

NOVA LIVING

ALTO DO MAR · QUEIJAS · OEIRAS

Finishes schedule

PRELIMINARY STUDY STAGE · OCTOBER 2026

FINISHES SCHEDULE

Simple, easy-care materials, chosen for everyday family life.

This schedule reflects the preliminary study stage. Items marked "to be confirmed" will be finalised with the architects as the project develops.

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| 03 | Interiors |
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| 04 | Storage |
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| 05 | Kitchen |
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| 06 | Bathrooms |
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| 07 | Building services |
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| 08 | Acoustic performance |
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| 09 | Exterior |
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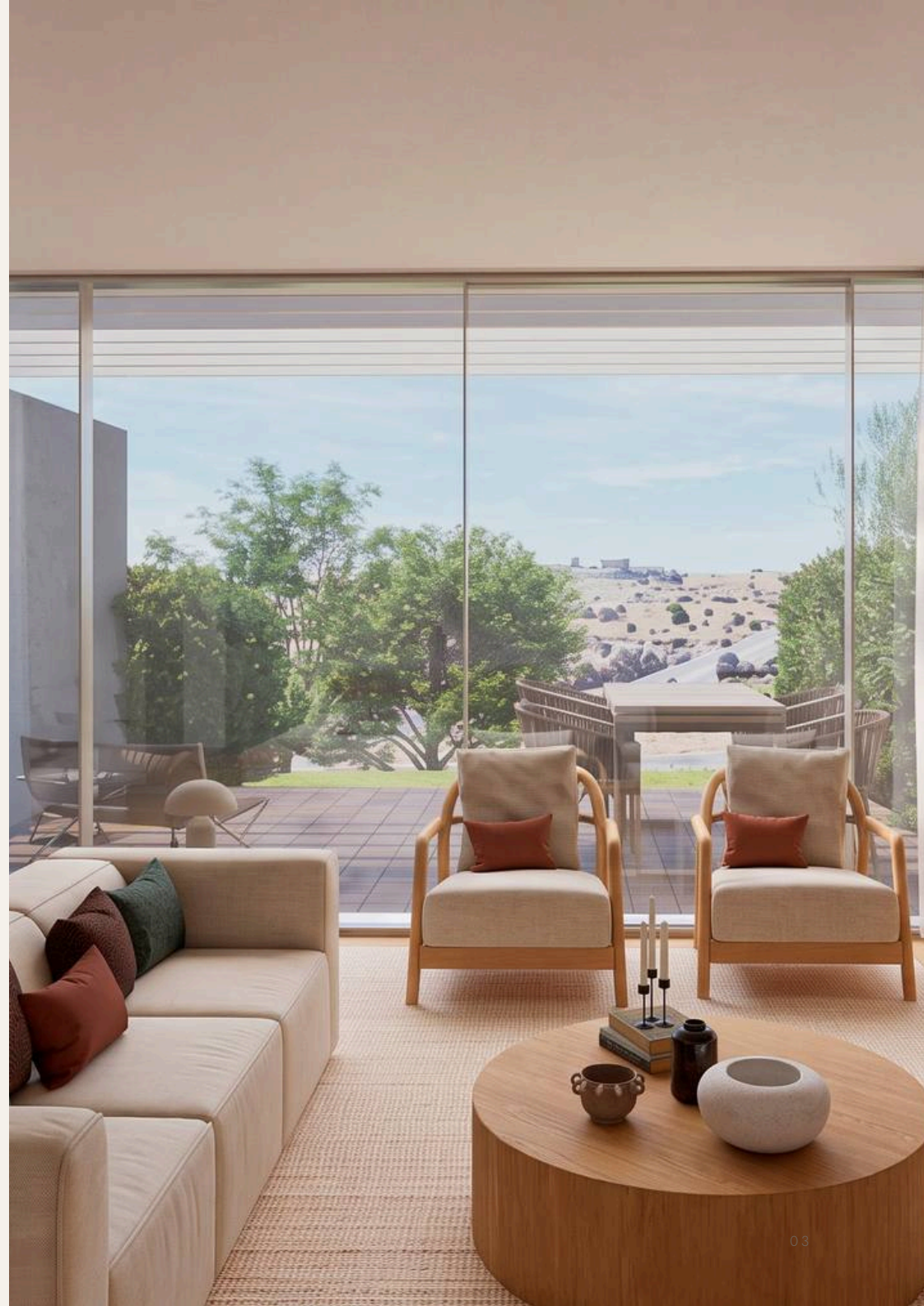


FINISHES SCHEDULE

Interiors

Entrance, hallways, living room and bedrooms

FLOORING	Luxury vinyl plank, light oak
WALLS	Painted off-white; colour to be confirmed
CEILINGS	Plasterboard false ceilings, painted off-white; colour to be confirmed
SKIRTING	Lacquered off-white; colour to be confirmed
DOORS	Security entrance door; lacquered off-white interior doors (colour to be confirmed), brushed stainless ironmongery
WARDROBES	Fitted, lacquered off-white; colour to be confirmed
LIGHTING	Recessed LED downlights



FINISHES SCHEDULE

Storage

Storage on every floor

UNDERSTAIRS	Full-height cupboard
LANDING	Cupboard at the top of the stairs
FAMILY BATHROOM	Linen cupboard



FINISHES SCHEDULE

Kitchen

FLOORING	Luxury vinyl plank, light oak
WALLS AND CEILINGS	Painted off-white; colour to be confirmed
UNITS	Handleless, matte sand finish
WORKTOP	Stone worktop and upstand
SINK AND TAP	Double-bowl stainless steel sink; brushed stainless tap
APPLIANCES	Integrated, Bosch or equivalent: oven, hob, extractor, fridge-freezer, dishwasher and washer-dryer



FINISHES SCHEDULE

Bathrooms

FLOORS AND WALLS	Ceramic tiles, sand
CEILINGS	Moisture-resistant plasterboard, painted off-white; colour to be confirmed
VANITY	Wall-hung, oak-effect, with drawers and white ceramic basin
BRASSWARE	Brushed stainless steel
SANITARYWARE	White WC, basin, shower tray and bath
SHOWER	Fixed glass screen
ACCESSORIES	Heated towel rail and mirror — to be confirmed

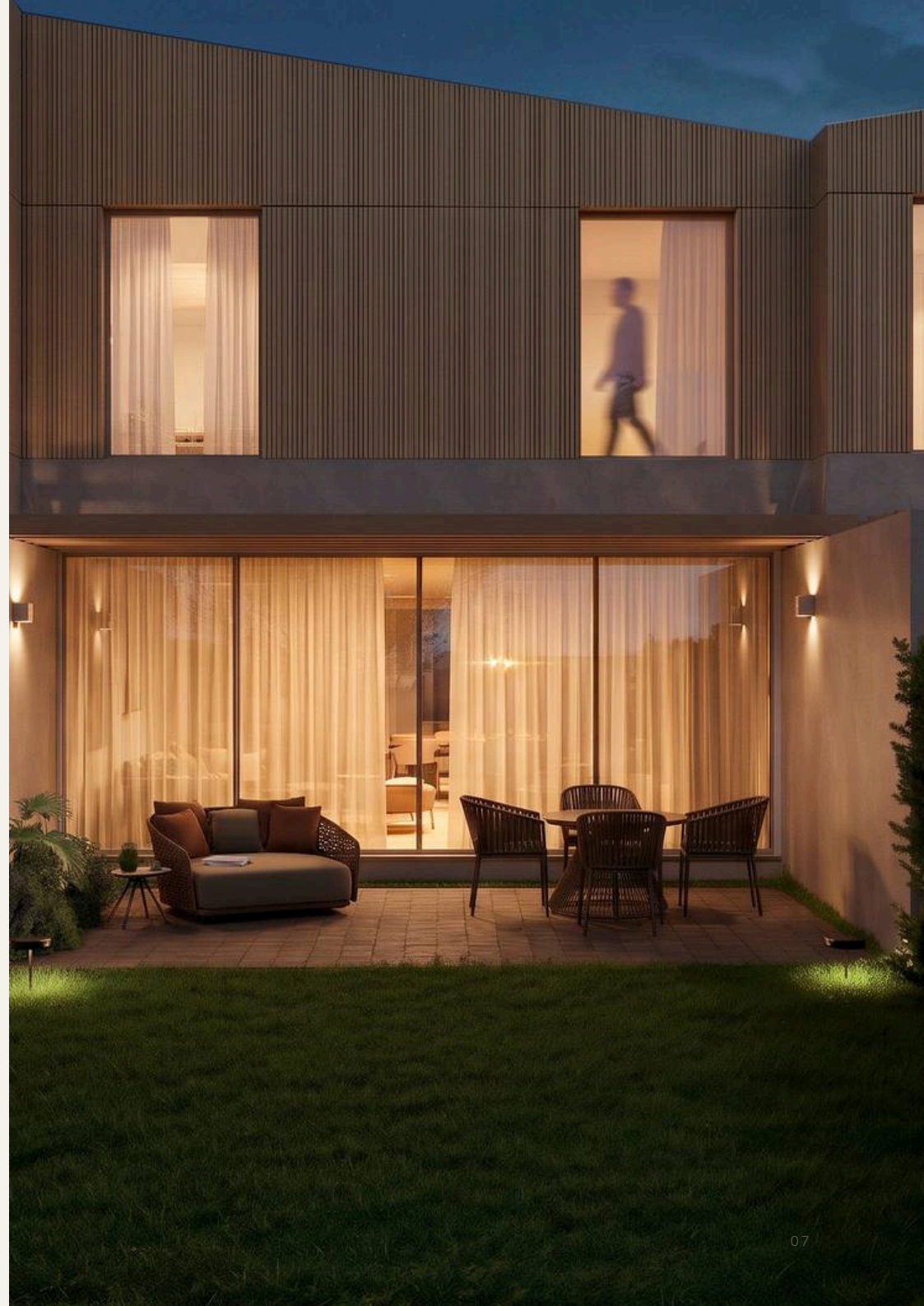


FINISHES SCHEDULE

Building services

Comfort and efficiency

HEATING AND COOLING	Air-to-air heat pump, heating and cooling in all habitable rooms (multi-split or ducted — to be confirmed)
VENTILATION	Mechanical ventilation with heat recovery
HOT WATER	Heat pump water heater
SOLAR	Photovoltaic panels or PV pre-installation — to be confirmed
EV CHARGING	Pre-wired for EV charger; charger not included
TELECOMS	ITED-compliant fibre and data infrastructure
ACCESS	Video intercom



FINISHES SCHEDULE

Acoustic performance

Minimums per RRAE (DL 129/2002, as amended); target above minimum to be confirmed with the acoustic engineer

AIRBORNE SOUND BETWEEN HOUSES	$D'nT,w \geq 50$ dB
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IMPACT SOUND BETWEEN HOUSES	$L'nT,w \leq 60$ dB
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FAÇADE INSULATION	$D2m,nT,w \geq 28$ dB or 33 dB, depending on municipal noise zoning — to be confirmed
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FINISHES SCHEDULE

Exterior

FAÇADE	Ventilated façade with external insulation and cladding; material to be confirmed
WINDOWS	Anodised aluminium, thermally broken, double glazed
TERRACES	Outdoor porcelain tiles, anti-slip, frost rated
PARKING	2 spaces per house
DRIVEWAY	Permeable paving or concrete block — to be confirmed
LANDSCAPING	Native and drought-tolerant planting
EXTERNAL LIGHTING	Entrance and terrace lighting



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Note. This schedule reflects the preliminary study stage and is indicative only. Materials, brands and equipment may change through detailed design, regulatory requirements, technical constraints or availability, and may be substituted with equivalent solutions. Images are for illustration only and are not binding; furniture and decoration not included. The project is at the Prior Information Request (PIP) stage.

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