



Alvor - Apartment



 **3** Bedrooms
 **3** Bathrooms
 **284** Area (m²)
 Garage
 Swimming Pool

610 000 €
(EUR €)

3 bedroom apartment inserted in the Oasis Castelo de Alvor Development

SPECIFICATION OF FINISHES AND CHARACTERISTICS OF THE PROJECT

1) BUILDING:

- ☐ Reinforced concrete structure with most of the concrete walls, slabs seismic calculations (by Eurocode) and high-strength concrete and steel, thus ensuring total safety in relation to earthquakes.
- ☐ Double masonry walls with air gap filled with thermal insulation in the exterior walls, acoustic on the walls separating fires and correction of bridges Thermal.
- ☐ Energy Certification – Class A+ and A.



Pedro Lourenço

+351 938 257 058 ²

pedro@solucoesimobiliaria.com

T +351 282 475 336 ¹ · T +351 966 758 631 ² · E geral@solucoesimobiliaria.com
 Av. Afonso Henriques, Edif. Oceanário Residence Bloco C Loja J 8500-502 Portimão
 AMI 11927

¹ (Call to national fixed network) | ² (Call to national mobile network)



- ☐ Interior walls in stucco painted in pearl white.
- ☐ Exterior walls in plaster painted with 100% acrylic paint, in the color "grain", being the of the building's surroundings ("Pele") in white.
- ☐ Ceilings of the entrance halls, kitchens and bathrooms in plasterboard with spots of lighting. (LED).
- ☐ Room ceilings with lighting crown molding around them.
- ☐ Interior floors of the Apartments entirely in Vinyl – Oak.
- ☐ Kitchen:
 - ☐ Upper and lower units lacquered in matt pearl white, with handles concealed (prayed).
 - ☐ Compacted stone counter "Silstone Type" Calacata Gold, extending to the wall to the upper furniture.
 - ☐ With all built-in appliances, AEG brand, ready to Function: Oven, induction hob with built-in extractor fan, high-performance water heater, microwave, washer and dryer laundry, dishwasher and fridge combined.
 - ☐ Built-in stainless steel sink.
 - ☐ Vinyl-Oak flooring, the same as the rest of the Apartment.
- ☐ Bathrooms:
 - ☐ Walls with 60x60 or 60x30 rectified porcelain coating, being in the wall of the washbasin type "corten steel" and the rest in cream tone.
 - ☐ Vinyl-Oak flooring, in all bathrooms is the same as the rest of the Apartment.
 - ☐ Roca suspended sanitary ware in white.
 - ☐ Suspended furniture, in white and with built-in washbasin, having in many of the suites two washbasins (according to the presentation plans of the Apartments).
 - ☐ "Slim" shower trays with tempered glass screen – "shower" type Italian".
 - ☐ Chrome faucets – Single lever – Grohe.
 - ☐ Hand and wall showers, with inverter control.
 - ☐ Toilet showers.
 - ☐ Wall mirrors.
- ☐ Balconies:
 - ☐ Porcelain flooring, textured, "cream stone" type.
 - ☐ Glass safety guards with tinted metal handrails champagne.
 - ☐ False ceilings with recessed lighting spots.
- ☐ Carpentry:
 - ☐ Lacquered in a matt pearl white kiln, with stainless steel fittings.
 - ☐ Interior doors with 2.20m height, concealed hinges and locks Magnetic.
 - ☐ Wardrobes with swing doors, concealed handles (prayers), modules drawer interiors, lined inwardly and with overhead lighting in the its interior.



Pedro Lourenço

+351 938 257 058 ²

pedro@solucoesimobiliaria.com

T +351 282 475 336 ¹ · T +351 966 758 631 ² · E geral@solucoesimobiliaria.com
Av. Afonso Henriques, Edif. Oceanário Residence Bloco C Loja J 8500-502 Portimão
AMI 11927

¹ (Call to national fixed network) | ² (Call to national mobile network)



- ☐ Fire and high-security entrance doors, lacquered in pearl white matte on the inside, with champagne-coloured metallic coating on the outside and Tubular stainless steel handles.
- ☐ Window frames:
 - ☐ Large, 2.25m high, in aluminum with thermal cut champagne coloured and with slightly darkened double glazing.
- ☐ Blinds:
 - ☐ Aluminium with champagne-coloured interior thermal insulation and remote control (in spans up to 3.50m).
 - ☐ Closing of all blinds centrally at the exit.
- ☐ Parking lots and storage rooms in basement:
 - ☐ Closed garages (Box), parking spaces and storage rooms in basement, as specified for each Apartment.
 - ☐ Electrical car charging socket in the Boxes (other parking spaces prepared for this purpose).
 - ☐ Closed storage rooms with aluminum doors type "Venetian".
 - ☐ Access gates to the Condominium and closed garages, automatic and with provision of the individual control.
 - ☐ Parking basement with fire and carbon monoxide detection.

2) FACILITIES AND EQUIPMENT:

- ☐ Elevators:
 - ☐ For 8 people, with a safety system that in case of failure of electricity goes down to the nearest floor and opens the doors. Phone at cabin interior.
 - ☐ Porcelain flooring, textured, "cream stone" type.
 - ☐ "Touch" video intercom, with 7" monitor, at both entrances of the Condominium.
- ☐ DAIKIN brand AIR CONDITIONING, for conduct in the rooms and murals in the rooms, all with Wi-Fi control.
- ☐ UNDERFLOOR HEATING in all bathrooms with shower trays.
- ☐ Solar energy for heating sanitary water.

3) OUTDOOR SPACES:

- ☐ Building Roof:
 - ☐ Composed of a Large Swimming Pool with incorporated "beach" and another for Children, both "turquoise/tropical" in color, surrounded by an extensive area deck, ornamental planters with coconut trees and pergola for shading, thus creating a truly calm and relaxing environment.
 - ☐ Stunning sea view.
 - ☐ Both pools are made of fiberglass and with all the insulation so that they do not there is transmission of moisture or airborne sounds.
 - ☐ Synthetic Teak wood decking (very similar to real wood, in the tones of the building and with the advantage of not having maintenance).
 - ☐ Access to the roof also by elevator.
- ☐ Penthouse apartments in Bodies A and C – Penthouses with magnificent



Pedro Lourenço

+351 938 257 058 ²

pedro@solucoesimobiliaria.com

T +351 282 475 336 ¹ · T +351 966 758 631 ² · E geral@solucoesimobiliaria.com
Av. Afonso Henriques, Edif. Oceanário Residence Bloco C Loja J 8500-502 Portimão
AMI 11927

¹ (Call to national fixed network) | ² (Call to national mobile network)



terraces with shading pergolas, barbecues with countertops that
They have a sink and fridge, hot tubs with heat pump and stairs
Duplex type access interiors.

□ Patio inside the Condominium, ornamented by flower boxes with large coconut trees
dimension, with lighting by lamps (lanterns) typical of the village of Alvor,
seeking to reproduce their "labyrinthine" Streets.

□ West-facing apartments "leaning" over the Castle and in contact with
its walls (which have indirect lighting) thus benefiting from the
environment, as if they were inserted there.

□ Large patios in the Apartments on Floor 0, with artificial grass areas,
ornamental planters and areas in textured porcelain flooring, "stone" type
cream".

Property Features

- Air conditioning
- Pool
- Concierge
- Solar Exposure: West
- Lift
- Garage
- Under floor heating
- Garden
- View: Sea
- Private condominium
- Energetic certification: A+
- Balcony



Pedro Lourenço

+351 938 257 058 ²

pedro@solucoesimobiliaria.com

T +351 282 475 336 ¹ · T +351 966 758 631 ² · E geral@solucoesimobiliaria.com
Av. Afonso Henriques, Edif. Oceanário Residence Bloco C Loja J 8500-502 Portimão
AMI 11927

¹ (Call to national fixed network) | ² (Call to national mobile network)