS	Plasterboard painted in white matte waterproof epoxy paint and panels integrated into the kitchen furniture system
CEILING	Waterproof plaster painted in white matte
SLIDING DOORS	Varnished birch plywood full height alveolar doors
COUNTERS	In Corian type, stone or another solution with equal quality
CUPBOARDS	White lacquered wood panels with handle
SINK	Double built-in stainless steel unit
TAP	Chrome with extendable neck
APPLIANCES	Fridge-freezer, or "side by side" solution, ceramic induction hob, built-in electric oven, built-in Microwave, fume extractor, built-in dishwasher
DOOR AND WINDOW FRAMES	Glazed oversized aluminum frames with thermal and acoustic glazing

LAUNDRY ROOM

FLOORING	Large marble slabs in Estremoz white marble type or equivalent. In solid wood or in multilayers in the cases where the kitchens are integrated in the living area space
WALLS	Plasterboard painted in white matte waterproof epoxy paint
CEILING	Waterproof plaster painted in white matte epoxy paint
CUPBOARDS	White lacquered wood panels with handle
APPLIANCES	Washing machine and tumble dryer, mixed or separate units

CORRIDORS

FLOORING	Solid wood or multilayers with equivalent thickness based on birch plywood and finished in hardwood
WALLS	Double waterproof gypsum board, painted with aqueous enamel
CEILING	Plasterboard painted in white matte waterproof epoxy paint
WARDROBE	Varnished birch plywood cabinets, fitted with embedded handles

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SPECIAL EQUIPMENT

HEATING AND AIR CONDITIONING IN ROOMS, SUITES, BEDROOMS AND KITCHENS	The air spaces will be provided by a fan coil hidden in false ceilings, which are an integral part of a VRV type system, customized for each apartment
HEATING IN SANITARY INSTALLATIONS	Heating through an under floor heating system and electric towel rails
WATER HEATING	Hot water production is centralized with pre-heating carried out using solar energy, heat recovery given off by the chillers and reinforced by the boilers
VENTILATION	Ventilation is carried out by a centralized mechanism. Blowing of new filtered and thermally neutralized air in the main compartments (rooms, suites and bedrooms) and air extraction from bathrooms, kitchens and laundry rooms
WATER NETWORK BOOSTER	Pressurization of the water consumption network with variable flow, ensuring the flow and pressure at the highest point of the building. Distribution network designed with low speeds, creating better conditions for acoustic comfort
FUME EXTRACTION SYSTEM	The air extraction system in the kitchens will be made through individual domes, carrying out the air intake through the frame or devices on the facade
HOT WATER NETWORK	Use of a hot water recirculation system on the network, ensuring quick delivery to each user in several points of the installation. Application of insulation on all hot water pipes
WASTE AND DOMESTIC WATER NETWORK	In acoustic tubing to ensure high acoustic performances
HOME AUTOMATION SYSTEM	Home automation system that lets you control lighting, temperature and blinds/screens, with the possibility of remote control via mobile phone or tablet
DATA NETWORK	Fiber optic outlets, telephone jacks, cable internet and TV
VIDEO INTERCOM SYSTEM	Video intercom system installed at the entrance of each unit and integrated into the home automation system, with the possibility of viewing and commanding on your phone or tablet and connecting to the concierge
SAFETY SYSTEMS AND EQUIPMENT	Security systems against intrusion, fire, gas and flooding with alarm transmission to mobile phone
ACOUSTIC AND THERMAL INSULATION	Glazing with thermal and acoustic characteristics; Soundproof interior walls between apartments; Interior walls between apartments and common areas with acoustic insulation; Interior walls with both sides consisting of double gypsum board with staggered joints, soundproofing and air box; Sound insulation at floor level between the structural slab and screed filling; Conducting thermal insulating layer in the interior of facades

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COMMON AREAS

BUILDING LOBBY

FLOORING	Sawn Ataíja blue stone slabs
CEILING	Plasterboard painted in white matte waterproof epoxy paint
CONCIERGE	Concierge support area, supplied with duplicate alarms and control of various building systems
WALLS	Paneled in birch plywood or equivalent

APARTMENT LOBBY

FLOORING	Sawn Ataíja blue stone slabs
CEILING	Plasterboard painted in white matte waterproof epoxy paint
WALLS	Paneled in birch plywood or equivalent

ELEVATORS

FLOORING	Sawn Ataíja blue stone slabs with polished or honed finishing
SIZE	2 cabins with approximate dimensions of 1.25x1.55m, with 800kg / 10 people capacity
WALLS	Paneled in birch plywood or equivalent
LIGHTING	LED spots or strips

PARKING

FLOORING	Mechanically stroked screed with anti-dust matte varnish
CEILING	Exposed concrete
SUNDRIES	Fire-break doors with painted steel panels; Automatic lighting in the garage activated by movement sensors; Loudspeakers for giving out music and information; Permanent video surveillance

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STORAGE

FLOORING	Mechanically stroked screed with anti-dust matte varnish
CEILING	Exposed concrete

RECREATIONAL EQUIPMENT

OUTDOOR POOL	Eternity pool with filtering and treatment system. Recirculating system with low speeds to ensure comfort conditions for users. Pool heating through excess heat produced by the solar collector system
POOL LOCKER ROOMS	On floor - 1
TURKISH BATH (HAMMAMS)	On floor - 1
SAUNA	On floor - 1

TECHNICAL AREAS

FLOORING	Mechanically stroked screed with anti-dust matte varnish
CEILING	Exposed concrete
VENTILATION	Intake and outtake automated system, providing the right conditions for the proper functioning of the installed equipment

EXTERIOR AREAS

LANDSCAPING	Lawns and trees of different species
GUARD RAILS	Handrails / guards in hot galvanized steel, painted in a color to be defined
FLOORING	Ataíja stone hammered with variable stereotypy

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RECREATIONAL EQUIPMENT

AUTOMATIC FIRE DETECTION SYSTEM	Automatic fire detection system throughout the building, including parking floors
FIREFIGHTING WATER TANK AND FIRE COMBAT NETWORK	Firefighting network supported by a water reservoir, including a water pumping group with guaranteed operation in case of emergency
AUTOMATIC CO-DETECTION SYSTEM	Automatic CO detection system in parking floors
AUTOMATIC GAS DETECTION SYSTEM	Automatic gas detection in the apartments, with automatic communication with the technical alarm system
VIDEO SURVEILLANCE SYSTEM (CCTV)	Internal video surveillance system (CCTV)
ELECTRIC AND HYBRID VEHICLE CHARGER	Electric and hybrid vehicle charger in the parking area
PARKING VENTILATION SYSTEM	Ventilation system that controls CO levels and smoke extraction in case of fire
STORAGE VENTILATION	Ventilation ensured by overpressure in relation to surrounding areas
ACOUSTIC INSULATION IN ESPECIFIC TECHNICAL AREAS	Sound insulation of walls and ceilings through layers on the interior, including acoustic door, inertia slab and leaks and admissions isolation.

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