



# URBICEIRA61

## Technical Specifications Urbiceira - Rua Rui Arsénio, Lote 61



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## Photos



A set of photographic records accompanying the entire construction phase will be delivered, including construction details and the pipework layout of the various facilities.

## Building Structure



- a) Cantilever footing foundation
- b) Slabs
  - ground floor – lightweight concrete slab over air gap
  - first floor – solid concrete slab
  - rooftop – solid concrete slab

## Interior walls



- a) Masonry with 15 cm brick
- b) Painted plaster on both sides

## Exterior walls



From the inside out

- a) Painting
- b) Plastering
- c) Masonry with 24 cm thermal brick
- d) Mortar
- e) ETICS (exterior thermal insulation) with EPS 60mm
- f) ETICS finishing coat
- g) Ceramic coating (Floor 0) and painting (Floor1)

## Rooftop



From the inside out

- a) False ceiling
- b) 20cm reinforced concrete slab
- c) 80mm XPS thermal insulation
- d) Lightweight mortar screed
- e) Waterproofing membrane
- f) Cement thermal insulation tiles with 30mm XPS

## External paving



- a) Pool area, composite deck and garden
- b) Rear area, ceramic flooring and garden
- c) Lateral area
  - access for people and vehicles with ceramic tiles
  - access to the rear area, with ceramic flooring and garden

## Interior cladding



- a) Walls
  - bathrooms with ceramic tiling and plaster
  - other walls, plastered
- b) Flooring
  - floor 0 (from the inside out)
    - ceramic flooring (except in the bedroom, with engineered wood flooring)
    - Lightweight mortar screed
    - thermal insulation with 40mm XPS
    - lightweight concrete slab
  - floor 1 (top to bottom)
    - engineered wood flooring
    - polythene film
    - Lightweight mortar screed
  - PVC skirting boards



# Openings



## a) External (double sliding doors, tilting balcony windows and skylights)

- window jamb with 20 mm EPS thermal insulation
- galvanised preframing (reinforcing the connection between the window and the roller shutter head)
- windows with aluminium framing
- double-glazed windows
  - 6mm panes guardian sun
  - 16mm air gap between the glass panes
  - air gap filled with árgon
  - thermal spacers warm edge
- stone threshold
- main door with 60mm panel

## b) Internal

- MDF doors with textured melamine coating

# Kitchen



## a) Furnishings

- chipboard (grey melamine)
- doors, fronts and finishes in water-repellent lacquered MDF
- worktops
  - kitchen and peninsula in Silestone Desert Silver
  - coffee station in wooden finishing (thermolaminate)
- sink Teka Linea RS15 50.40

## b) Equipment

- oven Electrolux KOHGH14X
- microwave Electrolux KMFE264TEX
- cooktop Electrolux LIT 6043
- cooker hood Teka – INTEGRA 66750 POS SS
- side-by-side refrigerator HISENSE RS818N4TIE
- dishwasher Electrolux KEAF7200L
- **alternatively €3,400 credit for equipment to be purchased by the buyer (AEG promotion and extended warranty)**



## Utility room



### a) Furnishings

- chipboard (grey melamine)
- doors, fronts and finishes thermolaminate MDF
- worktops in Silestone White Storm
- sink Teka BE 34.40 inox

### b) Equipment

- washing machine Electrolux EA2F6820CF
- **alternatively €500 credit for equipment to be purchased by the buyer (AEG promotion and extended warranty)**

## Railings



- a) Rooftop, laminated glass 8.8
- b) Exterior stairs, galvanised steel
- c) Interior stairs, tempered glass

## Metalwork



- a) Aluminium wall railings
- b) Aluminium pedestrian gate
- c) Aluminium double-leaf car gate
- d) Aluminium shading grilles

## Closets & vestibule



### a) Closets

- suspended drawer blocks and shelves
- 19mm melamine

### b) vestibule (hall floor 0)

- 16mm melamine chipboard



## Bathrooms (IS)



- a) Quartz stone hanging benches in the showers
  - IS1.2 and IS 1.3
- b) Shower and bathtub
  - IS 1.1
- c) Shower
  - IS0.1, IS1.2 and IS 1.3
- d) Washbasins
  - table top wash basin (Sanitana ALBUS 60) over stone (quartz) countertop  
-IS 1.2 and IS1.3
  - double table top wash basin (Sanitana ALBUS 45) over stone (quartz) countertop  
-IS 1.1
  - pedestal free standing wash basin (Moovlux ROUND)  
-IS 0.1
- e) Shower screens
  - no shower screen installation
- f) bathroom cabinet
  - suspended
  - maritime plywood
  - oak veneer finish "cracked oak"
- g) Sanindusa Look series wall-hung toilets with soft close seat
  - all bathrooms
- h) Sanindusa Look series wall-hung bidet
  - IS0.1and IS1.1
- i) Hygienic shower
  - IS1.2 and IS 1.3
- j) Sanitana SILK taps

## Swimming pool



- a) Reinforced concrete structure (5,0x2,7m)
- b) Skimmer type
- c) 3D liner
- d) In-ground pool pump house (hidden under a bench)

# Facilities



- a) Thermosiphon solar water heating system (aided by an electric coil)
- b) Air conditioning
- c) Heat recovery ventilation system (central unit in the laundry)
- d) CCTV with 3 surveillance cameras
- e) Switches & sockets Efapel Logus 90

# Areas



- a) Plot area 325 m<sup>2</sup>
- b) Deployment area 120 m<sup>2</sup>
- c) Gross construction area 225 m<sup>2</sup>
- d) Balconies and terrace area 26 m<sup>2</sup>
- e) Rooftop area 101 m<sup>2</sup>

## Usable areas

House division	Area (m <sup>2</sup> )	House division	Area (m <sup>2</sup> )
<b>FLOOR 0</b>		<b>FLOR 1</b>	
Bathroom	6,0	Master suite	15,5
Bedroom	11,0	Closet (Master)	5,5
Hall (entry)	7,0	Bathroom (Master)	7,0
Hall (vestibule)	8,0	Suite South	15,5
Indoor garden **	0,7	Closet (South)	2,0
Living room	46,5	Bathroom (South)	4,5
Kitchen	19,0	Hall	9,5
Utility room	4,5	Suite North	15,0
		Closet (North)	8,0
		Bathroom (North)	4,5
<b>Total Floor 0</b>	<b>103,0</b>	<b>Total floor 1</b>	<b>87,0</b>
<b>Total usable area*</b>		<b>190,0</b>	

\* - The total of usable area of the (original) project was just 178m<sup>2</sup>

\*\* - The garden area (under the stairs) accounted for: 50% at elevations between 1m and 2m and 0% at elevations below 1m

