



ÂNGELO LUISA RITA, LDA.

Promotor imobiliário e construtor  
IMPIC 2763 - PUB

# *Belavista Residence*

Private Condominium - T2&T3





## High Standard Apartments for Nordic Taste

Ângelo Luisa Rita LDA is building a new private condominium of apartments in Quarteira, ALGARVE, on a beautiful plot of Belavista. The building has 50 stylish Nordic-style apartments with either 2 or 3 bedrooms. All apartments have covered large balconies / terraces and windows facing South - West.

- ▶ Mediterranean climate with annual average temperature of 20°C and more than 300 days of clear blue skies per year;
- ▶ Located next to the beautiful beaches of Quarteira and Vilamoura, 20 Km from Faro Airport;
- ▶ Several golf courses within a radius of 3 Km, namely 5 courses in Vilamoura, Victoria Club, Millennium Club, Laguna, Pinhal and Old Course Club, 3 courses in Quinta do Lago and 1 in Vila Sol PESTANA;
- ▶ Vilamoura International Marina is about 2 Km away;
- ▶ High quality building with Scandinavian design, developed by prestigious company with + 50 years of activity in the Algarve;
- ▶ Condominium with low maintenance cost and a policy of sustainable practices, using solar energy and rainwater for an irrigation network of local indigenous plants;
- ▶ PET friendly (dogs / cats).



## New Development in Quarteira

Ângelo Luisa Rita LDA is a local construction company that has been building in the municipality of Loulé for more than 50 years.

- ▶ **50 apartments with either 2 or 3 bedrooms** and underground **parking for 109 cars with individual storerooms**;
- ▶ **Bicycle parking** and Golf Trolley, Bicycle and Pet cleaning areas on the basement;
- ▶ **Large terraces 2.50 m wide with great exposure and solar orientation east-west**;
- ▶ **Multifunctional Lounge Room** with reading area and Kitchenette;
- ▶ **Common leisure areas with garden**;
- ▶ **Salt water swimming-pool** with deck zone and **sauna** with toilets;
- ▶ **Natural solarium** on top of the building, **ROOFTOP**;
- ▶ Sober lines **Design by Atelier SMS - Arquitectos**.

## Lifestyle Created for Happy People

The environment creates a comfortable setting with its long beautiful sandy beaches, nature trails and several area golf courses, yet all the city's amenities are within walking distance. Vilamoura International Marina is 2 Km away.

The **leisure areas** that are part of the project, were thought and designed to provide much comfort, quality of life and make people happy.



Natural solarium on top of the building, Rooftop. Finnish sauna with shower area.



Multifunction Lounge.

109 parking spaces for residents.



Cleaning zone for golf trolleys and bicycles.

Pre-installation for charging electric vehicles.



# Finishing Features

## STRUCTURE

- ▶ Anti-seismic structure of reinforced concrete;
- ▶ Massive and fungiform slabs.

## OUTSIDE COMMON AREAS

- ▶ Doorbell with video call system at the access doors, with pre-installation of CCTV system at the building's entrances;
- ▶ Access zone lighting with presence detection system;
- ▶ The outdoor common areas will have a combination of various floor types to provide an intimate and elegant atmosphere;
- ▶ High-tech security system, lifts of the latest generation, with large cabin interior dimension 2.10 m x 1.10 m;
- ▶ Swimming pool with submerged lighting and saline chlorination system;
- ▶ Sanitary facilities and changing rooms for the swimming-pool;

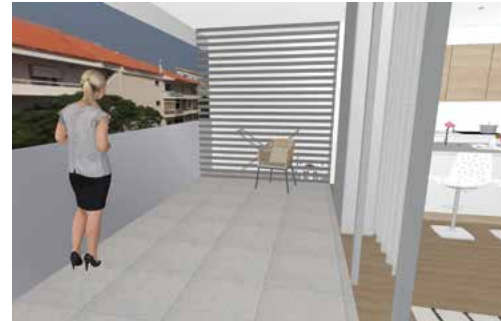
- ▶ Master key for common areas.

## PARKING AND STOREROOM

- ▶ Concrete floor patted by a power trowel and painted afterwards;
- ▶ Garage access through 2 AUTOMATIC GATES (one for ENTERING and another for EXITING) with remote control;
- ▶ Pre-installation for charging electric vehicles.

## TELECOMMUNICATIONS

- ▶ Common DTV (Digital TV) antenna;
- ▶ Coaxial cable TV network (Living room, Master suite and bedrooms);
- ▶ UTP cable data and voice network and RJ-45 socket (Living room, Master suite and bedrooms).



## HEATING AND AIR CONDITIONING

- ▶ Installation of cold and hot inverter air conditioners in the living room and bedrooms with multi-split system;
- ▶ Bathrooms with electric underfloor heating system;
- ▶ Timed active air extraction and renewal in the apartments;
- ▶ Solar panels for sanitary water heating with 300 Lt. on the roof.

## ELECTRICAL INSTALLATION

- ▶ Video - porter;
- ▶ Power outlet and watertight lamps on the balconies;
- ▶ Installation of LED luminaires in the hall, passageways, bathrooms, bedrooms and kitchen.

## HYDRAULIC

- ▶ Cross-linked polyethylene (PEX) water tubing and sound-insulated;
- ▶ Polypropylene drain tubing;
- ▶ Water tap on the terrace drying area.

## SANITARY FACILITIES

- ▶ Grohe sanitary taps or similar;
- ▶ Grohe suspended white sanitary ware and washbasin with furniture;
- ▶ Partitions in tempered glass 10 mm;
- ▶ Anti-fog mirrors.

# Finishing Features

## KITCHEN

Kitchen furniture by the German brand NOLTE küchen;

German brand BOSCH appliances:

- ▶ Induction cooktop;
- ▶ Kitchen exhaust fan;
- ▶ Oven;
- ▶ Microwave
- ▶ No frost combined refrigerator;
- ▶ Dishwasher;
- ▶ Washing Machine;
- ▶ Clothing dryer;
- ▶ Electric water heater with 100 Lt.

## CEILING AND PAINTS

▶ False ceilings in plasterboard type N in Hall, corridor, bedrooms, kitchen and living room;

▶ WA plasterboard suspended ceilings in toilets and outdoor terrace.

## FLOORING AND TILES

▶ The floors throughout the apartment, except in the sanitary and kitchen facilities will be in oak wood floating floor, piece size 1380x180x15 mm;

- ▶ Plinths in solid wood with natural colour preserved;
- ▶ Kitchen and sanitary facilities tiled with stoneware on the floor and walls.

## INTERNAL CARPENTRY

- ▶ Armored security entrance door PORTRISA®;
- ▶ White lacquered interior doors with 220 cm high and 80 cm wide, satin stainless steel handles and fittings;
- ▶ Modular built-in wardrobes with smooth lacquered doors in conjunction with the interior doors of the apartment.



## ALUMINUM DOORS AND WINDOWS

▶ Anodized aluminium frames for sliding elevating terraces doors, **Sapã building system** WIDSLIDE 150 and opening oscilo-folding doors in bedrooms P70 FPI system with thermal cut, including electric thermal shutters.

## GLAZED

▶ Double Glazed windows, Gas-filled with ARGON, made by SAINT-GOBAIN with UV protection, **CLIMALIT PLUS system**.

## ENERGETIC CERTIFICATION

▶ Energy rating A.

## WALLS

▶ Separation between apartments and common areas will be 35 cm thick double-walled ceramic brick with insulated interior with 50 mm thick corkboard panels, ensuring 55 dB acoustic attenuation;

▶ The interior walls of the apartment will be of ceramic brick with a total thickness of 15cm.



**Belavista Residence:**  
Living passionate on sunshine!



# Belavista Residence

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GPS

N 37° 4' 1"

W 8° 5' 23"



**BOSCH**

**notte**

**MARGRES**  
CERAMIC TILES



**GROHE**

**balterio**

**Warmup**

**sapa:**

**PORTRISA**  
SECURITY AND FIRE DOORS



**thyssenkrupp**

**PLADUR**



**AMORIM**