
RESERVA

AT QUINTA DO LAGO

Building Specifications

RESERVA

AT QUINTA DO LAGO



RESERVA

AT QUINTA DO LAGO

Building Specifications

Exterior

Enclosure of the Plot:

In order to adapt the views to the natural sloping surface of the terrain, the enclosure of the plot is by means of a masonry wall made from stone and green fencing. With this we avoid a “caged-in” effect and benefit from unobstructed views. This solution not only meets its objective, but the use of these natural elements complements the overall aesthetics of the community.

Gates with automated system will allow control and car access to basement level.

Lattices wrought iron gates will control all pedestrian access by CCTV system.

Structure

Foundations:

Deeply buried reinforced concrete.

Pillars:

Reinforced concrete.

Nogging:

For better soundproofing and as a barrier against possible water infiltration, we have opted to use a system, which comprises solid reinforced concrete slabs.

Exterior Elements

Façade:

For perfect thermal protection and sound proofing, our façades comprise a coating made up of cement mortar roughing with perforated brickwork, mortar sand, polyurethane insulation thick, air chamber, the outer layer will be plastered with cement and painted on perforated brickwork.

Swimming Pool:

Each house has a private pool. The pool construction is by concrete base finished of “Bisazza” tiles 12x12mm.

Each pool have roll cover, heating pump and Salt system.

Front Door:

Solid door covered by phenolic wood with security lock.

Windows\Doors:

PANORAMAH! 38 // Flexibility // natural colour, anodised or similar.

PH38 excels as an exterior opening system comprising a balanced combination of thermal and acoustic behaviour, suited to all climates. It offers great flexibility in the modular composition of openings, including opening corner solutions, pocket sliding configurations, curved layouts, tilted spans and retractable mosquito nets.

PanoramAH! Systems are developed based on a strong commitment and search for the greatest balance between aesthetics, simplicity in handling, maintenance and performance.

Building Specifications

These are:

- a 20 mm profile sight line between panes.
 - the embedded sill, avoiding physical or visual obstructions.
 - 98% of the window surface being structural glass.
-

Interior Elements

Partitions:

The hidden feature of this luxury property is the silence, to which end we have adopted solutions that afford excellent thermal and sound insulation, with double walls with insulation between units and single walls through.

Interior Finishes:

General floors, "Mirage" "Jewels Bianco Statuario natural" 600x1200mm, imported directly from Italy, will be used to tile the hall, living room and kitchen.

The walls are painted flush with high quality plastic paint in a light colour.

Each room will have false ceilings made of plasterboard, laminates which are suspended from a metallic structure. Not only do they serve to conceal the installations that run through the ceiling, they provide additional sound installation.

Space for curtains recess and indirect lights.

Carpentries:

The elegance of this property is further enhanced by the use of lacquered white doors, connecting in every room.

The spacious wardrobes, which were subjected to a detailed study, are fully fitted and made of wood. The interior structure are made by melamine "Artik" with lacquered doors in white and a proper illumination.

Bathrooms:

The quality of the materials used in the spacious bathrooms convert these areas into luxurious, stand-alone rooms.

The floor and walls surfaces are lined with "MIRAGE" Italian tiles.

The toilet fittings are manufactured by "Villeroy & Boch" and "Bongio".

The chrome taps are by "Bongio".

Kitchen:

The spacious and light filled kitchens designed by "Bulthaup" or similar are fully fitted and equipped with "Gagenau" or similar and the latest appliances.

Much importance was given towards a functional design, spacious upper and lower cabinets, with innovative technologies and high quality materials, designed with extreme care down to the smallest of detail.

Building Specifications

Elevators:

Schmitt+Sohn, Model "ISI2004/4" for 8 persons with useable space 1200X1400mm, 2100mm Height and 900x2000mm openings for both sides.

Requiring no machine room the public elevator ISI 2040 from Schmitt+Sohn is an international award-winning design classic: Objective, functional design with a clear-cut sense of form, cautious elegance and selected materials, colors and surfaces that harmoniously blend together.

The interaction between the individual design components create an inspiring sense of true quality.

Fire Place:

Gas powered fire place, "M-DESIGN" – "Luna 1600 DC Gold" or Similar.

Service Installations

Sanitations facilities:

An integrated PVC system filters any unpleasant odours when draining water.

Plumbing:

The general water network and internal distribution system is by the use of cross-linked polyethylene pipes. This material is resistant to all types of corrosion, does not produce lime scale, does not affect the characteristics of the water and has a low coefficient of conductivity which reduces heat loss.

Climate control and Hot water:

Domestic hot water is produce by Mitsubishi equipment, with a return system in the bathrooms and a 300 litres tank.

For a better efficiency, there are "Tisun" solar panels on the roof for climate control within the property done by Mitsubishi equipment, supported with a cooler with inverter compressor which allow all partitions the possibility to obtain heat or cold from the air conditioning independently.

Hydraulic under-floor heating to living areas, bedrooms & bathrooms with thermostatic control to each zone.

Energy efficiency is maximized due to heat exchanges in an appropriate device (distributor) which will minimize the operation of the outdoor climate control unit.

The solar panels on the roof, make the water heating, under-floor heating and swimming pool, being supported by a high efficiency heat pump.

Electricity, Telephone System and TV:

The large number of electrical mechanisms within the property allows a high degree of electric power supply, which facilitates multiple design and decoration options.

These top quality mechanisms are controlled on an easy way by Home Automation System "CONTROL 4". That will allow the control of the lighting, blinds, alarm, underfloor heating and air conditioning. All the infrastructure for audio and video distribution gone be implemented.

All the rooms, including the kitchen, have Wi-Fi, telephone and TV points with an option of tuning in to a large number of international channels.

RESERVA

AT QUINTA DO LAGO

Building Specifications

Security:

Each apartment has an alarm system that is connected to VigiQuinta security office.

Security system including control panel housing, control panel, room sensors, smoke detector & alarm.

Communal areas

Garages:

Each house has a private garage for two vehicles on the basement with a proper electrical charge for electric cars.

The garage has direct connection with the respective apartment by private lifts or a service staircase.

Gardens:

The gardens are designed by "QLandscape" to fully capitalise on the unique location.

Exterior pavement and swimming pool

Exterior terraces:



"Mirage" series "Fado NA 01"

Swimming pool:



"Bisazza" series "Berenice" "Corinna"

RESERVA

AT QUINTA DO LAGO

Building Specifications

Interior pavement

General apartment:



“Mirage” “Jewels Bianco Statuario natural” 600x1200mm

Bedrooms:



“Listone Giordano” series “Classica Oak Michelangelo”

“Corona (Chevron) 70” “Naturplus2” 70x490mm

Garage:



“Polished concrete”

RESERVA

AT QUINTA DO LAGO

Building Specifications

Bathroom 12

Pavement:



"Mirage" "Jewels Bianco Statuario natural"

Walls:



"Mirage" "Jewels Bianco Statuario Mosaico"



Suspended storage cabinet "fenix nanotech bianco Alaska"
(representative image)



Bath Freestanding "Villeroy & Boch"
series "Loop & Friends Oval"



Floor Tap "BONGIO"
Series "MYAMIX"



Towel rail "FourSteel"
Series "STEEL GLAMOUR" polished

RESERVA

AT QUINTA DO LAGO

Building Specifications



Mirror "Cielo" serie "Arcadia Argo"



Sink "Villeroy&Boch" "series "Venticello"



Tap "BONGIO" series "MYAMIX"



Suspended toilet
"Villeroy&Boch" series "Venticello"



"Villeroy&Boch" series "E200"



Suspended Bidet
"Villeroy&Boch" series "Venticello"



Bidet Tap
"BONGIO" series "MYAMIX"



Shower "BOMGIO" series
"NX. Shower"



Shower "BOMGIO" series
"NX. Shower"

RESERVA

AT QUINTA DO LAGO

Building Specifications

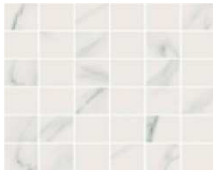
Bathroom 14

Pavement:



“Mirage” “Jewels Bianco Statuario natural”

Walls:



“Mirage” “Jewels Bianco Statuario Mosaico”



Suspended storage cabinet “fenix nanotech bianco Alaska”
(representative image)



Sink “Villeroy&Boch” “series “Venticello”



Tap “BONGIO” series “MYAMIX”



Towel rail “FourSteel”
Series “STEEL GLAMOUR” polished

RESERVA

AT QUINTA DO LAGO

Building Specifications



Suspended toilet
"Villeroy&Boch" series "Venticello"



"Villeroy&Boch" series "E200"



Suspended Bidet
"Villeroy&Boch" series "Venticello"



Bidet Tap
"BONGIO" series "MYAMIX"



Shower "BOMGIO" series
"NX. Shower"



Shower "BOMGIO" series
"NX. Shower"

Bathroom 10

Pavement:



"Mirage" "Jewels Bianco Statuario natural"

Walls:



"Mirage" "Jewels Bianco Statuario Mosaico"

RESERVA

AT QUINTA DO LAGO

Building Specifications



Suspended storage cabinet "fenix nanotech bianco Alaska"
(representative image)



Sink "Villeroy&Boch" "series "Venticello"



Tap "BONGIO" series "MYAMIX"



Towel rail "FourSteel"
Series "STEEL GLAMOUR" polished



Suspended toilet
"Villeroy&Boch" series "Venticello"



"Villeroy&Boch" series "E200"



Suspended Bidet
"Villeroy&Boch" series "Venticello"



Bidet Tap
"BONGIO" series "MYAMIX"



Shower "BOMGIO" series
"NX. Shower"



Shower "BOMGIO" series
"NX. Shower"

RESERVA

AT QUINTA DO LAGO

Building Specifications

Bathroom 5

Pavement:



“Mirage” “Jewels Bianco Statuario natural”

Walls:



“Mirage” “Jewels Bianco Statuario Mosaico”



Suspended storage cabinet “fenix nanotech bianco Alaska”
(representative image)



Sink “Villeroy&Boch” “series “Venticello”



Tap “BONGIO” series “MYAMIX”



Towel rail “FourSteel”
Series “STEEL GLAMOUR” polished

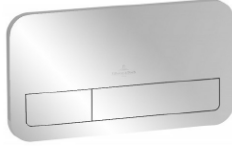
RESERVA

AT QUINTA DO LAGO

Building Specifications



Suspended toilet
"Villeroy&Boch" series "Venticello"



"Villeroy&Boch" series "E200"



Suspended Bidet
"Villeroy&Boch" series "Venticello"



Bidet Tap
"BONGIO" series "MYAMIX"



Shower "BOMGIO" series
"NX. Shower"



Shower "BOMGIO" series
"NX. Shower"

Bathroom 6

Pavement:



"Mirage" "Jewels Fumo di Londra"

Walls:



"Mirage" "Jewels Fumo di Londra"

RESERVA

AT QUINTA DO LAGO

Building Specifications



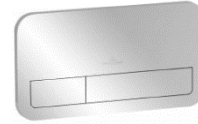
Sink in Corian



Floor Tap "BONGIO"
Series "MYAMIX"



Suspended toilet "Villeroy&Boch"
Series "Venticello"



"Villeroy&Boch"
Series "E200"

Bathroom 19

Pavement:



"Mirage" "Jewels Fumo di Londra"

Walls:



"Mirage" "Jewels Fumo di Londra"



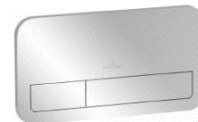
Sink in Corian



Floor Tap "BONGIO"
Series "MYAMIX"



Suspended toilet "Villeroy&Boch"
Series "Venticello"



"Villeroy&Boch"
Series "E200"

THE DEVELOPER AND TECHNICAL DEPARTMENT RESERVE THE RIGHT TO BRING ABOUT MODIFICATIONS DURING THE CONSTRUCTION PROCESS AS A RESULT OF TECHNICAL, LEGAL OR SALES DEMANDS, WITHOUT INFLUENCING IN ANY WAY THE OVERALL RESULT.