

## T3+1 TOWNHOUSE SPECIFICATION - MODERN CONTEMPORARY

### 1. Building Structure & Envelope

- Structural foundation and framework – reinforced concrete frame, double-skin block walls with cavity insulation. Damp-proof membrane to ground floor.
- Waterproofed & insulated roof covered with traditional algarvian clay roof tiles.
- Natural stone windowsills and door thresholds.
- Doors & windows to have decorative molding surrounds as well as building plinth and cornice as indicated on the drawings.
- Rendered walls with quality paint finish.
- Double glazed aluminum thermal break sliding patio windows & French doors.
- Electric shutters centrally operated with thermal and acoustic insulation.

### 2. General Internal

- Hollow block partition walls, smooth plastered with quality paint finish.
- Ceramic floor tiles.
- Decorative coving to ceilings in all living areas and bedrooms.
- Modern plain white lacquer finish internal doors.
- Inverted air conditioning/heating units in all bedrooms and living room.
- Cable TV points to living room and bedrooms with external hook-up included.
- Telephone and computer distribution points to living room, bedrooms and kitchen with external hook-up included.
- Plumbing – Combined PEX & multilayer pipe water distribution network with combined electric emersion and energy efficient solar water heating system.
- Potable water pressure system.
- Starter pack light fittings throughout as an interim prior to owners installing their own fittings.

### 3. Hallway / Stairs

- Video IP intercom system with integral doorbell.
- Front door with security locking system.
- Alarm system.
- “Silestone” internal staircase.
- Stainless steel handrail and glazed balustrade.

### 4. Living Room

- Open plan living dining area and kitchen.

### 5. Kitchen

- Plastered walls with “Silestone” wall finish above “Silestone” worktops.
- Fully Fitted Kitchen with gloss lacquer finish to draws and doors.
- Concealed lighting above “Silestone” worktops.
- Kitchen equipment includes all appliances of an Ariston grade or similar such as built-in oven, microwave, induction hob, as well as fitted equipment comprising of dishwasher and fridge/freezer. Other features include extractor hood, 1½ bowl “Silgranit” sink and mixer tap.

### 6. Bedrooms

- Vaulted ceilings to upstairs bedrooms with concealed LED lighting.
- Fitted white lacquer wardrobes with sliding mirrored doors.
- Built in safe in master bedroom wardrobe.

### 7. Bathrooms and En Suites

- Ceramic wall tiles with decorative tile trim.
- Electric under floor heating.
- Fully fitted bathrooms with “Grohe” taps and shower fittings.
- Vanity cupboard sink furniture.
- Light point over fitted mirror & shaver point.
- Electric heated towel rails.

### 9. External Terraces & Balconies

- Ceramic non-slip tile to floor.
- Starter pack external wall lights as an interim prior to owners installing their own fittings.
- Part glazed aluminum balcony balustrade.
- External water & electric points in selected areas.
- Astro turf in rear garden area.

### 10. External Common Areas & Services

- Water pressure system.
- Driveway in hard standing permeable pavers.
- Fully landscaped gardens with automatic irrigation system connected to the Resort supply.



Bayview  
Village

T3+1 Townhouses





# T3+1 Townhouses

Boavista Golf & Spa are pleased to launch it's latest 3+1 bed plus office townhouse on Bayview Village. Improved specifications give these properties a contemporary and modern feel, whilst providing spacious accommodation within access to the pool leisure and relaxation facilities. Condominium services provided allow for all year-round facilities as well as taking care of the property, its security and communication services.

## GROUND FLOOR

- 1 Entrance terrace
- 2 Hall
- 3 Bathroom 1
- 4 Home office
- 5 Storage
- 6 Kitchen
- 7 Dining room / Living room
- 8 Terrace
- 9 Garden

## FIRST FLOOR

- 10 Hall
- 11 Balcony
- 12 Bedroom 1
- 13 Bathroom 2
- 14 Bathroom 3
- 15 Bedroom 2
- 16 Bedroom 3
- 17 Bathroom 4
- 18 Balcony

Total Area  
251.90 m<sup>2</sup>

## GROUND FLOOR



## FIRST FLOOR

