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COMPARATEUR DE LOGEMENTS NEUFS AU PORTUGAL - COMPARE NEW-BUILD HOMES IN PORTUGAL - COMPARADOR DE EMPREENDIMENTOS EM PORTUGAL

MASTERPLAN



Apartments

29



22

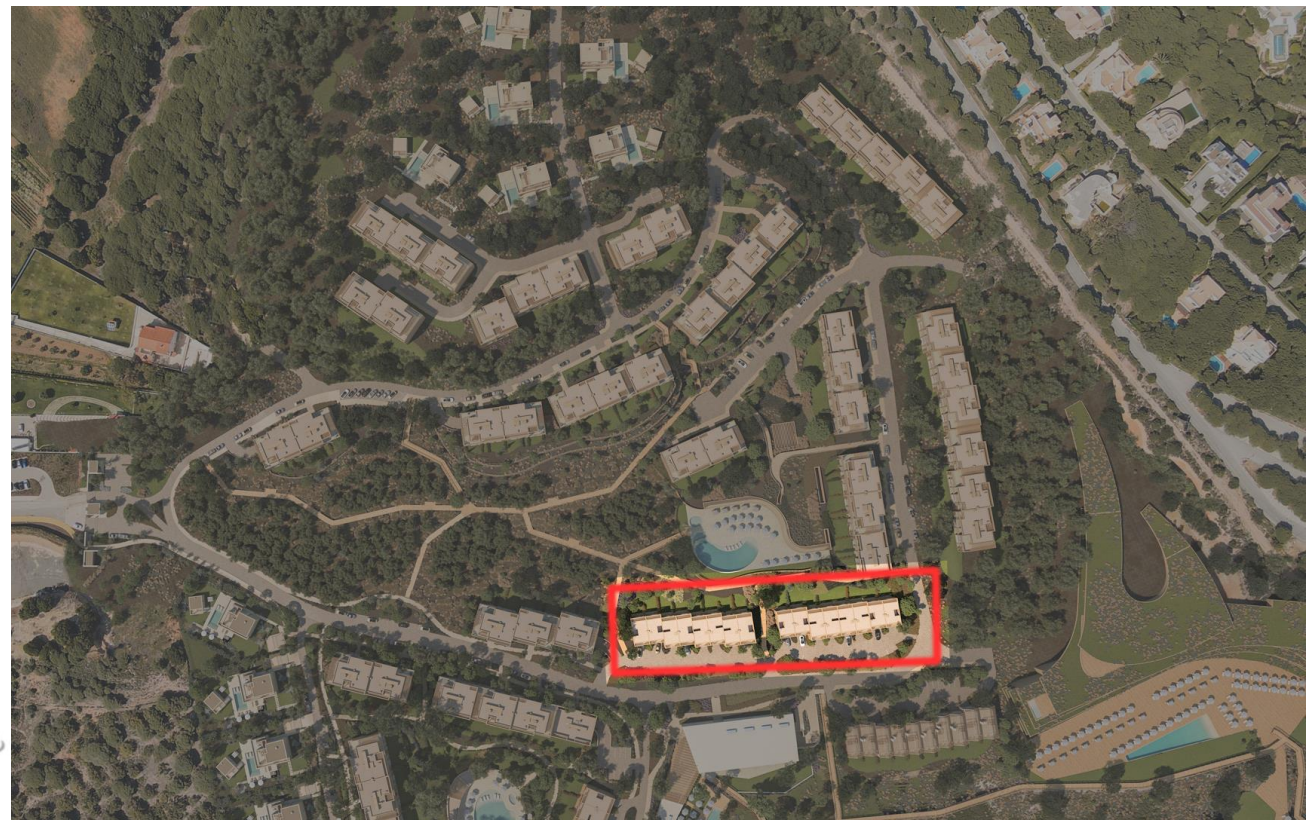
Townhouses

21



Townhouses

-  V2 - 6
-  V3 - 10





V3 (10 units)

Interior Gross Area 150 m²

Covered Terraces 33 m²

Parking space and garden for private use 40m²

1 private parking space

V2 (6 units)

Interior Gross Area 129 m²

Covered Terraces 32m²

Parking space and garden for private use 40m²

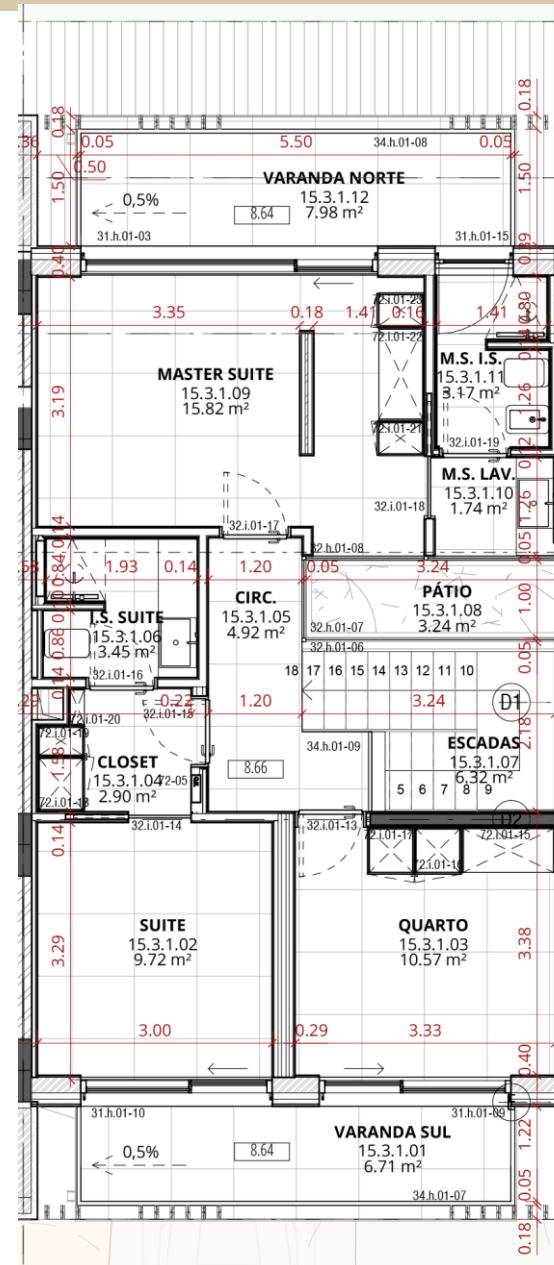
1 private parking space



Groundfloor



1st Floor



Groundfloor

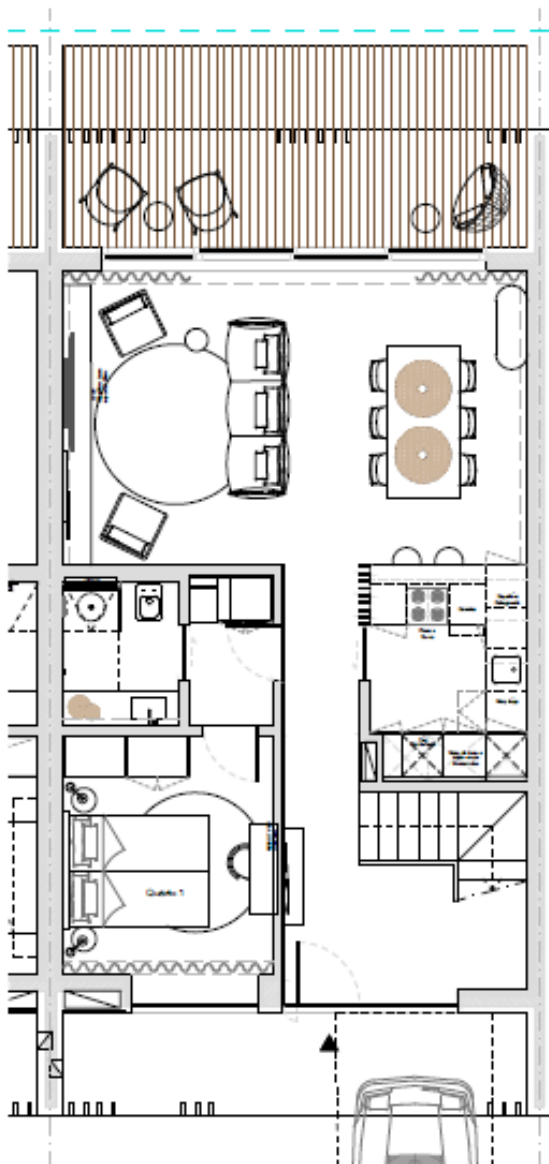
- Living room
- Kitchen
- Bathroom
- Storeroom
- Covered Terrace
- Parking space and garden for private use

First Floor

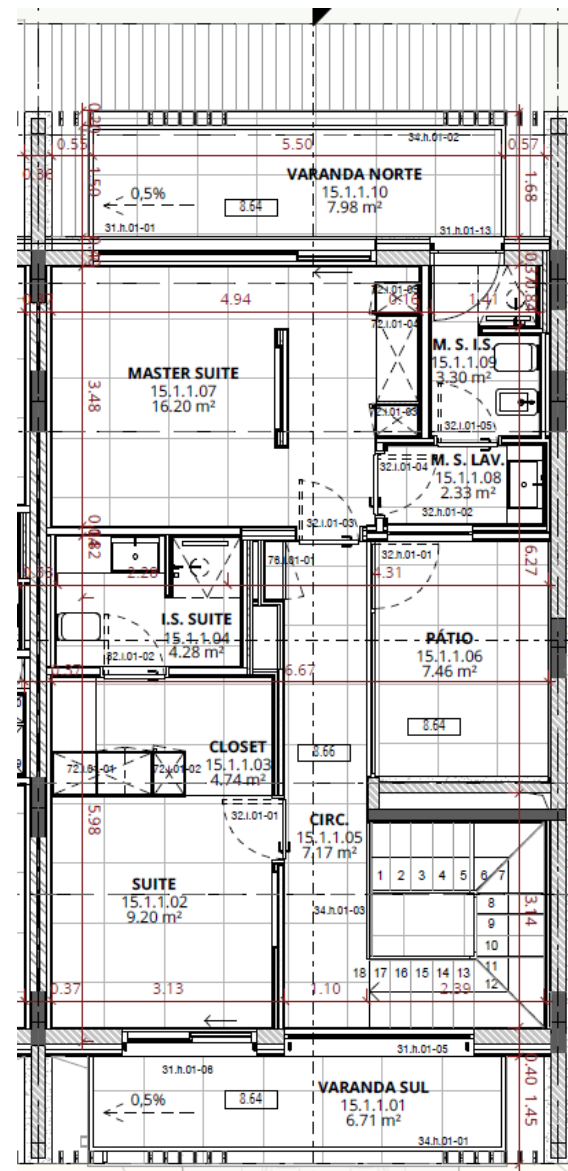
- Master Suite (bedroom, closet and bathroom)
- Suite (bedroom, closet and bathroom)
- Bedroom
- 2 Terraces

Interior Gross area – 150 m²
Garden for private use

Groundfloor



1st Floor



Groundfloor

- Living room
- Suite (bedroom, closet and toilet)
- Kitchen
- Parking space and garden for private use

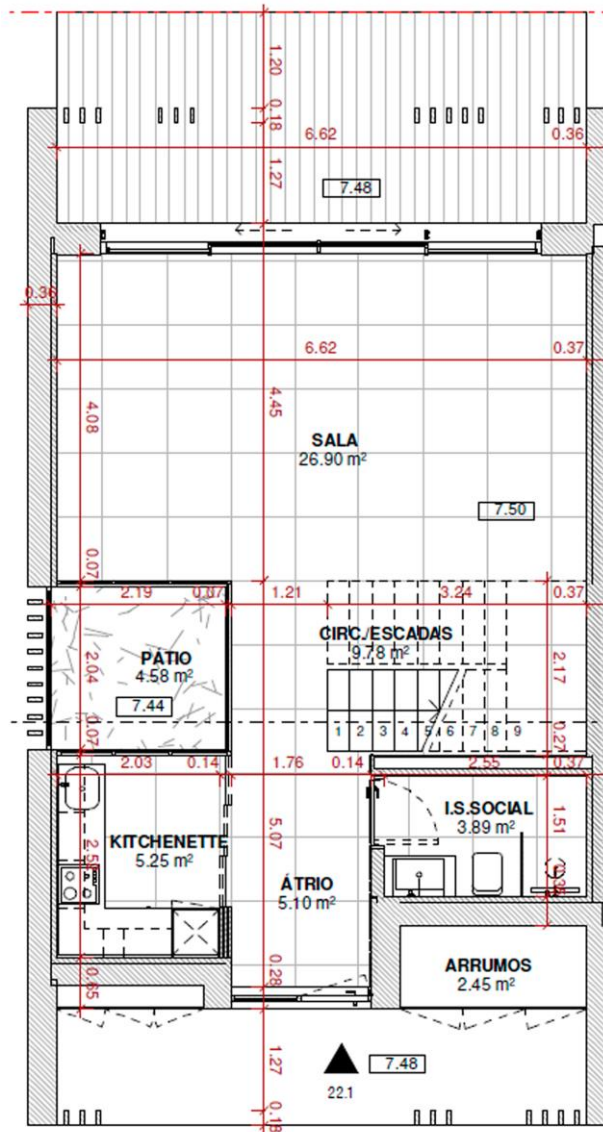
First Floor

- Master Suite (bedroom, closet and toilet)
- Suite (bedroom, closet and toilet)
- Patio

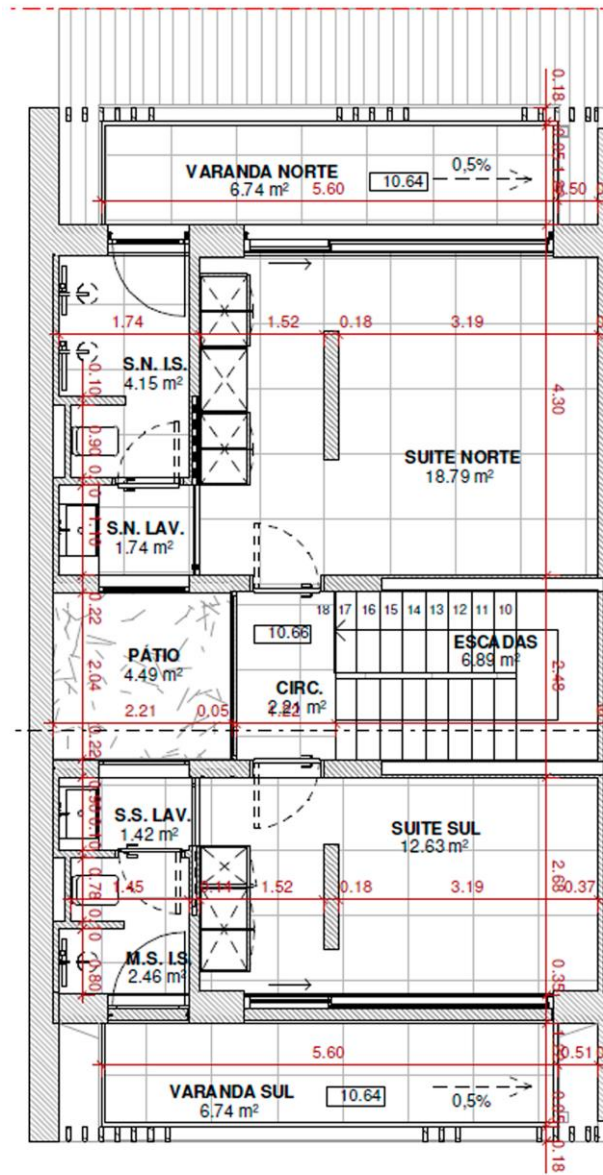
Interior Gross area – 150 m²
Garden for private use

Note: The indicated areas may vary according to the building area

Groundfloor



1st Floor



Groundfloor

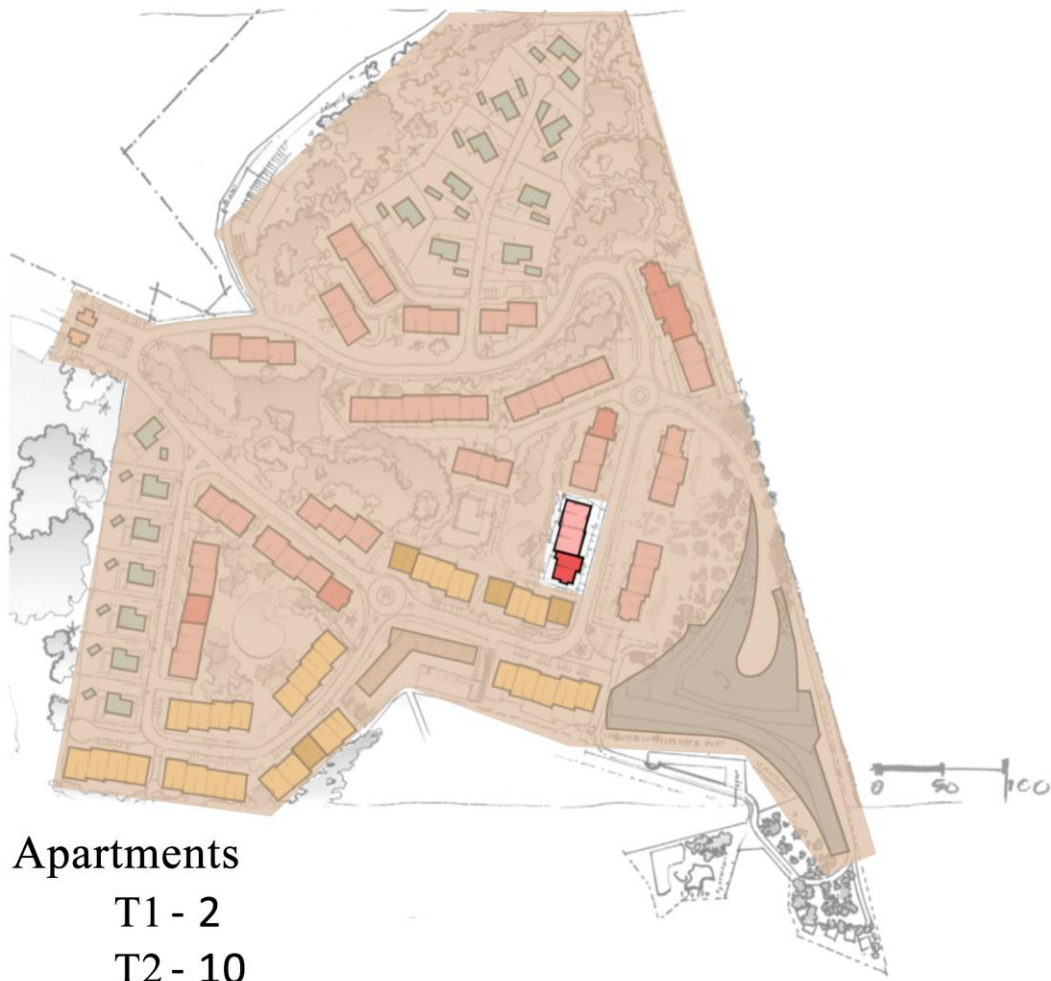
- Living room
- Toilet
- Storage Room
- Kitchen
- Parking space and garden for private use

First Floor

- Master Suite (bedroom, closet and toilet)
- Suite (bedroom, closet and toilet)
- Patio

Interior Gross area – 129 m²
Garden for private use

Note: The indicated areas may vary according to the building area



- Apartments
- T1 - 2
 - T2 - 10
 - T3 - 2





APARTAMENTS

T1 (2 units)

Interior Gross Area 81 e 84 m²

Covered Terraces 16 m²

1 Parking space in the basement

T2 (10 units)

Interior Gross Area 89 – 99 m²

Covered Terraces 10 - 14 m²

Garden for private use 30 m²

1 Parking space in the basement

T3 (2 units)

Interior Gross Area 155 m²

Covered Terraces 55 m²

Terraces 33 m²

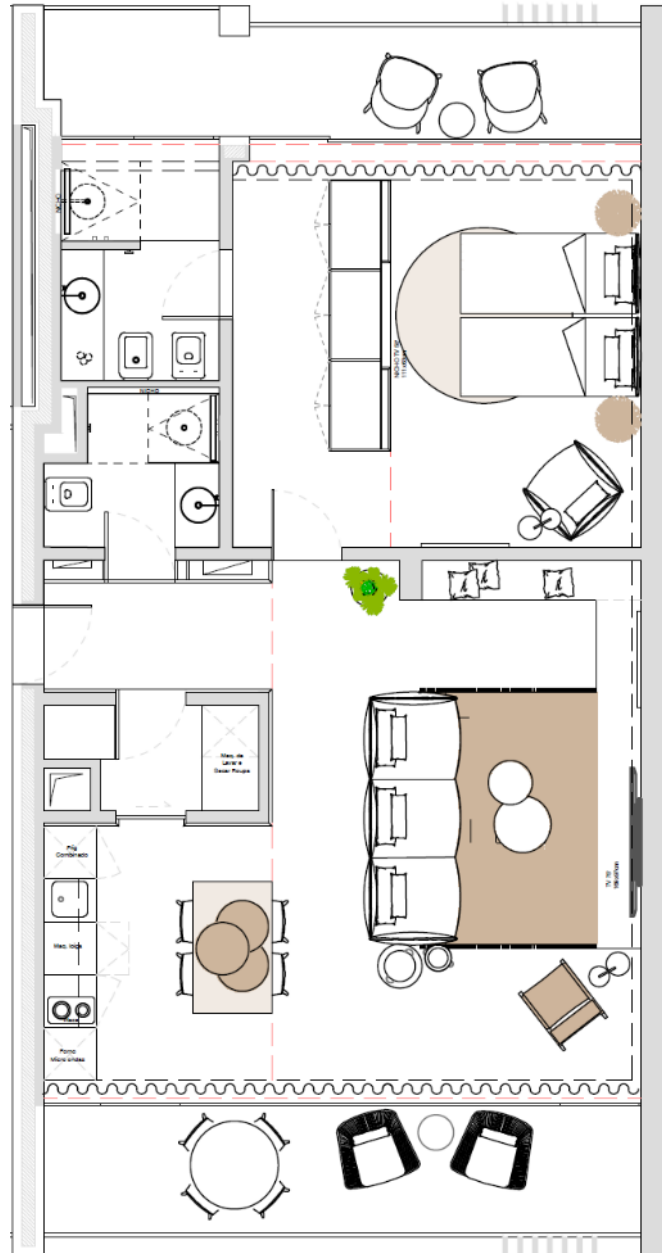
2 Parking spaces in the basement

Apartments – T1A – (1 Unit)

- Entrance Hall
- Living room
- Suite (bedroom, closet and bathroom)
- Kitchen
- Guest bathroom
- Storage
- Balconies

Basement

- Covered parking space
- Storage



Interior Gross Area – 84 m²

Covered balconies – 16 m²

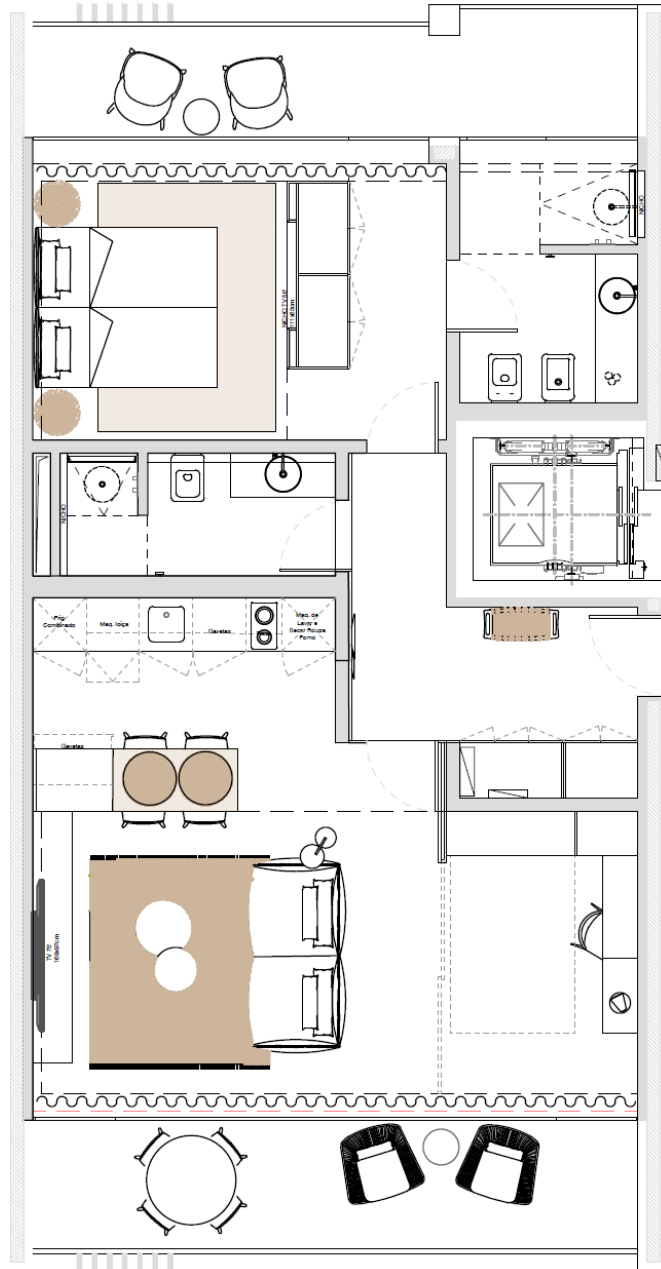
Total Area – 100 m²

Apartaments – T1B – (1 Unit)

- Entrance Hall
- Living room
- Living área / office
- Suite (bedroom, closet and bathroom)
- Kitchen
- Guest bathroom
- Balconies

Basement

- Covered parking space
- Storage



Interior Gross Area – 81 m²

Covered balconies – 16 m²

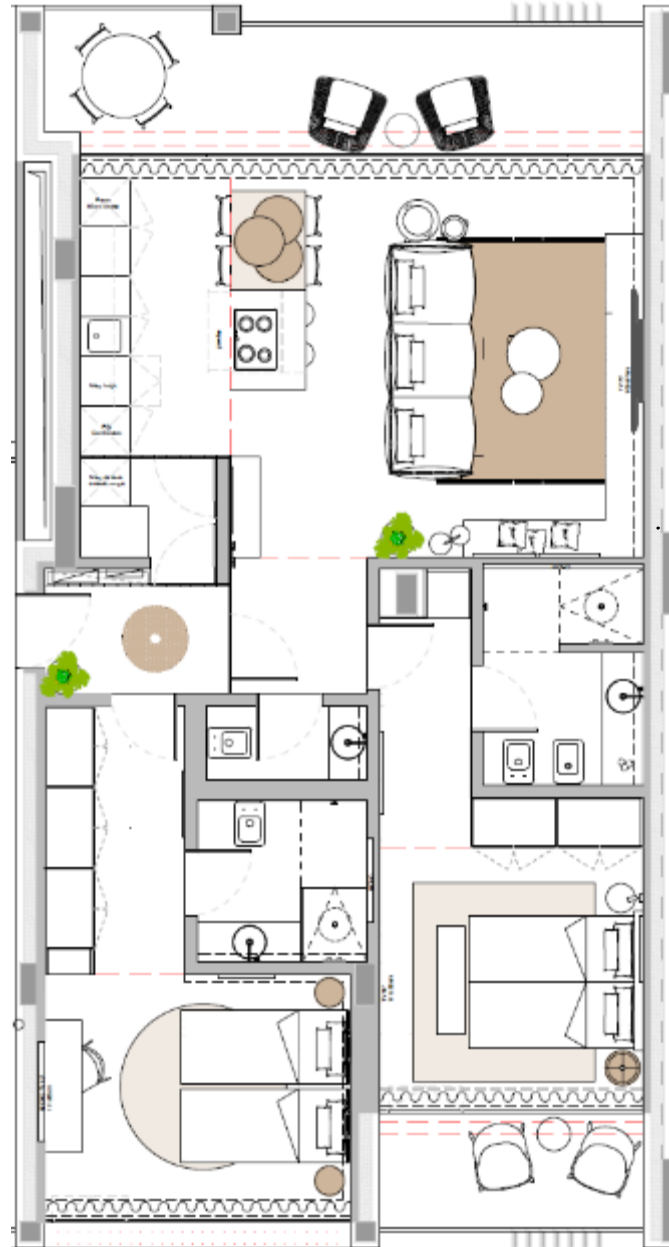
Total Area – 97 m²

Apartments – T2A – (4 Units)

- Entrance Hall
- Living room
- Suite (bedroom, closet and bathroom)
- Suite (bedroom and bathroom)
- Kitchen
- Guest bathroom
- Storage
- Balconies

Basement

- Covered parking space
- Storage



Lock-off T2 = T0 + T1
Possibility of separate and simultaneous use in two different housing units.

Interior Gross Area – 99 m²

Covered balconies – 14 m²

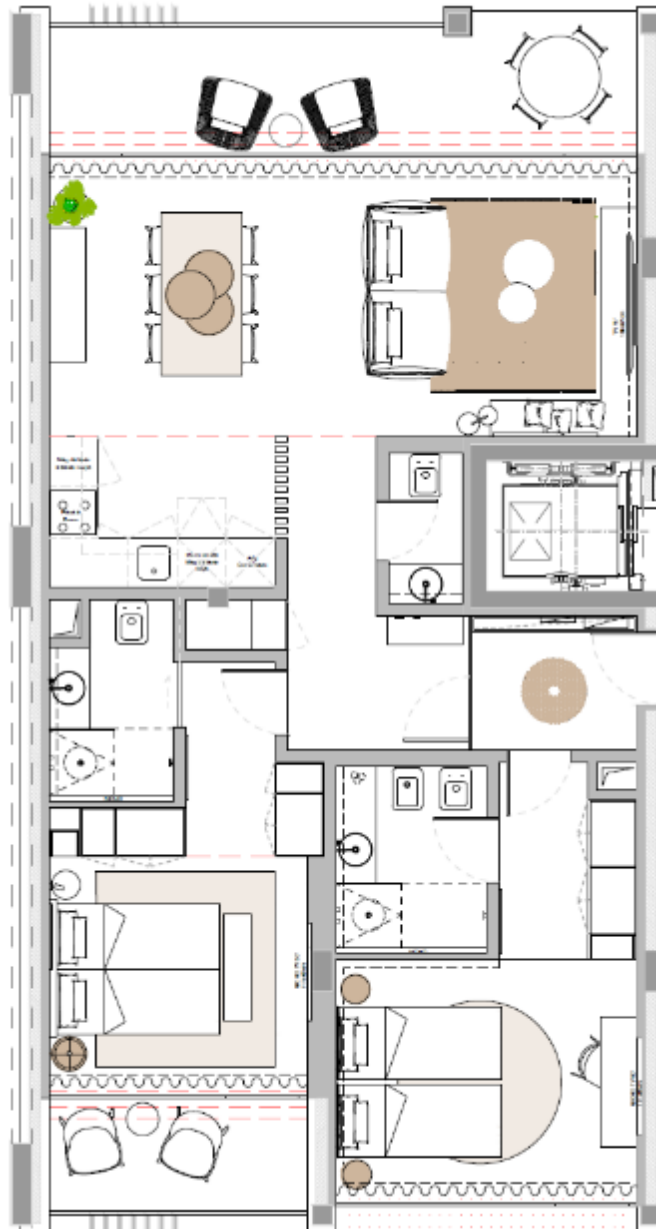
Total Area – 113 m²

Apartaments – T2B – (4 Units)

- Entrance Hall
- Living room
- Suite (bedroom, closet and bathroom)
- Suite (bedroom and bathroom)
- Kitchen
- Guest bathroom
- Balconies

Basement

- Covered parking space
- Storage



Lock-off T2 = T0 + T1
Possibility of separate and simultaneous use in two different housing units.

Interior Gross Area – 97 m²

Covered balconies – 14 m²

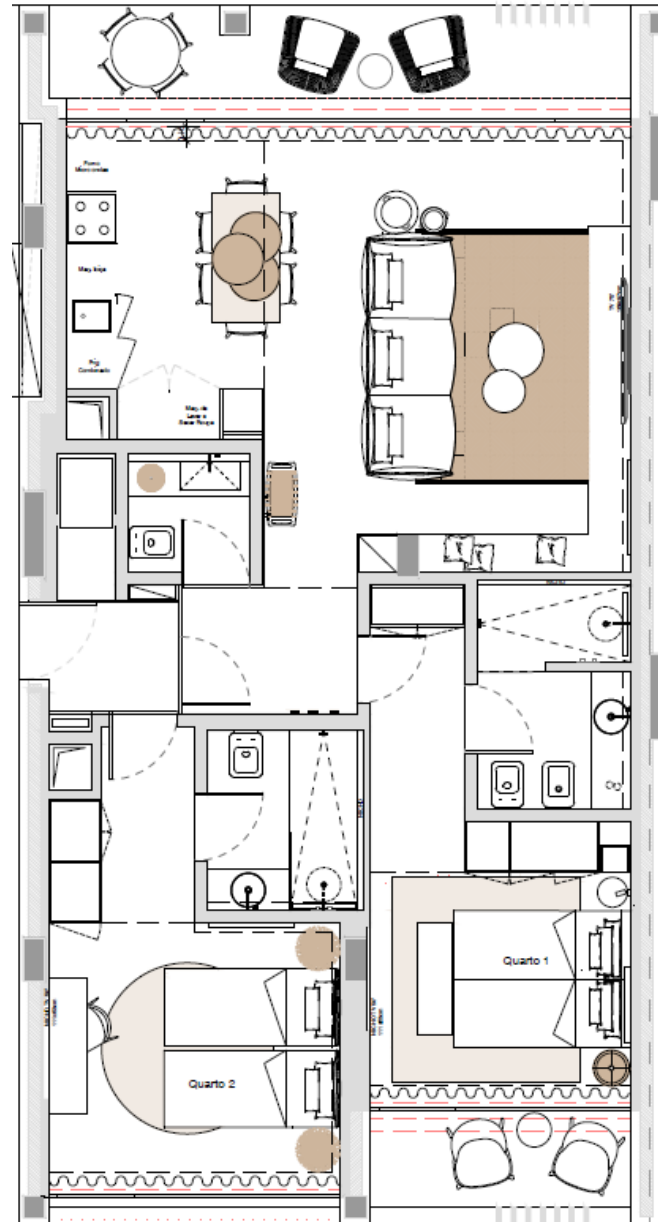
Total Area – 111 m²

Apartaments – T2C – (1 Unit)

- Entrance Hall
- Living room
- Suite (bedroom, closet and bathroom)
- Suite (bedroom and bathroom)
- Kitchen
- Guest bathroom
- Balconies

Basement

- Covered parking space
- Storage



Lock-off T2 = T0 + T1
Possibility of separate and simultaneous use in two different housing units.

Interior Gross Area – 93 m²

Covered balconies – 10 m²

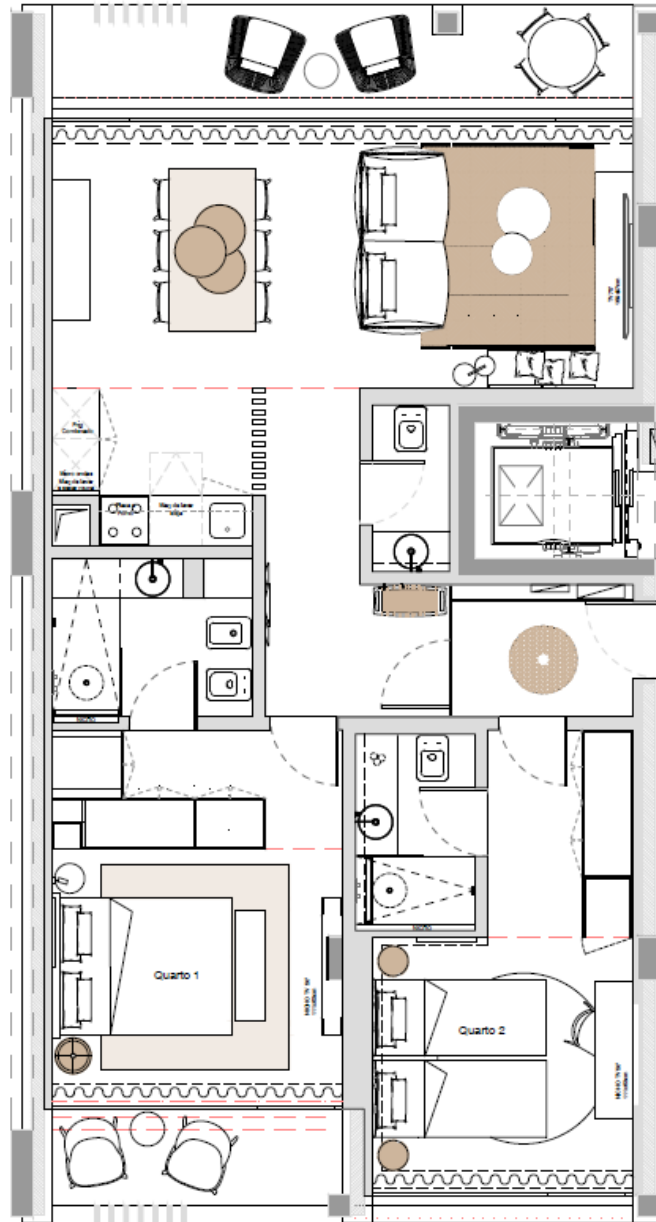
Total Area – 103 m²

Apartamentos – T2D – (1 Unit)

- Entrance Hall
- Living room
- 2 Suites (bedroom, closet and bathroom)
- Kitchen
- Guest bathroom
- Balconies

Basement

- Covered parking space
- Storage



Lock-off T2 = T0 + T1
Possibility of separate and simultaneous use in two different housing units.

Interior Gross Area – 89 m²

Covered balconies – 10 m²

Total Area – 99 m²

Apartments – T3 – (2 Units)

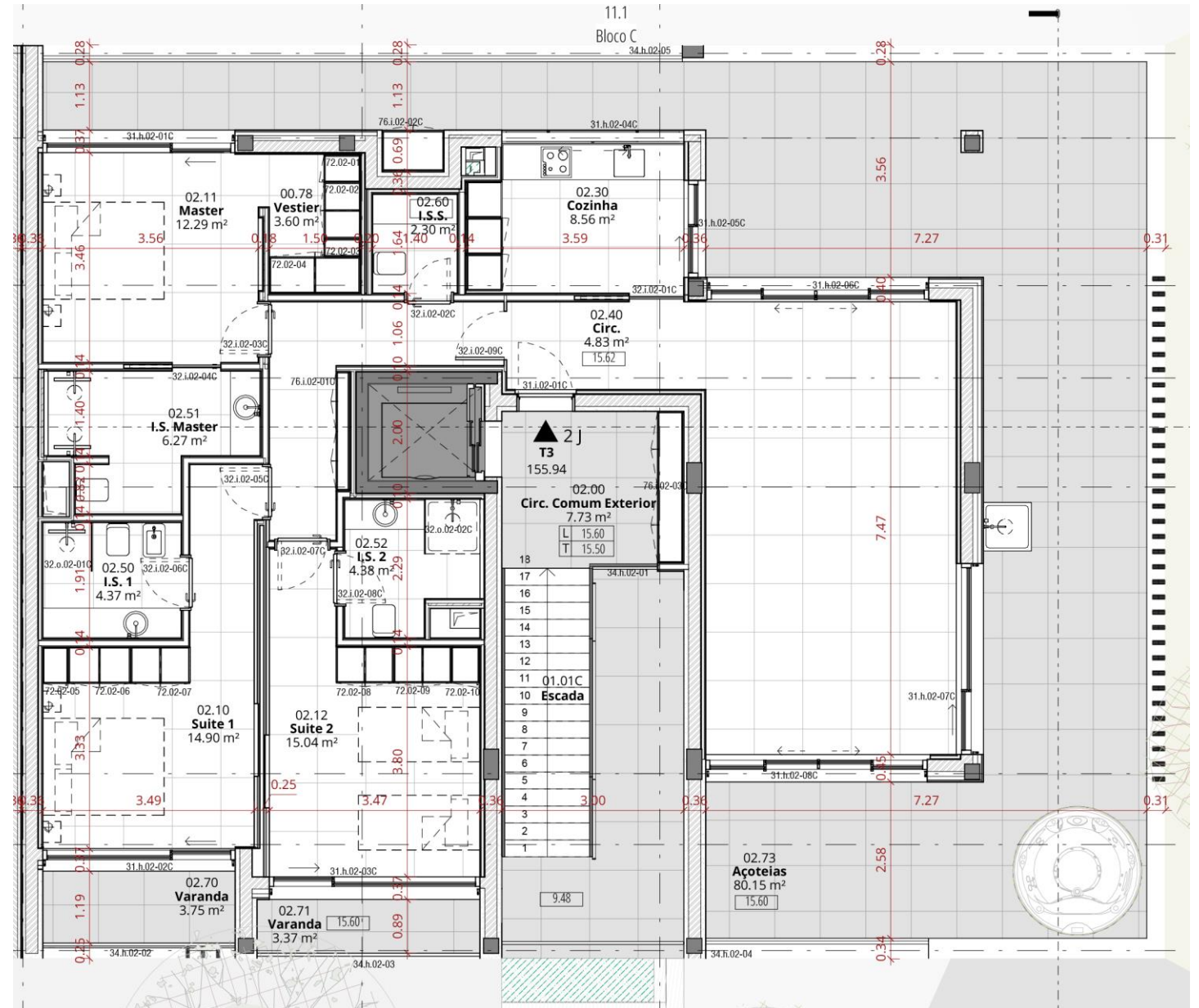
- Entrance Hall
- Living room
- Master Suite (bedroom, closet and bathroom)
- 2 Suites (bedroom and bathroom)
- Kitchen
- Guest bathroom
- 2 Balconies
- Large terrace (mostly covered by pergolas) - Jacuzzi (optional), several seating areas and solarium

Basement

- Covered parking space
- Storage

Interior Gross Area – 155 m²
 Covered Terraces – 55 m²
 Terraces – 33 m²
 Total Area – 243 m²

Note: The indicated areas may vary according to the building area



Interior Specification

Internal Walls

- Plasterboard with acoustic cut
- Faced skirting in lacquered aluminum
- Spot lath in lacquered wood (Apartments)

Flooring

- Large cream-colored ceramic floor tiles

Kitchens

- Móveis lacados
- Silestone worktops (Villas and Townhouses) or porcelain tiles (Apartments)
- Extendable Mixing Tap
- Fully equipped with Bosch appliances:
 - Integrated fridge-freezer
 - Oven
 - Microwave
 - Electric induction hob
 - Kitchen extractor
 - Dishwasher
 - Washing machine and dryer
 - Wine cooler (optional)

Bathrooms

- Ceramic wall and floor tiles
- Microcement coating notes
- Shower enclosures in tempered glass
- Fully equipped with chinaware, taps and support furniture
- Free-standing bathtub (Villas)

Doors and Wardrobes

- Lacquered doors with ceiling height
- Doors with lacquered wooden lath
- Closets with lacquered wood lath doors
- Closets with straw doors (Townhouses)

Equipments

- Air conditioning, silent and with high energy efficiency - Daikin
- Water heating made by heat pump of high energy efficiency, including anti-legionella system - Daikin
- Fire detection system, interconnected to the security central
- Low consumption lighting (LED system)
- Independent electric charger for each parking lot
- USB chargers

Note: The indicated specifications may change for materials / equipment of equivalent quality.

Exterior Specification

Balconies, Terraces and Patios

- Pergolas in Nordic pine laminated wood
- Cream-colored ceramic floor tiles
- Glass railings
- Ofurô (Villas)
- Pre-installation Jacuzzi (T3 and V3)

Exterior walls

- Thermal insulation on the outside (8cm)
- Nordic pine laminated wood laths

Frames

- Minimalistic aluminum framework with thermal cut
- Large spans
- Double glazed tempered and colorless glass with high thermal and acoustic performance
- Ventilation built into the frames
- Centralized mechanical ventilation
- Electric exterior blinds

Entrance doors

- Electronic access control with app connection
- Glass doors (Villas)
- Wooden doors (Townhouses and Apartments)

Landscaping and recreational areas

- Indigenous plantings and occasional lawns
- Light lighting in wooden bollards
- Streets in local limestone sidewalk (Bordeira)
- Cycling and pedestrian paths in disused concrete
- Wooden walkways to access the beach

Note: The indicated specifications may change for materials / equipment of equivalent quality.

Product	Guarantee	Brand
Air conditioning and water heating equipment	3 years	Daikin
Appliances	2 years	Bosch
Frames	5 years profiles 2 years accessories	Sapa
Windows	10 years	Saint Goban
Elevators	2 years	Schindler
Pergolas and wooden laths	20-year structural warranty Maintenance included in the condominium.	-

Note: The indicated specifications may change for materials / equipment of equivalent quality.

The estimated value of the condominium charges for the first years of operation, considering the high quality of the services provided, is of **35€/m²/year**.

Services included in the condominium charges:

- 24 hour Reception
- Cleaning // Maintenance of the common areas
- Security and surveillance service
- Waste collection
- Pools maintenance
- Green areas maintenance

Estimated condominium charges by accommodation category

Category	Internal Area	Cost (€/month)	Cost (€/year)
Townhouse (V2)	129	376 €	4 515 €
Townhouse (V3)	151	440 €	5 285 €
Apartamento (T3)	149	435 €	5 215 €
Apartamento (T2)	99	289 €	3 465 €
Apartamento (T1)	81	236 €	2 835 €

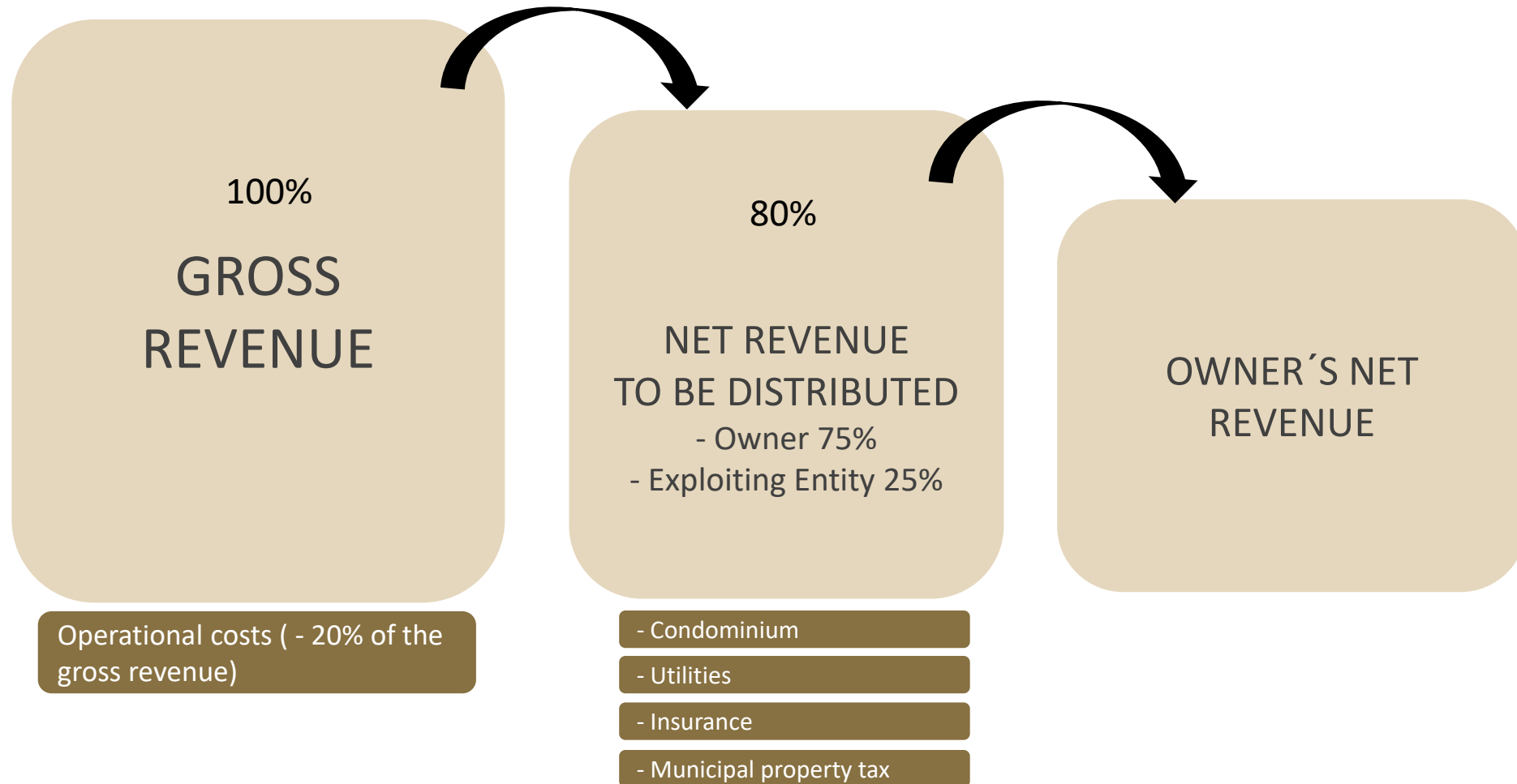
Payment Conditions

- 25.000 € deposit is paid to reserve the unit (Non refundable);
- 25% of the purchase rate, minus the reservation fee (25.000 €) will be paid with the signature of the Promissory Contract;
- 35% of the purchase rate with the completion of the exterior insulation;
- 40% of the purchase rate in the Official Deed of Transfer of Ownership is signed by both parties

Notes:

1. The sales prices of the Townhouses and Apartments includes the supply of the necessary furniture for the tourist operation of the accommodation units.

In order to calculate the revenue from rental operation, the modality presents in the constitutive title is as follows:



***Condominium** (estimated value of 35 euros/m2/year)

***Utilities** (energy) (estimate considering the adopted energy policy)



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