



MARAVISTA Residence

Nazaré Portugal

DESCRIPTION OF THE BUILDING



Mars 2021

1 GENERAL DESCRIPTION

1.1 General information on the project

Land surface 6723 m²

Living levels 3

Number of flats 40 flats according to plans

1.1.1 Description of the building

Floor distribution

Basement : 30 covered parking spaces, 29 outdoor parking spaces, 40 cellars, 1 equipped fitness room, technical rooms.

Ground floor : 1 T1 flat, 4 T2 flats, 6 T2 S flats, 1 T3 S flat, 1 common room, 1 caretaker's flat.

1st Floor : 3 T1 flats, 3 T2 flats, 6 T2 S flats, 1 T2 duplex flat, 1 T3 S flat, 3 flats, T3 S duplex.

2nd Floor : 1 T1 flat, 3 T2 flats, 6 T2 S flats, 1 T3 S flat.

Roof terrace : 14 private terraces with individual Jacuzzi (4 people), technical installations.

2 TECHNICAL DESCRIPTION

2.1 Excavation / backfilling

- Removal of topsoil and storage nearby for reuse at the end of the work.
- Full excavation, storage of the materials needed for backfilling and disposal of the excess.
- Waterproofing of exterior walls against the ground with bituminous waterproofing including drainage and protection of the waterproofing with filter mats.
- Backfilling in accordance with the plans.

2.2 Pipes and services outside networks

2.2.1 Sewage

Separation system made of PVC pipes from the building to the existing communal sewer. Cement inspection manholes with odourless cast iron covers.

2.2.2 Rain water

Connection of roof water and run-off water from roads and squares to the drainage network. Cement inspection manholes with cast iron covers. Drainage belt all around the building.

2.2.3 Electricity

PE ducts for the supply of buildings from the public grid, according to the specifications and regulations of the energy distributor (EDP).

2.2.4 Telephone

PE sleeves for telephone according to national directives.

2.2.5 Water

Drinking water supply according to local regulations including individual meter per flat. The meters will be placed at the edge of the communal road.

2.3 Building structure

2.3.1 Internal pipes

Pipes in separate system, including all necessary pipes, manholes and siphons according to the pipe plan.

2.3.2 Reinforced concrete

General: The dimensioning of the elements and the reinforcement drawings are carried out by a reinforced concrete engineer. The quality of the concrete, the granulometry of the aggregates, the water/cement and admixture dosages will comply with the standards in force and the specifications of the selected contractor. The dimensioning of the concrete elements will take into account the seismic standards in force.

- Foundation and invert: General reinforced concrete invert under the entire building with point depths according to static calculations. In the cellars and technical rooms the concrete surface will be floated clean. The parking spaces will be made of 20x10cm self-locking paving stone.

- External walls against the ground: reinforced concrete with bituminous waterproofing and filter mats.

- Slab: the slabs will be made of reinforced concrete. The thickness will be determined by the engineer according to the static calculations and the standards in force.

- Various reinforcements: pillars, bases, chains and various braces will be made in different parts of the building in order to consolidate the whole structure. These elements will be distributed throughout the building by the engineer according to his static calculations and the standards in force.

2.3.3 Composition of the façade walls and interior partitions

Composition indicated from the outside to the inside (for details refer to the execution plans).

- Exterior walls level -1 :

Underground walls :

- Filter mats
- Bituminous waterproofing
- Concrete wall thickness according to engineer's calculation
- The interior walls will be painted white in the cellars, the other walls will remain in rough formwork concrete with a coat of varnish.

- Exterior walls floor ground floor, 1 and 2:

- White finishing plaster 2mm grain
- Polystyrene insulation EPS 80mm (ETIC system)
- Thermal brick type Artebel Thermico th. 20cm
- Mineral wool insulation 50mm
- Double 12.5mm plasterboard, smooth and painted white RAL 9010

The construction system chosen allows the energy label A (ADENE certification) to be obtained.

In addition, some walls are fitted with a decorative wood cladding. The wood used is treated in an autoclave (pressure impregnation to class 4).

- Interior partition walls of the flats:

- Double 12.5mm plasterboard, smoothed and painted white RAL 9010.
- metal frame thickness according to plan
- Mineral wool insulation in the frame, 50mm thick
- Double 12.5mm plasterboard, smooth and painted white RAL 9010

- Dividing walls between adjoining flats :

- Double 12.5mm plasterboard, smoothed and painted in white RAL 9010.
- Metal frame thickness 50mm
- Mineral wool insulation in the frame, 50mm thick
- Brick wall in "acoustic" brick type Artebel Isoargila 15cm thick
- Metal frame thickness 50mm
- Mineral wool insulation in the frame, 50mm thick
- Double 12.5mm plasterboard, smooth and painted white RAL 9010

This system provides optimum sound insulation against impact and airborne noise.

2.3.4 Flat roof

- Flat building roof: composition from outside to inside.

Access to the technical part

- White cement tiles 40x40cm laid on a cleat
- Waterproofing
- Compensating concrete with slope
- Insulation type XPS 80mm
- Concrete slab
- False ceiling in plasterboard with mineral wool insulation

Technical part :

- Adjustment of a 10cm layer of pebbles.
- Waterproofing
- Compensating concrete with slope
- Insulation type XPS 80mm
- Concrete slab
- False ceiling in plasterboard with mineral wool insulation

Private walkable part :

- Synthetic turf
- Waterproofing
- Compensating concrete with slope
- Insulation type XPS 80mm
- Concrete slab
- False ceiling in plasterboard with mineral wool insulation

2.4 Construction Details

2.4.1 Windows / French doors

White PVC version

Double glazing.

French opening or sliding according to plan.

Opaque glass for sanitary rooms.

2.4.2 Fire protection

Fire protection according to the regulations of the competent authorities.

2.4.3 Blinds

Motorised blinds with white powder-coated aluminium slats, type Controlsol CS50 with thermal insulation.

Centralised closing of the blinds.

2.4.4 Sliding sunshades

Sliding sunshades are installed on all balconies. They are made of brown autoclaved wood (class 4), all fittings and bearings are made of stainless steel.

2.4.5 Balcony railing

Balustrade in transparent safety glass, thickness according to standard, height 110cm.

2.4.6 Terraces and balconies

The terraces of the ground floor flats will be covered with brown autoclaved wooden boards laid on a similar substructure, which in turn will be laid on an all-veneer layer. Layout and surface according to plan. The remainder of the terraces will be grassed.

The balconies will be made of concrete and covered with non-slip MARGRES lovetiles 60x60x2cm grey anti-slip tiles on cleats.



The private roof terraces will be covered with synthetic grass and the accesses will be covered with cement soplaca type slabs 40x40x5cm. A private Jacuzzi with 4 places will be installed on each private terrace (14).

The private roof terraces will be separated by masonry planters planted with shrubs.

2.4.7 Common areas

- Fitness room: equipped with bodybuilding and cardio equipment. Area with male and female sanitary facilities including shower, washbasin and changing room. Direct access to the swimming pool.
- Multi-purpose room for use by the condominium: Room equipped with toilet and kitchen for common use.
- Entrance hall: Distribution area with access to lift shafts, corridors and green areas/pool. Mailboxes for the entire condominium.

2.5 High-current electrical installations

2.5.1 Electrical switchboards

Main power supply in the basement. Main distribution in the technical rooms on the ground floor. Secondary distribution with circuit breakers in each flat. Individual meter for each flat.

2.5.2 Lustre

Lighting is provided in all cellars and common areas. In the flats LED spotlights recessed in the false ceiling (according to plans) are included. In the living room and bathrooms a LED ceiling strip is also included (location according to plan). On the balconies there are spotlights mounted under the ceiling tile. Light fixtures other than those mentioned above are not included.

2.5.3 Exterior

Access path lighting with free-standing luminaires coupled with motion detectors or wall recessed luminaires, corridor lighting with ceiling spotlights, motion detector lighting, car park lighting outdoor area with spotlight on the facade, indoor area (covered) with ceiling light tube, motion detectors. All bulbs will be LED type.

2.6 Low-current electrical installations

2.6.1 Television

Installation of sockets in the living room + 1 socket in all rooms.

2.6.2 Telephone/Internet

Installation of a socket in the living room + 1 socket in all the bedrooms

2.6.3 Video telephony

Installation of videophones in each flat with remote opening of the building entrance doors by electric strikes.

2.7 Heating system

2.7.1 Heat generation/air conditioning

Midea brand reversible air conditioning system with multi-split. The outdoor units will be located in the technical part of the roof terrace.

2.7.2 Additional underfloor heating (optional)

Underfloor heating system with electric matting embedded between the screed and the tiles in the bathrooms and living room. Control thermostat. This equipment is an option at the purchaser's expense and can be chosen before the cement screeds are poured.

2.7.3 Hot water production

Hot water production by heat pumps located on the roof. However, a buffer boiler will be installed in each flat in order to reduce the hot water withdrawal time (capacity 200 litres).

2.7.4 Plans and dimensioning

The study of the heating, the thermal calculations and the choice of appliances are carried out by an engineer in accordance with the standards in force.

2.8 Ventilation

2.8.1 Kitchen

The ventilation hoods are individually connected to a duct that returns the exhaust air to the outside or to recycling. The WC/shower/bath will benefit from mechanical air extraction. The air renewal will be done through openings in the blind boxes and air supply ducts in the shower rooms.

2.9 Sanitary facilities

2.9.1 Sanitary appliances

A/ Bathroom :

- Bathtub dim. 170 x 75cm
- Jacob Delafon suspended WC "Rodin+" model, WC frame built into the wall + soft close flap
- Jacob Delafon suspended bidet model " Rodin ".
- Ceramic washbasin ASD brand, ref. Sassa 530x320 oval, on a made-to-measure laminate structure with drawers
- Hansgrohe brand fittings, Focus range
- Custom-made glass partition wall on the bathtub
- Mirror embedded in the tile with anti-fog system in the centre
- Optional and at the expense of the purchaser: Towel dryer.

B/ WC-shower :

- Shower tray in acrylic material, brand ASD, Extraplana model, dimension according to plan
- Jacob Delafon suspended WC, model "Rodin", WC frame built into the wall.
- Jacob Delafon suspended bidet, model " Rodin ".
- Cabinet with 2 drawers and integrated basin length 80cm
- Hansgrohe brand fittings
- Glass shower screen made to measure
- Mirror embedded in the tile with anti-fog system in the centre

2.10 Kitchen fittings

Kitchen fittings made to measure according to plan, box execution in 16mm melamine board, branded fittings, fronts in lacquered MDF board or wood-coloured laminate according to plan.

Black granite or Silestone worktop according to plan.

Stainless steel sink and Franke brand fittings (with extendable spout).

The appliances are AEG (or equivalent) brand and include :

An induction hob, a multi-function oven, a built-in hood with external exhaust (except for the concierge's), a fridge with freezer section, an integrated dishwasher.

As an option and at the purchaser's expense: a non-recessed microwave oven and a washing machine.

2.11 Lift, access to the flats and Rooftop

PINTO E CRUZ lift for 8 persons. The residence has 3 lifts.

The flats are accessible via covered outdoor passageways. These passageways are located at the back of the building.

The exterior walls of these corridors will be lined with typical "Azulejo" tiles, size 10 x 10cm, with a blue tint.

The private roof terraces can be accessed via white powder-coated metal spiral staircases at the rear of the building.

The duplex flats (AA, Z and X) have a private internal staircase to access their roof terrace (private lift for flats AA and Z).

2.12 Carpentry

2.12.1 Landing door

Security door level 3, multi-point locking, sound reduction 41dB, thermal insulation 1.6 W/(m2.K), exterior side coated with HPL (moisture-proof). Design handle Hoppe matt chrome-plated.

2.12.2 Building entrance door

White PVC double-glazed entrance door with standard handle and electric strike.

2.12.3 Cellar doors

The cellar doors are made of white powder-coated metal (RAL 9016). Handle in black Nylon.

2.12.4 Internal flat communication doors

In the flat, connecting doors with frame, false frame and recess. Matt white paint finish. Brushed aluminium finish designer handle, magnetic lock with key.

2.12.5 Built-in wardrobes

Inside melamine panels + 19 mm MDF doors and outside in white melamine. Interior LED lighting controlled by opening the doors. Number and distribution according to plan.

2.12.6 Closures

Cylinder according to locking plan. 3 keys per flat, pass key for the front door of the building and the flat.

2.13 Screeds, coating, painting and finishing

2.13.1 Floor

- Cement screeds 6 to 8cm thick in all living areas with sound and heat insulation, according to current standards and directives.

- Concrete floated: clean floating of concrete for cellars and technical rooms with one coat of impregnation and two coats of paint.

- Floor covering

- Living rooms, kitchens, entrance hall: 120 x 60cm tiles, 3 colours to choose from in the range proposed by the developer.

Margrès Prestige Range - Matt Finish



- Water features: tiles size 60x60cm, 5 colours to choose from in the range proposed by the developer (for colour see point 2.13.2 below).

- Rooms: Tarkett brand parquet flooring + skirting boards in the same colour.

- Passageways, communal corridors and stairwells: Lovetiles concrete-look mosaic tiles, ref. Ground and light grey colour, size 60 x 60cm, anti-slip class R10.



- Fitness room: Floor covering type "Gerflor Teraflex uni 6873".

NB: Until the date of installation of the floor coverings, the future purchaser may, for an additional charge, choose a different covering from the developer's official supplier.

2.13.2 Walls

Ceramic tiles: to be laid in all sanitary rooms (full height), dim. 60x60cm. Available in the range proposed below.

Margrès Prestige range



Calacatta

Travertino grey

Emperador black

Fior di bosco

Corinthian beige

NB: Supplies and installations will only be carried out by companies or suppliers chosen by the promoter.

- Smoothing and painting in white RAL 9010: in the following premises: stairwell, walls of all the flats except for the tiled walls. In the flats the walls can be painted in any other colour for an extra charge.

- Other coverings : All other types of wall coverings are optional and at the expense of the buyers.

- Raw formwork concrete with a coat of varnish on level -1 (with a coat of white paint in the cellars).

2.13.3 Façades :

- ETIC system: Perimeter insulation system applied to brick and concrete walls, insulation thickness 80mm, application of a reinforcing mesh and white RAL 9010 grain 2mm top coat.

- Maintenance of exterior woodwork (decks, facades, sunshades and pergolas): Wood used outdoors is treated by pressure impregnation (autoclave treatment). This treatment is certified class 4 (wood subject to frequent or permanent

humidification). The treatment guarantees a mechanical resistance of the wood for a minimum of 10 years. The change of colour (greying) does not alter the mechanical resistance of the wood.

2.13.4 Ceilings

- Flat ceilings : White paint on plasterboard false ceilings (water-repellent plasterboard in water rooms).
- Cellar ceilings, technical rooms, stairwells and passageways: Raw formwork concrete with a coat of varnish.

2.13.5 Exterior fittings

- General development: land shaping, laying topsoil and sowing, planting.
- Watering installations: 1 tap on the terraces per flat on the ground floor and 1 tap on each flat balcony and on the private roof terraces. Automatic watering system for the gardens in the communal areas.
- Roads and parking spaces: Outdoor paved car park, indoor paved parking spaces 20 x 10cm with space marking.
- Closure of the condominium: Access to the interior parking area through a motorised gate, pedestrian access through a gate with electric strike and videophone. The northern boundary of the plot will be fenced (Topfence type green metal grid) and the southern and roadside boundary will be delimited by a concrete/brick wall.
- Swimming pool: The swimming pool consists of two pools with liner, one for adults (dim. 20.00 x 9.00m) and one for children (dim. 11.50 x 4.30m). The water is heated by heat pumps located on the grounds. The main swimming pool has a submerged beach (dim. 10.50 x 2.50m).

The installation is dimensioned to obtain a maximum temperature of 26° between 1.° June and 30 October.

2.14 Taxes and fees

Any additional fees (architect, engineer, general contractor) in connection with changes to the project required by the purchasers are not included in the basic price. Consequently, the costs incurred will be the subject of addenda in the same way as those generated by the additional work itself.

2.15 Special conditions

- I. All work will be carried out in accordance with the rules of art and the standards in force. The builder reserves the strict right, for the purpose of optimising the construction or for any other practical, technical, legal or other requirement, to make changes to the plans and the description without, however, affecting the quality of the work. The materials and equipment offered may be modified on condition that they are replaced by products of equivalent or superior quality.
- II. The surfaces and dimensions indicated on the plans or in the summary tables may vary according to the requirements related to statics, acoustics, insulation or the choice of materials, as well as the presence of technical ducts. Differences in dimensions due to tolerances and the execution of the work do not give rise to any reservations or disputes.
- III. The furniture shown on the drawings is purely for illustrative purposes and is therefore not included in the offer.
- IV. Current construction techniques do not allow for protection against the risk of cracking. Cracks due to shrinkage of materials, settling of the ground, as well as the juxtaposition of different materials cannot be considered as a defect. They cannot therefore be contested or claimed.
- V. Any modifications requested will be submitted to the developer who will study and quote them. These modifications will be carried out by mutual agreement between the developer and the purchaser. They will be carried out after payment for the work quoted.

- VI. Any added value resulting from changes to the plans and/or the choice of materials will be the subject of separate invoices and will be payable in advance to the account of the promoter or the subcontractor designated by it.
- VII. The views or photo-montages of the building are purely indicative and are not contractual. Possible differences with the actual realisation cannot be the subject of any dispute or claim.
- VIII. The present description is a summary of the tender documents and the execution plans.