



 SAPPHIRUS

Discover your future home.


INDOMOSUA

Location

Rua Eng. Duarte Pacheco / Travessa João António Ribeiro / Rua António José de Almeida - Loulé



Loulé Market: 5 min
Café & Restaurants: 5 min
City centre: 5 min



Faro Airport: 18 min
Mar Shopping Algarve: 10 min
Vilamoura Marina: 18 min
Quinta do Lago: 18 min



Renderings



Renderings

Rua Antônio José de Almeida



Renderings

Travessa João António Ribeiro

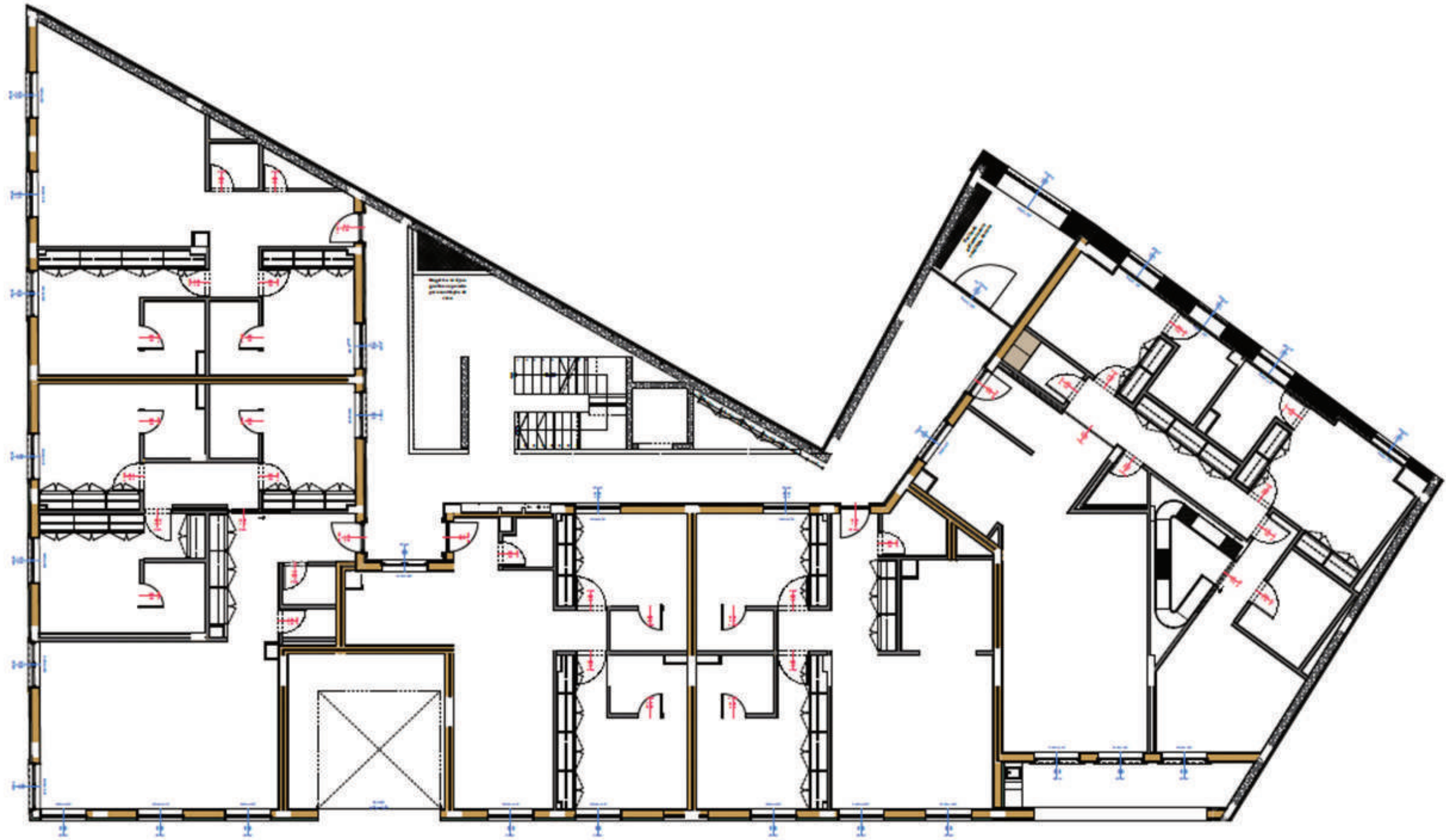


Renderings

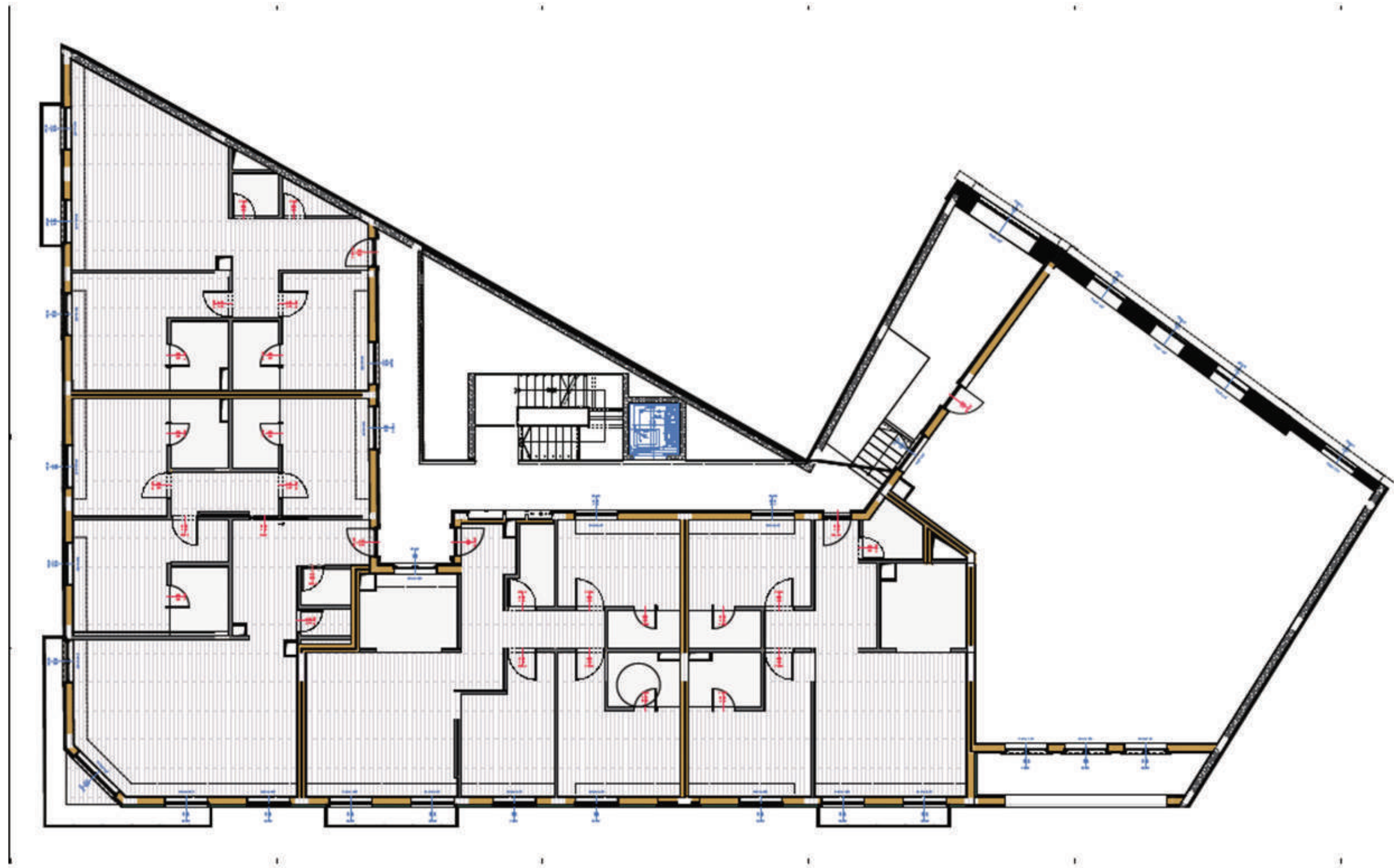
Rua Eng. Duarte Pacheco



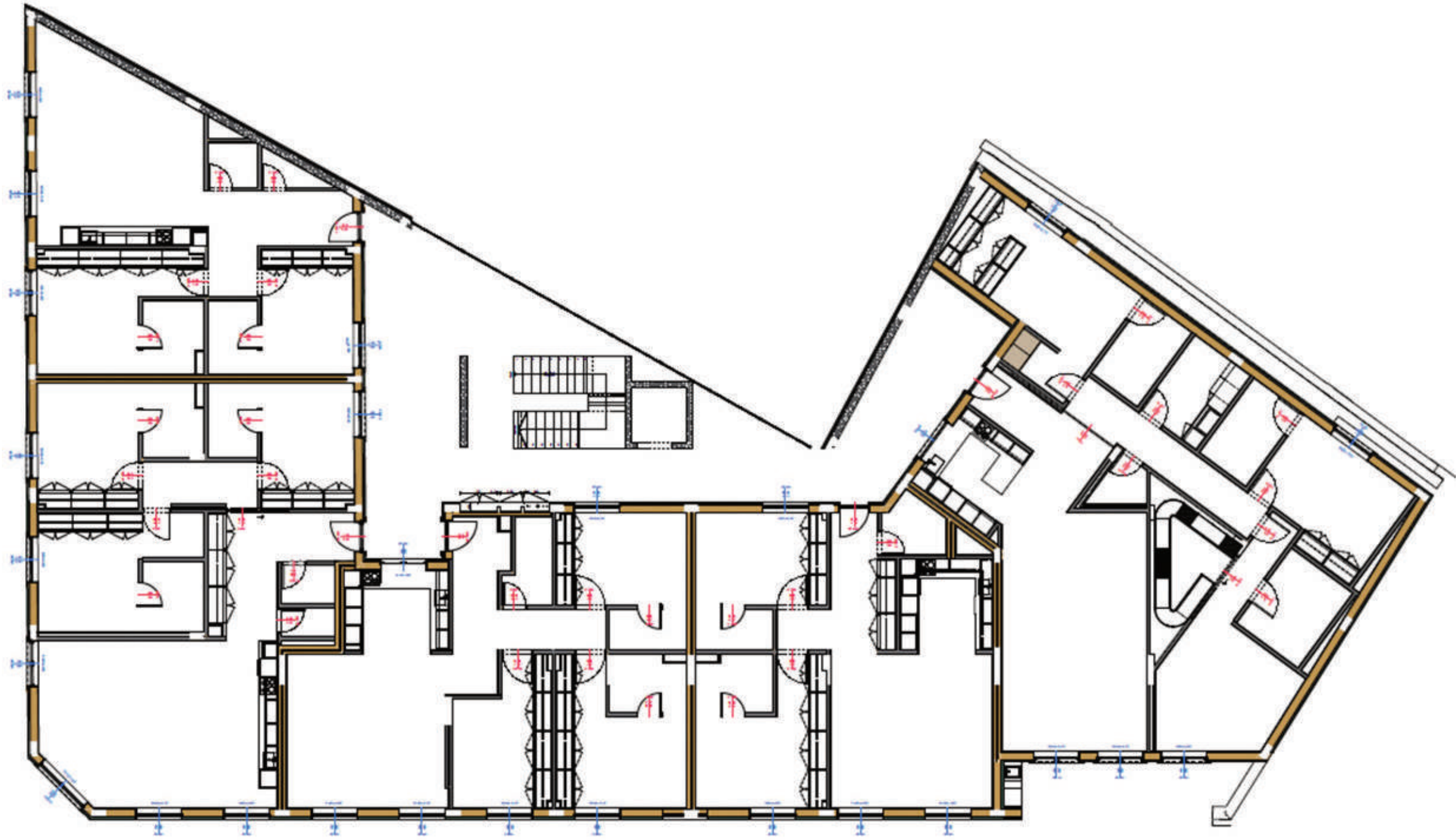
Renderings Ground Floor



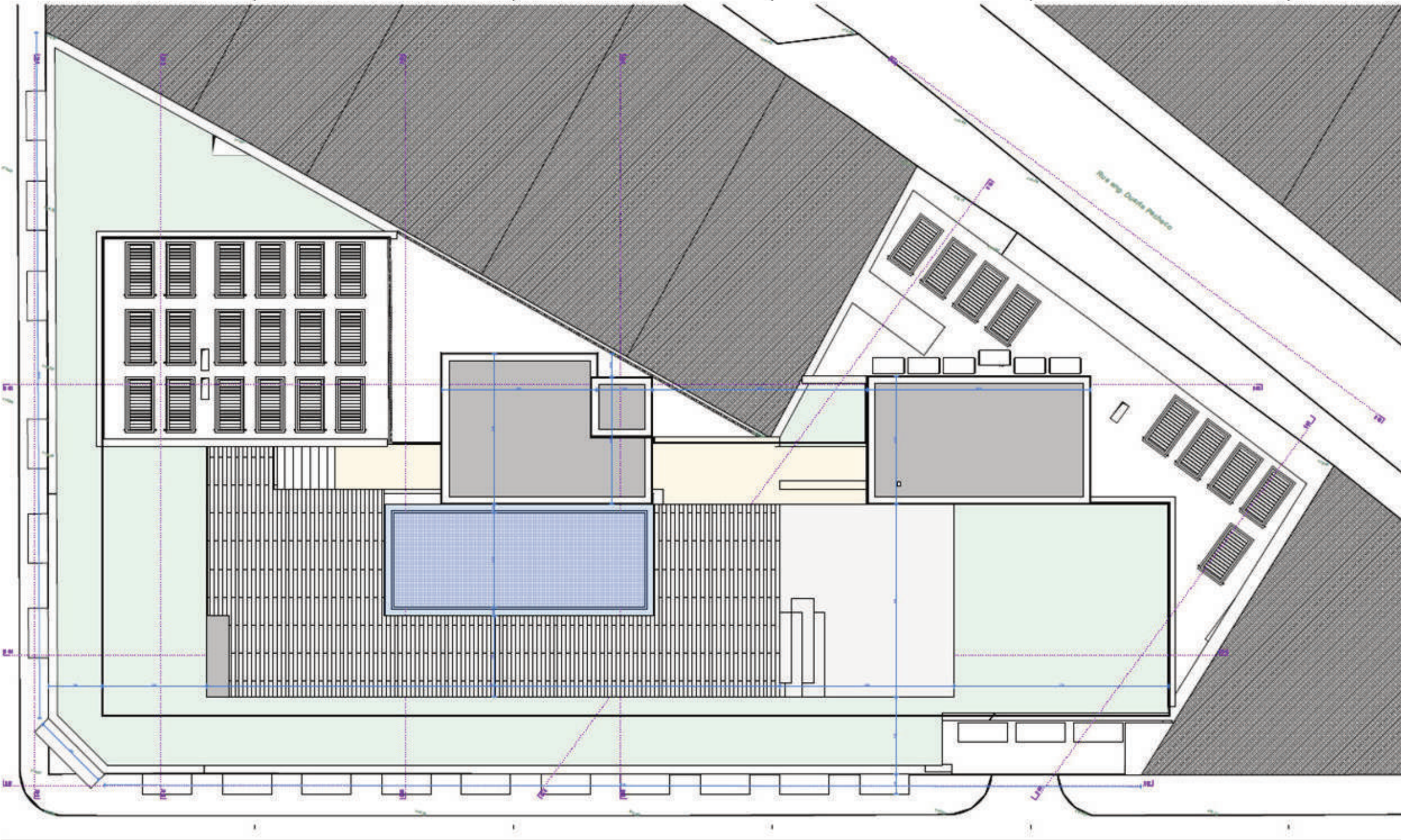
Renderings First Floor



Renderings Second Floor



Renderings Rooftop



Floor Plans



Floor Plans

S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

FLOOR 0 | UNIT A

3 BEDROOMS | 4 BATHROOMS

GROSS INTERNAL AREA 189,08 M²

EXTERNAL AREA 11,08 M²

GROSS PRIVATE AREA 200,16 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 47,92 M²
- 02 MASTER BEDROOM 19,84 M²
- 03 CLOSET 9,64 M²
- 04 ENSUITE 7,33 M²
- 05 BEDROOM 18,71 M²
- 06 BATHROOM 5,75 M²
- 07 BEDROOM 13,75 M²
- 08 BATHROOM 5,76 M²
- 09 LAUNDRY 2,94 M²
- 10 HALL (BEDROOMS) 13,44 M²
- 11 WC 2,17 M²
- 12 HALL 8,18 M²
- 13 BALCONY 11,08 M²



Floor plans are conceptual and are intended to give a general indication of the proposed floor layout only. All dimensions are approximate and subject to normal construction variances and tolerances. Kitchen and bathroom layouts are indicative and will be object of a specific study.

S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

FLOOR 0 | UNIT B

2 BEDROOMS | 3 BATHROOMS

GROSS PRIVATE AREA 101,45 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 36,60 M²
- 02 MASTER BEDROOM 16,52 M²
- 03 ENSUITE 4,71 M²
- 04 BEDROOM 13,30 M²
- 05 BATHROOM 3,25 M²
- 06 WC 3,48 M²
- 07 HALL (BEDROOMS) 2,30 M²
- 08 HALL 8,75 M²

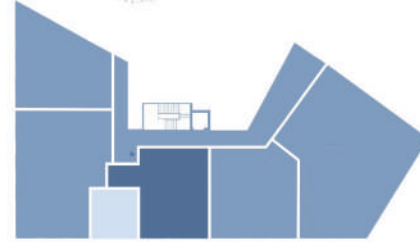


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Floor Plans

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LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ



FLOOR 0 | UNIT C

2 BEDROOMS | 3 BATHROOMS

GROSS PRIVATE AREA 92,20 M² + 1 PARKING

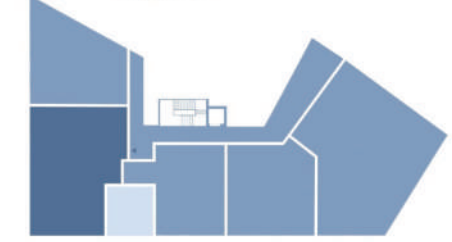
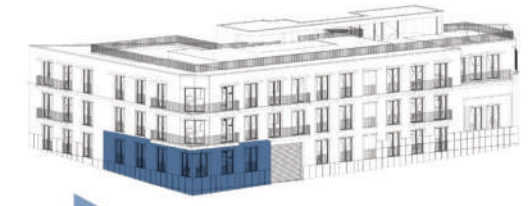
- 01 LIVING / DINING / KITCHEN 33,46 M²
- 02 MASTER BEDROOM 16,51 M²
- 03 ENSUITE 4,71 M²
- 04 BEDROOM 13,09 M²
- 05 BATHROOM 3,25 M²
- 06 WC 2,48 M²
- 07 HALL (BEDROOMS) 2,30 M²
- 08 HALL 2,68 M²



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TV. JOÃO A. RIBEIRO, LOULÉ



FLOOR 0 | UNIT D

3 BEDROOMS | 4 BATHROOMS

GROSS PRIVATE AREA 139,49 M² + 1 PARKING

- 01 LIVING / DINING / KITCHEN 42,38 M²
- 02 MASTER BEDROOM 15,86 M²
- 03 ENSUITE 4,55 M²
- 04 BEDROOM 13,48 M²
- 05 BATHROOM 4,73 M²
- 06 BEDROOM 12,75 M²
- 07 BATHROOM 3,84 M²
- 08 WC 2,20 M²
- 09 LAUNDRY 1,48 M²
- 10 HALL (BEDROOMS) 5,71 M²
- 11 HALL 13,01 M²



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Floor Plans

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TV. JOÃO A. RIBEIRO, LOULÉ



FLOOR 0 | UNIT E

2 BEDROOMS | 3 BATHROOMS

GROSS PRIVATE AREA 101,24 M² + 1 PARKING

- 01 LIVING / DINING / KITCHEN 31,28 M²
- 02 MASTER BEDROOM 16,78 M²
- 03 ENSUITE 4,59 M²
- 04 BEDROOM 12,65 M²
- 05 BATHROOM 3,86 M²
- 06 WC 2,33 M²
- 07 PANTRY 1,62 M²
- 08 HALL (BEDROOMS) 2,59 M²
- 09 HALL 8,62 M²



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LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ



FLOOR 1 | UNIT F

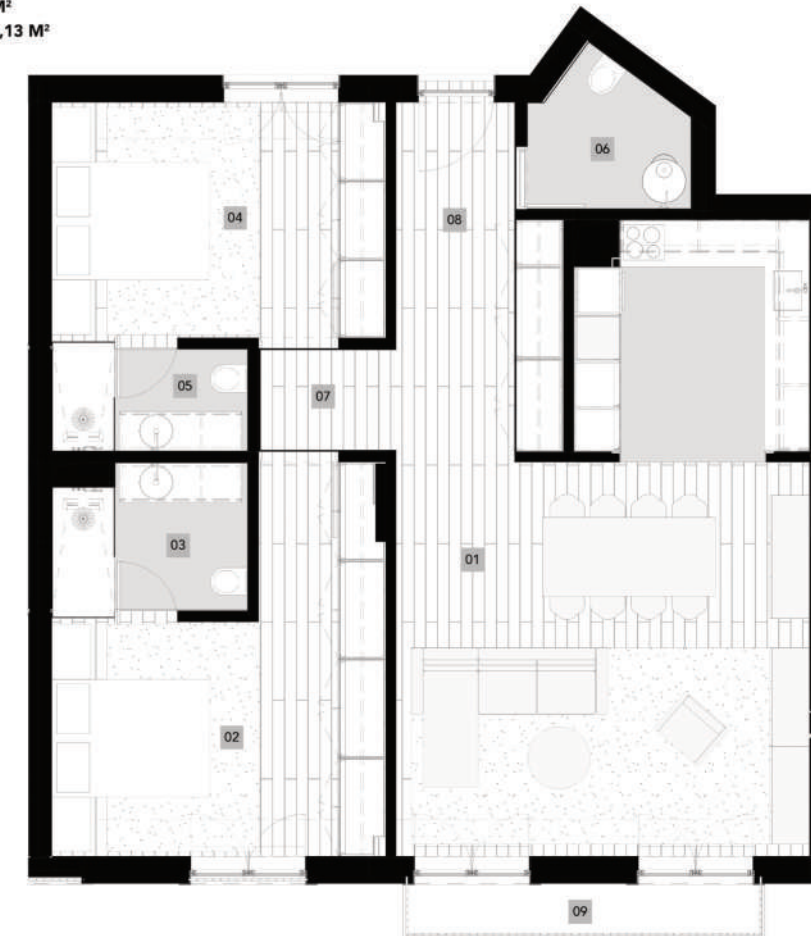
2 BEDROOMS | 3 BATHROOMS

GROSS INTERNAL AREA 101,45 M²

EXTERNAL AREA 3,13 M²

GROSS PRIVATE AREA 104,58 M² + 1 PARKING

- 01 LIVING / DINING / KITCHEN 35,94 M²
- 02 MASTER BEDROOM 16,52 M²
- 03 ENSUITE 4,66 M²
- 04 BEDROOM 13,29 M²
- 05 BATHROOM 3,21 M²
- 06 WC 3,47 M²
- 07 HALL (BEDROOMS) 2,27 M²
- 08 HALL 8,72 M²
- 09 BALCONY 3,13 M²



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Floor Plans

S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

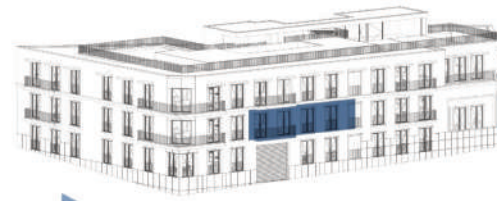
FLOOR 1 | UNIT G

3 BEDROOMS | 3 BATHROOMS

GROSS INTERNAL AREA 121,91 M²

EXTERNAL AREA 3,13 M²

GROSS PRIVATE AREA 125,04 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 36,00 M²
- 02 MASTER BEDROOM 16,52 M²
- 03 ENSUITE 4,66 M²
- 04 BEDROOM 13,30 M²
- 05 BATHROOM 3,20 M²
- 06 BEDROOM 14,13 M²
- 07 BATHROOM 3,90 M²
- 08 HALL (BEDROOMS) 4,60 M²
- 09 HALL 9,66 M²
- 10 BALCONY 3,13 M²



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S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

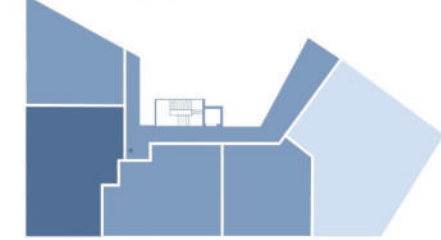
FLOOR 1 | UNIT H

3 BEDROOMS | 4 BATHROOMS

GROSS INTERNAL AREA 137,48 M²

EXTERNAL AREA 10,27 M²

GROSS PRIVATE AREA 147,75 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 41,70 M²
- 02 MASTER BEDROOM 16,21 M²
- 03 ENSUITE 4,47 M²
- 04 BEDROOM 14,18 M²
- 05 BATHROOM 4,70 M²
- 06 BEDROOM 12,70 M²
- 07 BATHROOM 3,76 M²
- 08 WC 2,10 M²
- 09 PANTRY 1,61 M²
- 10 HALL (BEDROOMS) 5,67 M²
- 11 HALL 13,31 M²
- 12 BALCONY 10,27 M²



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Floor Plans

S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

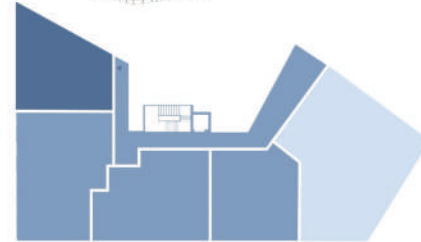
FLOOR 1 | UNIT I

2 BEDROOMS | 3 BATHROOMS

GROSS INTERNAL AREA 101,24 M²

EXTERNAL AREA 3,54 M²

GROSS PRIVATE AREA 104,78 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 31,87 M²
- 02 MASTER BEDROOM 16,59 M²
- 03 ENSUITE 4,71 M²
- 04 BEDROOM 12,42 M²
- 05 BATHROOM 3,76 M²
- 06 WC 2,27 M²
- 07 PANTRY 1,61 M²
- 08 HALL (BEDROOMS) 2,73 M²
- 09 HALL 8,44 M²
- 10 BALCONY 3,54 M²



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S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

FLOOR 2 | UNIT J

3 BEDROOMS | 4 BATHROOMS

GROSS INTERNAL AREA 193,99 M²

EXTERNAL AREA 17,95 M²

GROSS PRIVATE AREA 211,94 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 47,56 M²
- 02 MASTER BEDROOM 19,92 M²
- 03 CLOSET 9,82 M²
- 04 ENSUITE 7,33 M²
- 05 BEDROOM 14,78 M²
- 06 BATHROOM 5,59 M²
- 07 BEDROOM 21,58 M²
- 08 BATHROOM 5,58 M²
- 09 LAUNDRY 6,69 M²
- 10 WC 2,17 M²
- 11 HALL (BEDROOMS) 9,01 M²
- 12 HALL 7,79 M²
- 13 BALCONY 13,13 M²
- 14 BALCONY 2,61 M²
- 15 BALCONY 2,21 M²



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Floor Plans

S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

FLOOR 2 | UNIT K

2 BEDROOMS | 3 BATHROOMS

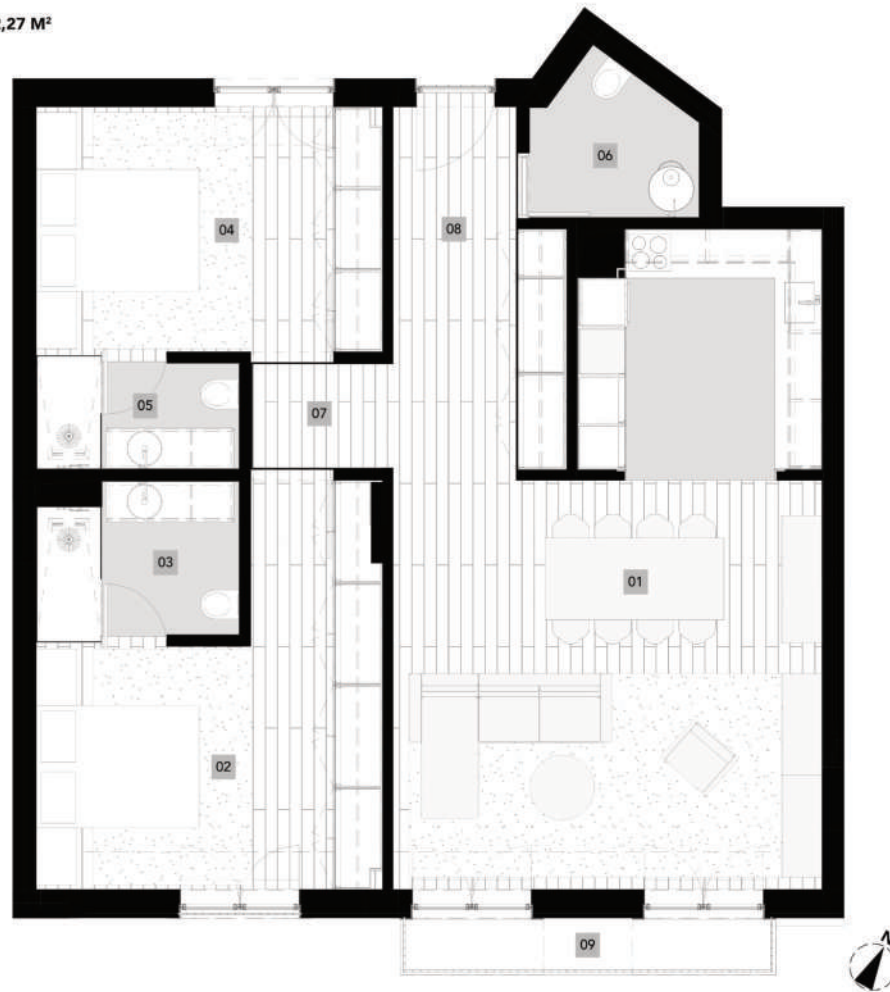
GROSS INTERNAL AREA 101,45 M²

EXTERNAL AREA 3,13 M²

GROSS PRIVATE AREA 104,58 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 36,01 M²
- 02 MASTER BEDROOM 16,51 M²
- 03 ENSUITE 4,75 M²
- 04 BEDROOM 13,28 M²
- 05 BATHROOM 3,29 M²
- 06 WC 3,48 M²
- 07 HALL (BEDROOMS) 2,27 M²
- 08 HALL 8,79 M²
- 09 BALCONY 3,13 M²



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S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

FLOOR 2 | UNIT L

3 BEDROOMS | 3 BATHROOMS

GROSS INTERNAL AREA 121,91 M²

EXTERNAL AREA 3,13 M²

GROSS PRIVATE AREA 125,04 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 36,00 M²
- 02 MASTER BEDROOM 16,51 M²
- 03 ENSUITE 4,75 M²
- 04 BEDROOM 13,28 M²
- 05 BATHROOM 3,29 M²
- 06 BEDROOM 14,08 M²
- 07 BATHROOM 3,97 M²
- 08 HALL (BEDROOMS) 4,60 M²
- 09 HALL 9,66 M²
- 10 BALCONY 3,13 M²



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Floor Plans

S SAPPHIRUS

LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

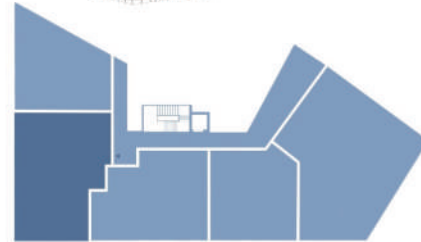
FLOOR 2 | UNIT M

3 BEDROOMS | 4 BATHROOMS

GROSS INTERNAL AREA 137,48 M²

EXTERNAL AREA 10,27 M²

GROSS PRIVATE AREA 147,75 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 40,75 M²
- 02 MASTER BEDROOM 15,88 M²
- 03 ENSUITE 4,55 M²
- 04 BEDROOM 13,48 M²
- 05 BATHROOM 4,80 M²
- 06 BEDROOM 12,75 M²
- 07 BATHROOM 3,84 M²
- 08 WC 2,16 M²
- 09 PANTRY 1,61 M²
- 10 HALL (BEDROOMS) 5,71 M²
- 11 HALL 13,22 M²
- 12 BALCONY 10,27 M²



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LOCATION: RUA ANTÓNIO JOSÉ DE ALMEIRA /
TV. JOÃO A. RIBEIRO, LOULÉ

FLOOR 2 | UNIT N

2 BEDROOMS | 3 BATHROOMS

GROSS INTERNAL AREA 101,24 M²

EXTERNAL AREA 3,64 M²

GROSS PRIVATE AREA 104,88 M² + 1 PARKING



- 01 LIVING / DINING / KITCHEN 31,49 M²
- 02 MASTER BEDROOM 16,80 M²
- 03 ENSUITE 4,80 M²
- 04 BEDROOM 12,65 M²
- 05 BATHROOM 3,84 M²
- 06 WC 2,33 M²
- 07 PANTRY 1,61 M²
- 08 HALL (BEDROOMS) 2,66 M²
- 09 HALL 8,39 M²
- 10 BALCONY 3,64 M²



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Amenities

Rooftop terrace with pool: Elevated outdoor retreat for the residents, featuring a rooftop pool for relaxation.

Parking: Secure basement parking

Electric Car Charging: Forward-thinking amenity includes pre-installed electric car charging points, promoting eco-conscious living and supporting residents with electric vehicles.

Schindler Elevator: High-quality Schindler elevator serving all floors, ensuring smooth and efficient vertical transportation for residents and visitors.

Video Entry System: Advanced video entry system providing an added layer of security, allowing residents to visually confirm visitors before granting access.



Specifications



Building Specifications

FOUNDATIONS AND STRUCTURE

Reinforced concrete reticulated structure composed of footings, foundation beams, support walls and reinforced concrete beams and flat slabs lightened with light concrete blocks.

EXTERIOR WALLS

Exterior walls in lightweight concrete thermal block masonry. Exterior coating with ETICS system for optimized thermal performance. Paintings with 100% acrylic paint in the color defined in the project. Coating of the exterior facade of the 2nd floor in tiles.

EXTERIOR ELEMENTS

Balconies and roof guardrails made with metallic and painted iron guards. Car access gate to the garage with automatic opening.

FRAME SYSTEM

Exterior spans with thermal and acoustic cut as defined in the architectural project and energy certification. Window frames with lacquered finish. Double glazing with high solar factor and thermal control.

PARTITION WALLS BETWEEN APARTMENTS

Interior partition walls between apartments with double layer of ceramic brick masonry. Thermal insulation between walls in XPS. Acoustic insulation between panels and around the entire perimeter of partition walls to reduce the transmission of air and percussion noise.

INTERIOR WALLS

Interior partition walls with two plaster boards on each side. Wall covering on plasterboard painted with primary anti-fungus in wet areas.

INTERIOR CEILINGS

Plasterboard ceilings. Painting with plastic paint.

INTERIOR FLOORS

Bathrooms floors in vinyl or porcelain stoneware. Laminated or vinyl wood flooring in the remaining divisions. Sound proofing of floors. Floor covering of common areas and main stairs in porcelain stoneware tiles. Floor covering of the garage in polished concrete.

OUTDOOR FLOORS

Flooring of patios and accessible rooftop in porcelain stoneware tiles.

DOORS

Metal entrance door, with high security lock (level 3 security certification), wood-coated, with fire resistance and soundproofing. Interior doors with matt white lacquered finish.

BALCONIES

Flooring in porcelain stoneware.

KITCHENS

Contemporary kitchen with cabinets composed of MDF modules. Integrated appliances from SIEMENS or similar brand (induction hob, built-in hood, dishwasher machine, microwave, oven, washing machine, built-in fridge and freezer). Kitchen faucet and dishwasher. Kitchen cabinets in lacquered MDF. Kitchen countertop and backsplash in composite stone or similar.

SANITARY FACILITIES

Low-profile, non-slip shower trays with a stone texture. Washbasin unit in water-repellent MDF with natural stone top. Countertop washbasin. Shower head, shower and basin mixers. Wall-hung toilet, hygienic shower or bidet (in master bathroom only).

WARDROBES

Wardrobes composed of MDF modules with linen interior finish.

ELECTRICS AND LIGHTING

Interior lighting of the apartments with built-in spotlights; indirect lighting with LED strip. Interior and exterior lighting of common areas with wall fixtures or built-in spotlights.

HEATING AND COOLING

Samsung or similar Multi-split Air Conditioning system in the dining/sitting room and all bedrooms (each indoor unit can be operated independently to deliver comfort where needed). Hot water provided by solar panels with recirculation system to save water.

ACCESS CONTROL

Video intercom system.

COMMON AREAS - INTERIOR

Electric lift, with a capacity for 6 to 8 people. Handrails of the main stairs in metallized steel and enameled in a color to be defined.

COMMON AREAS - EXTERIOR

Common room on the rooftop. Common swimming pool on the rooftop. Deck in the leisure area in the area surrounding the pool. Garden areas on the roof and flower boxes on the access floors to the houses.

Note:

This information is merely indicative and may, for technical, commercial, or legal reasons, be subject to change without notice.



Especificações do Edifício

VARANDAS

Pavimentos das varandas em ladrilhos cerâmicos.

COZINHAS

Eletrodomésticos integráveis da SIEMENS ou similar (placa de indução, exaustor, máquina de lavar louça, micro-ondas, forno, máquina de lavar roupa e combinado integrável). Lava-louça e torneira de cozinha. Armários de cozinhas em MDF lacados. Tampo dos moveis de cozinha em granito ou similar com revestimento da parede (backsplash) no mesmo material.

INSTALAÇÕES SANITÁRIAS

Bases de duche de baixo perfil, anti-deslizante com textura de pedra. Móvel de lavatório em MDF hidrófugo folheado a madeira com tampo em pedra natural. Lavatório de pousar. Misturadoras de duche, chuveiro e misturadora de lavatório embutidas. Sanita suspensa, chuveiro higiénico ou bidet (apenas na casa de banho do quarto principal).

ARMÁRIOS

Armários em MDF com acabamento interior em linho.

ILUMINAÇÃO

Iluminação interior dos apartamentos com focos embutidos; iluminação indireta com fita led. Iluminação interior e exterior das áreas comuns com apliques de parede ou focos embutidos.

CONTROLO DE ACESSOS

Sistema de videoporteiro.

ZONAS COMUNS - INTERIOR

Ascensor com capacidade para 6 a 8 pessoas e acesso a todos os pisos desde a cave à cobertura para facilidade de movimentação de pessoas com dificuldades motoras. Guarda-corpos das escadas principais em aço metalizado e esmaltado à cor a definir.

CLIMATIZAÇÃO / ÁGUAS QUENTES

Sistema de ar condicionado Samsung ou similar multi-split na sala de estar/jantar e em todos os quartos. Água quente fornecida por painéis solares com sistema de recirculação para poupança de água.

ZONAS COMUNS - EXTERIOR

Sala multiusos na cobertura. Piscina revestida a pastilha de vidro ou cerâmica. Deck em cerâmico na zona de lazer na zona envolvente da piscina. Zonas ajardinadas na cobertura e floreiras nos pisos de acesso às habitações.

Nota:

Os materiais mencionados no presente documento podem ser substituídos por outros de qualidade equivalente por questões de descontinuação ou outras de carácter técnico. Esta informação é meramente indicativa e poderá, por motivos técnicos, comerciais ou legais, ser sujeita a alterações sem aviso prévio.

