



Santo Estevao – St Stephens Hill

14 villas with pools

Finishing Schedule

July 2008

Exterior

Walls	Cement rendering painted with Kenitex exterior according to the project
Ceiling	Cement rendering painted with Kenitex exterior according to the project
Flooring	Terracotta tiles 30x30 cm
Roofs	Regional roof tiles with aged finishings according to the project
Skirting	Cement rendering painted with Kenitex exterior according to the project
Eaves	In cement, shaped with pre-fabricated polyurethane form work according to the project
Main door	Solid wood finishing " Kambala" reinforced with high security structure and hardware
Doors & Windows	Sliding, opening or tilt and turn, in aluminium "Domal"with double glazing and colored RAL 7011
Blinds	Electric blinds in aluminium with polyurethane thermal insulation, color RAL 7011
Stone work	Copings and window trimmings in hammered white stone "Moleanos" 3cm thick.
Garage door only villas no. 11 to 14	Powder coated, white aluminium with polyurethane thermal insulation, electric with 2 remote controls
Outside steps	White stone "Moleanos" with skirting and hand rail in galvanized steel according to the Project
Varandas /terraces	Terracotta tiles 30x30 cm with steel railing according to the Project
Pool	Re-enforced concrete, lined with ceramic mosaic tiles 2,5x2,5 cm, color blue, two submersed lights, coping stone and steps in hammered white stone. Pump system "Astral" and pre-installation to take a heating system, outdoor shower
Electricity	14 light points on walls and ceilings, 2 water proof sockets
Main gate	Wrought iron gate with electrical motor and remote control as well as the individual entrance, with video doorman screen black&white.
Foot-paths and garage-way	Cobble stones 10x10cm and/or according to the project



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Garden	Grass, type "mixture", irrigation system, small plants and decorative features in certain areas.
Boundary walls & fencing	Walls in bricks with rendering according to the project, support fencing for the hedges or bushes.

Interior

Halls and Corridors

Flooring	Ceramic tiles "Cerpa" 45x45cm color "Copper oxidized" ou similar
Skirting	Identic to flooring
Walls	Smooth plastering with acrylic paint
Ceilings	Smooth plastering or plaster board (false ceiling) according to the project
Ceilings coving	In plaster
Electricity	1 socket and 1 light point each

Living room

Flooring	Ceramic tiles "Cerpa" 45x45cm color "Copper oxidized" ou similar
Skirting	Identic to flooring
Walls	Smooth plastering with acrylic paint
Ceilings	Smooth plastering or plaster board (false ceiling) according to the project
Ceilings coving	In plaster
Electricity	4 double sockets 2 ceilings light points, 2 wall light points, 1 TV socket, 1 telephone socket
Fireplace	Wood burning stove with cast iron heat exchange
Heating	Under floor electrical heating
Air conditioning	3-way system = heating, dehumidifying and cooling with remote control, "Gree or Zantia"



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Dining room - breakfast

Flooring	Ceramic tiles "Cerpa" 45x45cm color "Copper oxidized" ou similar
Skirting	Identic to flooring
Walls	Smooth plastering with acrylic paint
Ceilings	Smooth plastering or plaster board (false ceiling) according to the project
Ceilings coving	In plaster
Electricity	4 sockets, 2 ceilings light points, 2 wall light points, 1 TV socket
Heating	Under floor electrical heating
Air conditioning	3-way system = heating, dehumidifying and cooling with remote control, "Gree or Zantia"
Doors	Beech wood with door handle inox mate "Tupai" or similar

Kitchen

Flooring	Ceramic tiles "Cerpa" 45x45cm color "Copper oxidized" ou similar
Skirting	Identic to flooring
Walls	Ceramic tiles "Cerpa" model "Zen-B" 45x60cm
Ceilings	Smooth plastering or plaster board (false ceiling) according to the project
Ceilings coving	In plaster
Electricity	4 sockets above worktop, 1 ceiling light point, 2 wall light points beneath the wall mounted kitchen units, 1 TV socket, 1 telephone socket and sockets for the appliances
Heating	Under floor electrical heating
Doors	Beech wood with door handle inox mate "Tupai" or similar
Kitchen units	High Quality kitchen units like TEKA or FRANKE or similar with granit work top "negro mós"
Appliances	Fridge-freezer, micro wave, oven, gas/electric-fired hob, electric fan-extractor, dishwashing machine, washing machine, all appliances "TEKA" or similar



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Bed rooms

Flooring	Ceramic tiles "Cerpa" 45x45cm color "Copper oxidized" ou similar
Skirting	Identic to flooring
Walls	Smooth plastering with acrylic paint
Ceilings	Smooth plastering and/or plaster board (false ceiling) suspended with concealed lighting
Ceilings coving	In plaster
Electricity	4 sockets, 1 TV socket, 1 telephone socket
Fitted wardrobes	Beech laminated, sliding doors, 3 drawers, 3 shelves, luggage space , illuminated by contact switch
Heating	Under floor electrical heating
Air conditioning	3-way system = heating, dehumidifying and cooling with remote control, "Gree or Zantia"
Doors	Beech wood with door handle inox mate "Tupai" or similar

Bathrooms

Flooring	Ceramic tiles "Cerpa" 45x45cm color eclipse ou similar
Walls	Ceramic tiles "Cerpa" 45x60cm color eclipse ou similar
Ceilings	Plaster board (false ceiling) according to the project
Ceilings coving	In plaster
Electricity	1 socket, 4 spotlights ceiling, 1 mirror light point, 1 socket for towel rail
Heating	Under floor electrical heating and electric towel rail
Doors	Beech wood with door handle inox mate, make "Tupai" or similar
Sanitar ware	Wall suspended make "ROCA" model Vitoria according to the project
Taps	Single-lever "Roca" model Vitoria
Shower doors	Shower door in tempered glass and inox hardware
Counter	Suspended in polished stone "Moleanos" and mirror
Doors	Beech wood with door handle inox mate "Tupai" or similar



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Stairs

Flooring	In 1st choice Crema Marfil stone polished 3 cm thick
Skirting	In 1st choice Crema Marfil stone polished 3 cm thick
Walls	Smooth plastering with acrylic paint
Ceilings	Smooth plastering or plaster board (false ceiling) according to the project
Rail	Galvanized and enameled wrought iron balustrade with beech handrail
Electricity	1 socket and 1 ceiling light point

Garage

only villas no 11 to 14

Walls	Smooth plastering with acrylic paint
Flooring	Epoxi paint
Ceilings	Smooth plastering with acrylic paint
Electricity	3 sockets and 4 ceiling light points
Technical compartment Pool	Rendered walls and aluminium door with ventilation openings

Others

Alarm System	Security is a very private matter - we are suggesting the following option: Security system against intrusion with wireless infrared volumetric detectors, gas detectors in the kitchen and next to the boiler. Main control panel near to the front door with remote control. Interior and exterior siren. Suggested provider: SECURITAS NOTE: This position is optional and individual – NOT included in the developers specification
Central vacuum system	4 plugs, 1 vacuum pipe and central system
Solar panel	300 liters solar panel installed on the roof