

# 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**

Lightweight slab over an air gap

**First floor slab**

Solid slab

**Roof 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 - Jinko Nude"

**First floor**

Painted in beige colour (RAL 1020)

**Floor division and parapet**

Two horizontal stripes, painted grey.



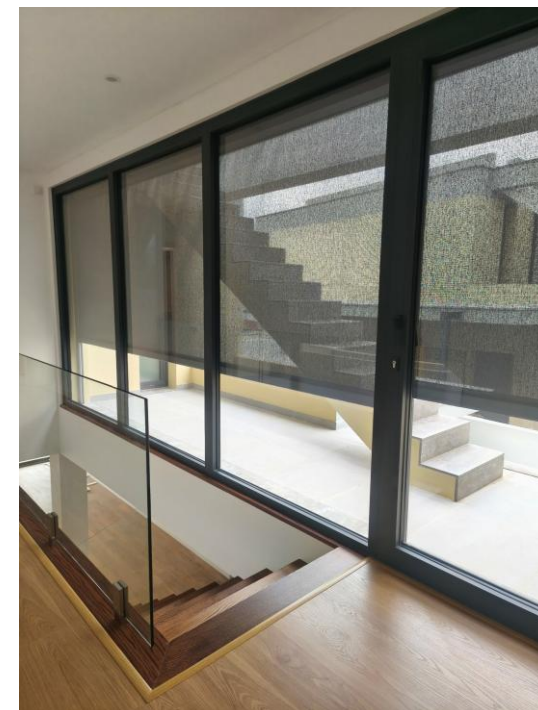
## EXTERIOR OPENINGS

### WINDOW FRAMES

Thermally cut aluminium frames, RAL 7016 colour, with: double sliding doors, 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

Thermally cut 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.  
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

A system of solar collectors installed on the roof with backup from an electric resistance heater. The domestic hot water system is complemented by a water recirculation loop that prevents waste by eliminating waiting time for hot water in the shower.

## ROOFTOP

Walkable flat roof with bituminous waterproofing membrane. Floor with ceramic finish and 80mm XPS thermal insulation.

## 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".

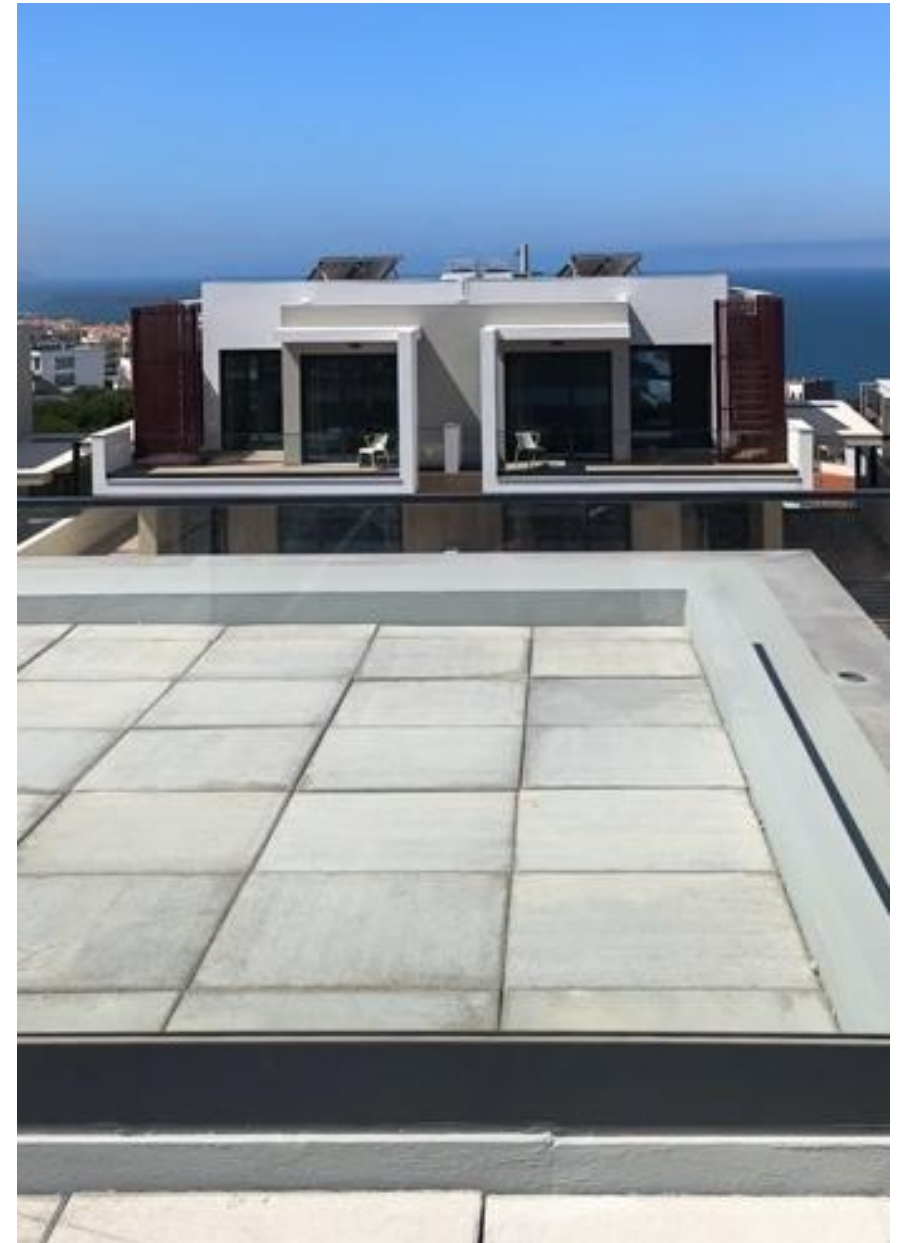


Photo of Urbiceira 61 villa



## TERRACES AND PORCHES

### POOL

Deck (composite) flooring and garden.

### ACCESS TO ROOFTOP

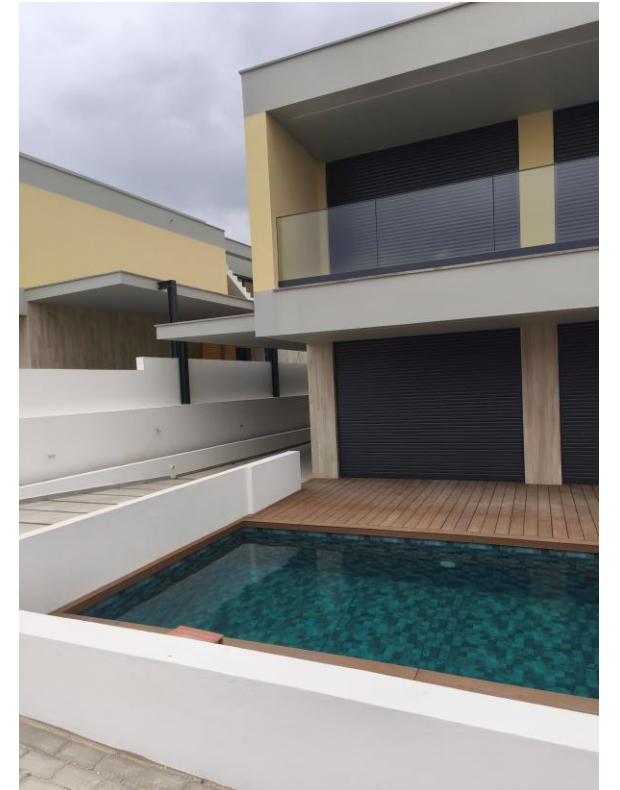
Non-slip ceramic flooring with aluminium shading grilles in RAL 7016 colour.

### GARAGE

Non-slip ceramic flooring. Ceiling made of Glasroc® material, painted grey and with built-in LED lighting.

### BACK

Non-slip ceramic flooring and garden.



\* Photos of Urbiceira 61 villa



3D image Urbiceira 64

## INTERIORS

### ENTRANCE HALL

#### Flooring

Thermal insulation in 50mm XPS, form layer in lightweight concrete screed and finish in ceramic material 'Revigrés - Nordik Honey' or similar.

#### 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 thermolaminate and top in oak thermolaminate.



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## LIVING

#### Flooring

Thermal insulation in 50mm XPS, form layer lightweight concrete screed and finish in ceramic material 'Revigrés - Nordik Honey' or similar.

#### 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 'Revigrés - Nordik Honey' or similar.

### Walls

Brick masonry wall, plastered and painted white.  
Sink wall lining in 'Primus Victória® - Evoke Bright Old School' ceramic material.

### 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 'Revigrés - Nordik Honey' or similar.

### 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 'Margrês® - Prestige Travertino Grey' or similar.

#### Walls

In the shower area, brick masonry wall covered with 'Revigrês® - Elements, MixPeak Fog', or similar.  
In the washbasin area, brick masonry wall covered with "Margrês® - Prestige Travertino Grey" ceramic material or similar.  
Remaining walls, brick masonry, plastered and painted white.

#### Ceiling

Plasterboard false ceiling, painted white.

#### Skirting

White lacquered PVC skirting board.

#### Fittings

Wall-hung toilet and bidet "Sanindusa® - Look, white".  
Wall-mounted cistern.  
"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 Ivory" or similar.

**Walls**

Left side, brick masonry wall covered with "Primus Victoria® - Evoke Salt Old School" ceramic material, or similar.

Front and lining of the bathtub, brick masonry wall covered with "Revigrés® - Flint Ice" ceramic material or similar.

Right side for bath and shower areas, brick masonry wall, covered with "Revigrés® - Flint Ice" ceramic material or similar.

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 and bidet "Sanindusa® - Look, white".

Wall-mounted cistern.

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 "Cinca® - Imagine Carvalho" or similar.

**Walls**

Right side, brick masonry wall covered with ceramic material "Cinca® - Ceppo di Gre Stone, grey", or similar.

Frontal, brick masonry wall covered with ceramic material "Cinca® - Ceppo di Gre Stone, grey" or similar.

Left side for shower area, brick masonry wall, covered with ceramic material "Cinca® - Ceppo di Gre Stone, grey" or similar.

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" or similar.

**Walls**

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

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

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

**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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Ericeira

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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