

QUINTA DAS GIE STAS —ESTORIL—

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Structure

Anti-seismic structure in concrete C25/30 reinforced with ribbed steel A400 NR.

Architecture



EXTERIOR WALLS

Double exterior walls in 20cm thermal block masonry, with 50 air gap, 7cm ceramic brick masonry on the inside, ETICS thermal insulation on the outside with 80mm thick plates and rayed finishing based on colored quartz sand in brown and white.



EXTERIOR OPENINGS - FRAMES

Cortizo bicolor lacquered aluminum frames, white on the inside and gray on the outside with thermal break, double glazing in GRIZ, thermal and laminated glass with air gap. Lifting sliding series frames with thermal break in the living room area with reinforced safety exterior glass. On the 1st floor, swing-stop frame COR 70 series with thermal break. Electric thermal aluminum blinds with 50mm slats with PU foam inside, black lacquered, on the 1st floor and in the office on the ground floor.



EXTERIOR OPENING - DOORS

Pivoting door with safety lock reinforced with steel sheet, coated in oak wood on the outside, with interior coating in lacquered MDF.

Sectional garage door, thermo-lacquered in gray, with automation kit.

Thermo-lacquered metallic slatted fence.

Exteriors



PAVIMENTS

Outdoor deck floors in MOSO Bamboo with wood structure and hidden fixing.



GUARDS

Cortizo brand guardrails with 6mm+6mm colorless tempered laminated glass; fastening through a rail with fastening to the concrete slab.



SWIMMING POOL

Structure in reinforced concrete equal to the rest of the structure, natural Bali stone coating, LED lighting, swimming pool interior, circulation pump, sand filter, pre-installation for water heating.



ROOF

Inverted flat roof system with waterproofing by two 6kg cross asphalt sheets, XPS thermal insulation (80mm thick), geotextile blanket and heavy pebble coating.

Roof with skylight with remote control and automatic closing with rain sensor, installed in the sanitary installation of the master en-suite. The stairwell and private sanitary facilities of the rooms on the 1st floor without external openings, once fixed skylights will be installed.

Outside Arrangements



GARDENS

Formal hedges in the lot boundaries, with grassed areas and native plants.



EXTERIOR LIGHTING

Common areas with outdoor lighting with projectors built into the walls.



CIRCULATION PATHS INSIDE THE GARDENS

Circulation paths and entrances to the garages of the houses in granite cube pavement.



EXTERIOR WALLS

Walls, stairs and landings covered in natural yellow granite Mondim stone.



COMMON GATE

Sliding gate with automation kit, man door and mailboxes built into a metal structure.



◀ FENCE

Fence around the entire perimeter of the land, 2m high net and additional barbed wire protection on top. Access gate to the subdivision on the west side of the land.



QUINTA
DAS
GIE STAS
—ESTORIL—

Rua de Ourais n.º 124
4475-357 Maia, Portugal
geral@grupoferrinho.pt
www.ferrinhoconstrucoes.pt