



CASAS DA AREIA II  
CASCAIS









PROJECT  
CONSTRUÇÃO NOVA / HABITAÇÃO

LOCATION  
BIRRE/AREIA, CASCAIS

YEAR  
2023

STATUS  
**ON SALE**

COLLABORATORS  
ARCHITECTURE AND COORDINATION - ANTÓNIO CASSIANO NEVES - OOM WORKS, LDA.  
CONSTRUCTION - CONSTRU GRUPO CASAIS  
FOUNDATIONS AND STRUCTURES - PR&PC ENGINEERSS  
WATER AND SEWAGE - AUGUSTO MATOS MACEDO, CIVIL ENGINEER  
SPECIALTIES - BLUE HORIZON ENGINEERING



ABOUT THE PROJECT

# Between the green surroundings and the sea horizon.

Located in Cascais, near Quinta da Marinha, with all its green surroundings and its proximity to the Guincho beaches, this project of 2 houses intends to optimize the interconnection of the interior spaces as well as the relationship of each one of them with the outside surroundings.





TIPOLOGIES

# Integration into the surrounding landscape, ecological coverage and environmental and climatic sustainability are fundamental premises of this project.

Casas da Areia II is a project composed of 2 single-family houses, with 5 bedrooms, consisting of basement, ground floor and first floor.

These 2 houses also have a private pool, ensuring a good sun exposure and proximity to the social area of the houses, garden, and surrounding green spaces.





FINISHES AND DETAILS

# The materials and finishings are of the highest quality, providing unquestionable comfort and aesthetics.

With very generous areas, from the living rooms, kitchen and bedrooms, the relationship with the outside is very frank and obtained through the opening of glass windows, fundamental both in terms of size and solar protection, according to its location, being relevant the climatic comfort.













# **Floor Plans & Area Map**





UNIT	TYOLOGY	GROSS BUILDING AREA	IMPLANTATION AREA	TOTAL PLOT AREA	PRICE
A	T5	646.25 m <sup>2</sup>	313.44 m <sup>2</sup>	714.85 m <sup>2</sup>	ON REQUEST
B	T5	646.25 m <sup>2</sup>	313.44 m <sup>2</sup>	745.60 m <sup>2</sup>	ON REQUEST



# Floor 0

1	Living room	56.00 m <sup>2</sup>
2	Dinning room	31.50 m <sup>2</sup>
3	Kitchen	21.00 m <sup>2</sup>
4	Outdoor toilet	1.80 m <sup>2</sup>
5	Lobby	12.75 m <sup>2</sup>
6	Toilet	3.15 m <sup>2</sup>
7	Bedroom 1	23.05 m <sup>2</sup>
8	Bathroom 1	5.60 m <sup>2</sup>
9	Office	12.45 m <sup>2</sup>
10	Outdoor storage	2.50 m <sup>2</sup>
<b>Total Gross Area</b>		<b>286.80 m<sup>2</sup></b>

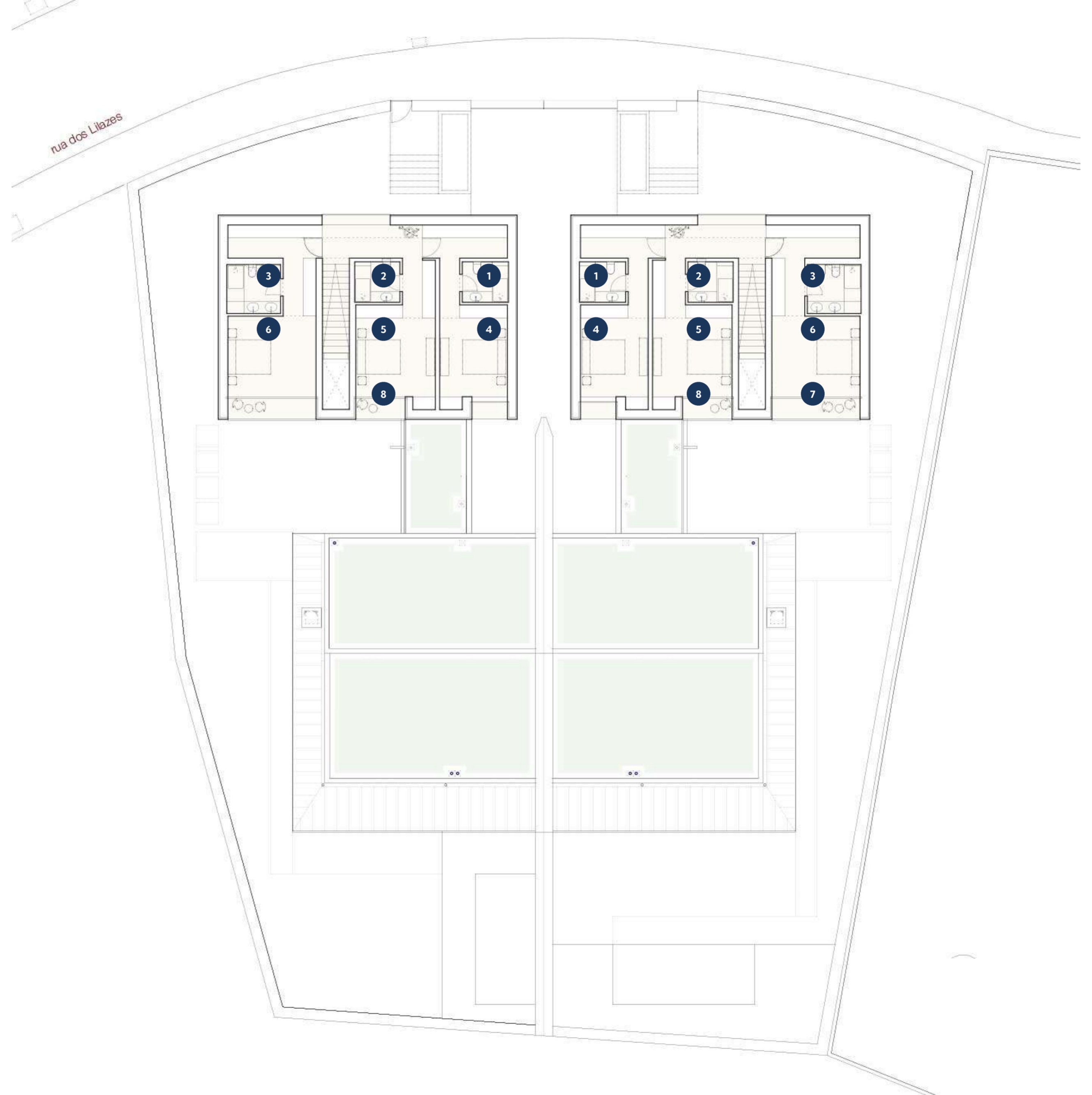




# Floor 1

1	Bathroom 2	5.70 m <sup>2</sup>
2	Bathroom 3	4.00 m <sup>2</sup>
3	Bathroom 4	4.05 m <sup>2</sup>
4	Bedroom 2	26.50 m <sup>2</sup>
5	Bedroom 3	19.75 m <sup>2</sup>
6	Bedroom 4	22.25 m <sup>2</sup>
7	Balcony 01	4.00 m <sup>2</sup>
8	Balcony 02	2.30 m <sup>2</sup>

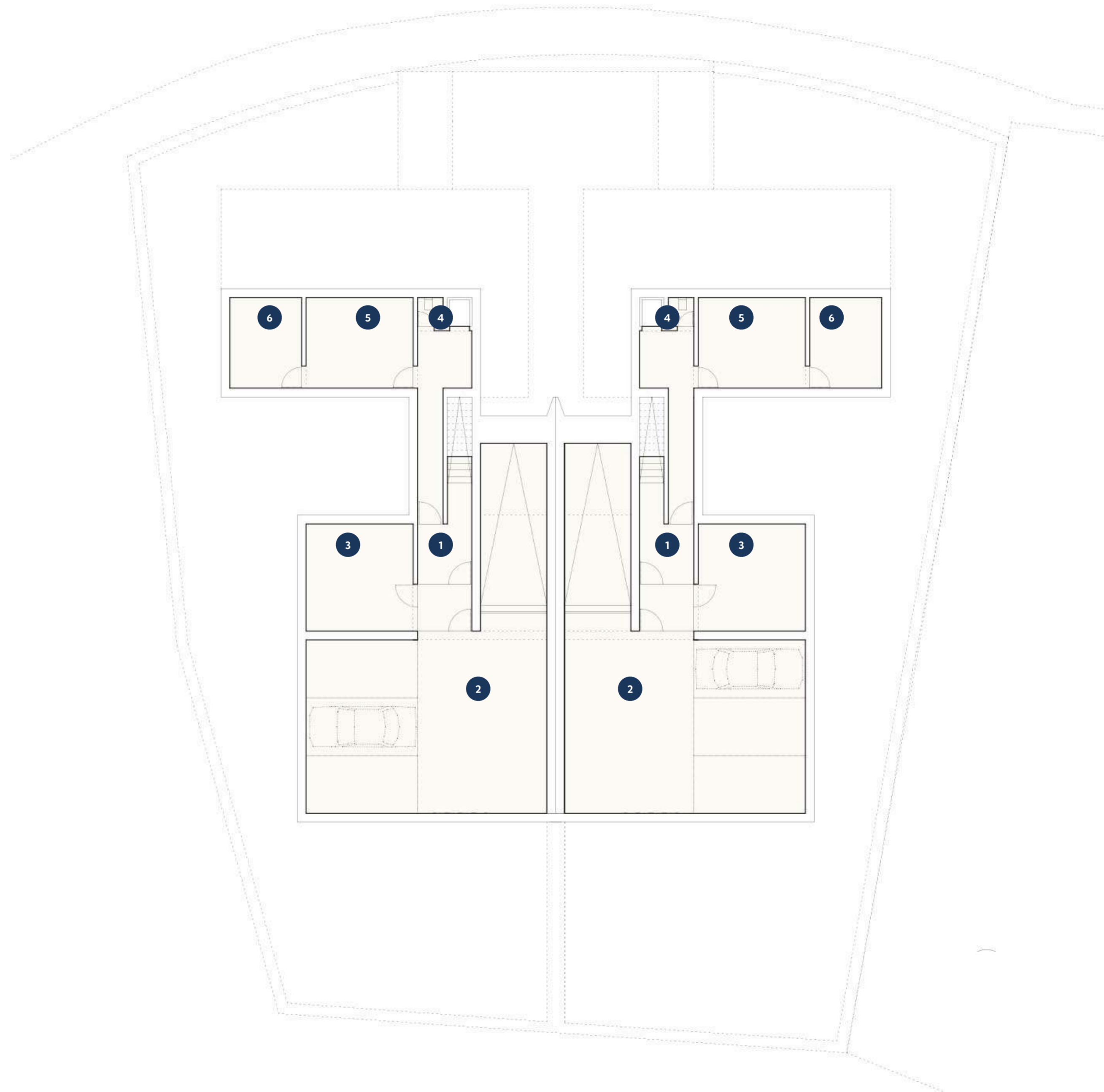
**Total Gross Area** 132.00 m<sup>2</sup>





# Floor -1

1	Lobby	13.00 m <sup>2</sup>
2	Garage	87.00 m <sup>2</sup>
3	Gymnasium	22.00 m <sup>2</sup>
4	Toilet	2.10 m <sup>2</sup>
5	Laundry	20.40 m <sup>2</sup>
6	Technical Area	13.70 m <sup>2</sup>
<b>Total Gross Area</b>		<b>227.45 m<sup>2</sup></b>

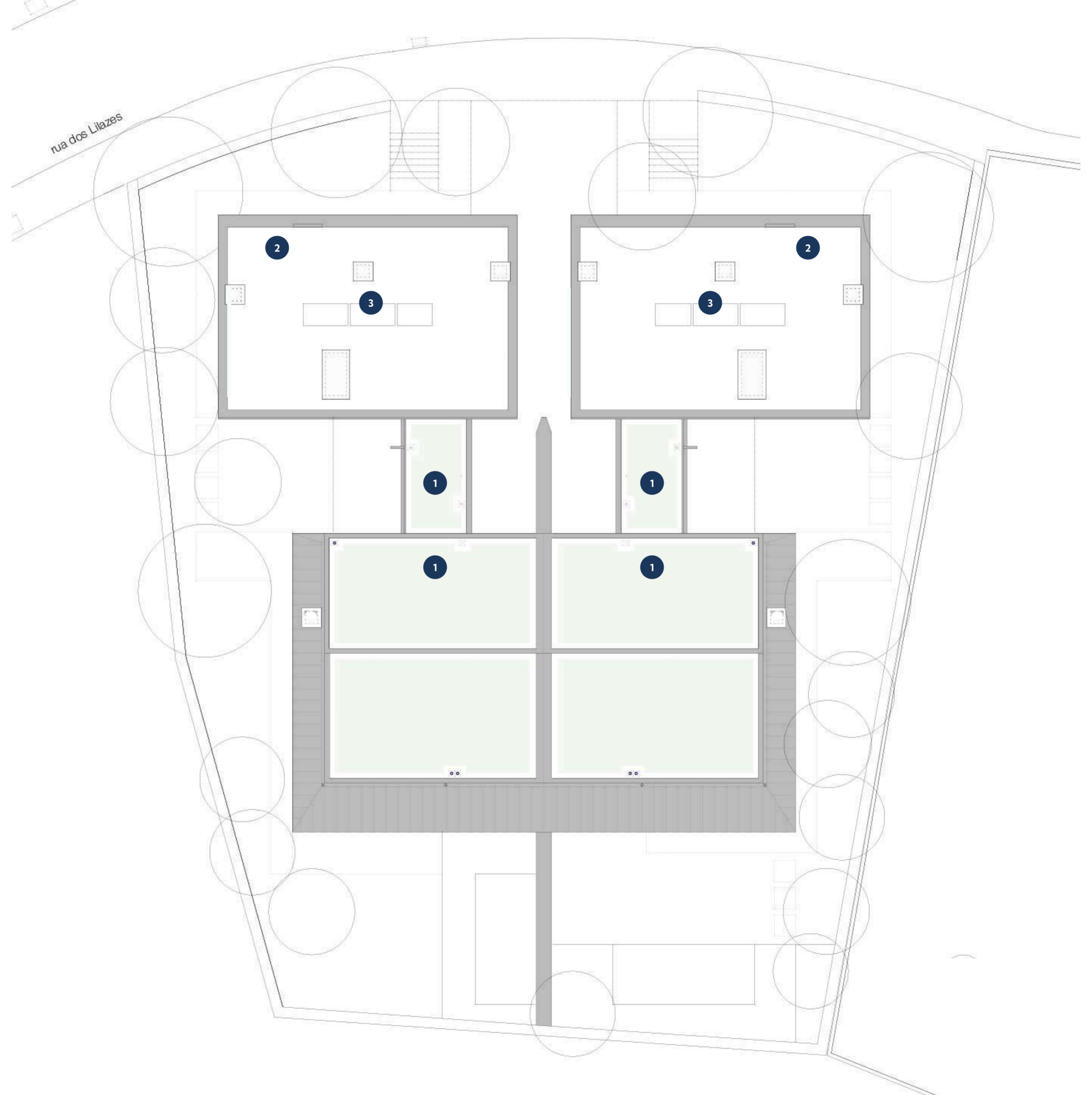




# Coverage

- 1 Green Roof
- 2 Gravel cover
- 3 Solar Panels

Total Coverage Area 312.00 m<sup>2</sup>





















# **Finishes and Details**



## FLOORING

- FENESTEVES FENPARKETT CORK 219/4 CARVALHO GLUED WOODEN BOARDS WITH SEVERAL LENGTHS, 180MM WIDE, 19MM THICK, FINISHED WITH MATTE BONA UV VARNISH;
- LIOZ STONE WITH 20MM THICKNESS WITH SAWED FINISH SIEVE 1 AND WATER-BASED WATER-REPELLENT TREATMENT FILA MP90 ECO XTREME;
- 60MM THICK SCREED SMOOTHED BY HELICOPTER AND FINISHED WITH AQUEOUS EPOXY CIN 7F-245 C-FLOOR E245 WB, COLOR TO BE DEFINED ON SITE;
- TECHNICAL POCELLANIC STONEWARE MARGRÉS TIME2.0 NR 90X90, COLOR TO BE DEFINED ON SITE;
- GLOBALPAV PAVISTON POROUS CONCRETE 150MM THICK.

## CEILINGS

- PLASTER PLASTERED AND PAINTED, COLOR TO BE DEFINED AT SITE;
- STANDARD PLASTERBOARD CLAD AND PAINTED, COLOR TO BE DEFINED ON SITE;
- STRUCTURAL WOOD BEAM PAINTED WITH WHITE VEIL, AND ONDUTHERM H16+A120+YF SANDWICH PANEL FINISHED WITH WATER-REPELLENT PLASTERBOARD TO BE PAINTED, COLOR TO BE DEFINED ON SITE;
- AQUAPANEL PLASTERBOARD TO BE PAINTED, COLOR TO BE DEFINED ON SITE;
- SPRAYED PLASTER FINISHED WITH FINE SAND PLASTER SECIL ISODUR PK FLEX FOR PAINTING, COLOR TO BE DEFINED ON SITE.

## SKIRTING BOARDS AND WAINSCOT

- SKIRTING BOARD IN WATERPROOF MDF 320MM X 22MM THICK TO BE PAINTED, COLOR TO BE DEFINED ON SITE;
- SKIRTING BOARD IN LIOZ CREAM STONE WITH 350MM X 20MM THICKNESS WITH HONED FINISHING AND FILA MP90 ECO XTREME WATER-BASED WATER-REPELLENT TREATMENT;
- SKIRTING BOARD IN METALLIZED STEEL ANGLES WITH EQUAL FLANGES WITH 20MM X 20MM AND PAINTED FINISH;
- WAINSCOT IN WATER-REPELLENT MDF WITH 22MM THICKNESS TO BE PAINTED, COLOR TO BE DEFINED AT SITE;
- LIOZ CREAM STONE WAINSCOT WITH 20MM THICKNESS AND HONED FINISHING AND FILA MP90 ECO XTREME WATER-BASED WATER-REPELLENT TREATMENT;
- WAINSCOT PAINTED WITH WATER-BASED EPOXY PAINT;
- WAINSCOT IN BLUE TILE WITH 10CM X 10CM

## WALLS

- PLASTER PLASTERED AND PAINTED, COLOR TO BE DEFINED ON SITE
- PLASTERBOARD PLASTERED AND PAINTED, COLOR TO BE DEFINED ON SITE
- PLASTERBOARD WITH FIRE HYDROPHOBIC COATING, COLOR TO BE DEFINED ON SITE
- THIN SANDED PLASTER FINISHED WITH SECIL ISODUR PK FLEX (ETICS SYSTEM) FOR PAINTING, COLOR TO BE DEFINED AT SITE
- FINE SANDBLASTED PLASTER 20MM THICK, FINISHED WITH SECIL ISODUR PK FLEX FOR PAINTING, COLOR TO BE DEFINED ON SITE



## STAIRS

- COVERS AND MIRRORS IN 19MM THICK MULTI-LAYERED FLOORING, WITH OAK WOOD FINISHING;
- COVERS IN LIOZ CREAM STONE WITH 50MM THICKNESS, WITH SAWED FINISHING SIEVE 1 AND FILA MP90 ECO XTREME WATER-BASED WATER-REPELLENT TREATMENT;
- MIRRORS AND LANDINGS IN LIOZ STONE CREAM WITH 20MM OF THICKNESS, WITH SAWED FINISHING SIEVE 1 AND WATER-BASED WATER-REPELLENT TREATMENT FILA MP90 ECO XTREME.

## GUARDS

- PANEL IN HYDROPHOBIC MDF WITH 45MM THICKNESS (15MM + 30MM) TO BE PAINTED, COLOR TO BE DEFINED ON SITE;
- VERTICAL PROPS IN GALVANIZED STEEL WITH Ø15MM, BASE IN FLAT STAINLESS STEEL BAR WITH 80MM WIDTH, AND HANDRAIL IN FLAT GALVANIZED STEEL BAR WITH 50MM X 15MM TO PAINT, COLOR TO BE DEFINED ON SITE;
- FLAT BAR WITH 50MM X15MM AND VERTICAL PROPS WITH Ø15MM IN GALVANIZED STEEL TO BE PAINTED, COLOR TO BE DEFINED ON SITE;
- VERTICAL PROPS IN GALVANIZED STEEL WITH Ø15MM, BASE IN FLAT BAR OF GALVANIZED STEEL WITH 90MM WIDTH, AND HANDRAIL IN FLAT BAR OF GALVANIZED STEEL WITH 50MM X15MM TO PAINT, COLOR TO BE DEFINED ON SITE.







# **Location & Surroundings**

















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