

# 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 480m<sup>2</sup>
- Passive House standard build





## LICENCIAMENTO DE LOTEAMENTO URBANO

Nº Lote	Área do Lote (m²)	Área de Construção max(m²) ****	Área de Implantação max(m²)	Área de Impermeabilização max(m²) ***	Volume de Construção (m³)	Número de Pisos		Tipologias T4 (un)	Número de Fogos (un)	Uso	Cêrcea (m)	Cota de Soleira (m) *	Estacionamento Portaria 216-B/2008 (un) **
						acima cota soleira	abaixo cota soleira						
1	987,30	350,00	275,00	480,00	2.062,50	2	CV	1	1	Habitación	7,50	65,35	3
2	989,45	350,00	275,00	480,00	2.062,50	2	CV	1	1	Habitación	7,50	66,85	3
3	1042,45	440,00	350,00	615,00	2.625,00	2	CV	1	1	Habitación	7,50	70,60	3
4	1076,75	440,00	350,00	615,00	2.625,00	2	CV	1	1	Habitación	7,50	74,35	3
5	1107,85	440,00	355,00	620,00	2.662,50	2	CV	1	1	Habitación	7,50	78,10	3
6	1180,65	440,00	355,00	620,00	2.662,50	2	CV	1	1	Habitación	7,50	81,85	3
7	1183,00	440,00	355,00	620,00	2.662,50	2	CV	1	1	Habitación	7,50	85,60	3
8	1312,80	480,00	389,00	682,00	2.917,50	2	CV	1	1	Habitación	7,50	89,35	3
<b>Totais</b>	<b>8.880,25</b>	<b>3.380,00</b>	<b>2.704,00</b>	<b>4.732,00</b>	<b>20.280,00</b>	----	----	<b>8</b>	<b>8</b>	----	----	----	<b>24</b>

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

\*\* Estacionamentos Privados = 24 unidades no interior dos lotes.

\*\* Estacionamentos Públicos = 12 unidades (inclui 2 unidades para pessoas com mobilidade condicional).

\*\*\* 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 exceção 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	
Área do Terreno	(m²) 13.520,00
Área de Lotes	(m²) 8.880,25
Área de Arruamento	(m²) 1.534,15
Área de Estacionamentos	(m²) 165,20
Área de Passeios	(m²) 710,85
Área de Enquadramento Infraestruturas	(m²) 414,15
Área de Espaço Verde	(m²) 418,40
Área de Arruamento/Espaço Verde *	(m²) 1.397,00
<b>Total</b>	(m²) <b>13.520,00</b> <b>13.520,00</b>

\* Uso misto

ÁREA DE CEDIÊNCIA	
Área de Arruamento	(m²) 1.534,15
Área de Estacionamentos	(m²) 165,20
Área de Passeios	(m²) 710,85
Área de Enquadramento Infraestruturas	(m²) 414,15
Área de Espaço Verde	(m²) 418,40
Área de Arruamento/Espaço Verde *	(m²) 1.397,00
<b>Total</b>	(m²) <b>4.639,75</b>

\* Uso misto

### LEGENDA DE DESENHO:

	limite do terreno
	limite dos lotes
	polígono de implantação
	arruamentos
	estacionamentos
	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

Escala: 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	Minimalist 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, and 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 stone	Stainless steel Artisan Beefeater BBQ (or equivalent), white composite stone countertop

## Living Areas

System	Materials	Specifications
Floor	Natural wood	11mm laminated with 2.6mm 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	Porcelane stoneware	1000x3000mm dark polished marble panels

## Kitchen

System	Materials	Specifications
Floor	Natural wood	11mm laminated with 2.6mm 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 laminated with click-open and soft-close system
Island	MDF and composite stone	Brushed stainless laminated cabinet with click-open and soft-close system; black Dekton 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	11mm laminated with 2.6mm 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	Porcelane stoneware	Light marble
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Countertops	Composite stone	Light marble, same as walls and splash areas
Cabinets	MDF	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 option – Traditional Construction

Instead of our standard steel frame construction, we are also able to build a similar modern villa using traditional construction method of concrete and brick. These villas will be built to the same high-quality specifications, at a lower cost. For more information, please consult the price list or contact us.



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your expectations





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