

**LOTE 466**  
**FLOORPLANS AND SPECIFICATIONS**

Looking down from the hillside over gently rolling sand dunes, Vila da Praia is just like a typical Portuguese village. Designed to the highest quality these charming village houses and apartments sit amongst picturesque cobblestone streets and offer unbroken views over the Atlantic.

Entrance hall and corridors  
 Front door: Aluminium panel door with high security lock  
 Floor: 45 x 45 ceramic tiles  
 Walls: Plastered and painted with white plastic paint  
 Ceiling: Plastered and painted with white plastic paint  
 Skirting: Matching ceramic tiles  
 Stairs: 'Moleanos' stone

Lounge / dining area  
 Floor: 45 x 45 ceramic tiles  
 Walls: Plastered and painted with white plastic paint  
 Ceiling: Plastered and painted with white plastic paint  
 Skirting: Matching ceramic tiles

Bedrooms  
 Floor: 45 x 45 ceramic tiles  
 Walls: Plastered and painted with white plastic paint  
 Ceiling: Plastered and painted with white plastic paint  
 Skirting: Matching ceramic tiles

Kitchen  
 Floor: 45 x 45 ceramic tiles  
 Walls: Plastered and painted with white plastic paint  
 Ceiling: Plastered and painted with white anti fungus plastic paint  
 Skirting: Matching ceramic tiles  
 Work tops: Granite - Impala  
 Wall tiling: High quality wall tiles between worktop and wall units  
 Units: Fully fitted Xey deluxe kitchen

Kitchen Appliances  
 Bosch fully integrated with Décor Panels  
 Dishwasher  
 Tall fridge freezer  
 Mid height built in oven and microwave  
 Combined washer dryer  
 Ducted extractor  
 Gas hob  
 Stainless steel (1½ bowl) sink with drainer  
 Single lever mixer tap

En-suite bathroom  
 Floor: 45 x 45 ceramic tiles  
 Walls: High quality wall tiles and plastered and painted with white anti fungus plastic paint  
 Ceiling: Plastered and painted with white anti fungus plastic paint  
 Skirting: Matching ceramic tiles  
 Vanity tops: Granite – Impala  
 Sanitary Ware: White porcelain  
 Taps: Single lever mixer tap (chrome)  
 Shower screens: 10mm Tempered glass

Bathrooms and cloakroom  
 Floor: 45 x 45 ceramic tiles  
 Walls: High quality wall tiles and plastered and painted with white anti fungus plastic paint  
 Ceiling: Plastered and painted with white anti fungus plastic paint  
 Skirting: Matching ceramic tiles  
 Vanity tops: Granite – Impala  
 Sanitary Ware: White porcelain (Family bathroom to include 2 wash basins where space permits)  
 Taps: Single lever mixer tap (chrome)  
 Shower screens: 10mm Tempered glass

Verandas and terraces  
 Floor: 25 x 25cm Ferrogres tiles  
 Walls: Rendered and painted with white plastic paint  
 Ceiling: Rendered and painted with white plastic paint  
 Skirting: 25 x 7.5cm Ferrogres tiles

Woodwork  
 Internal doors: Varnished beech wood doors with stainless steel ironmongery  
 Wardrobes: Varnished beech wood louvered doors with internal hanging rail and sets of wood drawers and shelf.  
 Bathroom units: Varnished beech wood louvered doors

- Other inclusive fixtures
- Manual shutters to all windows (excluding bathrooms)
  - Fully fitted gas fired central heating system with wall mounted radiators
  - Wall mounted gas fired hot water boiler with separate hot water storage tank
  - Heated towel rail in each bathroom
  - Windows to be white lacquered sliding windows except in bathrooms which are casement windows with tilt for ventilation
  - External light fittings to front door and verandas and terraces
  - TV and telephone sockets in living room and bedrooms with reception distributed via the resort network
  - Conduits for security alarm system
  - Built-in safe

Please note that in order to reduce CO2 emissions and to comply with new legislation, open fireplaces and the associated chimney will no longer be provided. This 'green' policy will apply to all the units in Lote 466 and thereafter all subsequent projects within Vila da Praia.

Please contact your sales consultant for further details.



praia d'el rey

GOLF & BEACH RESORT  
 ÓBIDOS PORTUGAL



# vila da praia

LOTE 466  
 FLOORPLANS AND SPECIFICATIONS

Prices from €354,000

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Make a home in a unique beachside village and indulge yourself at Vila da Praia. The village square, the course and the beach are just moments away, allowing you to pursue just exactly what you want.



Village house  
Typical 3 bedroom floorplan



Situated on two floors, the village houses at Vila da Praia offer a wonderful feeling of space. Extensive terraces, accessible from the living areas, as well as the master bedroom make the generous homes feel even larger and the perfect space in which to entertain.

Apartment  
Typical 2 bedroom apartment



Large terraces and well proportioned rooms means that the apartments at Vila da Praia are anything but ordinary. Modern, well-specified and finished to the highest standards, these apartments give a family the space to grow or entertain in wonderful comfort.

Village house  
Typical 4 bedroom floorplan



Apartment  
Typical 3 bedroom apartment



# Spraiã del rey

GOLF & BEACH RESORT  
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