

GARDEN N

T3 DUPLEX APARTMENT

SEAHAUS



SEAHAUS



Throughout two well-planned levels, elevated and wide views to the garden and the ocean create a serene and uplifting atmosphere.

6+7

LEVEL

222 m²

INTERIOR
AREA

13 m²

EXTERIOR
AREA

50 m²

GARAGE
AREA

285 m²

TOTAL
AREA



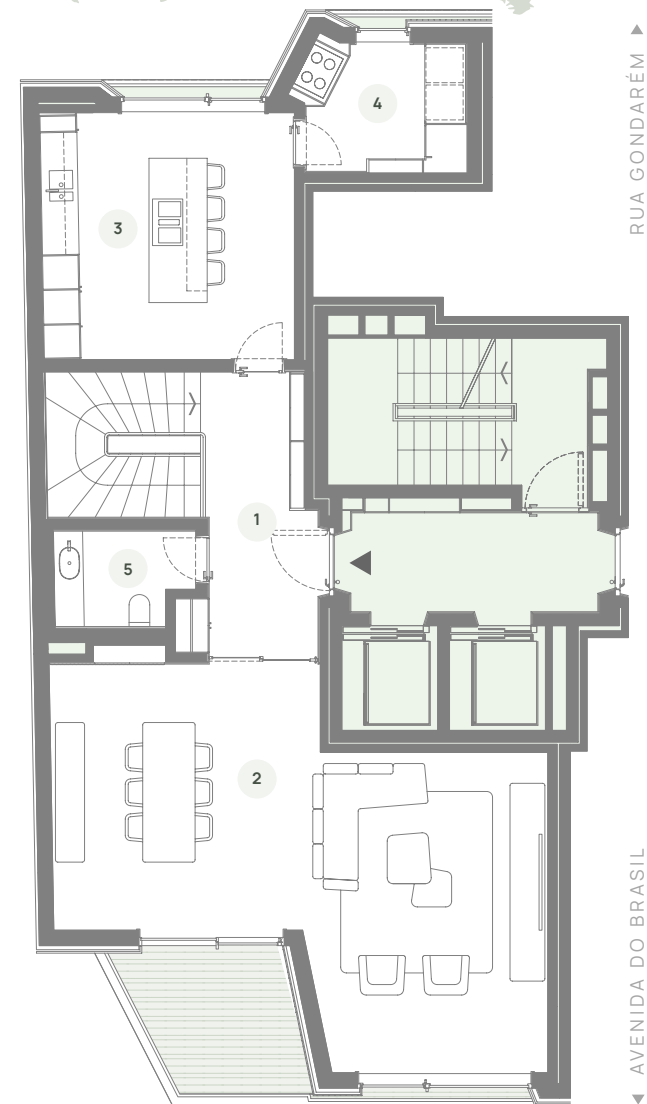
GARDEN N

T3 DUPLEX APARTMENT



On the upper floor are the living areas, the highlight of which is a private balcony adjoining the living room, offering views of the SEHAUS garden and the sea.

The bedroom wing sits privately on the lower level, with two suites, one master suite and a generous four-door built-in wardrobe in the bedroom corridor.



1	Entrance Hall	10 m ²	8	Master Suite	21 m ²
2	Living Room	45 m ²	9	Bathroom	5 m ²
3	Kitchen	19 m ²	10	Suite	15 m ²
4	Laundry	7 m ²	11	Bathroom	7 m ²
5	WC	4 m ²	12	Suite	19 m ²
6	Corridor	19 m ²	13		
7	Bathroom	5 m ²			

▲ RUA GONDARÉM

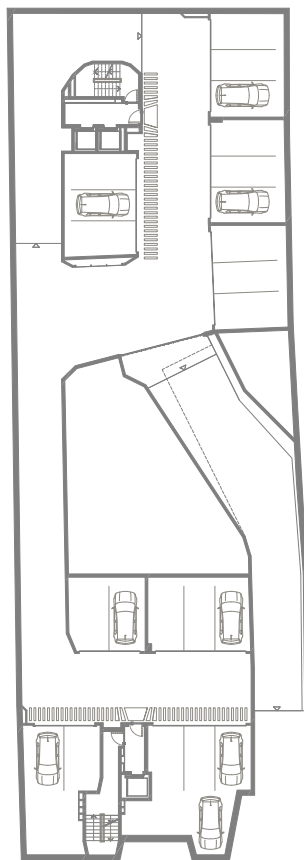
▼ AVENIDA DO BRASIL

GARDEN N

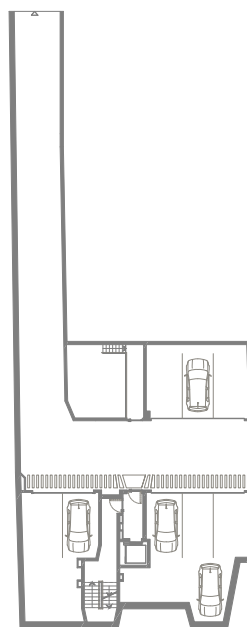
T3 DUPLEX APARTMENT



LEVEL 1



LEVEL -1



LEVEL -2

50 m²

GARAGE
AREA

3

PARKING
PLACES

308 m²

COMMON
AMENITIES

580 m²

COMMON
GARDENS

SEAHAUS



crafted by the ocean
grounded in natural energy

FOR MORE INFORMATION PLEASE VISIT WWW.SEAHAUS.EU

DILS

Castelhana, Sociedade de Mediação
Imobiliária, Unipessoal Lda - AMI 3497

FLOORING, WALLS & CEILINGS

Living areas	Matte multi-layer walnut oak flooring
Walls	Smooth painted plaster; wooden panels; marble; ceramic tiles
Ceilings	Smooth painted suspended plaster board with spotlights
Terraces & Balconies	Wood flooring and ceiling; water connection & lighting
Railings	1.1 m high metal railings for added safety

BATHROOMS

Finish	Natural marble stone
Vanity Cabinet	Wall-mounted, fully mirrored with integrated lighting and power outlets
Basin & Countertop	Corian with oak-veneered vanity unit beneath
WC	Wall-hung, white glazed, soft-close lid, dual flush button
Shower	Walk-in natural marble stone floor with linear drain and thermostatic control
Glass Screens	Tempered glass shower or bathtub enclosures
Heating	Underfloor heating and water based towel and bathrobe warmer
Lighting Detail	Indirect linear led on ceiling and on vanity cabinet fixtures

KITCHEN & LAUNDRY

Kitchen cabinets	Custom-designed, painted and oak veneer combo, with integrated lighting
Countertop	Dekton, with integrated sink and single-lever mixer
Backsplash	Dekton
Kitchen Island	Dekton, includes seating space and extra storage
Appliances	Built-in oven, microwave, induction cooktop with integrated extractor, dish washer, freezer, and refrigerator
Laundry Room	Additional storage area

JOINERY & DOORS

Entrance Door	Veneered full-height security door with metal core and high-quality hardware
Interior Doors & Frames	Factory-finished veneered and painted wood and bespoke handles
Glass Sliding Doors	Full-height with lacquered frames and bespoke handles
Walk-in Closets	Located in master suites; oak-veneered doors, leather-style interior finish, integrated lighting, and bespoke handles
Closet Interior Fittings	Extensive storage with upper shelves, full-length hanging zones, shirt rails, shoe racks, and adjustable shelving
Utility & Shoe Cabinets	Dedicated cabinets in entrance areas

SMART HOME COMFORT & SUSTAINABILITY

Smart Home System	Touch panel for integrated control of lighting, temperature, blinds and video intercom
Switches & Sockets	Timeless Design
Lighting Features	Floor outlet (living), pendant light point (dining), linear led indirect lighting (baths), spotlights (kitchen)
Tv & Internet	Two tv and fiber optic connection points on living room for added flexibility;
Blinds	Blackout in bedrooms, screen blinds in other rooms
Security Systems	High-security doors; alarm system with intrusion detection, video intercom with concierge connection; common areas cctv cameras; fire & co detection in garage
Energy Generation	Photovoltaic system for self-consumption. Geothermal energy system, heat pumps.
Irrigation	Water captation and automated system for private and communal gardens
Building Access	Video intercom, security doors, 10-person capacity elevators, garage gates
Energy	Geothermal energy system, heat pumps, mechanical ventilation with heat recovery and bypass, radiant floor system
Insulation	Schucco aluminum frames; double-glazed windows; acoustic bricks between rooms

The information, images, and areas depicted on the plans are purely indicative and may, for technical, commercial, or legal reasons, be subject to changes without prior notice, therefore holding no contractual value.