



TAGUS BAY

PRIVATE CONDOMINIUM

FINISHINGS

JUNHO 2018

C O N S T R U C T I O N F E A T U R E S

STRUCTURE

Anti-seismic structure in reinforced concrete with solid slabs. Elevator shaft walls in reinforced concrete as the building hard core.

EXTERNAL WALLS

22cm ceramic brick masonry, exterior thermal coating system (ETICS) with thermal tips corrected and white acrylic finish and ventilated façade system, with thermal isolations e placas de grés.

FRAMING, SECURITY DOORS, DOORWAYS, TERRACE GUARDRAILS

Natural anodized aluminium framing, with thermal resistance and double glazing kind of incolor climalit.
High security door, with acoustic kit and covered with a phenolic panel.
Electrical blinds in profiled aluminium slats same colour as the framing, polyurethane framing.
Hardened polyurethane thermal acoustic doorways.
Laminated glass terraces guards with natural anodized aluminium handrail.

ROOF

Waterproofed and thermal isolated common roof with polystyrene plates. Mechanical protection of the isolation and waterproofed systeme with rolled pebbles, in the solar panel collector places.
Private waterproofed and thermal isolated terraces with "Roofmate" and coated with sandstone mosaic "grés".

INTERIEUR WALL BETWEEN THE APARTMENTS

Ceramic brickwork double walls, with thermal and acoustic isolation with rockwool and acoustic membrana. Plastered coating with vinylmatt (CIN) in the interior walls of each apartment.

FLOORING ACOUSTIC AND THERMAL ISOLATION

In the floating floors: Corticite with 3mm of layer thickness and on top applied polyurethane.
In the floors coated with porcelain "grés":
Incorporated thermal insulator "Recipol" screed.

P A R K I N G

GATE

Automatic gate in double plate disconnect panels and injected polyurethane. Metallic rails, blocker, motorization, manuel un-blocker and remote controls.

E L E V A T O R S

High range Gearless technology, machine roomless elevators, with 8 person (630 Kg). Load bearing capacity. Stainless steel telescopic doors with infra-red curtain.

I N T E R C O M A N D S E C U R I T Y S Y S T E M S

V I D E O I N T E R C O M S Y S T E M

Video intercom system connecting each apartment to the concierge of the building and the entrance of each bloc.

V I D E O S U R V E I L L A N C E

Integrated camera system in closed system circuit TV in the parking area, in the lobby and in the hallways ground floor of the blocs.

F I R E A N D C O D E T E C T I O N S Y S T E M S A N D S M O K E E X T R A C T I O N

Fire detection network connecting the parking and storage levels to the common alarm central. Acoustic signaling. CO (carbon monoxide) detection on the parking levels.

S E C U R I T Y D O O R

High security door with a high acoustic performance, covered by a phenolic panel.

E S T O R E S C O M B L O Q U E A D O R E S

Central locking blinds in the hallway entrance of the apartments and blocking system against a manual opening from outside in the apartments on the ground floor and top floor.

R E N E W A B L E E N E R G I E S , A I R C O N D I T I O N I N G A N D E N E R G Y C L A S S I F I C A T I O N

R E N E W A B L E E N E R G I E S

Solar thermal system including solar collector group, tank and boiler for common heating of sanitary waters, installed on the roof for each bloc.

A I R C O N D I T I O N I N G

Air Conditioning system multi-split, with heat pump, for the living rooms, suites and bedrooms.

E N E R G Y C L A S S I F I C A T I O N

A classification in all apartments.
"Green Technology Inside" Bosch appliances A+++ energy efficiency.

A P A R T M E N T S

LIVING ROOMS / KITCHEN, BEDROOMS,
ENTRANCE HALLS AND CIRCULATION AREAS

Floating floors, oak finished wood boards;

[Option: walnut or cherry tree
finishing]

Matte white lacquered strip baseboard;

[Option: veneered oak for oak
floor]

Projected plaster walls with white paint vinylmatt
(CIN);

[Option: champagne colour]

Projected plaster ceiling in the bedrooms,
plasterboard in bedrooms circulation area, painted
with white vinylmatt (CIN).

Kitchen furniture and domestic appliances:

- Matte white lacquered front and side panels;
[Options: Mix with with light oak or more
dark in the inferior and vertical furniture]

- DuPont Montelli counter tops Polar (white), is
a solid surface resulting from the combination of
resins and aluminium mineral powder;
[Options: light grey granite or dark
grey granite]

- Built in Bosch appliances;

- Led lights over the counter.

IS - SUÍTE

Rectified 60x60cm polished "Calacatta", "love"
floor, by Precious collection.

Rectified 45x120cm polished "Calacatta" walls
laid horizontally, covered with "Love", by Precious
collection.

False ceiling in waterproof plasterboard, coated
with white cinacryl mate (CIN).

White wash basin, on white lacquered counter,
veneered front in oak or walnut.

Wide mirror over the counter.

Plated mixing faucets by Grohe.

White ceramic wall-mounted toilet and bidet, lids
in resistant material coloured white stainless-steel
hinges.

Easy model shower base or white acrylic bath and
glass shower cabin.

IS - SOCIAL

Rectified 60x60cm polished "Tortora", "Love" floor,
by "Marble" collection.

Rectified 45x120cm polished "Tortora" walls
laid horizontally, covered with "Love", by Marble
collection

False ceiling in waterproof plasterboard, coated
with white cinacryl mate (CIN).

White wash basin, on white lacquered counter,
veneered front in oak or walnut.

Wide mirror over the counter.

Plated mixing faucets by Grohe.

White ceramic wall-mounted toilet and bidet, lids
in resistant material coloured white stainless-steel
hinges.

Easy model shower base or white acrylic bath and
glass shower cabin

WOODWORK

Matte white lacquered interior swing doors and frames, with brushed stainless steel Knobs.

[Option: veneered oak doors, if the option for the floor is oak]

Matte white lacquered swing door wardrobes, with brushed stainless steel knobs. Unbleached cotton textured melamine interiors and drawers front panels.

[Option: veneered oak doors if the option for the floor is oak]

BALCONIES

Glass panels balconies, 147x1200mm "grés" (Revigrés) floor, Teca colour, by Deck Smart serie. Barbecue and wash ware.

COMMON AREAS

RECEPTION / CONCIERGE

The main hall with several environments:

- Co-living area, decorated and furnished, with lounge, library area, media room, co-work area with internet and reception.

Outside lounge area.

INDOOR KIDS CLUB / GYM / SAUNA

Indoor Kids Club interior with view garden. Fitness room equipped with cardio-fitness, with view garden. Sauna and bathhouse.

OUTSIDE GARDEN / OUTSIDE PLAY-GROUND / SWIMMING POOLS SURROUNDING AREA / SOLARIUM

Outside Garden with:

- Wall and fence adjacent to the public walkway;
- Pathways edged with aromatic bushes;
- Seasoning plant beds;
- Benches along the pathways;
- Recreational lighting.

Outside Play-Ground:

- Funny tower for children

Swimming Pools Surrounding Area:

- Exotic trees (palm trees) delimiting the swimming pool area;
- Shower and feet-washing pond at the entrance;
- Swimming pool for adults similar to a little beach, overflowing, jets water and a swimming pool for children, both with salt water, underwater lighting and one is heated.;
- Jacuzzi area.

Solarium:

- Sun bathing and relaxing area with exotic wood deck.