

RESERVA

AT QUINTA DO LAGO

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.

These are:

- 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. Skirting board "Mirage" with shadow line recess

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.

Ceiling recess for curtains and indirect lights.

Carpentries

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

The spacious wardrobes, which were subjected to a detailed study, are fully fitted and made of wood by an Italian brand "POLIFORM" or similar. 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 & Bosch" 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 latest appliances "Gagena" or similar.

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.

BBQ \ Bar \ Outdoor Kitchen on Terrace

Gas powered BBQ "Beefeater" or similar with stoned counter, sink and underbuilt cabinets.

Elevators

Schmitt+Sonhn, 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 & 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 and 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 & 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.

Security

Each apartment has an alarm system that is connected to Team 6 Vigiquinta security office.

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

Pedestrian Access controlled by CCTV camera.

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 "Q Landscape" to fully capitalise on the unique location.