



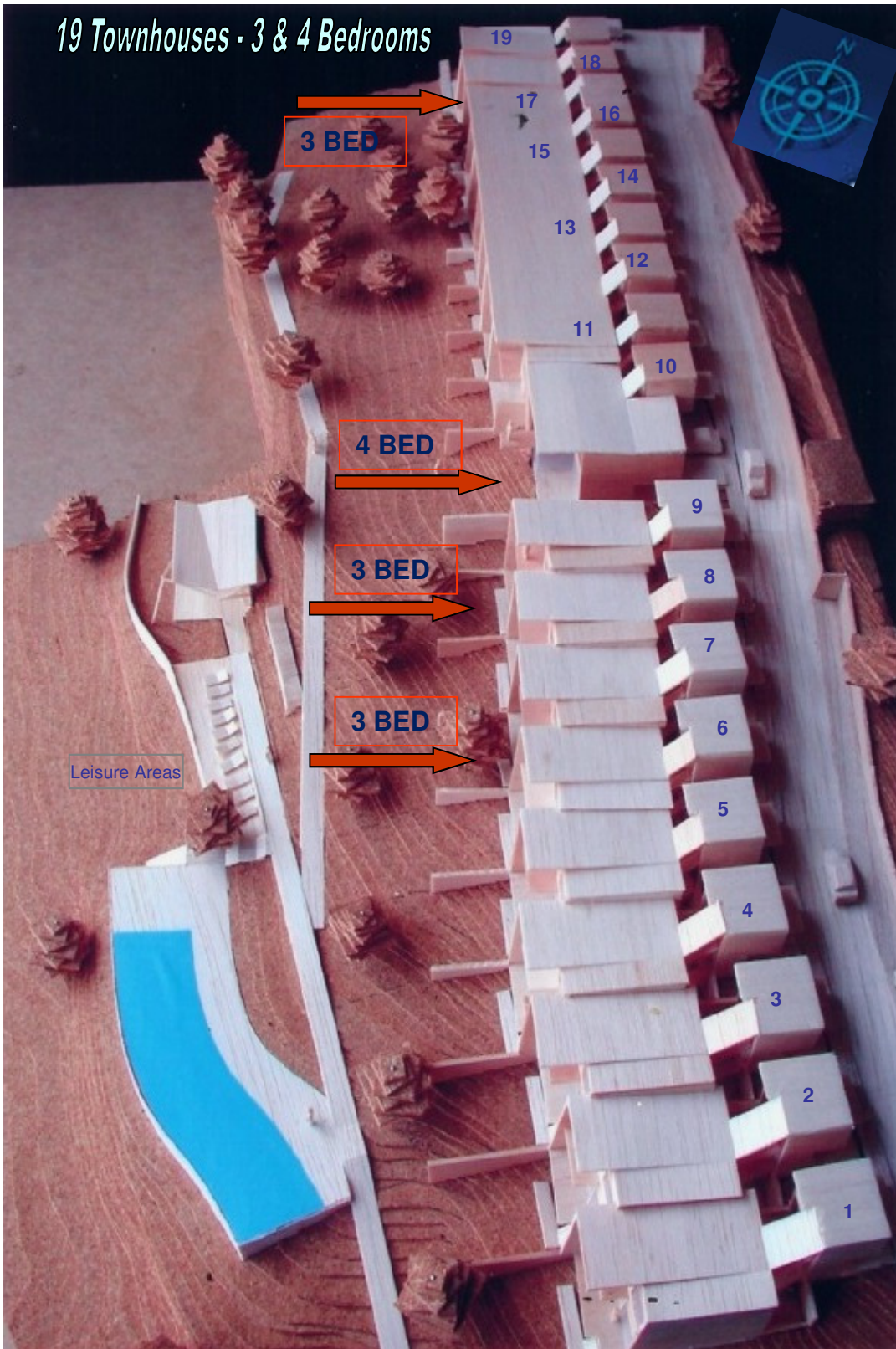
# TERRAS NOVAS VILLAGE



VILLA'S STANDARD SPECIFICATIONS

The architects concept was to be in sympathy with the lie of the existing land to take full advantage of it's unique position.

A mock-up and several 3D models were developed in order to identify exactly all the movement and expression of the project.



MOCK-UP

TERRAS  
NOVAS  
VILLAGE









LANDSCAPES



















INTERNAL PATH & GARDENS







NORTH VIEW PICTURE



SOUTH VIEW PICTURE





SHOW HOUSE - LIVING ROOM



SHOW HOUSE - LIVING ROOM



SHOW HOUSE - KITCHEN



SHOW HOUSE - LIVING ROOM



SHOW HOUSE - MEAL AREA



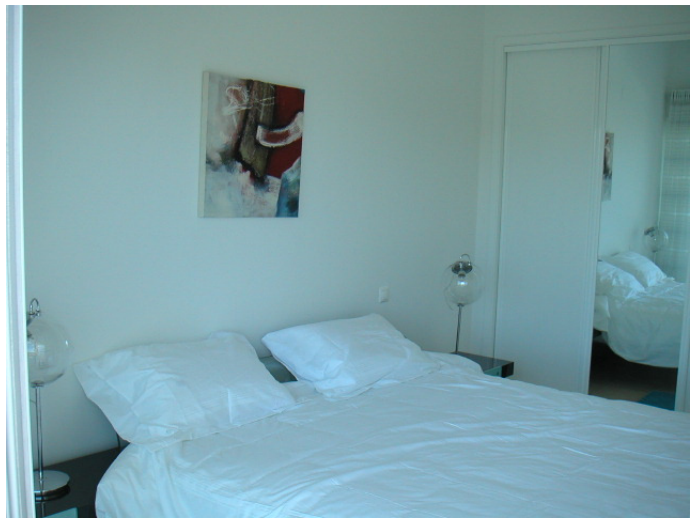
SHOW HOUSE - SOUTH ALSADE







SHOW HOUSE – MASTER BEDROOM



SHOW HOUSE – MASTER BEDROOM



SHOW HOUSE – ENSUITE MASTER BEDROOM



SHOW HOUSE – HALL & STAIRS



SHOW HOUSE – VISITORS 1ST BEDROOM



SHOW HOUSE – VISITORS 2ND BEDROOM



## CONSTRUCTION & STANDARD SPECIFICATIONS

### I - STRUCTURE

The whole structure of the building is designed in accordance with Portuguese and European Engineering Regulations.

The main structure is therefore constituted by reinforced concrete slabs, supported by beams and a system of pillars.

The reinforced concrete foundations are constituted by a base for all pillars, placed at necessary depth to reach firm ground; the set of bases is reinforced by foundation beams and a slab.

All retaining walls were made of reinforced concrete, using special works concerning the drainage to ensure all surfaces in contact with the ground remain waterproof.

### II - WALLS

INTERIOR WALLS - Made of good quality national brick. The walls final thickness is 15 cm.

EXTERIOR WALLS – These are constituted of two skins of good quality national bricks with a cavity between. This cavity will be partially filled with thermal insulation in 4 cm polyurethane layer. The total thickness of these cavity walls will be a minimum of 30 cm.

### III – WALL AND CEILING SURFACES

#### WALLS

BATHROOMS – Coated with decorative ceramic tiles up to 2.0m high. White painted smooth plaster including water proofing additive above tiles.

KITCHENS – The walls involving the worktops are covered with Portuguese “Azul Valverde” stain resistant stone. Remaining walls surface will be finished with smooth plaster including a water proofing additive.

STORE ROOM – Covered with cement mortar.

OTHER ROOMS – Covered with smooth plaster.

EXTERIOR WALLS - Covered with cement mortar including a water proofing additive.



## **CEILINGS**

INTERIOR - Smooth plaster. Kitchen & Bathrooms to have false ceiling with indented, spot lights.

EXTERIOR – Covered with cement mortar including a water proofing additive.

## **IV – FLOOR**

GROUND FLOORS – Dense concrete slab over stone rocking on compacted ground, with filling layer below covering electric and plumbing installations, etc. Portuguese “Azul Valverde” stain resistant stone will finish the circulation floors, and tiles elsewhere.

UPPER FLOORS – Reinforced concrete slabs, filling layer of light concrete covered with Portuguese “Azul Valverde” stain resistant stone in stairs and corridors, and tiles elsewhere.

## **V – ROOF**

Reinforced concrete slabs, two waterproof asphalt membranes, thermal insulation of 4 cm polyurethane layer, concrete protection, and finally covered with non slip ceramic tiles.

## **VI – WOODWORK**

INTERIOR DOORS - White plane lacquered doors.

HANDLES – Aluminium chrome, straight line design, “JNF” or equivalent.

WARDROBES – In all rooms with sliding wood panels white lacquered.

## **VII – EXTERIOR - OPENINGS**

White aluminium double glazed doors and windows finish with interior mosquito netting. For protection and shadowing of the interiors, it will be applied aluminium electric shutters by the exterior, with blades thermically isolated.

Bathroom windows will include frosted glass.

Specially designed entrance Dierre Wooden Door to each villa, equipped with multi-point safety lock, safety hinges and rubber joints.



## VIII – KITCHENS

Decorative wood kitchen furniture with aluminium chrome handles.

Kitchen worktop covered with Portuguese “Azul Valverde” stain resistant stone, including:

Stainless steel double sink and drainers;

Chrome mixer taps;

Several power plugs on the wall for domestic appliances.

Equipped with stainless steel electrical appliances:

- Side by Side refrigerator & freezer;
- Vitroceramic hob;
- Wall chimney hood, double turbine engine;
- Built in oven;
- Built in Microwave;
- Dishwasher;
- Washing machine;
- Pre-install to food waste disposal in one of the stainless steel sink.

## IX – BATHROOMS

All bathrooms are equipped with ROCA white fixture, including:

- Wall hang toilet, cistern inlaid in the wall and seat/lid;
- Wall hang bidet;
- 1.70m acrylic bath;
- Built in ceramic tile shower;
- Fitted washbasin;
- Bathroom cupboards - With Portuguese “Azul Valverde” stain resistant stone tops, frosted glass doors and tiled interior ;
- Chrome mixer taps (thermostatic on showers and baths);
- Large inlaid mirror on top of cupboard with full range light on top of it;
- Pre-install for a quartz heater radiator located above the door;

## X – SECURITY

All villas are fitted with the following security gear:

SAFE – Built in electronic safe.



**ELECTRIC SHUTTERS** - A general shutters switch will be installed at entrance which allows opening&closing by once all the shutters of the villa.

**FLOODING PROTECTION** -Water detectors will be installed in kitchen & Bathrooms to protect the villa in case of flood. Water supply will be automatically switched off. Reestablishment must be done manually. This is a useful system to prevent accidents caused by flooding.

**BURGLAR & FIRE ALARM SYSTEM** - Provided with “SEGURANÇA 24”modern alarm system (burglar, fire & flood). With a annual small fee can be 24 hour supervised through an Operator, with police assistance.

**VÍDEO-SURVEILLANCE** – Entrance Gate, street and sidewalks will be under 24 hours infrared vídeo-surveillance. The system allows digital recording and its transmission by computer through broad band internet.

**VISITORS ENTRANCE** – A video intercom unit allows each villa to receive comfortably its guests, allowing opening the complex entrance gate/door using an electric latch.

## **XI – SEVERAL INCLUSIVES**

Each villa is equipped with:

**DOUBLE SHOWER** – At en-suite master bedroom.

**EXTERIOR COURTESY LIGHT** – Infra-Red cell activated above entrance door, with carport range.

**WATER NETWORK** – The internal network consists of cold and hot water Pex system. 150/200 litre electric hot-water boiler outside displaced as a security measure.

**GAS NETWORK** – Pre-installation for gas supply is provided.

**DRAINAGE NETWORK** – Foul and surface water drainage is through rigid P.V.C. pipes and includes manholes for inspection and cleaning.

**AIR CONDITIONING & HEATING** – Pre-installation air conditioning&heating system in all bedrooms and living room. “Fogo Montanha” insert wood on fireplace at the living room.

**TELEPHONES** – Telephone installation according to the legal regulations regarding telecommunication infrastructure. Telephone sockets in living room and bedrooms.

**TELEVISION INSTALLATION** – Centralised signal reception for terrestrial and satellite television common in the whole development. Cable TV connection in living room and bed rooms. Individual decoders are not included. Each villa as one TV pre-installation system that allows to have its exclusive satellite disk in the private garden.

**FIRE FIGHTING SYSTEM** – Fire fighting system in accordance with Portuguese legislation.

**STAIRCASE HANDRAILS AND RAILING TO TERRACE** – White painted galvanised steel / temperate glass, as per plans.



## XII – EXTERIORES

Exterior includes:

**TERRAS NOVAS ENTRANCE** – The complex is self contained with its own private entrance made of reinforced concrete and white painted masonry as per plans. Automatic metallic gate with remote control.

**INTERNAL STREET AND PATHWAYS** – The laying out of the street and private carport will be in green or red decorating pavement blocks traffic resistant. Pathways will be paved in Portuguese 5x5 cm local stone.

**COMMUNAL POOL** – The pool size is as per plan including necessary pool lights. It will be covered with decorating tiles, with borders in hammered stone. Salt system and the pool house equipped with a filter and a recycling pump.

**POOL TERRACE** – Concrete slab on compact ground and covered with rustic tiles. Railings are as per plan and up to 0.90m high, made of white painted galvanised steel / temperate glass. Pool shower is displayed on the pool terrace area.

**SUN BEDDING TERRACE** – Located near the swimming-pool paved in wood deck.

**COVERED TERRACE** – Under a wood structure is the covered terrace paved in rustic tiles. The pool bathroom is located in this area as well a built in barbecue.

**LIGHTING** – Exterior lighting was designed and developed in several patterns according to following:

- Street/Walking lighting;
- Decorating lighting;
- Security lighting.

**GARDENS** – There will be two kind of gardens: private for individual villas and common for the complex. Both will be made according to following procedures:

**PREPARATION** – Clearing of debris and rubbish is included together with the shaping of the plot (taking in account natural/modeled terrain and levels). All planted and lawn areas will be prepared and top soiled to +/- 25 cm.

**IRRIGATION** – A fully automatic irrigation system will be displayed for private and complex gardens with the control system sited in a convenient location. Sprinklers will be used for lawn irrigation and micro jets for shrubbery & planted areas. For edges a drip line irrigation system will be installed.



#### **4 BEDS VILLA**

1 TOILET at GND Floor

1 ENSUITE BATHROOM (with tube)

1 ENSUITE BATHROOM (with double shower)

1 BATHROOM (With shower)

AREA 247 m<sup>2</sup>

CARPORT & PARKING AREA 40m<sup>2</sup>

PRIVATE GARDENS AREA 143m<sup>2</sup>

#### **3 BEDS VILLA'S**

1 TOILET at GND Floor

1 BATHROOM (with tube)

1 ENSUITE BATHROOM (with double shower)

AVERAGE AREA 170 m<sup>2</sup>

CARPORT AREA 22 m<sup>2</sup>

PRIVATE GARDENS AREA – From 76 m<sup>2</sup> to 126m<sup>2</sup>