SOLAR DE SANTANA
LISBON APARTMENTS

APARTMENT'S INTERIOR FINISHING

GENERAL

Rooms (living areas), bedrooms and circulation with existing wooden flooring, to recover 1/3, with gray stain (Light Gray), applied with acoustic absorption system (Brand: Sika, Acoubond)

Rooms (living areas), bedrooms and circulation with existing new wooden (Riga without knots) flooring 2/3, with gray/ brownish stain (see reference image - samples)

Waterproof MDF Skirting, lacquered in white colour

Interior doors and cupboards in waterproof MDF lacquered in the white colour

PVC frames, double glazing and thermal finish

Shutters in the rooms, if any, and in the bedrooms interior screen roll, black-out

Video intercom, connecting to gateway and "concierge" (see reference image)

Gas recovery system in the living room (in some apartments)

Gas recovery system in the living room embedded in the existing fireplaces (in some apartments)

Original historic tiles or stone elements used to decorate each apartment (new compositions in all living room windows and entire panels in the most prestigious apartments)

Anti-intrusion security door, brand Porseg, serie Invicta S, smooth

Recessed lighting and false ceiling in corridors (circulation areas) and bathrooms, if possible (spot)

Metallic interior stairs with wooden blankets and glass guard

Mezzanines: vinyl flooring (wood effect)

Visible building elements used as decoration (ex: masonry / stonework, others)

BATHROOMS

Mirror electrical defroster in the bathrooms with shower/bath

Wall hung sanitary ware

Shower glass enclosures, ITALBOX brand – Satin finishing

Mixers , Bruma brand, satin

Built in lighting, embedded spots in ceiling and LED ribbon

Walls and floors in ceramic (Brand: Margres, Model: SH6 Noix) / stone (crema marfil trama 1)

Electric towel rails

Countertops and cupboards in stone and wood

Showers with two outputs: hand shower and showerhead

SUITES

Walls and floors in ceramic (Brand: Margres, Model: SH6 Noix) / stone (crema marfil trama 1)

Electric towel rails

Countertops and cupboards in stone and wood

Showers with two outputs: hand shower and showerhead

GENERAL

Walls and floors in ceramic (Brand: Margres, Model: SH6 Noix) / (Brand: Land , Porcelanico, Model: Pietra Serena, color "Graphite", texture "Rigato" and "Natural")

Electric towel rails

Countertops and cupboards in corian and MDF lacquered in white

KITCHENS / KITCHENETTES

Floor near Kitchenettes in wood with water repellent treatment

Kitchens: ceramic floor (Brand: Margres, Serie: SH3 – Gris de Line)

Counter tops and bench background in Neolith (Brand) Series: Statuary 1 Finish: Honed

Drawers with cutlery dividers and dampers

Dual recycling and trash bin

Anti scratch stainless steel double sink, when possible

Mixer, Brand Bruma, chromed / brushed

Home appliances:

- Induction hob (4 burners)
- Home appliances' Brand and model for reference
- All built- in
- Combined
- Dishwasher
- Laundry Washing / drying machine (silent, vibration, capacity)
- Exhaust (power and noise)
- TV (kitchens only)
- Small wine cellar (kitchens only)
- Electric owen
- Microwave

Gas and electric point for cooker or hob (kitchens only)
Fully ventilated with drainage system

BEDROOMS

Electrical installations / switches, hotel- style at the headboards

Interior wardrobe illumination

Cabinets in lacquered waterproof MDF (segmentation by type: drawers, wardrobe, shoes, other)

Dressing mirrors inside a closet door

BEDRHEATING / COOLING

Air conditioning in the living room and bedrooms

COMMON AREA FINISHES

ENTRANCE HALL CAMPO MÁRTIRES DA PÁTRIA

FLOOR	In white marble stone (Mystery White matt finish – brand Mercado da Pedra)
WALLS	Recovered tile panels from other building areas. New tile panels. Plastered with moldings and painted
FOOTER	Lacquered waterproof MDF, lacquered in white
ARCH	Arch in white marble stone
CEILING	Wood casing ceiling – "saia e camisa"- painted white

ENTRANCE HALL TRAVESSA JOSÉ VAZ DE CARVALHO

FLOOR	Rade and beautiful centennial walkway
WALLS	Plastered with moldings and painted
FOOTER	Recovered existing stone. Arches in existing stone
CEILING	Wood casing ceiling – "saia e camisa"- painted white

CORRIDOR TO APARTMENTS	FLOOR	Floor with new or existing wooden flooring, with gray stain (Light Gray), applied with acoustic absorption system (Brand: Sika, Acoubond)
	WALLS	Plastered with moldings and painted
	FOOTER	Lacquered waterproof MDF, lacquered in white
	CEILING	Wood casing ceiling – "saia e camisa"- painted white

GENERAL

Preservation of the old existing finishes and their recovery

Floors in wood / stone / hydraulic mosaic

Entrance doors in wood and glass

PVC frames, double glazing and thermal finish (thermal cut)

Incorporation of decorative and artistic elements (painting or sculpture)

Concierge and reception furniture in both entrances

GARAGES

Motorized gate with remote control and phone access, with anti vibration structure which minimizes acoustics

Water and sewage point

Electrical power point

Economic, functional / elegant lighting

Concrete floor stroked with surface hardener, smooth finish at the floor zones and grooved on the ramps, including road surface marking, circulation and parking. Includes expansion joints

INSULATION

Walls and ceilings between fractions

Ducts

Roof

Ground Floor

Sewer pipes insulated with acoustic blanket

EXTERIOR DOORS FOR ACCESS TO HOUSING BLOCKS

Black awning (or bordeaux, green) long

Cargo Mat

Lighting Points: antique lamps style

Planters on the ground to mark entrance doors

Enterprise name with the police number

Portuguese sidewalk pavement (5x5cm) and white limestone kerb, lowered in the parchments areas and reinforced with 10x10 pavement.

Asphalt pavement in Tv. Recolhidas e Tv. José Vaz de Carvalho.

COMMON GARDEN

Water mirror with running water (sound) (Produce drawings)

Existing tree transplantation

New Large trees

Gardened Area (green area) and rounded cobble area

Living Area

Water and sewage point

Automatic irrigation system

Lighting

Stairs to access the townhouses from the garden

PRIVATE GARDENS	Water and sewage point
	Gardened Area (green area) and deck and rounded cobble area
	Automatic Irrigation system
	Lighting
	Visual separation between private gardens
OTHER	Remove infrastructure visible cables in facades posts in the sidewalk
	Look for situations where anti-pigeon system might be necessary

NOTE

All finishings may be subject to change, while maintaining the high level of quality.

Non binding document

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