



PINES  
URBAN RESORT  
Parque das Nações

SPECIFICATIONS



## FLATS

### ENTRY HALL AND LIVING ROOM

#### DOOR ENTRY

Safe Entry Door, white melamine finish and polished chrome handle.

#### FLOORING

Walnut wood finish.

#### WALLS

Plasterboard with insulation, painted with white water based paint.

#### CEILING

Plasterboard with insulation, painted with white water based paint, including a ceiling recess for the curtains tracks.

#### CABINETS

Floor to ceiling doors, White lacquered finish on the hall and lower doors and shelves on the living room.

#### LIGHTING

Linear profile and downlights on the ceiling and electrical connection for decorative light on the dining area.

#### OTHERS

Available electrical feed for curtains. Sun shade cloud.



# KITCHEN

## FLOORING

Walnut wood finish.

## WALLS

Plasterboard with insulation, painted with white water based paint and black granite between the countertop and high cabinets.

## CEILING

Plasterboard with insulation, painted with white water based paint, including a ceiling recess for the curtains tracks.

## DOORS

Floor to ceiling doors, white lacquered finish and stainless steel handle.

## CABINETS

White lacquered front finish, embebed handle and BLUM runner system.

## COUNTERTOP

Black granite countertop.

## TAP

GROHE single lever sink mixer tap with two function sprayer.

## KITCHEN APPLIANCES

- Fridge • Freezer • Induction hob • Electrical Oven • Micro-wave • DishWasher - MIELE
- Mini wine cellar for up to 52 bottles with integrated light - AEG • Ceiling extractor with dimmed light and remote control - ELICA.

## LIGHTING

Linear profile and downlights on the ceiling.



## LAUNDRY AREA

### FLOORING

Deck in thermo modified wood.

### WALLS

Etics or fibre cement board over thermal insulation.

### CEILING

Plasterboard, painted with white water based paint.

### LIGHTING

Wall light.

### APPLIANCES

• Washing machine • Tumble dryer - MIELE • Hot water tank (air-water pump).

## BALCONIES AND TERRACES

### FLOORING

Deck in thermo modified wood.

### WALLS

Communal areas deck in thermo modified wood.

### CEILING

Plasterboard painted with white water based paint.

### LIGHTING

Ceiling downlights.



## SHOWEROOM

### FLOORING

Polished natural stone.

### WALLS

Plasterboard with insulation coated with polished natural stone, mirror and painted with white water based paint.

### CEILING

Plasterboard with insulation, painted with white water based paint.

### DOOR

Floor to ceiling door, in tempered glass or white lacquered finish and stainless steel handle.

### CABINET

Lacquered, including drawers and BLUM runner system.

### COUNTERTOP

Corian or polished natural stone.

### TOILET SEAT

GSI Wall mounted toilet, with concealed fixing system, GEBERIT flush with water saving system.

### BIDE

GSI Wall mounted bide, with concealed fixing system.

### TAPS

GRHOE, chrome finish, with water saving system.



## SHOWER

GROHE rain shower smartcontrol concealed, ecosmart. with ITALBOX shower screen.

## LIGHTING

Retro illuminated mirror with light box, defroster with touch activation and downlights on the ceiling.

## TOILET

### FLOORING

Walnut wood finish.

### WALLS

Plasterboard with insulation painted with white water based paint.

### CEILING

Plasterboard with insulation, painted with white water based paint.

### DOOR

Floor to ceiling door, white lacquered finish and stainless steel handle.

### COUNTERTOP

Polished natural stone.

### TOILET SEAT

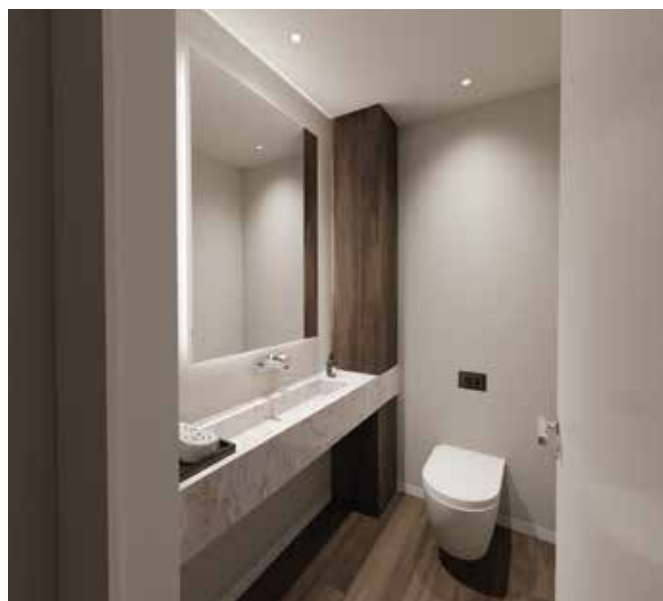
Wall mounted toilet, with concealed fixing system, GEBERIT flush with water saving system.

### TAP

GRHOE, chrome finish, with water saving system.

### LIGHTING

Retro illuminated mirror with light box and ceiling downlights.



## HALL/CORRIDOR

### FLOORING

Walnut wood finish.

### WALLS

Plasterboard with insulation, painted with white water based paint and white lacquered wood panels.

### CEILING

Plasterboard with insulation, painted with white water based paint.

### DOOR

Floor to ceiling door, white lacquered finish and stainless steel handle.

### LIGHTING

Ceiling downlights.

## ENSUITE

### FLOORING

Walnut wood finish.

### WALLS

Plasterboard with insulation, painted with white water based paint.

### CEILING

Plasterboard with insulation, painted with white water based paint, including a ceiling recess for the curtains tracks.

### DOOR

Floor to ceiling door, white lacquered finish and stainless steel handle.

### WARDROBE

Floor to ceiling doors, white lacquered finish, embebed handle, BLUM runner system, drawers, shelves and rod.

### LIGHTING

Ceiling linear profile and recessed lighting.





## HEATING, AIR CONDITIONING, VENTILATION AND HOT WATER

### COOLING

Living room, kitchen, bedrooms and showerrooms cooled by ceiling fancoils (except bathrooms) with cold water supply from the CLIMAESPAÇO system. The room temperature control will be made by a command panel within the suites (bedroom and shower room installation together) and in the living room (living room, kitchen, circulations and toilet together).

### HEATING

Living room, kitchen, bedrooms and showerrooms with underfloor heating as the main heating source, ceiling fancoils (except bathrooms) and as a secondary source, from the CLIMAESPAÇO system. The room temperature control will be made by a command panel within the suites and in the living room (living room and kitchen).

### HOT WATER

The hot water generation will come from an autonomous system (heat pump) with support from the CLIMAESPAÇO system and electric resistance in the tank.

### VENTILATION

Insuflation of new air distributed through the false ceiling of the entrance hall and mechanical extraction from a controlled mechanical ventilation system.

## MISCELLANEOUS

### ELECTRICAL VEHICLE (EV) CHARGING

Box garages prepared to receive electric vehicle chargers.



## COMMUNAL AREAS

### ENTRANCE HALL

#### FLOORING

Tilles.

#### WALLS

Tilles and Wood.

#### CELLING

Plasterboard with insulation, painted with white water based paint and wooden panels.

### LIFT LEVELS

#### FLOORING

Tilles.

#### WALLS

Tilles and Wood..

#### CELLING

Plasterboard with insulation, painted with white water based paint and wooden panels.



## CAR PARK

### FLOORING

Stroked concrete.

### WALLS

Plastered, with wainscot painted in grey and yellow strips and the rest painted white.

### CEILING

Concrete.

### MISCELLANEOUS

Fire doors in metallic and painted steel sheet • Automatic lighting of the parking area  
Automatic car park lighting activated by presence sensors • Car park ventilation and smoke extraction system ventilation.



## FACADES AND INSULATION

- Facade in plastered thermal brick, insulated and clad with cementitious panels and Thermomodificated wooden reguado.
- Aluminium system profile with thermal cut, sliding in the social areas and oscillating-flapping in the bedrooms, with thermal and sound reduction glass in the bedrooms, with thermal and acoustic glass.
- Exterior screens in the social areas and obscuring system in bedrooms.
- Balcony guards in laminated glass
- Walls of separation between tenants in plastered ceramic brick.



## MISCELLANEOUS EQUIPMENT

- Schindler Lifts.
- Centralized waste collection system.
- Fire alarm system.
- Video intercom with connection to the concierge and outside.
- CCTV security system.
- Swimming pool for adults and children with thermo wood deck surroundings.
- Sauna and Turkish bath.
- Green areas.
- Multi-purpose room.
- Gym.



NOTES:

For technical or commercial reasons, some of the finishes and equipment that in this document may be replaced by others of equivalent or superior quality.

The images and plans presented are merely illustrative and do not confer any contractual value.

Developer



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