

IIII

REPÚBLICA⁵
RESIDENCES

FLOORPLANS & SPECIFICATIONS

Specifications

GENERAL CHARACTERISTICS

1. Façade

Arrangement between a “concrete box” and the wooden slatted covering on the shutters.

2. Window frames

Black lacquered aluminum frame (RAL 7021) with double colourless glass with acoustic and thermal control.

3. Balconies

Pavement: Concrete like.

Railings: Metal railings made of steel bars painted in RAL 7021 color.

4. Entrance door

Door covered with thermo-treated wood profiles with black hardware and accessories.

5. Lifts

2 lifts from parking floors to apartment floors, with 8 people capacity;

Car: Crema Emperador Marble floor, wood panel walls equal to lobby walls, stainless steel ceilings and accessories. Full bronze mirror back wall with built-in skirting. Built-in level buttons and brushed dark grey/black doors.

Landing: Access door and panels in brushed dark grey/black doors and black call button.

6. Shutters

Thermo-treated wood shutters system, with hidden fixings.

7. Interior doors

White lacquered wooden doors for apartments interior.

Other doors are fireproof, white lacquered or coated matching wall finishing.

8. Lobby (main)

Pavement: Crema Emperador Marble Stone (interior), Castan-type self-leveling surface with non-slip concrete-coloured finish. Entrance mat in beige color.

Walls: Oak wood slatted and Crema Emperador Marble Stone.

Ceilings: Plasterboard false ceiling such as “KNAUF” with a smooth water-based paint such as “CIN-NOVÁQUA HD” in white RAL 9010 finishing.

9. Lobby (floors)

Pavement: Crema Emperador and oak wood veneered panels on the walls or cabinets (water/gas/ electricity meter).

10. Interior stairs

White lacquered wooden doors. Fire proof doors, white lacquered, ceramic tiles pavement and white painted walls (RAL 9010) with “CIN-NOVAQUA HD”.

SPECIAL INSTALLATIONS

1. Air conditioning

Individual climate control system (cooling or heating) per apartment, with local temperature control per space (bedrooms and living room).

2. Water heating

Water heating system with 180 liters (T0 and T1), 230 liters (T2) and 500 liters (T4) storage tank, using a heat pump. Recirculation system for immediate availability of hot water in T4 typologies.

3. Ventilation

Individual ventilation, with mechanical extraction in the kitchen, laundry and bathrooms and air intake from self-regulating grilles on the façade and window frames.

4. Domestic and Rainwater Sewage Network

Sewer drainage system with Geberit Silent-type soundproofed piping.

5. Access control

Video intercom system for keyless access, installed at the entrance of the building and hands-free intercom with loudspeaker, microphone and colour monitor, installed at the entrance of each apartment. Possibility of installing a mobile APP (Android or IOS) for remote viewing of the call on mobile devices.

6. Data network

Fiber optic sockets in the living room, telephone, internet, TV.

7. Blinds

Electric blackout blinds.

APARTMENT FINISHINGS

1. Hall

Pavement: Engineered wood floor of a noble oak wood cover layer (4mm) and a marine plywood base with male/female FENESTEVEES Fenwood fitting system, with chevron herringbone pattern, dimensions 600x90x15mm.

Skirting: in waterproof 70x12 MDF, including aluminum support, lacquered finish in white RAL 9010.

Walls: MDF panel veneered with FENESTEVEES oak wood, matt colourless varnish finish. Note that this finish is for floor lobby walls.

Ceilings: Plasterboard false ceiling such as “KNAUF” with a smooth water-based paint such as “CIN-NOVÁQUA HD” in white RAL 9010 finishing.

Door: Fire door with high security lock, covered with MDF panel veneered in matt finish oak wood in the interior and lacquered surface in RAL 9010 white in the exterior. Door sill in Crema Emperador marble stone.

Wardrobes: Waterproof MDF panels lacquered in RAL 9010 colour with hidden handle, interior covered in oak veneer (identical to the floor). Clothes rail in oak wood and interior lighting system in LED with sensor, when applicable.

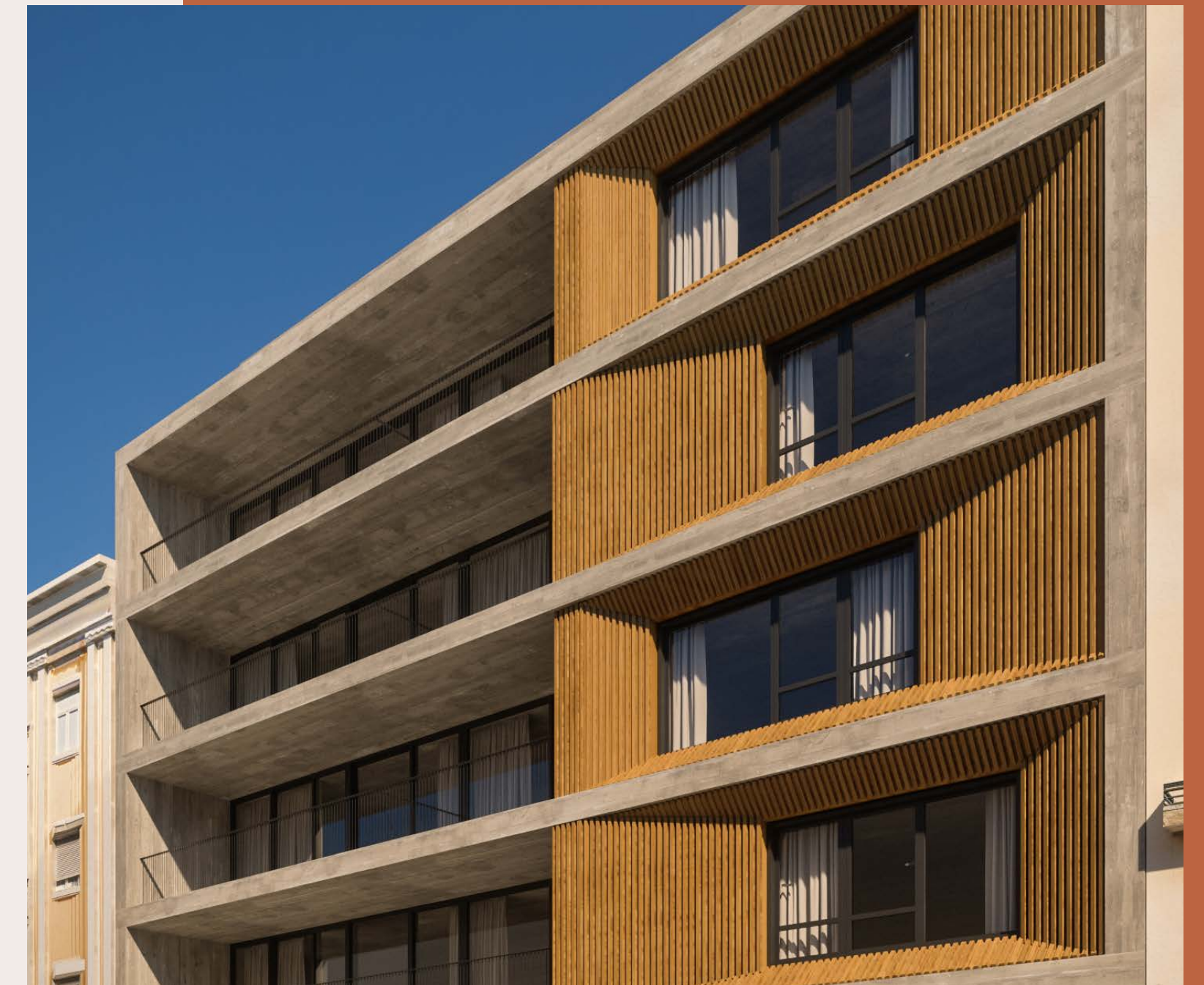
2. Living room

Pavement: Engineered wood floor of a noble oak wood cover layer (4mm) and a marine plywood base with male/female FENESTEVEES Fenwood fitting system, with chevron herringbone pattern, dimensions 600x90x15mm

Skirtings: In waterproof 70x12 MDF, including aluminum support, lacquered finish in white RAL 9010

Walls: Smooth finish plastered walls, painted with a water-based paint such as “CIN-NOVÁQUA HD”, in white RAL 9010, including protection of transition zones of different materials, corners and edges protected with profiles or baguettes.

Ceilings: Plasterboard false ceiling such as “KNAUF” with a smooth water-based paint such as “CIN-NOVÁQUA HD” in white RAL 9010 finishing.



Specifications

3. Suites/bedrooms

Pavement: Engineered wood floor of a noble oak wood cover layer (4mm) and a marine plywood base with male/female FENESTEVES Fenwood fitting system, with chevron herringbone pattern, dimensions 600x90x15mm.

Skirting: in waterproof 70x12 MDF, including aluminum support, lacquered finish in white RAL 9010.

Walls: Smooth finish plastered walls, painted with a water-based paint such as "CIN-NOVÁQUA HD", in white RAL 9010, including protection of transition zones of different materials, corners and edges protected with profiles or baguettes.

Ceilings: Plasterboard false ceiling such as "KNAUF" with a smooth water-based paint such as "CIN-NOVÁQUA HD" in white RAL 9010 finishing.

Wardrobes: Waterproof MDF panels lacquered in RAL 9010 colour with hidden handle, interior covered in oak veneer (identical to the floor). Clothes rail in oak wood and interior lighting system in Led with sensor, when applicable.

4. Toilets

Pavement and skirting: White Lioz stone with smooth finish.

Walls: Smooth finish plastered walls, painted with a water-based paint such as "CIN-NOVÁQUA HD", in white RAL 9010, including protection of transition zones of different materials, corners and edges protected with profiles or baguettes and white Lioz stone with smooth finish (shower).

Ceilings: Waterproof plasterboard false ceiling such as "KNAUF" with a smooth water-based paint such as "CIN-NOVÁQUA HD" in white RAL 9010 finishing.

Countertop/sink: white Lioz stone with smooth finish or Calacatta Marble countertop built-in washbasin and suspended pull-out cabinet in RAL 9010 white.

Grohe **Faucets** with matte copper finish.
Electric towel heater.

Toilet: White suspended Valadares Nautilus toilet with double discharge plate.

Bide: White suspended Valadares bidet.

Bathtub/shower (depending on the type of bathroom/ verify plans): White built-in bathtub or white Lioz stone with smooth finish shower base. Built-in shower system with wall shower head and hand shower kit. Shower partition in glass with variable dimensions.

5. Kitchen/kitchenette

Pavement: Engineered wood floor (when kitchenette) of a noble oak wood cover layer (4mm) and a marine plywood base with male/female FENESTEVES Fenwood fitting system, with chevron herringbone pattern, dimensions 600x90x15mm or Barmat white agglomerated stone with sand finish (when kitchen), ref. CRYSTAL WHITE MSA.

Skirtings: in waterproof 70x12 MDF, including aluminum support, lacquered finish in white RAL 9010.

Walls: Smooth finish plastered walls, painted with a water-based paint such as "CIN-NOVÁQUA HD", in white RAL 9010, including protection of transition zones of different materials, corners and edges protected with profiles or baguettes. Calacatta stone between countertops and cabinets.

Ceilings: Waterproof plasterboard false ceiling such as "KNAUF" with a smooth water-based paint such as "CIN-NOVÁQUA HD" in white RAL 9010 finishing

Countertop/sink: Countertop in Calacatta Stone and composite sink.

Cabinets: MDF lacquered panels in RAL 9010 colour with hidden handle.

Appliances: Bosch brand built-ins with white finishes: oven, microwave, induction hob, fridge/freezer, washing and dryer machine, dishwasher.

OTHERS

1. Storage rooms

Concrete blockwork storage rooms at level -2 for T1, T2 and T4 with fire doors.

2. Parking

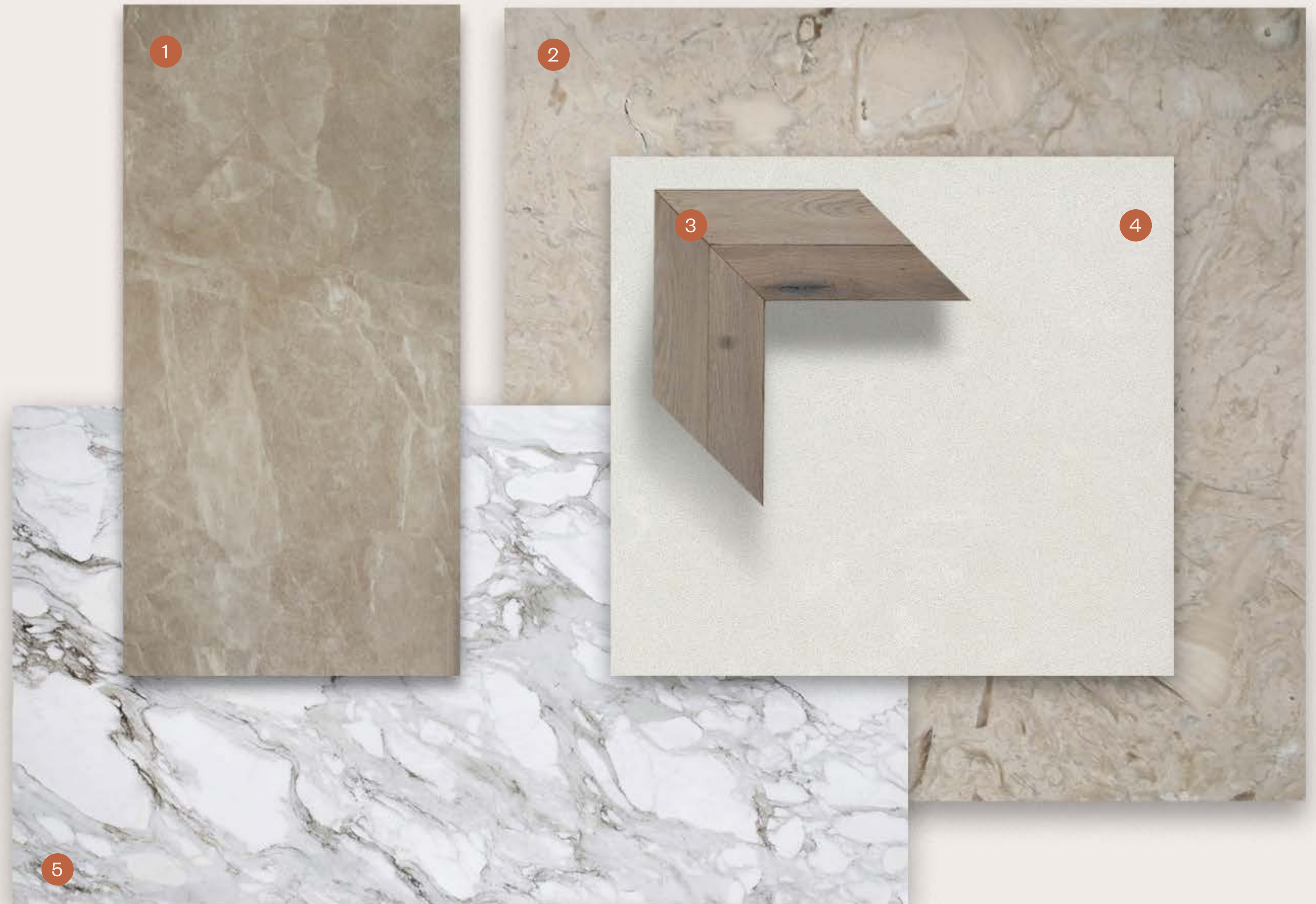
Parking spaces with electric chargers pre-installation.



Materials *and finishes*

The materials and colour palette used throughout República⁵ – in common spaces and every apartment – have been chosen to create a cool, calming ambience. The use of natural materials, including locally sourced limestone lioz stone and solid oak herringbone flooring, also reduces acoustic volume and optimises thermal performance.

1. Crema Emperador marble stone
2. Lioz limestone
3. Noble oak wood floor in chevron herringbone pattern
4. Barmat white agglomerated stone with sand finish in Crystal White
5. Calacatta stone



Accommodation schedule

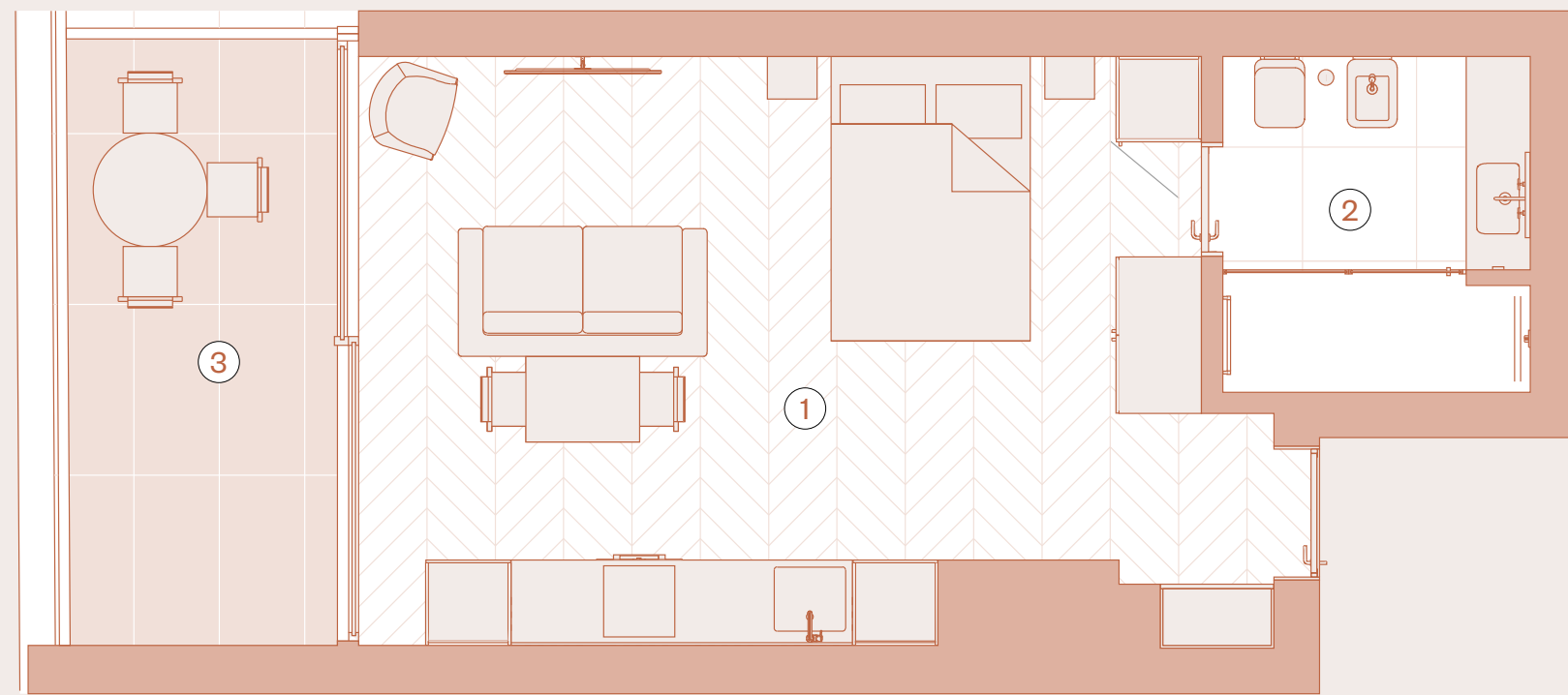
	ACCOMMODATION	TYPE	GROSS INTERNAL AREA	OUTDOOR AREA	ORIENTATION	STORAGE	PARKING
5	H 5.02	T2	105.3	20.8	East and West	Y	1
	H 5.01	T4	176.5	44.0	East and West	Y	2
4	H 4.05	T1	53.0	2.9	East	Y	1
	H 4.04	T2	83.3	-	West	Y	1
	H 4.03	T0	36.3	8.6	West	N	1
	H 4.02	T1	82.1	14.8	West	Y	1
	H 4.01	T2	98.4	3.4	East	Y	1
3	H 3.05	T1	53.0	2.9	East	Y	1
	H 3.04	T2	83.3	-	East	Y	1
	H 3.03	T0	36.3	8.6	West	N	1
	H 3.02	T1	82.1	14.8	West	Y	1
	H 3.01	T2	98.4	3.4	East	Y	1
2	H 2.05	T1	53.0	2.9	East	Y	1
	H 2.04	T2	83.3	-	West	Y	1
	H 2.03	T0	36.3	8.7	West	N	1
	H 2.02	T1	82.1	14.8	West	Y	1
	H 2.01	T2	98.4	3.4	East	Y	1
1	H 1.03	T2	118.8	47.3	East and West	Y	1
	H 1.02	T2	103.0	23.4	West	Y	1
	H 0/1.01	T4 Duplex	219.3	139.1 Plus technical area: 16.8	West	Y	2



Typical floorplans



T0

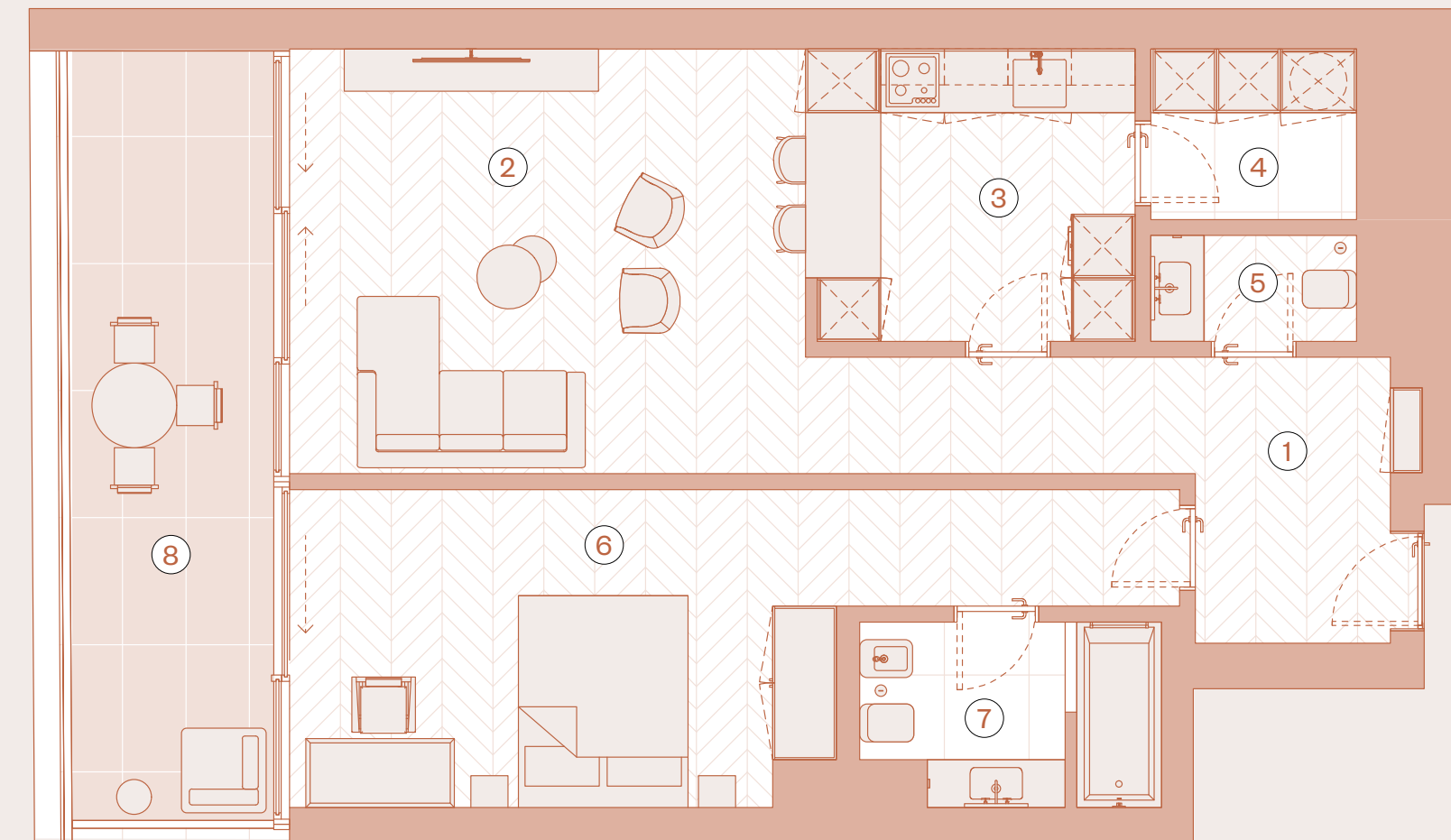


1	Living room/ Kitchen/ Kitchenette/ Bedroom	24.7m
2	Bathroom	5.1m
3	Terrace	8.1m

Gross internal area
36.3 sq m

Outdoor area
8.6 sq m

T1



1	Hall	5.4m
2	Living room	23.6m
3	Kitchen/ Kitchenette	8.6m
4	Pantry	3.2m
5	Bathroom 1	2.0m
6	Suite	18.9m
7	Bathroom 2	4.7m
8	Terrace	14.1m

Gross internal area
82.1 sq m

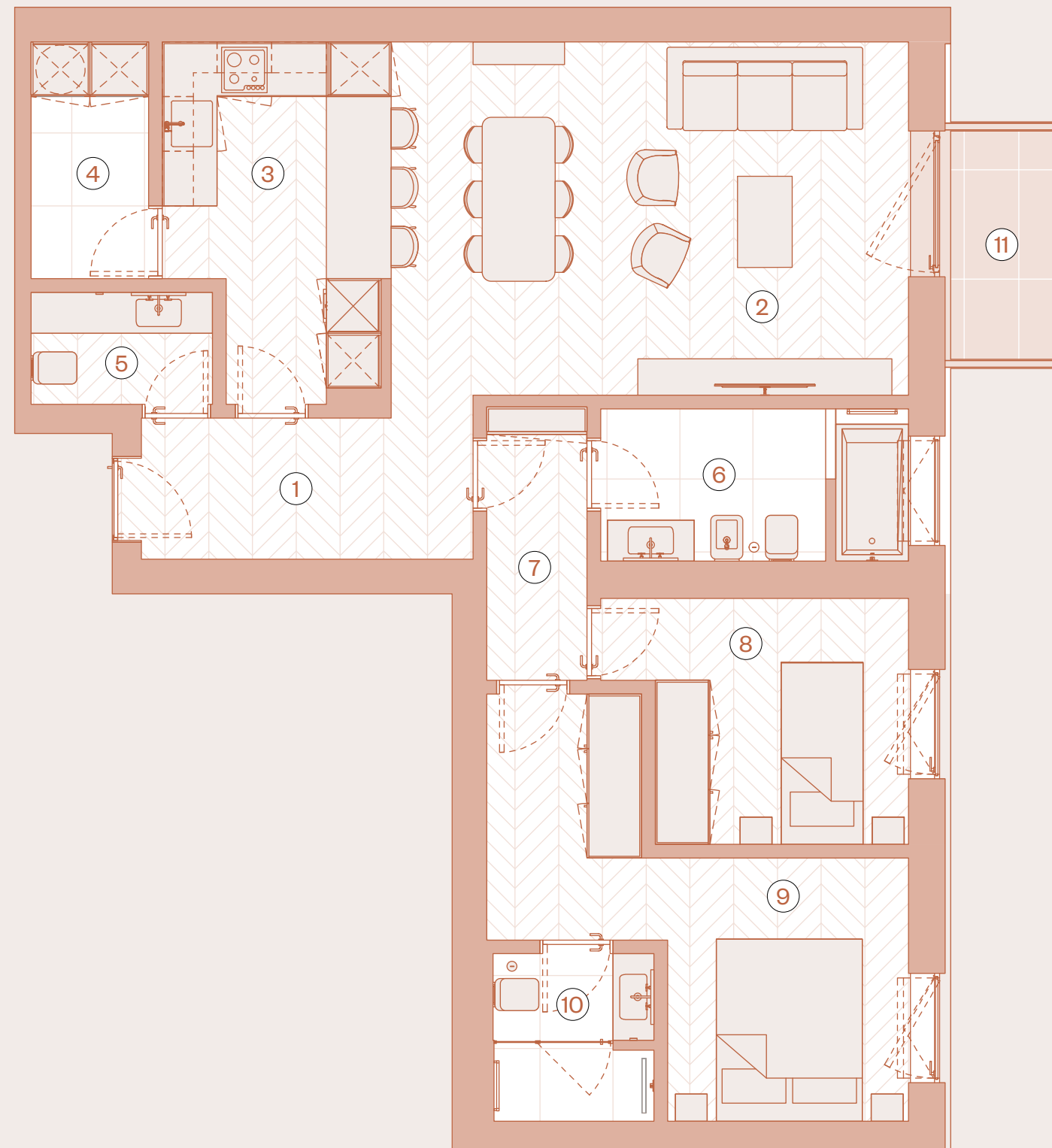
Outdoor area
14.8 sq m

The areas here contained are approximate and have no contractual nature

Typical floorplans



T2

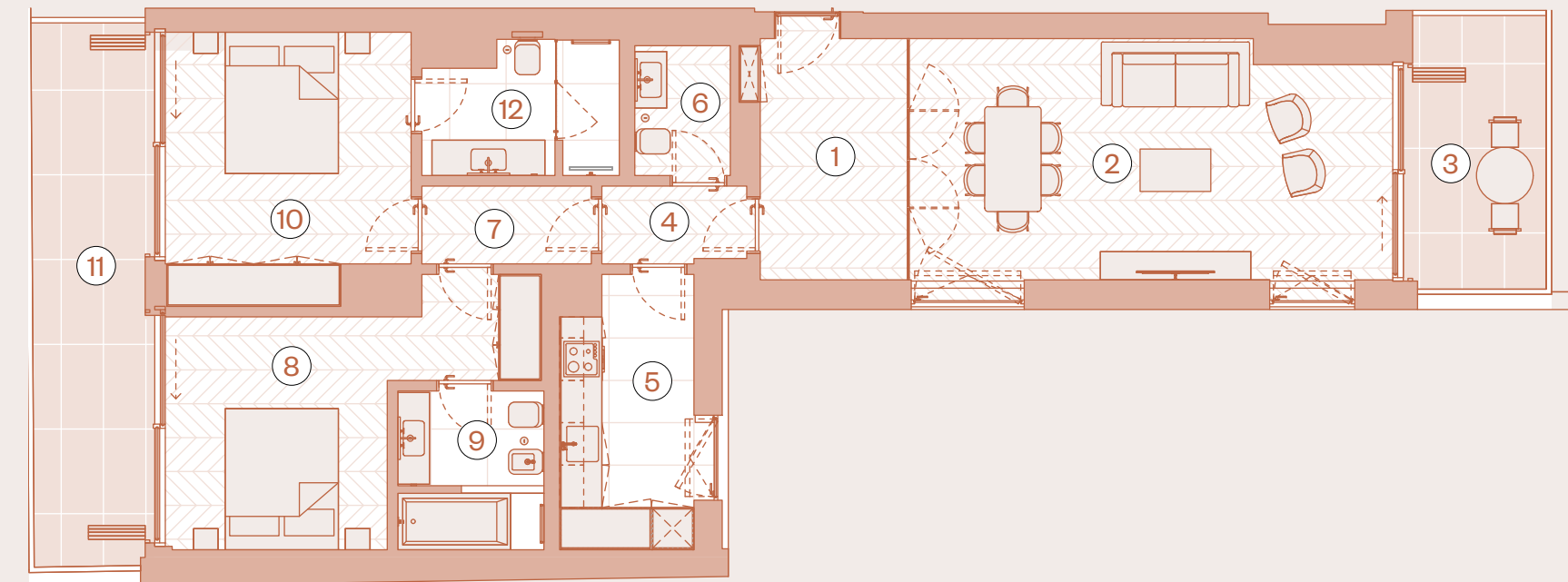


1	Hall	5.9m
2	Living room	22.3m
3	Kitchen/ Kitchenette	8.8m
4	Pantry	3.4m
5	Bathroom 1	2.5m
6	Bathroom 2	5.6m
7	Circulation	3.4m
8	Bedroom 2	8.1m
9	Suite	12.6m
10	Bathroom 3	3.3m
11	Terrace	3.4m

Gross internal area
98.4 sq m

Outdoor area
3.4 sq m

T2
FLOOR 5



1	Hall	7.7m
2	Living room	22.8m
3	Balcony	7.4m
4	Circulation	2.3m
5	Kitchen	7.2m
6	Bathroom 1	2.6m
7	Circulation	2.7m
8	Suite 1	13.4m
9	Bathroom 2	4.6m
10	Suite 2	13.0m
11	Balcony	12.3m
12	Bathroom 3	5.0m

Gross internal area
105.3 sq m

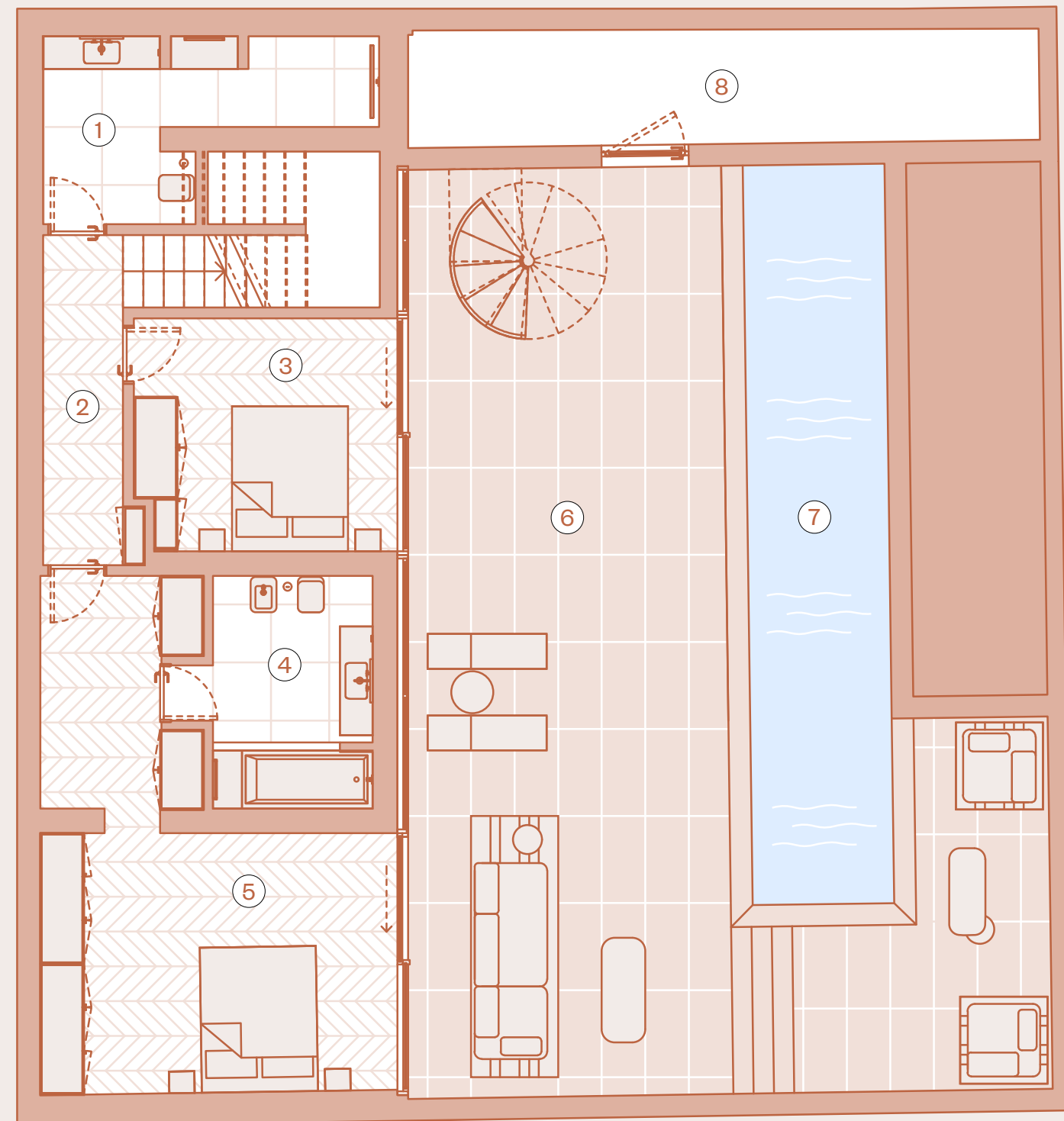
Outdoor area
20.8 sq m

The areas here contained are approximate and have no contractual nature

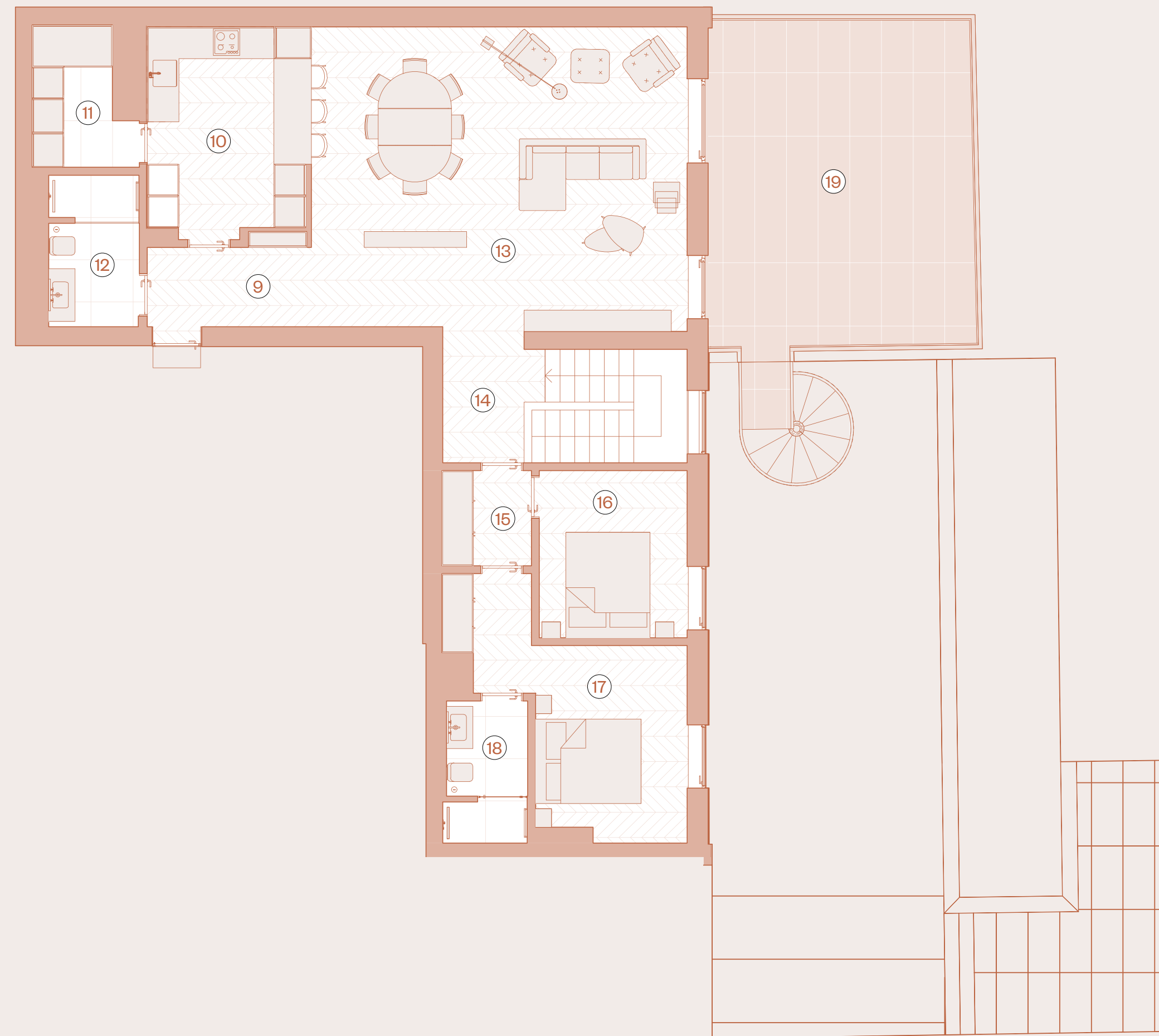
Typical floorplans



T4 DUPLEX APARTMENT FLOOR 0



FLOOR 1



1	Bathroom 1	8.4m
2	Circulation	5.2m
3	Bedroom 1	11.5m
4	Bathroom 2	7.5m
5	Suite 1	24.5m
6	Courtyard	71.6m
7	Pool	24.5m
8	Technical area	13.7m
9	Hall	5.3m
10	Kitchen/ Kitchenette	12.0m
11	Pantry	4.6m
12	Bathroom 3	4.9m
13	Living room	40.9m
14	Circulation	10.5m
15	Hall	3.1m
16	Bedroom 2	9.0m
17	Suite 2	13.9m
18	Bathroom 4	4.2m
19	Terrace	35.0m

Gross internal area
375.4 sq m

Outdoor area
139.2 sq m

The areas here contained are approximate and have no contractual nature

Contacts

Republica5.pt

CASTELHANA
REAL ESTATE

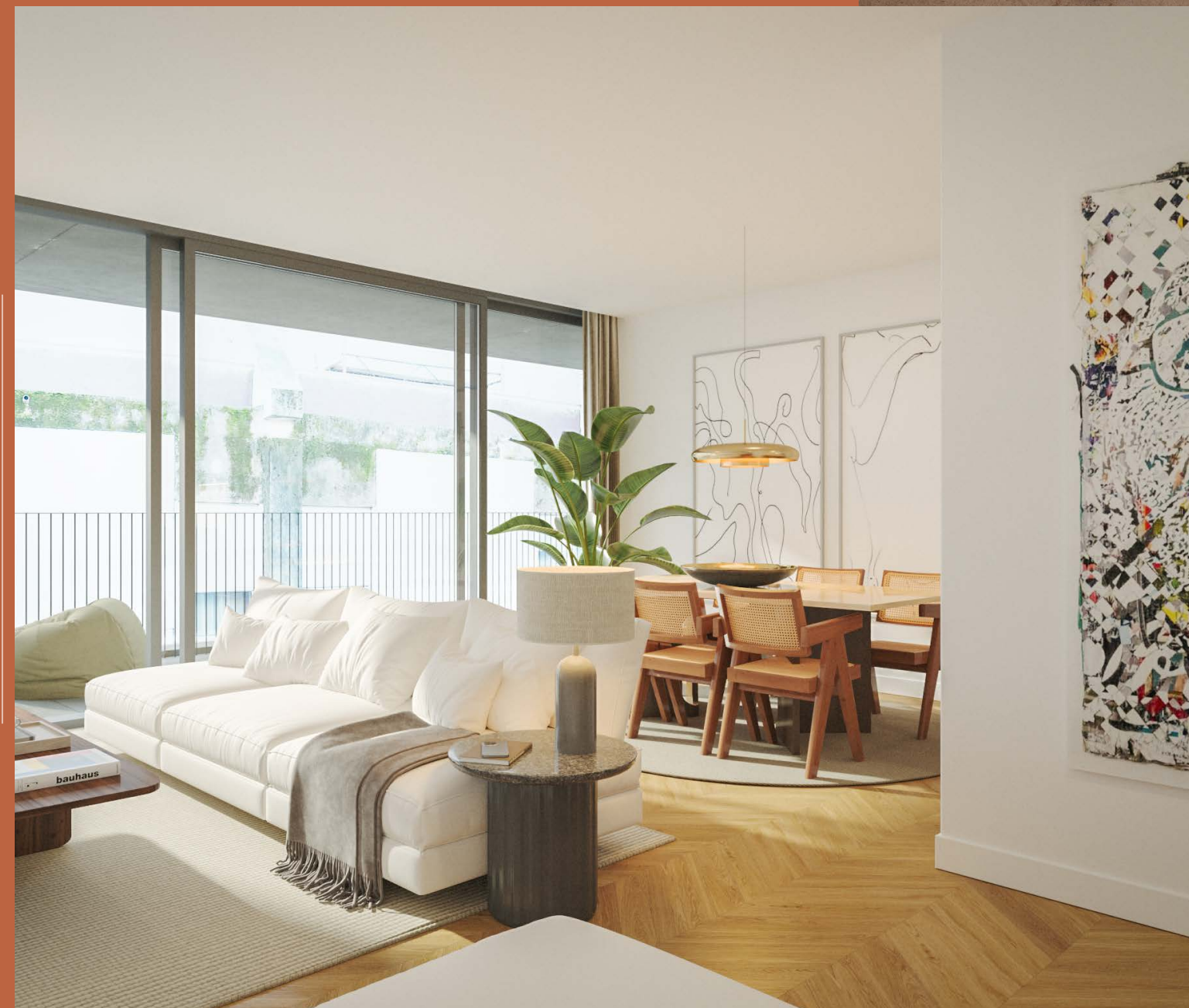
Sociedade de Mediação Imobiliária,
Lda - AMI 3497
+351 966 007 777
info@castelhana.pt
www.castelhana.pt



Cobertura - Soc. Med.
Imobiliária, SA, AMI 479
+351 916 027 140
www.residencial.jll.pt



REPÚBLICA⁵
RESIDENCES



This document consists of a presentation of the general characteristics of the project "República", regarding its architectural and commercial features. Any graphic or written information presented in this document refers to the current stage of the project, and may be changed due to licensing matters or development issues that may come up during the following phase. Signal Capital Partners, Ltd and directly or indirectly related entities shall not be held liable, by any means and in any context, for any differences between the final outcome of the project and the elements presented in this document that the recipients may accept and recognize.

DESIGNED BY SAENTYS +44 (0)20 7407 8717 info@saentys.com saentys.com