



URBICEIRA61



Kitchen with coffee station and secret access to the laundry room.



Modern walk-in closets with shelves and drawers suspended off the wall maintaining an uncluttered space in an artistic and yet minimalistic fashion.

# advantages

URBICEIRA LOT 61



Gabarito  
Paralelo



### Additional Area

Optimization of the roller shutter head installation adding an extra 8m<sup>2</sup> (86 sq ft) to the habitable space.



### Mechanical Ventilation System with Heat Recovery

Air renewal improving its quality, prevents the appearance of mold and mildew and new air preheating reducing energy costs.



### External Thermal Insulation (ETICS)

Reinforced thermal insulation with additional layer (2 layers) on the roof and one layer on the ground floor.



### Entry Hall

With vestibule, decorative niche and space for an internal garden.



### Windows with aluminum Framing

Emphasising sustainability. Windows with pre-frames reinforcing the stability of the roller shutter head (prevents cracks caused by wind action).



### Build up Book

Book with illustrative photos of the various construction stages.



### Swimming Pool

Hidden (underground) pool pump room with use of the area for a leisure zone.



### Rooftop

Structural reinforcement of the roof (away from the skylights) for a Jacuzzi future installation.



### Ceramic Flooring

Ceramic ground floor flooring to prevent wear and tear and scratches caused by sand and pets (however with thermal insulation).



### Main Door

Entrance door with aesthetic appeal and additional thermal comfort. With a thickness of 58mm, far higher than normal doors (24mm).



### Solar Orientation

Being Southwest oriented (not to the north), the house has a sun exposure that allows it to receive sun light (and heat) throughout the day and admire Ericeira's magnificent sunsets.