

VILLA URBICEIRA64

Urbiceira - Rui Arsénio, 2
Ericeira

Material Specification

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STRUCTURE

Reinforced concrete foundations and structures, with footings interconnected with linking lintels:

Ground floor slab

First floor slab

Roof slab

Lightweight slab over an air gap

Solid slab

Solid slab



EXTERIOR WALLS

250mm thermal block masonry and 80mm ETICS (Capotto) thermal insulation. The walls are finished with mortar incorporating glass reinforcement and a final coating:

Ground floor

Ceramic finish “Revigrés® - Norkik, White”

First floor

Painted in beige colour (RAL 1020)

Floor division and parapet

Two horizontal stripes, painted grey.

* Photos of Urbiceira 61 villa



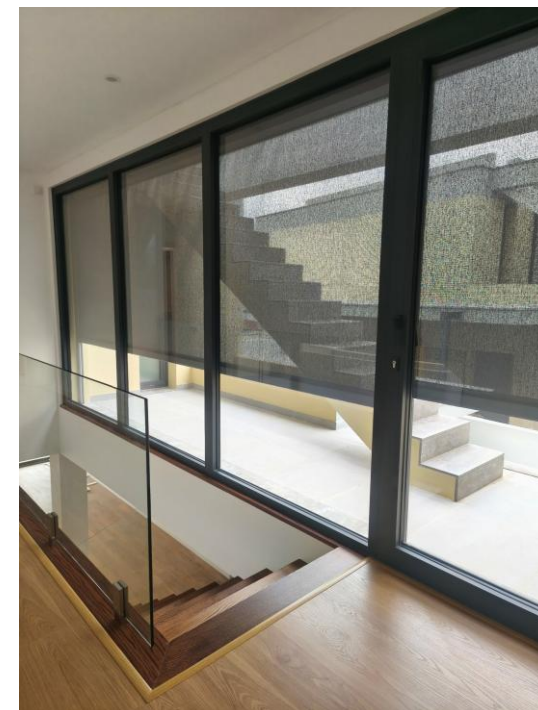
EXTERIOR OPENINGS

WINDOW FRAMES

High-performance thermal and acoustic PVC window frames [$U_f=0.88$ (W/m²K)], finished in RAL 7016 colour, with balcony tilt-and-turn windows and skylights. 6mm guardian sun double glazing, with argon-filled air chamber and warm edge spacers. Pre-assembly frames to reinforce the connection between the window and the roller shutter box and 40mm EPS thermal insulation jambs. External electric shutters in RAL 7016 colour.

ENTRANCE DOOR

High-performance thermal and acoustic PVC window frames, RAL 7016 colour. Double panel leaf (60mm) in the same colour and vertical stainless-steel handle.



* Photos of Urbiceira 61 villa



Photo of a villa in the same housing estate

BALCONY

Ceramic tile flooring with a non-slip finish (CINCA® - Essence, Cinza claro).
Ceiling made of Glasroc® material, painted grey with built-in LED lighting.
Glass railing and shading grilles with horizontal aluminium slats in RAL 7016 colour.

AIR CONDITIONING AND VENTILATION

VENTILATION

Continuous Mechanical Extract Ventilation system (CMEV) with heat recovery with the central unit located in the laundry room. Air blowers located in the dry areas (bedrooms and living room) and extractors in the wet areas (bathrooms, kitchen, and laundry room).

AIR CONDITIONING

Inverter type air conditioning system, consisting of 6 wall-mounted indoor units in the bedrooms (4) and living room (2).

DOMESTIC HOT WATER

Roof-mounted solar thermal collector system (300l tank) with electrical immersion backup , reinforced by an additional hot water cylinder in the laundry room (100l).
The domestic hot water system is complemented by a water recirculation loop that prevents waste by reducing the waiting time for hot water in the shower.

ROOFTOP

Walkable flat roof featuring 80mm XPS thermal insulation, lightweight concrete screed form layer and a bituminous waterproofing membrane. Finished with 20mm ceramic paving slabs (Margres® - Subway, Clay) laid on adjustable pedestal supports.

LIGHTING AND OUTLETS

Lighting is provided by recessed spotlights in a false ceiling and, additionally, in the living room and bathrooms, indirect lighting is provided by LEDs recessed in the ceilings and walls. Bathrooms on the first floor have natural lighting through a skylight. Electrical equipment "Efapel® Logus 90, white".

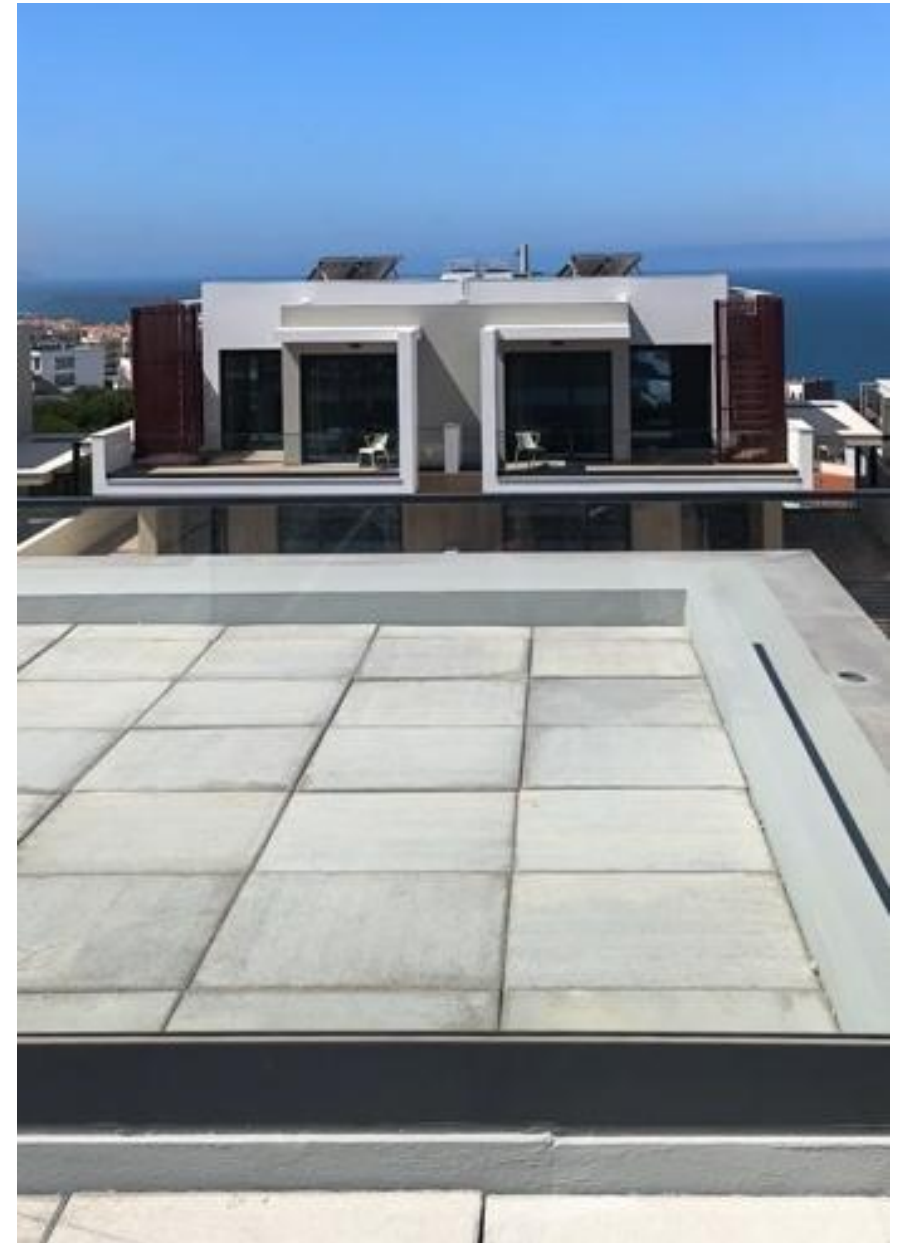


Photo of Urbiceira 61 villa



TERRACES AND PORCHES

POOL

Deck (composite) flooring and garden.

ACCESS TO ROOFTOP

Non-slip ceramic flooring (Cinca® - Essence, Cinza Claro) with aluminium shading grilles in RAL 7016 colour.

GARAGE

Non-slip ceramic flooring (Cinca® - Essence, Cinza Claro). Ceiling made of Glasroc® material, painted grey and with built-in LED lighting.

BACK

Non-slip ceramic flooring (Cinca® - Essence, Cinza Claro) and garden.

* Photos of Urbiceira 61 villa





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INTERIORS

ENTRANCE HALL

Flooring

Thermal insulation in 50mm XPS, form layer in lightweight concrete screed and finish in ceramic material "Cinca® - Timber, Mel".

Walls

Brick masonry wall, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.

Cabinet

Drawers in matt white thermolamine and top in oak thermolamine.



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LIVING

Flooring

Thermal insulation in 50mm XPS, form layer lightweight concrete screed and finish in ceramic material "Cinca® - Timber, Mel".

Walls

Brick masonry wall, plastered and painted white.

Tetos

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.



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KITCHEN

Flooring

Thermal insulation in 50mm XPS, form layer in lightweight concrete screed and finish in ceramic material "Cinca® - Timber, Mel".

Walls

Brick masonry wall, plastered and painted white.
Sink wall lining in "Recer® - Ritmo, Pearl".

Ceiling

Plasterboard false ceiling, painted white.

Worktop

Sink worktop and peninsula, with sideboard, in "Silestone® Desert Silver" quartz, or similar.

Cupboards

Doors and drawers in matt white thermolaminate.

Coffee station

Doors and drawers in matt white thermolaminate.
Top and niche in 'Oak' coloured thermolaminate.
Wall plastered and painted in white colour.

Equipment

Stainless steel sink.
Side-by-side fridge.
Built-in oven.
Built-in microwave.
Induction hob with integrated extractor hood.
Built-in dishwasher.
Mixer tap.



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Photo of Urbiceira 61 villa

LAUNDRY ROOM

Flooring

Thermal insulation in 50mm XPS, form layer in lightweight concrete screed and finish in ceramic material "Cinca® - Timber, Mel".

Walls

Brick walls, plastered and painted white.
Countertop walls lined with ceramic material "Cinca® - Heritage, Porto Grey Blue 9221".

Ceiling

Plasterboard false ceiling, painted white.

Worktop

Sink and washing machine worktops in "CaeserStone® Pure White" quartz, or similar.

Cupboard

Doors and drawers in matt grey thermolaminate.

Equipment

Stainless steel sink.
Washing machine.
Mixer tap.



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BEDROOM / OFFICE (GROUND FLOOR)

Flooring Thermal insulation in 50 mm XPS, form layer in lightweight concrete screed and finish in “Egger Classic 8/32” laminate flooring or similar.

Walls Brick masonry wall, plastered and painted white.

Ceiling Plasterboard false ceiling, painted white.

Skirting White lacquered PVC skirting board.

SUITE 1.3

Flooring Laminate flooring “Egger Classic 8/32” or similar.

Walls Brick masonry wall, plastered and painted white.

Ceiling Plasterboard false ceiling, painted white.

Skirting White lacquered PVC skirting board.

Wardrobe Wardrobe with doors in “Oak” coloured thermolaminate material. Dressing table drawer in “Oak” coloured thermolaminate material.



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SUITE MASTER

Flooring

Laminate flooring "Egger Classic 8/32" or similar.

Walls

Brick masonry wall, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.



Photo of Urbiceira 61 villa

CLOSET (SUITE MASTER)

Flooring

Laminate flooring "Egger Classic 8/32" or similar.

Walls

Brick masonry wall, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.

Cupboard

Cupboard with shelves and hanging drawers, in "Oak" coloured melamine.
Back wall and base in "Oak" coloured melamine.



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SUITE 1.2

Flooring

Laminate flooring "Egger Classic 8/32" or similar.

Walls

Brick masonry wall, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.

CLOSET 1.2

Flooring

Laminate flooring "Egger Classic 8/32" or similar.

Walls

Brick masonry wall, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.

Cupboard

Cupboard with shelves and hanging drawers, in "Oak" coloured melamine.
Back wall and base in "Oak" coloured melamine.



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BATHROOMS

IS 0.1 (GROUND FLOOR)

Flooring

Thermal insulation in 50mm XPS, form layer in lightweight concrete screed and finish in ceramic material "Revigres® - Travertino, Classic Sand".

Walls

In the shower area, brick masonry wall covered with "Love® - Élan, Comfy Gris".

In the washbasin area, brick masonry wall covered with "Revigres® - Travertino, Classic Sand".

Remaining walls, brick masonry, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.

Fittings

Wall-hung toilet "Sanindusa® - Look, white".

Wall-mounted cistern.

Pre-plumbing for bidet.

Bidet spray.

"Moovlux® - Round floor-mounted washbasin", or similar.

Ceramic tile shower base with special valve "Sanindusa® - Metric 70".

Ceiling showerhead "Sanitana® - Slim circular".

Shower mixer tap "Sanitana® - Silk three-way, round mirrors".

Bidet mixer tap "Sanitana® - Silk".

Washbasin mixer tap "Sanitana® - recessed, short spout".



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IS 1.1 (SUITE MASTER)

Flooring	Flooring in ceramic material "Revigrés® - Flint Marfim".
Walls	Left side, brick masonry wall covered with "Recer® - Ritmo, Sky" ceramic material. Front and lining of the bathtub, brick masonry wall covered with "Revigrés® - Flint Ice" ceramic material. Right side for bath and shower areas, brick masonry wall, covered with "Revigrés® - Flint Ice" ceramic material. Remaining walls, brick masonry, plastered and painted white.
Ceiling	Plasterboard false ceiling, painted white.
Skirting	White lacquered PVC skirting board.
Cabinet	Quartz countertop "Caeserstone® - Pure White" with countertop apron and wall-mounted cabinet in "honey" colour, with two drawers.
Fittings	Bathtub "Sanitana® Cubic, white". Wall-hung toilet "Sanindusa® - Look, white". Wall-mounted cistern. Pre-plumbing for bidet. Bidet spray. Two washbasins "Sanitana® - Albus 45, white", or similar. Ceramic tile shower base with special valve "Sanindusa® - Metric 70". Two ceiling showerheads "Sanitana® - Slim circular". Bathtub spout "Sanitana® - Bloom". Bathtub mixer tap "Sanitana® - Silk, three-way, round mirrors". Shower mixer tap "Sanitana® - Silk, three-way, round mirrors". Bidet mixer tap "Sanitana® - Silk". Two washbasin mixer taps "Sanitana® - Silk".



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IS 1.2 (SUITE 1.2)

Flooring

Flooring in ceramic material "Recer® - Opal, Honey".

Walls

Right side, brick masonry wall covered with ceramic material "Revigres® - Di Alba Stone, Grey".

Frontal, brick masonry wall covered with ceramic material "Revigres® - Di Alba Stone, Grey".

Left side for shower area, brick masonry wall, covered with ceramic material "Revigres® - Di Alba Stone, Grey".

Remaining walls, brick masonry, plastered and painted white.

Ceiling

Plasterboard false ceiling, painted white.

Skirting

White lacquered PVC skirting board.

Cabinet

Quartz countertop "Caeserstone® - Pure White" with countertop apron and wall-mounted cabinet in "Oak" colour, with two drawers.

Shower bench

Wall-hung shower bench in "Caeserstone® - Pure White" quartz.

Fittings

Wall-hung toilet "Sanindusa® - Look, white".

Bidet spray.

Wall-mounted cistern.

Washbasin "Sanitana® - Albus 60, white", or similar.

Ceramic tile shower base with special valve "Sanindusa® - Metric 70".

Ceiling showerhead "Sanitana® - Slim circular".

Shower mixer tap "Sanitana® - Silk three-way, round mirrors".

Washbasin mixer tap "Sanitana® - Silk".



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IS 1.3 (SUITE 1.3)

Flooring

Flooring in ceramic material "Love® - Sense, Light Grey".

Walls

Right side, brick masonry wall "Love® - Nest, Restful White".
Frontal, brick masonry wall covered with "Love® - Nest, White" ceramic material.

Left side for shower area, brick wall, covered with "Love® - Nest, White" ceramic material.

Remaining walls, brick masonry covered with "Love® - Nest White" ceramic material.

Ceiling

Plasterboard false ceiling, painted white.

Cabinet

Quartz countertop "Caeserstone® - Pure White" with countertop apron and wall-mounted cabinet in "Oak" colour, with two drawers.

Shower bench

Wall-hung shower bench in "Caeserstone® - Pure White" quartz.

Fittings

Wall-hung toilet "Sanindusa® - Look, white".
Bidet spray.

Wall-mounted cistern.

Washbasin "Sanitana® - Albus 60, white", or similar.

Ceramic tile shower base with special valve "Sanindusa® - Metric 70".

Ceiling showerhead "Sanitana® - Slim circular".

Shower mixer tap "Sanitana® - Silk three-way, round mirrors".

Washbasin mixer tap "Sanitana® - Silk".



Photo of Urbiceira 61 villa

EXTERIOR WORKS

SWIMMING POOL AND PUMP ROOM

Swimming pool with a depth of 1.20m, made of concrete, with skimmer, lighting and 3D screen finish. Pump room, concealed under garden bench.

OUTDOOR LIGHTING

Recessed spotlights installed in the side wall to follow the extent of the garden. In the pool area, lighting is provided by recessed LEDs under the balcony, and in the entrance/garage area by recessed LEDs in the roof slab.

CIRCULATION PATHS

Circulation path between the access gates to the interior of the plot and the projection of the garage roof canopy in a grass cover grid. Garage area and access to the main door of the house in ceramic material. Side circulation path and rear terrace also in ceramic material. Terrace between the balcony windows and swimming pool in composite decking.

BOUNDARY WALLS

Brick masonry walls painted white. Lacquered aluminium railings in RAL 7016 colour are installed on the walls of the main and right-side facades.

SECURITY

The exterior of the villa will be monitored by a CCTV system consisting of three surveillance cameras.

The materials and images contained in this document are for general informational purposes only.

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THE BRANDS, MATERIALS AND EQUIPMENT MENTIONED IN THIS DOCUMENT MAY BE CHANGED DURING CONSTRUCTION WORKS DUE TO TECHNICAL, LEGAL OR OTHER OPERATIONAL NEEDS. WHENEVER THIS OCCURS, THEY WILL ALWAYS BE REPLACED BY OTHERS OF EQUIVALENT OR SUPERIOR QUALITY.

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