

ENCOSTA

PRAIA DA LUZ



True eco- friendly living in Praia da Luz



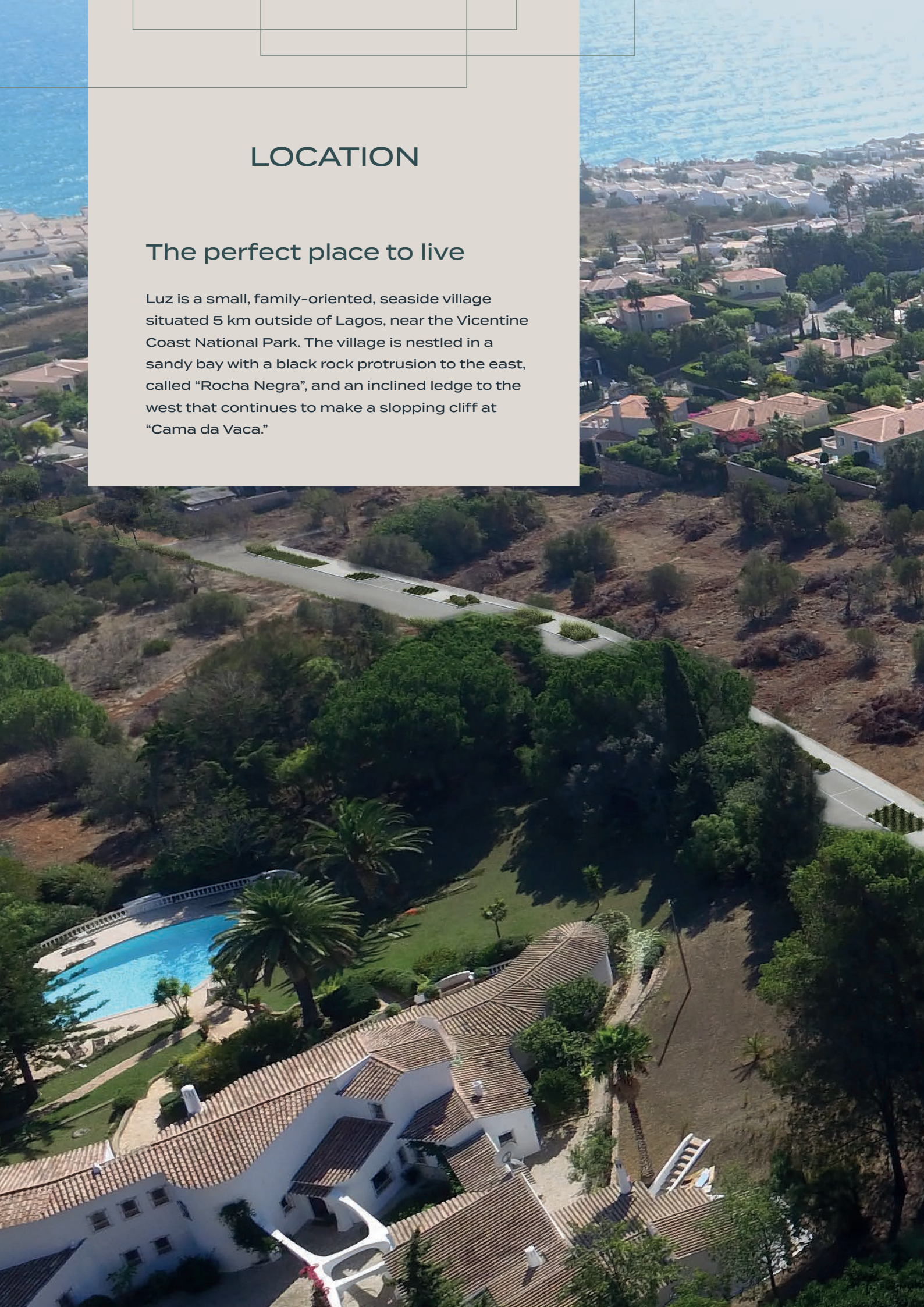


Praia da Luz,
the jewel of Lagos

LOCATION

The perfect place to live

Luz is a small, family-oriented, seaside village situated 5 km outside of Lagos, near the Vicentine Coast National Park. The village is nestled in a sandy bay with a black rock protrusion to the east, called “Rocha Negra”, and an inclined ledge to the west that continues to make a sloping cliff at “Cama da Vaca.”





Points of interest:



Village centre and
all amenities: *5 minutes*



Golf course:
10 minutes



Access to the highway:
10 minutes



Airport:
80 minutes



Local beach:
5 minutes



International school:
10 minutes

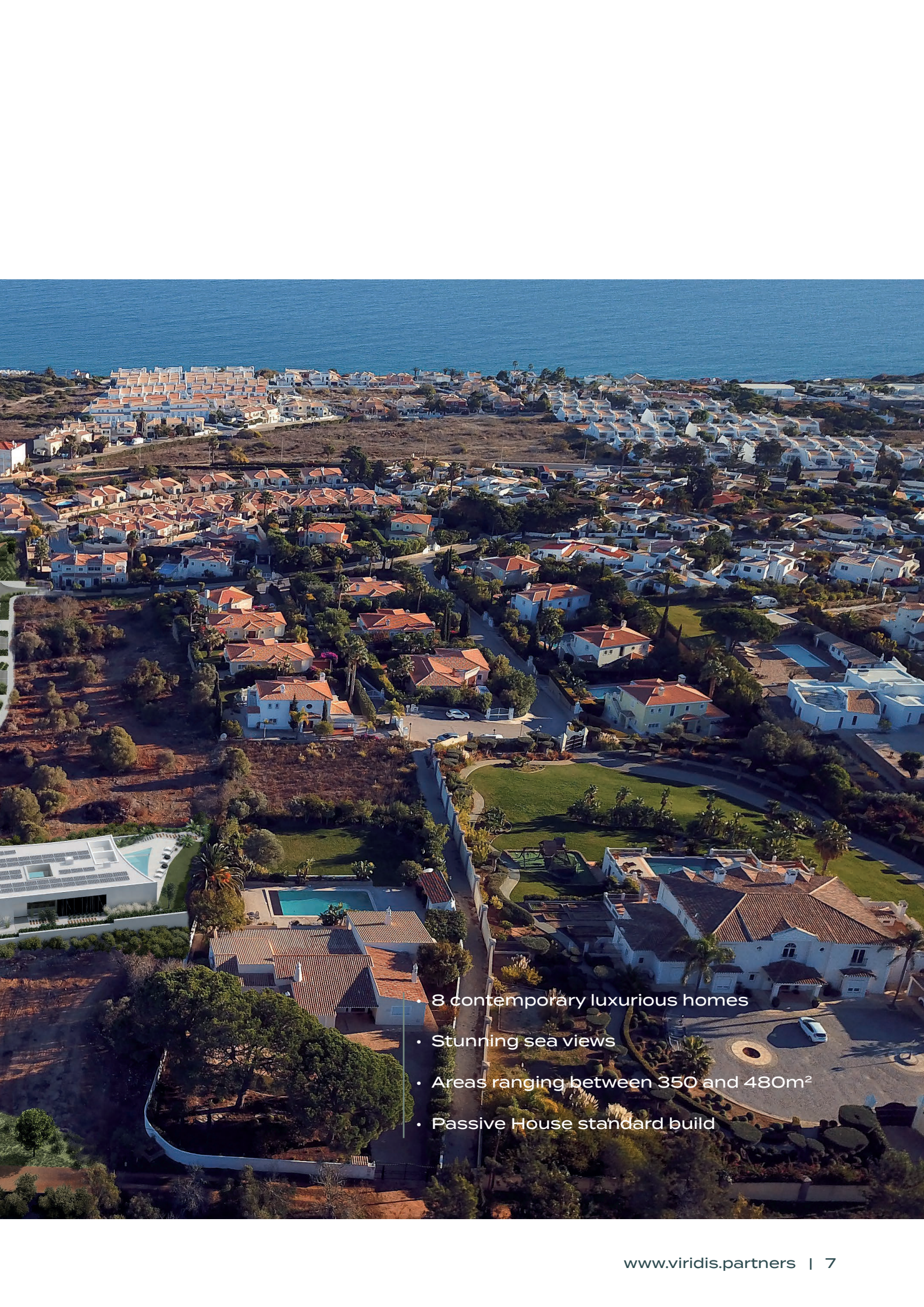
THE PROJECT

About the Project

Encosta da Luz is one of the last available developable tracks of land in Praia da Luz with both privacy and unobstructed sea views.

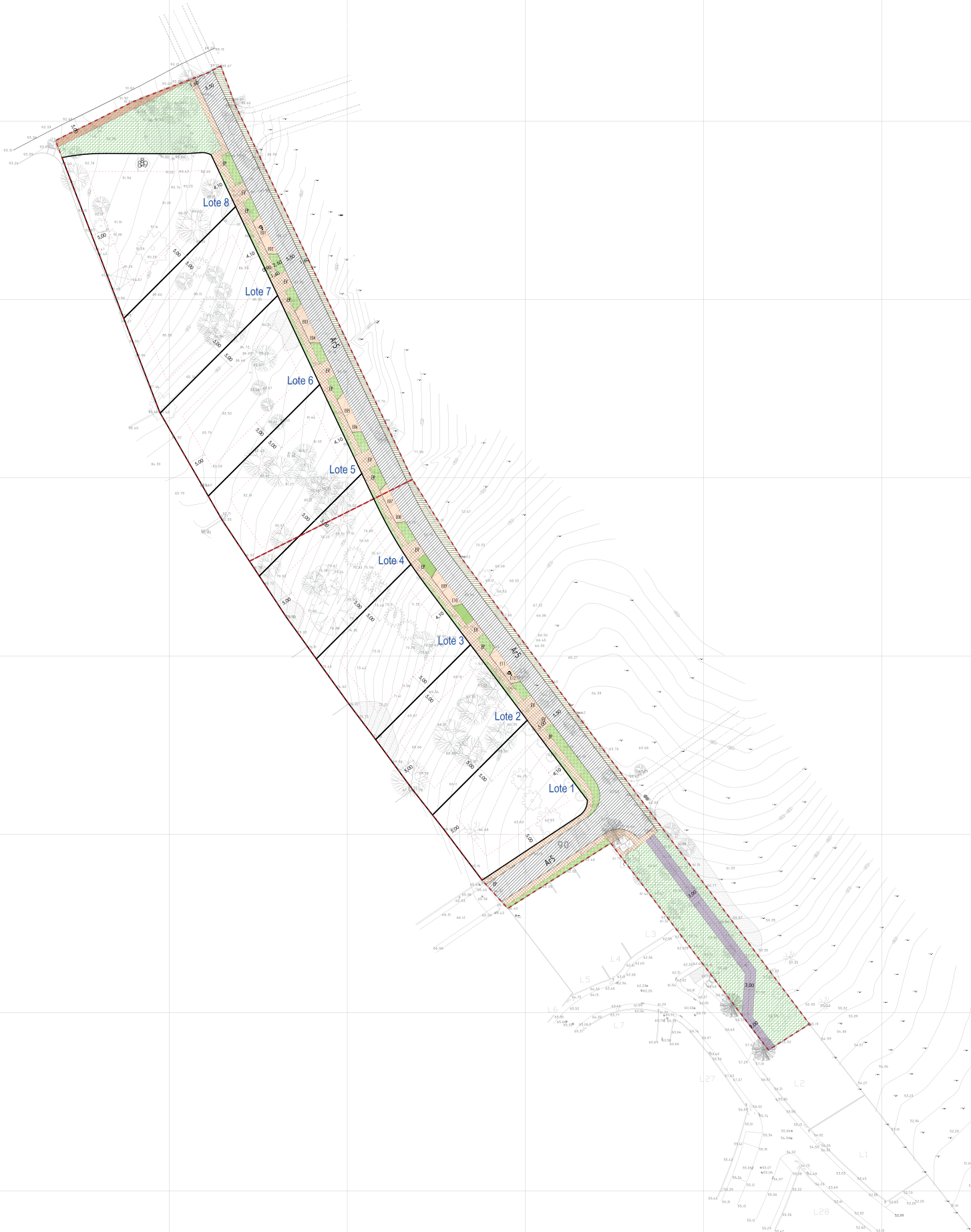
Built under Passive House standards, adapted to the Algarve weather conditions, it uses the most advanced solar, water management and insulation technologies to reduce the cost of home ownership and create true eco-friendly living.





- 8 contemporary luxurious homes
- Stunning sea views
- Areas ranging between 350 and 480m²
- Passive House standard build

THE PROJECT



Information about prices and availability:
encostadaluz.com

LICENCIAMENTO DE LOTEAMENTO URBANO

Nº	Área do Lote	Área de Construção	Área de Implantação	Área de Impermeabilização	Volume de Construção	Número de Pisos		Tipologias T4	Número de Fogos	Uso	Cércea	Cofa de Soleira	Estacionamento Portaria 216-B/2008
	(m ²)	max.(m ²) ****	max.(m ²)	max.(m ²) ***	(m ³)	acima cofa soleira	abaixo cofa soleira	(un)	(un)	----	(m)	(m) *	(un) **
1	987,30	350,00	275,00	480,00	2.062,50	2	CV	1	1	Habituação	7,50	65,35	3
2	989,45	350,00	275,00	480,00	2.062,50	2	CV	1	1	Habituação	7,50	66,85	3
3	1042,45	440,00	350,00	615,00	2.625,00	2	CV	1	1	Habituação	7,50	70,60	3
4	1076,75	440,00	350,00	615,00	2.625,00	2	CV	1	1	Habituação	7,50	74,35	3
5	1107,85	440,00	355,00	620,00	2.662,50	2	CV	1	1	Habituação	7,50	78,10	3
6	1180,65	440,00	355,00	620,00	2.662,50	2	CV	1	1	Habituação	7,50	81,85	3
7	1183,00	440,00	355,00	620,00	2.662,50	2	CV	1	1	Habituação	7,50	85,60	3
8	1312,80	480,00	389,00	682,00	2.917,50	2	CV	1	1	Habituação	7,50	89,35	3
Totais	8.880,25	3.380,00	2.704,00	4.732,00	20.280,00	----	----	8	8	----	----	----	24

* Desde que devidamente justificado, por razões arquitectónicas, admite-se que a cofa de soleira seja 3,50m mais alta do que a cofa assinalada, impondo-se como condicionante, para que tal se verifique, que apenas 1 piso se localize acima da cofa de soleira e 1 piso se localize abaixo da cofa de soleira.

** Estacionamentos Privados = 24 unidades no interior dos lotes.
 Estacionamentos Públicos = 12 unidades (inclui 2 unidades para pessoas com mobilidade condicionada).

*** A área das piscinas não contam para a área de implantação

**** As áreas suplementares não habitacionais ("caves"), sem pé-direito regulamentar, destinadas a estacionamento ou áreas técnicas, mesmo que estando ao nível do piso térreo, mas desde que enterradas ou semi-enterradas não deverão ser contabilizadas como área de construção

Nota: É interdita qualquer construção fora dos polígonos de implantação, com excepção da piscina, respetiva casa das máquinas e dos reservatórios para recolha de águas pluviais desde que, em ambos os casos, sejam enterrados ou ocultos, bem como jacuzzis e decks de apoio. Os acessos e respetivos muros de contenção, parqueamentos exteriores, muretes técnicos, portões e muros de enquadramento das entradas nos lotes também não se encontram abrangidos pelos polígonos de implantação.

QUADRO DE ÁREAS		(m ²)	
Área do Terreno	(m ²)	13.520,00	
Área de Lotes	(m ²)		8.880,25
Área de Arruamento	(m ²)		1.534,15
Área de Estacionamentos	(m ²)		165,20
Área de Passeios	(m ²)		710,85
Área de Enquadramento Infraestruturas	(m ²)		414,15
Área de Espaço Verde	(m ²)		418,40
Área de Arruamento/Espaço Verde *	(m ²)		1.397,00
Total	(m ²)	13.520,00	13.520,00

* Uso misto

ÁREA DE CÉDENCIA		(m ²)	
Área de Arruamento	(m ²)	1.534,15	
Área de Estacionamentos	(m ²)	165,20	
Área de Passeios	(m ²)	710,85	
Área de Enquadramento Infraestruturas	(m ²)	414,15	
Área de Espaço Verde	(m ²)	418,40	
Área de Arruamento/Espaço Verde *	(m ²)	1.397,00	
Total	(m ²)	4.639,75	

* Uso misto

LEGENDA DE DESENHO:

- limite do terreno
- limite dos lotes
- polígono de implantação
- arruamentos
- estacionamento
- passeios
- entrada veículos
- entrada pedonal
- espaços verdes
- arruamentos / espaços verdes (uso misto)
- caminho pedonal em terra batida
- pavimento em terra batida
- enquadramento infraestruturas
- contador rede de rega
- ilha de resíduos sólidos urbanos

NOTAS:

Para além das entradas assinaladas nos lotes, admitem-se entradas suplementares desde que devidamente justificadas, bem como decorrente do desenvolvimento dos projectos de arquitectura se admite ajustamentos às entradas assinaladas nos lotes.



ALTERAÇÃO AO ALVARÁ DE LOTEAMENTO URBANO N.º 01/2018	Folha nº:	03
MONTE LEMOS - LUZ - LAGOS		
BATTAGLIA REAL ESTATE, LDA.		
PLANTA DE SÍNTESE [proposta]	Setembro 2021	Escola: 1/500

THE PROJECT

Available Bespoke Villa Plots



Sold



Available



THE PROJECT

Your home



Kitchen with
kitchen Island



4 WC



Dining Room



Outdoor Dining



Living Room



Outdoor lounge



Office Space



Infinity Pool



4 Bedrooms



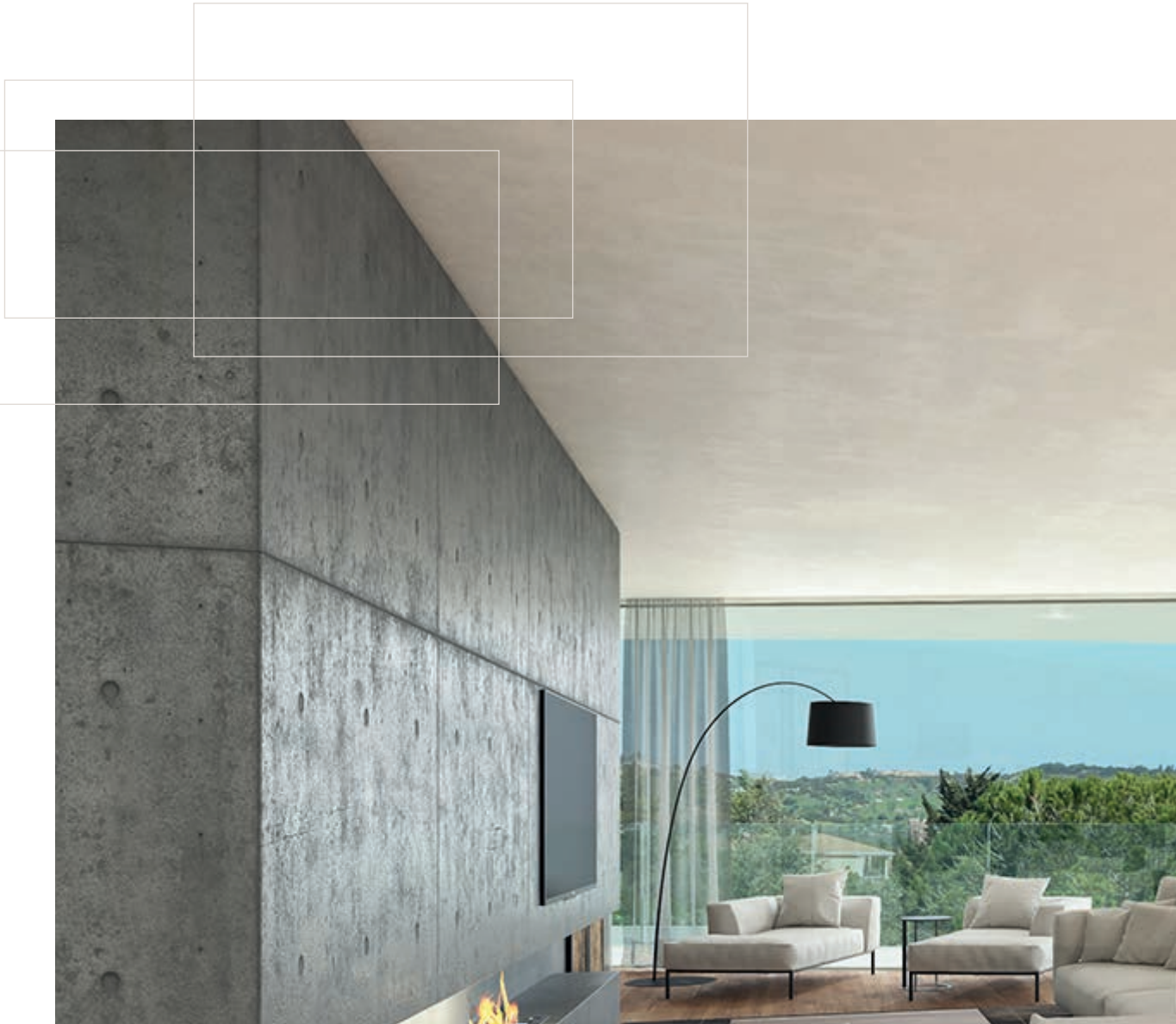
Garage





Two interior design styles to choose from...

Option A





Two interior design styles to choose from...

Option B





MATERIALS

General Finishes

System	Materials	Specifications
Exterior floor	Natural stone	Granite slabs on metal support structure
Interior walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Interior ceilings	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Stair guard	Glass	Self-supporting laminated glass, Stadio Securit Planidur 101.4 (or similar)
Exterior doors and windows	Anodized aluminum	Reynaer Hi-finity 147 system champagne color with 10mm double glass and 14mm air cavity (or equivalent)

Exterior Areas

System	Materials	Specifications
Exterior floor	Natural stone	Granite slabs on metal support structure
Pool, jacuzzi and water mirror	Natural pebble	Pebbletec finish (or equivalent), built-in on shotcrete structure
Exterior walls	Synthetic mortar and fiberglass	Synthetic white mortar coating reinforced with fiberglass mesh, 100mm thick ETICS system
Balcony guard	Glass and aluminum	Self-supporting laminated glass, Stadip Securit Planidur 1010.4 (or similar) with aluminum trim profiles
Barbecue	Stainless steel and natural stone	Stainless steel Artisan Beefeater BBQ (or equivalent), Estremoz marble countertop

Living Areas

System	Materials	Specifications
Floor	Natural wood	15mm laminated with 5mm of European oak finish
Walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Blinds	Interior roller blinds	White, automatic electric roller system
Fireplace wall	Natural stone	1000x3000mm dark polished marble panels

Kitchen

System	Materials	Specifications
Floor	Natural wood	15mm laminated with 5mm of European oak finish
Walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Blinds	Interior roller blinds	White, automatic electric roller system
Cabinets	MDF	High-gloss, white lacquered with click-open and soft-close system
Island	Stainless steel and natural stone	Brushed stainless steel cabinet with click-open and soft-close system; black granite countertop
Kitchen appliances	Built-in	Hub with built-in hood, touch screen oven, microwave, side-by-side refrigerator and freezer, and wine cellar
Laundry appliances	Freestanding	High-efficiency washer and dryer

Bedrooms

System	Materials	Specifications
Floor	Natural wood	15mm laminated with 5mm of European oak finish
Walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Blinds	Interior roller blinds	White, automatic electric roller system
Wardrobes	MDF	Built-in, 20mm lacquered MDF doors and 25mm thick maple melamine interior

Bathrooms

System	Materials	Specifications
Walls and floors	Natural stone	Estremoz light marble, 20mm thick slabs
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Countertops	Natural stone	Estremoz light marble, same as walls and splash areas
Cabinets	Natural wood	Oak, suspended, with click-system drawers
Fixtures	Chromed	Gessi rettangolo series (or similar)
Bath	Fiberglass	Catalano with 10mm tempered glass guard (or similar)
Bathroom appliances	White ceramic	Suspended Catalano Series (or similar)

FEATURES

Lighting

Built-in spots, long-lasting, high-efficiency LED

Heating and Cooling

High energy efficiency air diffusion in suspended ceilings and underfloor heating. Under “passive-house” standards, the renovation and filtration of indoor air is done by mechanical ventilation with high efficiency heat exchangers.

EXTRAS

Smart Energy Management system

Smart solar system, with back-up batteries and web-based intelligent management, using weather forecasting to charge batteries at lower energy rates based on forecast of sun availability.

Demotics

- Audio network
- Video network integrated with the home control system
- KNX for control of lights, blinds, underfloor heating, sound, AC, network and Wifi

Alternative Specifications

- Floors, interior and/or exterior, may be changed from natural stone and wood to ceramic
- Bathroom wall coverings may be changed from natural stone to ceramic
- Interior doors may be changed to 2.2m lacquered
- Radiant floors may be substituted with central heating integrated into the HVAC system and delivered through the suspended ceilings
- Suspended fireplace may be excluded
- BBQ may be excluded
- Pool heating and electronic cover may be excluded
- Jacuzzi may be excluded
- Interior blinds may be excluded
- Alternate kitchen countertops, appliances and fixtures may be selected
- Alternate bathroom appliances and fixtures may be selected
- Audio network
- Video network integrated with the home control system

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your expectations





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