



COLDWELL BANKER | **HOUSELIFE**

“EDIFICIO VARANDAS DO JARDIM – PONTA DELGADA”

FINISHING MAP



Promoter: Oliveira & Cunha Pereira, Lda

Constructor: Oliveira & Cunha Pereira, Lda

Exclusive Partner: Coldwell Banker HouseLife

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1. BUILDING STRUCTURE

1.1 Structure of the building in reinforced concrete, consisting of concrete pillars and beams, lightened and solid slabs.

2. ARCHITECTURE

2.1.1 Exterior Walls

2.1.1.1 Exterior walls made of hollow cement blocks, covered with CIN thermal insulation system and ventilated facade covered with "Euronit" Natura panel in Chalk Gray N162 (Image 2) and Quartz White N251 (Image 4).

2.1.2 Interior Walls

2.1.2.1 Interior walls between fractions and between fraction/common spaces made of hollow cement blocks and covered in plasterboard with thermal insulation.

2.1.2.2 Interior walls dividing the compartments and wall linings inside the fraction in plasterboard with acoustic insulation.

2.1.2.3 Walls of the common circulation corridors and entrance hall of the building covered in plasterboard.

2.1.2.4 Interior partition walls of garages made of hollow and plastered cement blocks.

2.1.5 Roof

Flat roof with screed finish in natural color.

Aluminum railing in color 200 with Noir Sablé anti-corrosion treatment.

2.1.6 Balconies

Flooring: Ceramic floor covering measuring 40x120cm from Margres ref 412GR5.Light Brown R11 (Image 1).

Ceilings: False ceiling covering with "Euronit" Natura panel in Quartz White N164 (Image 3).

Guards: Guards in colorless glass U profile in aluminum in natural color, type "F100" and colorless laminated glass.

2.1.8 Patio (Fractions D, E, F)

Floors:

- Ceramic underfloor covering measuring 40x120cm from Margres ref 412GR5.Light Brown R11 (Image 1).
- Floor covering near the pool and access stairs to the patio/pool in ceramic from Exagres ref "Litos Siberia C3 R" (Image 5).

Ceilings: False ceiling covering with "Euronit" Natura panel in Quartz White N164 (Image 3).

Fence Walls: In hollow cement block masonry, with sanded plaster and painted in a color to be defined.

Others: Swimming pool and barbecue to be defined.

2.1.9 Terrace of Fraction O

Floors: Ceramic floor covering measuring 40x120cm from Margres ref 412GR5.Light Brown R11 (Image 1).

Ceilings: False ceiling covering with "Euronit" Natura panel in Quartz White N164 (Image 3).

Guards: Guards in colorless glass U profile in aluminum in natural color, type "F100" and colorless laminated glass.

Others: Barbecue to be defined.

2.1.10 Terrace of Fractions M e N

Floors:

- Ceramic underfloor covering measuring 40x120cm from Margres ref 412GR5.Light Brown R11 (Image 1).
- Floor covering near the pool and access stairs to the patio/pool in ceramic from Exagres ref "Litos Siberia C3 R" (Image 5).

Ceilings: False ceiling covering with "Euronit" Natura panel in Quartz White N164 (Image 3).

Guards: Guards in colorless glass U profile in aluminum in natural color, type "F100" and colorless laminated glass.

Others: Jacuzzi and barbecue to be defined.

3. INTERIOR OF FRACTIONS

3.1 Entrance/Circulation Hall

Floors:

- Multilayer Natural Oak Wood flooring in 18mm wide planks, with a 4mm noble wood layer (Image 6);
- Door sill in stone from the region in "Olivine" basalt (Image 8).

Ceilings: False ceiling in plasterboard, acoustic insulation and finished with light gray paint.

Walls: Plasterboard walls with acoustic insulation and finished with white paint.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Cabinets: Technical cabinet in white lacquered wood.

Exterior Openings: The fraction's door is armored, with a decorative panel on both sides of the "Start Euro II" type with a smooth "Placor" type interior finish in white and on the exterior in a color to be defined (Image 10).

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

Others: Wooden slats in the color to be defined to separate spaces (Image 9).

3.2 Living/Dining Room

Floors: Multilayer natural oak wood flooring in 18mm wide planks, with a 4mm noble wood layer (Image 6);

Ceilings: False ceiling in plasterboard, acoustic insulation, curtain/lighting moldings, and finished with light gray paint.

Walls: Plasterboard walls with acoustic insulation and finished with white paint.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Exterior openings: Aluminum frames with thermal cut in dark color with anti-corrosion treatment and double glazing type "Planitherm 45" and automatic thermal blinds in dark color with anti-corrosion treatment. Fractions D, E and F have direct access from the garage to the patio and interior of the fraction.

Equipment: Wood-burning stove to be defined. Lighting: LED strip in areas to be defined;

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

3.3 Bedroom / Suite

Floors: Multilayer natural oak wood flooring in 18mm wide planks, with a 4mm noble wood layer (Image 6);

Ceilings: False ceiling in plasterboard, acoustic insulation, curtain/lighting moldings, and finished with light gray paint.

Walls: Plasterboard walls with acoustic insulation and finished with white paint.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Closets: Wardrobe with white lacquered wooden doors or wooden closet with glass doors.

Exterior openings: Aluminum frames with thermal cut in dark color with anti-corrosion treatment and double glazing type "Planitherm 45" and automatic thermal blinds in dark color with anti-corrosion treatment.

Interior Openings: Wooden door of the "Placarol" type, a smooth model lacquered in white, including white lacquered frames, stainless steel handles and hardware, hidden hinges and flush mounts on the face of the door.

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

3.4 Kitchen

Floors: Ceramic floor covering from Margres series Linea Tool Gray ref^a "TL4 NR" with dimensions 1.2x2.6m (Image 11).

Ceilings: False ceiling in plasterboard, acoustic insulation, curtain/lighting moldings, and finished with light gray paint.

Walls: Plasterboard walls with acoustic insulation and finished with white paint.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Countertops: Silestone G6 stone countertop (Image 12).

Cabinets: Furniture with super water-repellent pan interior covered in melamine, backs of furniture in super water-repellent pan coated with melamine, wall units covered in stainless steel underneath and up to the ceiling. Grass drawers with a bottom with non-slip fabric and a side with a bottom with anti-slip fabric, hinges on the 3D Wurth doors with slow-close,

glossy white glass profile fronts, LED light in the ceiling molding and under the upper furniture, 2 drawers. cutlery, 1 trash can, 1 "KESSEBOHMER" oil holder and 1 RODI detergent dispenser.

Equipment:

- 1 "AEG" brand induction hob, model to be defined;
- 1 oven in dark pyrolytic color, type "AEG", model to be defined;
- 1 microwave in dark color, brand type "AEG", model to be defined;
- 1 extractor fan with glass flap branded as "AEG", model to be defined;
- 1 built-in dishwasher brand "AEG", model to be defined;
- 1 moonlight black brass sink mixer (ral 9055) type "W7" ref. WDART005/8MB (Image 13);
- 1 American-type refrigerator in the brand and model to be defined and 1 "Belém RODI" type stall (Image 14).

Exterior openings: Aluminum frames with thermal cut in dark color with anti-corrosion treatment and double-glazing type "Planitherm 45" and automatic thermal blinds in dark color with anti-corrosion treatment (Fractions B, C, E, H, I, K, M, N, O);

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

3.5 Service Sanitary Facilities

Floors: Ceramic with the reference "B Plus Quantum" with dimensions 1.2x2.6m (Image 12).

Ceilings: False ceiling in plasterboard, acoustic insulation and finished with light gray paint.

Walls: Plasterboard walls with sound insulation, covered with ceramic with the reference "B Plus Quantum" with dimensions 1.2x2.6m (Image 12).

Cabinets: Suspended cabinet in color to be defined.

Equipment:

- Countertop washbasin from Roca model Ohtake (Image 15).
- Basin mixer type W7 ref. WALESSA001GR model Alessa Gold Rustik (Image 16).
- White wall-hung toilet from Roca model Rimless ref. A346687000, including white lid with cushioned fall from Roca model Rimless ref. A801E12001 (Image 17).
- White suspended bidet from Roca model Rimless ref. A357685000 (Image 18) and mixer type W7 model Nina Gold Rustik ref. WNINA002 (when

applicable) (Image 19);

- ASD shower base model Planestone type in white stone (Image 20), including glass panel/front/cabin and ceiling shower mixer type W7 ref. WCHUV004GR model Gold Rustik, including built-in valve 2 outlets and shower head hand esp.red. ref WGRECO007/4GR (when applicable) (Image 21).

- Mirror type BanhoAzis model "Rondo" in brushed gold color (Image 22).

Interior Openings: Wooden door of the "Placarol" type, a smooth model lacquered in white, including white lacquered frames, stainless steel handles and hardware, hidden hinges and flush mounts on the face of the door.

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

3.6 Sanitary Facilities in the Bedroom / Suite

Floors: Elite brand ceramics reference "Elite Always Polished" with dimensions 1.2x2.6m (Image 18);

Ceilings: False ceiling in plasterboard, acoustic insulation and finished with light gray paint.

Walls: Plasterboard walls with sound insulation, covered with Elite brand ceramics reference "Elite Always Polido" with dimensions 1.2x2.6m (Image 18);

Cabinets: Suspended cabinet in color to be defined.

Equipment:

- Countertop washbasin by Roca model Ohtake (Image 15).

- Basin mixer type W7 ref. WALESSA001 model Alessa (Image 16A);

- White wall-hung toilet from Roca model Rimless ref. A346687000 including white lid with cushioned fall from Roca model Rimless ref. A801E12001 (Image 17);

- White suspended bidet from Roca model Rimless ref. A357685000 (Image 18) and mixer type W7 model Nina ref. WNINA002 (Image 19A);

- Shower base from ASD model Planestone type in white stone (Image 20), including glass panel/front/cabin and ceiling shower mixer type W7 ref. WCHUV004/1 in stainless steel, including built-in valve 2 outlets and esp.red hand shower. ref WGRECO007/4 (Image 21A);

- Mirror type BanhoAzis model ITEK with LED in metallic gloss color (Image 23);

Exterior openings: Aluminum frames with thermal cut in dark color with anti-corrosion treatment and double glass type "Planitherm 45" (Fractions A, F,

G, I, L, M and N);

Interior Openings: Wooden door of the “Placarol” type, a smooth model lacquered in white, including white lacquered frames, stainless steel handles and hardware, hidden hinges and flush mounts on the face of the door.

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

3.7 Laundry / Pantry

Floors: Multilayer natural oak wood flooring in 18mm wide planks, with a 4mm noble wood layer (Image 6);

Ceilings: False ceiling in plasterboard, acoustic insulation and finished with light gray paint.

Walls: Plasterboard walls with acoustic insulation and finished with white paint.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Exterior openings: Aluminum frames with thermal cut in dark color with anti-corrosion treatment and double glass type “Planitherm 45” (Fractions A, C, D, F, J, L and M).

Interior Openings: Wooden door of the “Placarol” type, a smooth model lacquered in white, including white lacquered frames, stainless steel handles and hardware, hidden hinges and flush mounts on the face of the door.

Lighting: LED strip in areas to be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

3.8 Drying rack

Floors: Ceramic floor covering measuring 40x120cm from Margres ref 412GR5.Light Brown R11 (Image 1).

Ceilings: False ceiling covering to be defined.

Walls: Wall covering to be defined.

Exterior openings: Aluminum slats in dark color and anti-corrosion treatment.

Lighting: To be defined;

Electricity: Legrand brand sockets/switches, model to be defined in white.

4. INTERIOR (BELOW GROUND – BASEMENT FLOOR)

4.1 Box (Fraction)

Floors: Concrete floor in natural color.

Walls: Walls in hollow cement block masonry and plastered.

Ceilings: Concrete ceiling

Exterior openings: Smooth aluminum door with 1 opening leaf in dark color, including lock (Fractions D, E, F).

Interior Openings: Sectional gate with automation with dark color on the outside and white on the inside, including photocells.

Smooth aluminum door with 1 opening leaf in dark color, including lock (Fractions F and G).

Lighting: To be defined;

Electricity: 1 Electric vehicle charging socket and Legrand brand sockets/switches, model to be defined in white;

4.2 Access Corridors to Fractions Garages

Floors: Concrete floor in natural color.

Walls: Concrete walls in natural color.

Ceilings: Concrete ceiling in natural color

Exterior Openings: Sectional gate with automation, with a dark color on the outside and white on the inside, including photocells and a fire door in a color to be defined with a lock and anti-panic barrier on the inside.

Lighting: To be defined.

5. INTERIOR OF COMMON AREAS (ABOVE GROUND)

5.1 Circulation Corridors

Floors:

- Carpet tile flooring in the color to be defined and a strip of local stone in Olivine basalt (Image 8) around the entire perimeter of the corridor.

Ceilings: False ceiling in plasterboard, acoustic insulation, indirect lighting moldings, and finished with paint in the color to be defined.

Walls: Plasterboard walls with acoustic insulation and finished with paint in the color to be defined.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Cabinets: Technical cabinet in white lacquered wood.

Lighting: LED strip in the lighting moldings.

5.2 Entrance hall

Floors: Carpet tile in color to be defined.

Ceilings: False ceiling in plasterboard, acoustic insulation and painted finish in the color to be defined.

Walls: Plasterboard walls with acoustic insulation and finished with paint in the color to be defined.

Skirting board: Skirting board in white lacquered MDF and embedded in the wall (Image 7).

Exterior spaces: Entrance door to the building in glass, including electric lock.

Interior spaces: Glass door with automation.

Lighting: LED strip in areas to be defined.

Others: Video – Intercom, including a “Loft” type telephone per fraction.

5.3 Staircase

Floors: Floor covering to be defined.

Walls: Concrete walls in natural color.

Ceilings: Concrete ceiling in natural color.

External spaces:

- Stained glass on the roof in aluminum frames with thermal cut in dark color with anti-corrosion treatment and double glazing type “Planitherm 45”;
- Smooth door to access the cover in dark aluminum with anti-corrosion treatment.

Interior spaces: White fire doors on both sides and an anti-panic barrier on one side.

Guards:

- Stainless steel handrail from the basement floor to the 0/1 floor
- Interior stair guard in AISI304 stainless steel, with brushed finish and laminated glass from Floor 0/1 to the Penthouse Floor.

Lighting: To be defined.

6. CLIMATIZATION

Air conditioning system consisting of ducts for heating/cooling, with cold/hot air exiting from diffusers embedded in the false ceiling, with indoor units hidden in the false ceiling and an outdoor unit.

7. VENTILATION

Indoor ambient air renewal system using AR/AP type power fans, equipped with two air circuits (one for supply and one for exhaust), with cross-flows in an enthalpic exchanger, enabling the transfer of heat from the rejection air for fresh supply air.

8. SANITARY HOT WATER HEATING

For the production of sanitary hot water, the "Wertec W12" type heat pump with a capacity of 300 liters will be used as a thermal heating source.

9. LIFT

For movement/transport between the 4 floors will be installed an elevator in the model to be defined with a maximum capacity of 630kg and 6 people.

10. PRODUCTION OF ENERGY

For each fraction and common areas, photovoltaic panels will be installed to produce energy, and they will be mounted on the roof of the building.

11. FIRE SAFETY SYSTEM

Installation of the fire control unit in interior common areas, including signage and fire extinguishers

12. WATER SUPPLY NETWORK

The cold and hot water supply network is run with "Multilayer" piping.

13. MATERIAIS



Image 1 - Ceramic from Margres ref 412 GR5.Light Brown R11

EQUITONE [natura] N162 Chalk Grey



Image 2

EQUITONE [natura] N164 Quartz White



Image 3

EQUITONE [natura] N251 Anthracite



Image 4



Image 5 – Exagres ceramic panel ref “Litos Siberia C3 R”



Image 6 – “Trevo Floors” flooring in the color Oak Prime 155 Brushed



Image 7 – White lacquered MDF skirting board



Image 8 – Stone of the Region in Basalt “Olivina”



Image 9 – Wooden slats lacquered in white



Image 10 – Entrance door to apartments type “Start Euro II”



Image 11 – Ceramics from Margres Linea Tool Gray ref^a TL4 NR

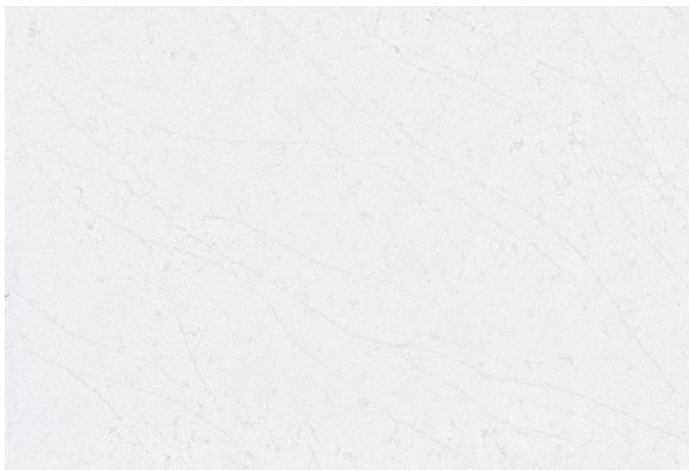


Image 12 – Silestone G6 Stone



Image 13 – Stand mixer



Image 14 – Rodi stand “Belém” model

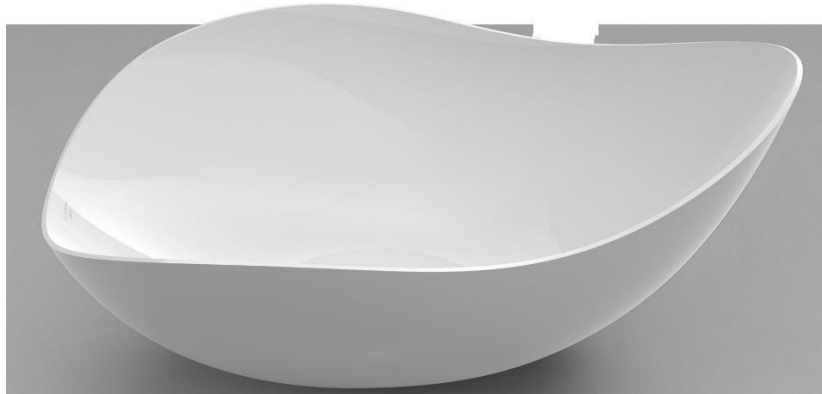


Image 15 – Ohtake washbasin



Image 16 – Gold color mixer



Image 17 – Wall-hung toilet from Roca



Image 18 – Roca suspended bidet



Image 19 – Bidet mixer in gold color



Image 20 – Stone shower tray



Image 21 – Shower/mixer with gold base



Image 22 –BanhoAzis mirror, “Rondo” gold model



Image 16A – Stainless steel mixer



Image 19A – Stainless steel bidet mixer



Image 21A – Stainless steel base shower/mixer



Image 23 – BanhoAzis mirror, "ITEK" model