



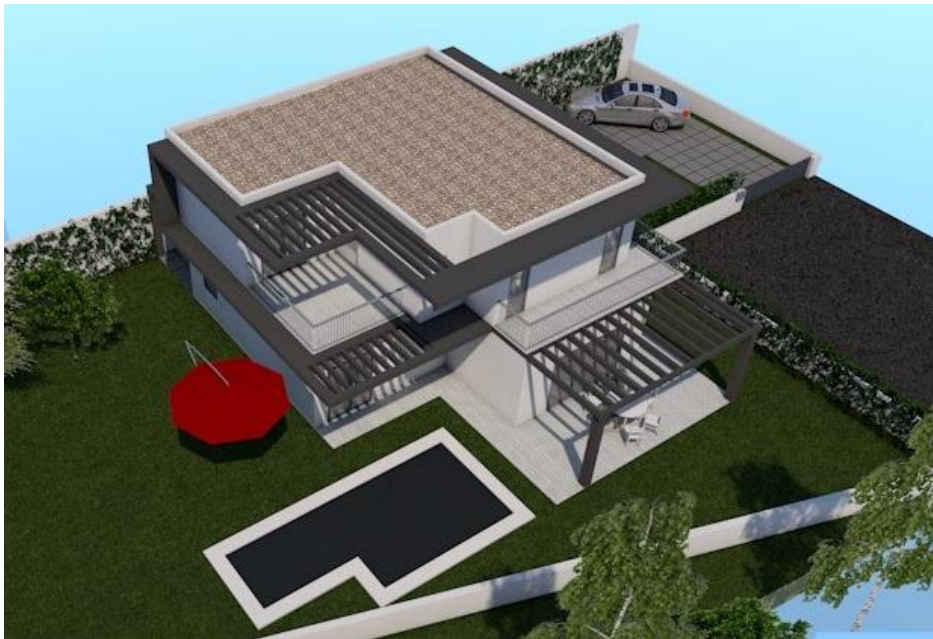
ESCALA
VERTICAL

EV

“Sofia” House

Find your Home in Portugal

Two storey house with four bedrooms, en-suite, three
bathrooms, carport, and a private pool.



“Sofia” House

The “Sofia” House is a comfortable modern house located near Caldas da Rainha, Silver Coast. The living room in the ground floor is connected to the kitchen and dining area, as one space where you can share your cooking experience with your friends and family. In this floor you can find a roomy laundry and a bed room with a Bathroom that can be converted to an office.





Outside there is a terrace area with a private pool with great sun exposure. The design of the house ensures that the sleeping area is private. Displacing it in the upper floor two bedrooms, one en-suite and one common bathroom. The carport is connected to the house and has direct access inside.



Finishes

- Aluminium window frames with thermal cut.
- Security door.
- Raised sanitary ware.
- Ceramic floor in the bathrooms.
- Floating floor in bedroom.
- Plasterboard false ceiling.
- Recessed LED lighting.
- White Lacquered interior doors.

Fixed furniture

- White melamine kitchen furniture with a cooking island.
- Raised sink furniture in the bathrooms.
- Built-in wood white lacquered wardrobe with 2.40 height, sliding doors.

Kitchen equipment

- 60x60 ceramic hob.
- Electrical exhaust fan.
- Embed dishwasher sink.

Included Equipment

- Thermo-electric cylinder.
- Pre-installation for air conditioning.
- Hydraulic solar panels.
- Electric shutters.

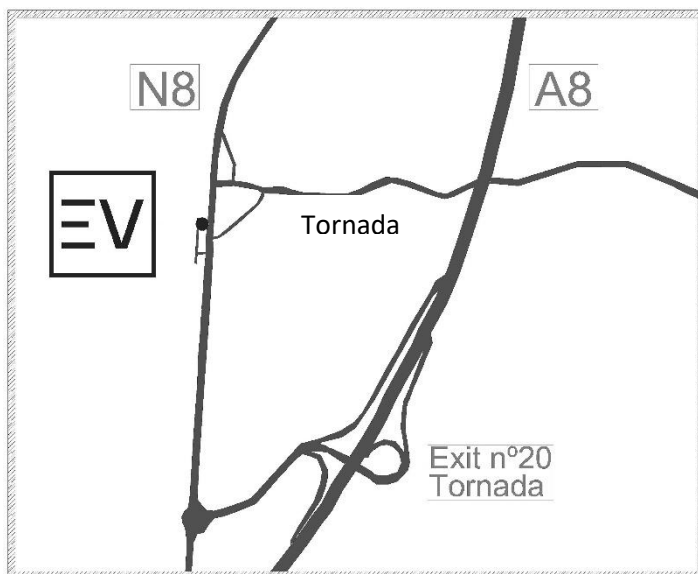
Optional Equipment

- Central vacuum system.
- Alarm system.
- Air conditioning.
- Pre-installation central heating.

- Central Heating.
- Sound System.
- Security Alarm system (gas, flood, fire).
- Underground tank for rain water storage.

Room	Area
Interior	
Entrance Hall	5,23 m2
Bathroom	6,85 m2
Open Space	46,12 m2
Laundry room	4,65 m2
Bedroom/Office	15,28 m2
Corridor	8,43 m2
Common Bathroom	5,18 m2
Bedroom 1	13,48 m2
Bedroom 2	13,60 m2
Bedroom 3 En-Suite	16,79 m2
Suite bathroom	3,58 m2
Total Living Floor Area	139,19 m2
Exterior	
Carport	16,71m2
Veranda 1	11,51 m2
Veranda 2	16,69 m2
Open Space's sidewalk	14,25 m2
Swimming Pool area	27,19 m2
Total Gross Floor Area	225,54 m2
Land recommended Area	from 500.00m2

EV ESCALA
VERTICAL



Escala Vertical Arquitectura e
Construção, LDA

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