



## **New Construction of 20 Luxury Villas “Gingeiras”**

### **INTRODUCTION**

Congratulations on the purchase of your new home!

You are about to embark on an exciting but busy period, during which you will need to arrange many aspects for your future home. You are not alone; we are here to help you every step of the way! With this buyer's information, we will inform you about alterations and extra possibilities, as well as the general procedure. We will also explain the differences between certain options. The information in this letter pertains to the option lists and the corresponding option drawings.

### **What Happens After the Purchase?**

After signing the purchase and construction agreement, you will receive a dedicated contact person from the construction company. This person will guide you throughout the entire construction process. In the initial meeting, you will get to know your advisor personally, and they will discuss the construction process, the available options, and the procedures for your preferences and chosen alternatives. The advisor will also review your individual wishes for possible alterations and extras with you. When purchasing a new-build home, you often have the option to choose from various options. These options are meant to tailor the home to your individual preferences.

### **Online Housing Dossier**

We will create a private link with an online housing dossier for you as a buyer. This dossier provides you with convenience and overview both during and after the entire construction process! Only the advisor and you will have access to this dossier.

The dossier includes drawings and the buyer's choice list for the home

Your final choices must be confirmed by you and us before the relevant closing dates. Clearly we will need certain decisions or alterations confirmed before reaching a certain stage in the construction process.

The advisor ensures that the final data is made known to the execution team in time and is included in the construction process.

## **Make Your Choice**

### **Choice List**

We believe it is important that you feel comfortable in your new home. But as they say, "to each their own." Tastes differ, and not everyone finds the same things important or beautiful in a home. Therefore, you can choose from a range of options, also known as additional and reduced work. This allows each buyer to create their dream home.

The options on the choice list offer you the opportunity to make standard changes and/or expansions to installations and finishes, as well as in some structural options. Your home is part of a project-based construction. To ensure that the construction of the various homes proceeds smoothly, we have developed several "standard" options. These options fit within the construction system and plans. These options can be found in the choice list.

### **General**

It is crucial that your requests for additional work are known to us in a timely manner. The realization of a housing construction project is a complex process that requires thorough organization and preparation. Materials and subcontractor work must be specified early to avoid delays in the construction process. Therefore, it is advisable to seek information from us as soon as possible after purchasing to discuss any additional work. We are happy to assist you with advice.

It is not possible to carry out work by yourself or by third parties during the construction. This can only be done after the handover.

### **Individual Options**

In addition to construction and finishing options, you can also submit individual wishes. You can do this in writing via email or WhatsApp. Ensure that you clearly describe your wishes and, if possible, include drawings for clarification.

Please be aware that not all your wishes may be possible due to construction technical limitations, legal regulations, government guidelines, or other execution-related reasons. The construction company will investigate the feasibility of your wishes. If your wishes meet the criteria, they will be offered to you.

When requesting individual options, please consider the following:

- Facades and exterior colours cannot be changed due to the obtained (building) permits.
- Changing window frames and doors in the facade is not possible.
- Walls and columns cannot be moved or modified.
- Individual wishes that lead to a change in the main layout of technical installations will not be accepted.
- All work will be carried out on behalf of Portuluxe Properties LDA and subcontractors hired by this company.

### **PROCEDURE AND CLOSING DATE**

Please review the provided lists and make your selections promptly. The final date for submitting your choices varies and will be advised to you along the process. After this date, it will no longer be possible to make changes to the options list.

Thank you for your attention to this matter, and we wish you all the best in preparing for your new home

Sincerely,

Peter de Jong

TEL and WHATSAPP: 00351922262572

MCLux LDA.

Building Number: 1-20

**NOTE: All prices mentioned are consumer prices WITH 23% IVA. Business buyers can claim this 23% back.**

**NOTE: All prices are current prices. Fluctuations may occur and final prices can differ slightly at the time of the order.**

**T-4 Four bedroom villa**

€ 52.000,00

This option will give the client 25.7 square meters more construction. Adding another spacious bedroom on the second floor with a build in closet. Both floor sizes will be increased creating a more spacious home. Giving a total of 3 bathrooms and 1 guest toilet.

## **Construction Changes**

### **C-01 Closed garage with dimensions 35m2**

€ 42.250,00

The garage will include an electrically controlled garage door. The walls will be plastered and painted. Two extra power outlets, two light points with a switch and the preparations for an electric car charger point will be installed in the space. The floors will be tiled/finished in concrete. Another entrance door to the villa is placed directly from the garage into the house.

### **CO-02 Rooftop**

€ 24.950,00

Installation of a paved 5.00m by 5.00m rooftop fenced all around by glass panels for unobstructed views. Including an external steel round staircase from the back of the garden. This includes a double electricity socket and drainage for rainwater. The roof load bearing capability will be increased for prolonged usage.

### **CO-03 Outside kitchen/BBQ and lounge area**

€ 11.900,00

This option creates a tiled slab of 5mx5m covered by a pergola where clients can place a lounge/seating area.

Against the back wall we install a coal type BBQ, Natural stone type work area, a double electricity socket, Single stainless steel sink and tap.

**CO-04 B External straight staircase to the top garden.**

€ 7.365,00

We will install a straight metal staircase for easy access from the pool level garden to the top garden.

These options are recommended for easy access to the garden and to the optional BBQ/open kitchen in point **CO-03**

**C-05 Pool removal**

CREDIT € 8.000,00

If the client does not wish to have swimming pool the above mentioned amount will be credited.

The area will be integrated in the style of the garden space.

**CO-06 Pre installation fire place.**

€ 1.800,00

This includes the chimney and insulated tubing until the false interior ceiling.

**CO-07 Solar panels**

€ 7.800,00

Installation of 10 panels each 460W including cables, installation support kit and necessary items to make it operational.

**CO-08 Solar panels battery kit**

€ 10.980,00

Installation of a battery pack in the garage area.

**NOTE:** This kit can only be purchased in addition with item CO-07.

**CO-09 Electric floor heating in bathroom**

Per Bathroom: € 1.275,00

Installation of electric floor heating with digital touch WIFI thermostat.

**CO-10 Hydraulic floor heating including heat pump**

€ 31.000,00

Installation of hydraulic floor heating with digital touch WIFI thermostat for 7 different zones. (3 bedrooms, 3 bathrooms, living room)

**CO-11 Airconditioning (type inverter)**

€ 5.900,00

Installation of Nippon A/C wall mounted boxes in 5 locations.

It is possible to upgrade the system to Nippon boxes installed flush into the false ceiling. This option has an extra cost of €9.990,00

**CO-12 N/A**

**CO-13 High 2.60m interior swing doors**

€ 850,00

Replacing a standard size swing door for a higher door sized 0.80x2.60

**CO-14 N/A**

**CO-15 Extra support above false ceiling**

€ 90,00 per square meter

On certain locations it is possible to place multiplex wood panels above the false ceilings in preparation for hanging heavier items.

#### **CO-16 Rainwater storage tank**

NOT AVAILABLE

#### **CO-17 Irrigation system**

On request by gardener.

#### **CO-18 Glass type railing**

€ 544,00 per linear meter.

This glass railing can be added to protect the top garden edge. Clear or frosted glass for extra privacy can be requested.

#### **CO-19 Exterior pool shower**

€ 1.775,00

This option gives an extra paved area of 80 by 80 cm with a exterior shower providing warm and cold water.

Drainage attached to the sewer system.

#### **CO-20 Pool heating via heat pump.**

€ 5.820,00

Installation of heat pump to warm up the pool from April to October to 28 degrees Celsius. (10.5KW) monophasic

These temperatures can only be guaranteed if the pool is also covered by a cover when not in use.

**CO-21 Manual pool cover**

€ 1.800,00

Thermal double layered floating cover mounted on a manual roller.

**CO-22 Electric pool cover pvc material in exterior rol**

€ 7.950,00

PVC cover operated electrically rolling up at the end of the pool on top of the deck.

**CO-23 Electric pool cover polycarbonate material in exterior rol**

€ 13.950,00

Polycarbonate cover operated electrically rolling up placed at the end of the pool on top of the deck.

**CO-24 Electric pool cover type pvc in submerged box**

€ 12.900,00

PVC cover operated electrically rolling into box placed under the deck attached to the pool. You will not see the cover when rolled up.

**CO-25 Electric pool cover type polycarbonate in submerged box**

€ 16.980,00

Polycarbonate cover operated electrically rolling into box placed under the deck attached to the pool. You will not see the cover when rolled up.

The Polycarbonate cover captures heat from the sunlight adding extra heating to the pool.

**CO-26 Automatic PH dispenser**

€ 905,00

Regulates the PH lever automatically for comfort of the client.

**CO-27 Salt water pool**

€ 2.620,00

Automatic salt dispenser included maintain optimum levels of Electrolysis.

**CO-28 Pool counter current machine**

€ 12.950,00

Provides a counter current of 65m<sup>3</sup>/H

**CO-29 Exchanging laminate PVC floor for tiles**

If client wishes tiled floors instead of laminate PVC as planned a fee of per €29,20m<sup>2</sup> will be charged for extra labor and materials. Size of tiles is 60x60cm

NOTE: All tiles larger then 60x60 require a separate quote. Please contact us.

**CO-30 Extra terrace tiled**

€ 330,00

Extra square meters of terrace in the same tiles as used in the garden. Fully levelled and supported by a concrete and steel reinforced base.

**CO-31 Larger pool size**

Pool can be increased. Please contact us for details.

## **CO-32 Pre installation of alarm system wiring.**

€ 1.980,00

Tubing and wires will be installed in all necessary locations for future installation of wired alarm system or security cameras.

NOTE: Wireless alarm system available through outside provider on request

## **Electrical options.**

### **E-01: Extra ceiling light point on separate switch per unit € 100,00**

Client must specify the desired position of the ceiling light point and the switch on the drawing. The final position may vary slightly due to the distribution of the wide-slab floors.

### **E-02: Extra ceiling light point on existing switch per unit € 70,00**

Client must specify the desired position of the ceiling light point on the drawing, as well as which switch you want it connected to. The final position may vary slightly due to the distribution of the wide-slab floors.

### **E-03: Extra wall light point on separate switch per unit € 105,00**

Client must specify the desired position of the wall light point and the switch on the drawing.

### **E-04: Extra wall light point on existing switch per unit € 85,00**

Client must specify the desired position of the wall light point on the drawing, as well as which switch you want it connected to.

### **E-05: Extra single wall socket per unit € 105,00**

Client must specify the desired position of the wall socket on the drawing. If no specific height is given, the wall socket will be mounted at the same height and in the same style as the existing wall sockets in the room.

**E-06: Extra double wall socket per unit € 115,00**

Client must specify the desired position of the wall socket on the drawing. If no specific height is given, the wall socket will be mounted at the same height and in the same style as the existing wall sockets in the room.

**E-07: Extra single wall socket on separate circuit and fuse per unit € 155,00**

Client must specify the desired position of the wall socket on the drawing.

**E-08: Extra single splash-proof outdoor wall socket on separate circuit and fuse per unit € 185,00**

The wall socket will be installed on the exterior wall of the house with the conduit concealed. Client must specify the desired position of the wall socket on the drawing.

**E-09: Extra outdoor light point with switch per unit € 155,00**

An extra outdoor light point with a switch located inside the house.

Client must specify the desired position of the light point and switch on the drawing.

**E-10: Extra outdoor light point on existing switch per unit € 140,00**

Client must specify the desired position of the light point and from which switch on the drawing.

**E-11: Extra spotlight for indoor per unit € 70,00**

Client must specify the desired position on the drawing.

**E-12: Extra spotlight for outdoor connected true the house per unit € 100,00**

Client must specify the desired position on the drawing.

**E-13: Relocating interior ceiling light points per unit € 30,00**

Client must specify the desired position on the drawing.

**E-14: Relocating exterior light points connected true the house per unit € 30,00**

Client must specify the desired position on the drawing.

**E-15: Relocating interior wall socket per unit € 20,00**

Client must specify the desired position on the drawing.

**E-16: Relocating splash-proof outdoor socket on the wall of the house per unit € 55,00**

Client must specify the desired position on the drawing.

**E-17: Relocating interior switch per unit € 20,00**

Client must specify the desired position on the drawing.

**E-18: Extra change over switch (two light switches on different positions) in combination with existing standard switch per set of two € 125,00**

Client must specify the desired position on the drawing.

**E-19: Extra interior empty/wired conduit per meter length € 3,50**

Client will need to indicate the starting point as well as the ending point of the conduit on the drawing.

**E-20: Extra 5 core power cable (three phase) for car charger € 830,00 PLUS per € 18,00 per meter cable required.**

Special 5 core cable directly from the distribution panel with separate fuses to the garage for extra heavy car charger.

**E-21: Led dimmer (electronic type) for lights 1 phase instead of standard switch per unit € 160,00 PLUS €17,00 per LED light bulb.**

Client must specify the desired position on the drawing.

**E-22: Auto censor switch instead of standard switch per unit € 65,00**

Client must specify the desired position on the drawing.

**E-23: Extra XAV3X2,5 cable 3 core per meter length € 17,500**

Extra cable for going outside the house connected on separate circuit and fuse.

**E-24: Electric towel heater for bathrooms.**

Small size 81cm by 48 cm in color white: € 370,00

Large size 111cm by 48 cm in color white: €475,00

**NOTE:** Only in combination with **E-07**

**E-25: Extra data cat 6 cable per cable € 115,00**

Client must specify the desired position on the drawing.

**E-26: Extra data cat 6 cable with RJ 45 wall outlet from the main distribution point € 125,00**

**NOTE:** Needed in combination with E-05

Client must specify the desired position on the drawing.

**E-27: USB socket type A and C €130,00**

Client must specify the desired position on the drawing.

**NOTE: ANY EXTRAS REQUESTED/ALTERATIONS IN THE ELECTRICS ARE SUBJECT TO APPROVAL BY OUR CERTIFIED ELECTRICIAN AS STRICT REGULATIONS APPLY.**

**NOTE: ALL PRICES ARE BASED ON MODELS/SPECIFICATIONS USED BY THE CONSTRUCTOR DEFINED IN ANNEX II OR SIMILAR.**

**NOTE: MAYOR ALTERATIONS MAY INCUR ADDITIONAL COSTS DUE TO PROJECT CERTIFICATION REQUIRED.**

## PAINTING OPTIONS.

### **PO-01: Interior color change. € 210,00**

The interior walls and ceilings will be standard in white color.

If any other color or treatment is desired this fee applies per color.

### **PO-02: Exterior color change.**

The exterior color of the house and walls will be standard in white color for all houses and cannot be changed.

## KITCHEN.

### **K-01: Kitchen appliances alterations.**

Clients may upgrade the equipment. Clients will themselves provide the information on the brand and model number.

All connections will be made according to the positions in the sales drawing.

**NOTE:** We will deduct the amount that was reserved for these items. Keep in mind these amounts may be lower than the online prices for such units since

we pay wholesale prices buying items in larger quantities.

### **K-02: Installation adjustments for kitchen layout.**

For installations adjustments for the kitchen layout, you can request a quote from us.

This request must meet certain conditions. Contact us for information on this.

## CARPENTRY OPTIONS.

### **CA-01: N/A**

## CA-02 N/A

### KITCHEN APPLIANCES.

Within the house there is a selected **STANDARD** package for kitchen appliances.

This **STANDARD** package can be viewed in the document send. Reference can be made to the website of [www.AEG.pt](http://www.AEG.pt)

Clients may upgrade to **OPTION 2. € 4.500,00**

This **option 2** package can be viewed in the document send. . Reference can be made to the website of [www.AEG.pt](http://www.AEG.pt)

**Option 2** has upgrades such as larger induction cooking plate with downward exhauster placed in the kitchen island, steam oven, American style fridge with ice dispenser, upgraded equipment, kitchen tap in a variety of colors and designer undermount double sink.

### SANITARY AND BATHROOM EQUIPMENT.

Within the house there is a selected **STANDARD** package for sanitary items.

This **STANDARD** sanitary package can be viewed in the document send and in the showroom of Sublime Banho by appointment.

Clients may upgrade to **OPTION 2. € 6.900,00**

This **option 2** sanitary package can be viewed in the document send and in the showroom of Sublime Banho by appointment.

**Option 2** has extra items such as towel heaters, hygienic showers for each toilet, LED designer mirrors, wall mounted taps and showers as well as upgraded designer furniture and toilets. All in a variety of colors.

### Reduced Work and Limited Warranty

If you choose options to reduce work, which involves removing components and/or tasks, the “Limited Warranty and Guarantee Scheme” will apply. This means that the components/work related to the reduced work will be excluded from the warranty and guarantee scheme.

You are responsible and liable for any work carried out after completion and you must ensure that such work complies with applicable legal requirements.

If modifications or expansions are made to the electrical, sewage, water, mechanical ventilation, cooling or heating systems after completion, the warranty on the entire installation will be void. This also applies to the installation of underfloor heating or similar after completion.

### **Payment**

For selected additional work on smaller items the client will be invoiced in 2 payments. First 50% of the total amount. The remaining 50% due upon completion of the additional work.

For more information and assistance our team from LUXHOMES we love to help you every step of the process.

For advice and assistance, you can contact:

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