

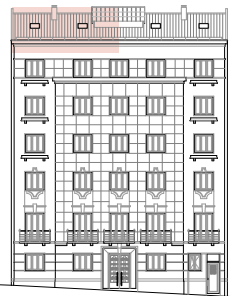
# ALMIRANTE REIS 246



**ALMIRANTE REIS 246** Pç. Areeiro I. S. Técnico Pç. Londres



**Floor 5 right – T4 duplex**  
**Gross Interior Area 169,4 sqm**  
**Exterior area 9,4 sqm**



THE GROSS AREA CORRESPOND TO THE TOTAL AREA OF THE UNIT, MEASURING FROM THE OUTER PERIMETER OF THE WALLS AND WALLS SEPARATING THE AXES OF THE UNIT, NOT INCLUDING TERRACES AND BALCONIES. THE AREAS INDICATED IN THE COMPARTMENTS ARE NET INTERNAL AREAS. MEASURED FROM THE INSIDE PERIMETER OF THE WALLS AND INCLUDE THE AREAS OF CABINETS. ALL ELEMENTS ON THIS DOCUMENT ARE MERELY AN INDICATION AND DO NOT HOLD ANY CONTRACTUAL VALUE. THIS PROJECT IS CURRENTLY UNDER CONSTRUCTION, THUS THE DEVELOPER RESERVES TO HIMSELF THE RIGHT TO CHANGE ANY DEFINITION AS A RESULT OF TECHNICAL OR SUPPLY RESTRICTIONS.



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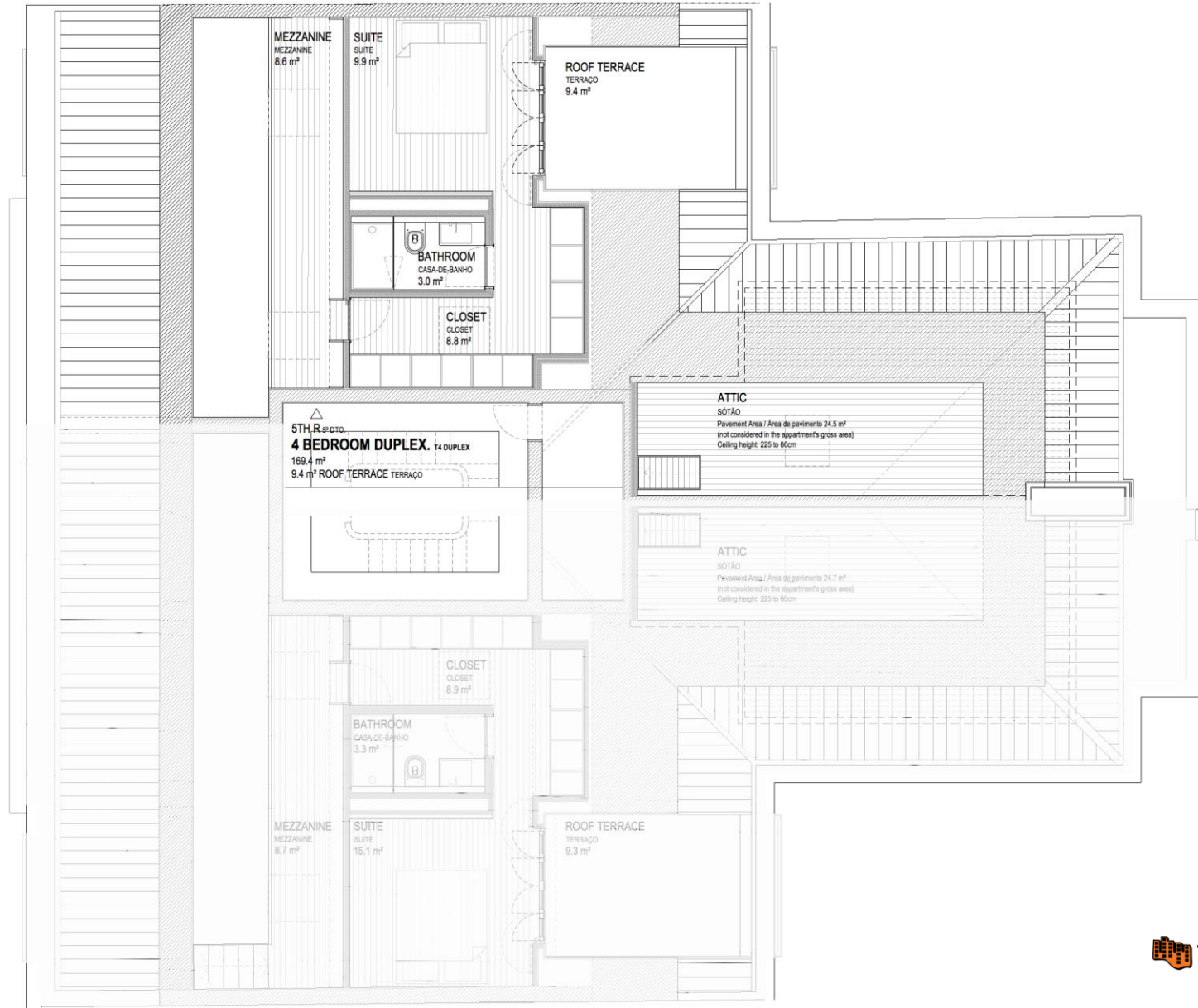
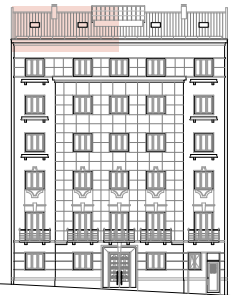
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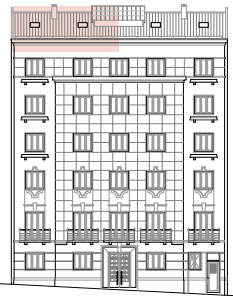


## Building overview

100 mts from metro station (Areiro)  
photovoltaic panels for energy production in common areas  
pre-existent elevator  
LED lights  
rehabilitation of stairs and hall with existing materials

## Apartments overview

double glazed PVC window frames  
recovered pre-existent doors  
wardrobes as represented in plan  
LED lights  
Photovoltaic panels for energy efficiency



## Living room

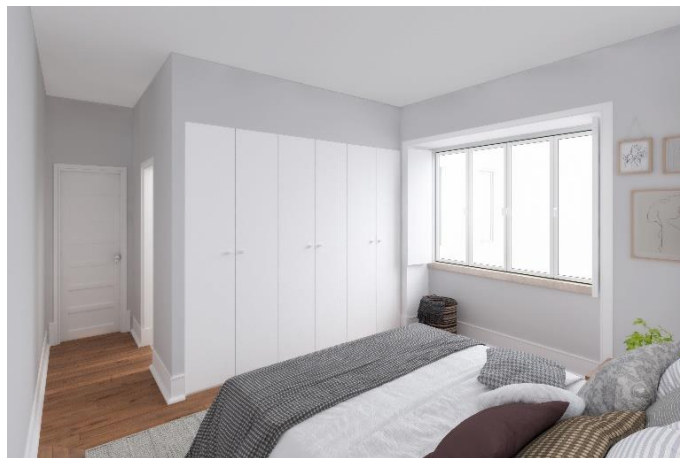
pre-existent hardwood floor  
air conditioning multisplit system  
plasterboard ceiling  
sunscreen blinds  
\* image not corresponding to reality,  
only for illustrative purpose of materials  
and textures



## Kitchen

natural stone floor, countertop and backsplash  
lacquered cabinets doors  
heat pump for water heating by Vulcano  
Zanussi appliances (hob, oven, microwave, extractor,  
dishwasher, fridge freezers, washer-dryer)

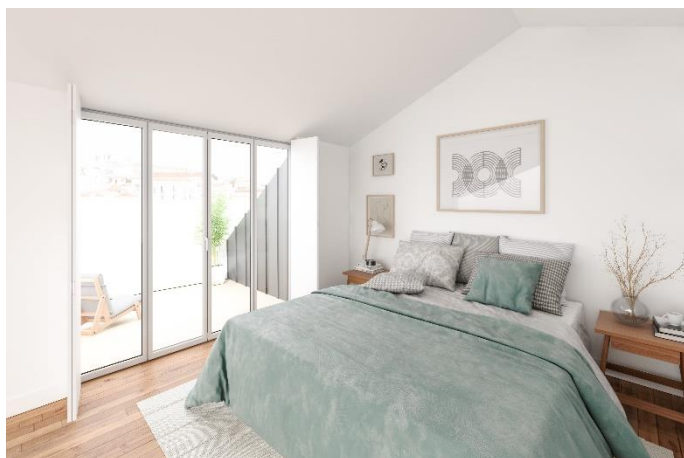
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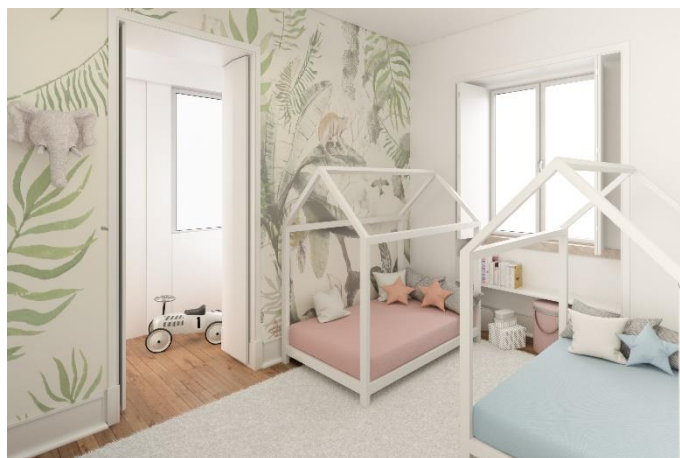
**Suite**  
pre-existent hardwood floor  
Daikin air conditioning multisplit system  
plasterboard ceiling  
wooden shutters



**Ensuite bathroom**  
manual tiles and painted walls  
natural stone floor  
natural stone shower tray, countertop and washbasin  
Sanitana and Bruma equipments  
towel warmer



**Master suite**  
pine hardwood floor  
Daikin air conditioning multisplit system  
plasterboard ceiling  
wooden shutters  
9,4 sqm terrace



**Bedroom 1**  
pre-existent hardwood floor  
Daikin air conditioning multisplit system  
plasterboard ceiling  
wooden shutters



**Common bathroom**  
semi-manual tiles and painted walls  
concrete floor  
varnished Viroc cabinet (TBC)  
enameled bathtub  
Sanitana, Cifial and Bruma equipments  
towel warmer