

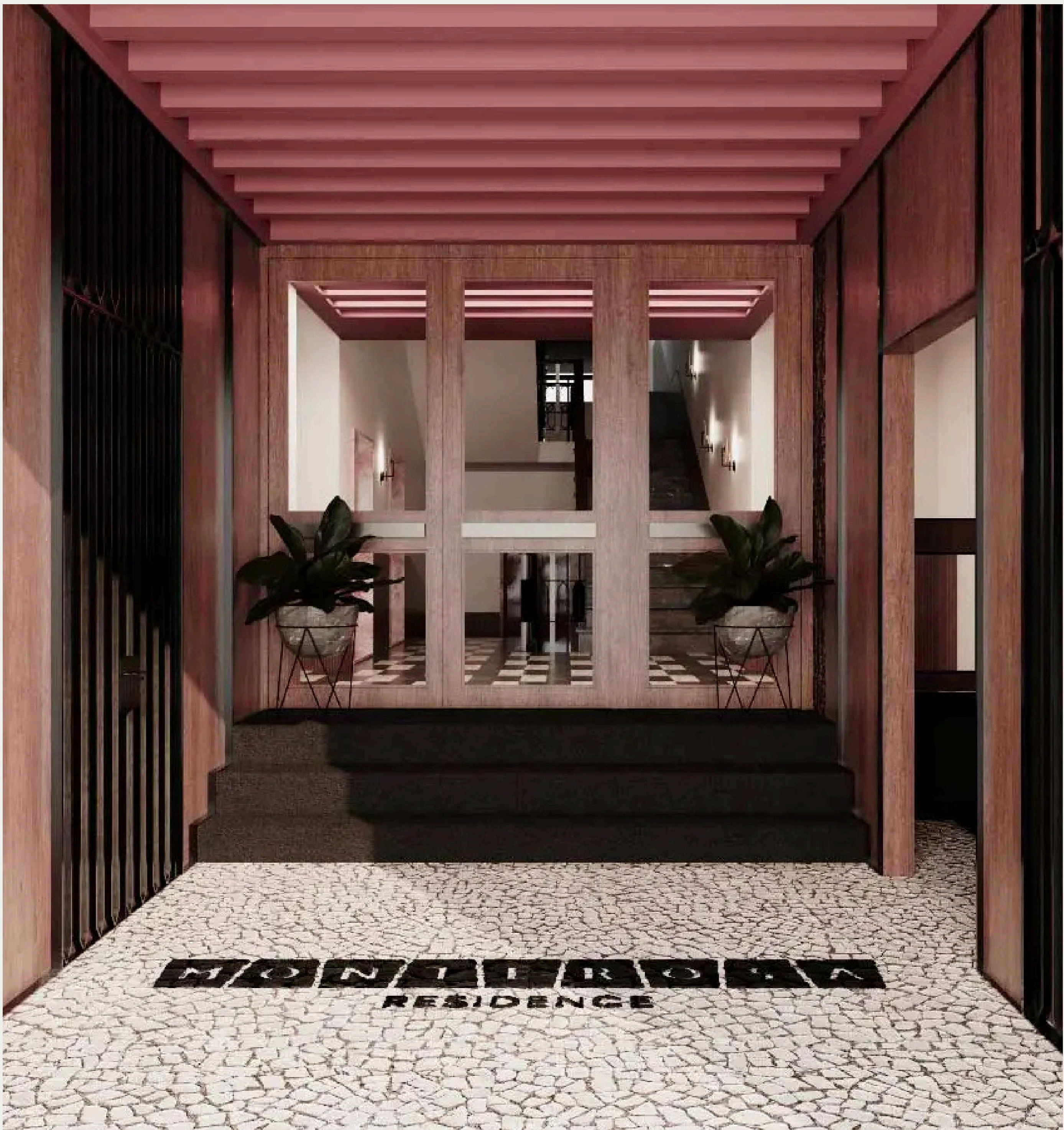
# M O N T E R O S A

RESIDENCE



Materials and Finishes Guide Unit - D

“Experience the perfect blend of vintage charm, elegance and modern luxury”.



# The project

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The finishes follow a luxury standard, compatible with the location and the target audience, and in 2025, the rehabilitation of this iconic building will begin, bringing a touch of modernity and glamour. Our attention to detail and commitment to quality ensure that your home is both beautiful and functional. Each residence is thoughtfully designed with high-quality finishes and materials, spacious open layouts, featuring high-end kitchens and bathrooms.

A large portion of the original interiors will be preserved, while new construction will also take place, ensuring that the 13 magnificent apartments are unique and one-of-a-kind.

All new materials for the interior of the apartments are of excellent quality, such as sucupira wood floors, Italian walnut wood panels in selected walls, walnut finish wood doors and modern iroko wood windows that guaranty durability and optimal thermal and sound insulation, creating an elegant yet modern and serene ambience.

An Italian kitchen designed by Molteni & Copen open to the living space will be equipped with high-end appliances from prestigious European brands.

All bathrooms have been designed to be unique and different for each apartment. A blend of porcelain and tiles as well as fixtures and cabinets from Italian prestigious designers create an inviting and pleasant atmosphere with distinctive character.



Every space has been meticulously designed with careful attention to detail, creating a harmonious environment that takes residents of this luxury development on a captivating journey for the senses.

# The original story & designer

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The Acciaiuli Building, designed by renowned architect Raul Chorão Ramalho in 1957, is a significant landmark of the Modern Movement in Portugal. Located on Rua de João Tavira in Funchal, the building was conceived to accommodate multiple functions, including commercial spaces on the ground floor, offices and medical practices on the intermediate levels, and, from the third floor onward, Residencial Monte Rosa, which offered residential accommodations.

Raul Chorão Ramalho, a prominent figure in Portuguese modern architecture, was responsible not only for the original design but also for the expansion and remodeling of Residencial Monte Rosa between 1959 and 1960. This intervention reflects his ability to adapt and enhance existing spaces, while maintaining consistency with the modernist principles that define the building.

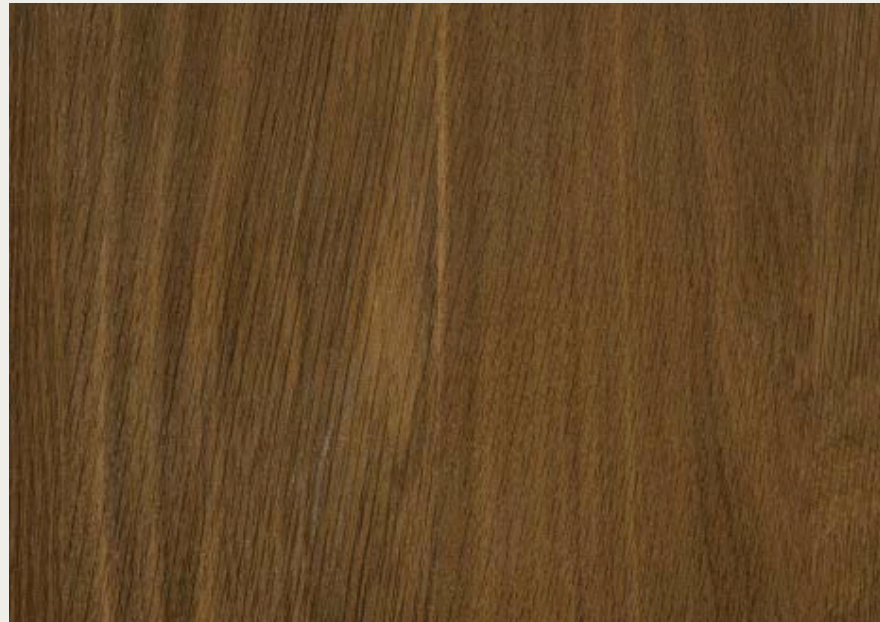
The Acciaiuli Building is a remarkable example of Portuguese modern architecture, standing out for its functionality, integration of mixed-use spaces, and the modernist aesthetic that characterizes Chorão Ramalho's work. Its location within the urban fabric of Funchal and its historical significance make it a reference point not only for architecture scholars but also for the general public.

Central to Ramalho's architectural philosophy was the belief that buildings should serve the needs of their occupants while also enhancing the aesthetic quality of the urban landscape. He was an advocate for sustainable design practices and often sought to integrate natural elements into his structures, creating a seamless blend of the built and natural worlds.

Raul Chorão Ramalho's dedication to modernist architecture and his visionary approach to design have cemented his place as one of Portugal's most influential architects. His work remains a testament to the power of thoughtful, innovative, and sustainable design in shaping the built environment. As we reflect on his legacy, we are reminded of the enduring importance of architecture that not only meets functional needs but also enriches the human experience.

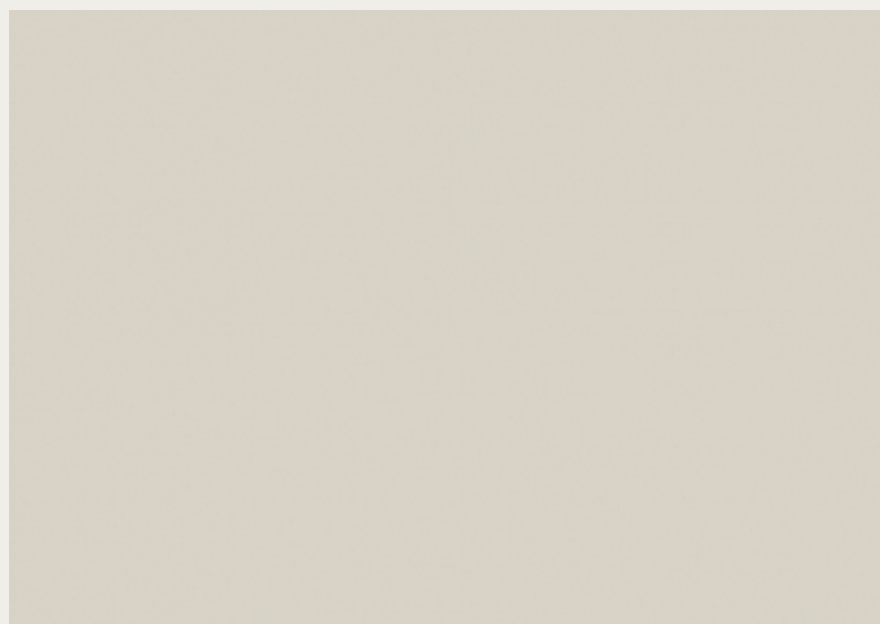
# Kitchen

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## Cabinets

Molteni kitchen cabinets in veneered wood exteriors with finish Thermo Oak Wood 'ES57', vertical grain, cabinet interior in melamine finish in color Slate, Handles type Gola + Square in finish Pewter, Kickboard 60 mm H. in finish Pewter



## Cabinets

Molteni kitchen laminate cabinets in Fenix finish color Luxor Beige, cabinet interior in melamine finish in color Slate, Handles type Gola + Square in finish Pewter, Kickboard 60 mm H. in finish Pewter

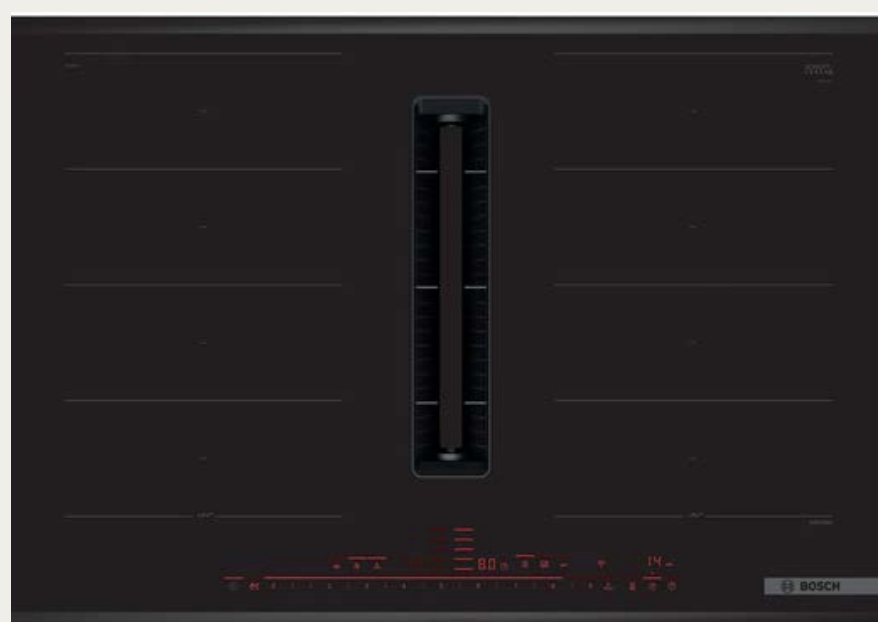


## Counters & backsplash

Cosentino Dekton (Pietra Editin) kitchen worktops and backsplash, tone Trevi in finish Matte, glued front at 45° cut edge

# Appliances

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## Cooktop

Bosch Series 8 Induction hob with integrated ventilation 80 cm Surface installation with frame, code PXX875D67E, 223x816x527 mm, 4 zones, power of zones 4 x 2.2 (3.7) kW, FlexInduction, PerfectAir Sensor, PerfectCook ready



## Oven

Bosch Oven, code CSG7361B1, Series 8 Compact oven with steam function 60 x 45 cm Black, 455x594x548 mm, TFT-Touchdisplay Plus with digital control ring, power consumption in standby mode / display off: 0.5 W



## Microwave

Bosch built-in Microwave, Series 8 Integrated Microwave 60 x 45 cm Black, code CEG732XB1, 455x594x564 mm, power levels 90, 180, 360, 600, boost W, Stainless Steel interior, cleaning assistant, TFT-Touchdisplay



## Dishwasher

Bosch Series 6 Fully Integrated Dishwasher 60 cm Variable hinge for special installation situations, code SMT6ECX12E, 815 x 598 x 550 mm, EfficientDry drying system, AquaStop, energy consumption for 100 Eco program cycles: 54 kWh, power consumption in standby/network mode: 2.0 W



## Refrigerator

Bosch Series 6 Integrated refrigerator 177.2 x 55.8 cm Door with fixed hinge and soft closing, code KIR81ADD0, 1772x558x548 mm, freshness system: VitaFresh, average annual energy consumption in kilowatt-hours per year (kWh/a): 91 kWh/year



## Freezer

Bosch Series 6 Built-in freezer 177.2 x 55.8 cm Door with fixed hinge and soft closing, code GIN81ACE0, 1772x558x545 mm, average annual energy consumption in kilowatt-hours per year (kWh/a): 235 kWh/year



## Washing machine

Bosch Series 6 Washing Machine, Front Loading 9 kg, White, code WAU28PH2ES, 848x598x590 mm, load capacity 9.0 kg, programs: Delicates program, Whites/Colors program, Synthetics program, Wools program, and Hand wash



## Dryer

Bosch Series 6 Heat Pump Tumble Dryer 9 kg White, code WQG245D1ES, 842x598x613 mm, load capacity 9.0 kg, programs: Sportswear Program, Delicates, Towels, Wool basket, shirts/Blouses, Quilt

## Kitchen Accessories

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### Sink

Cosentino Dekton sink, tone Trevi in finish Matte (0.51x0.37x0.15)



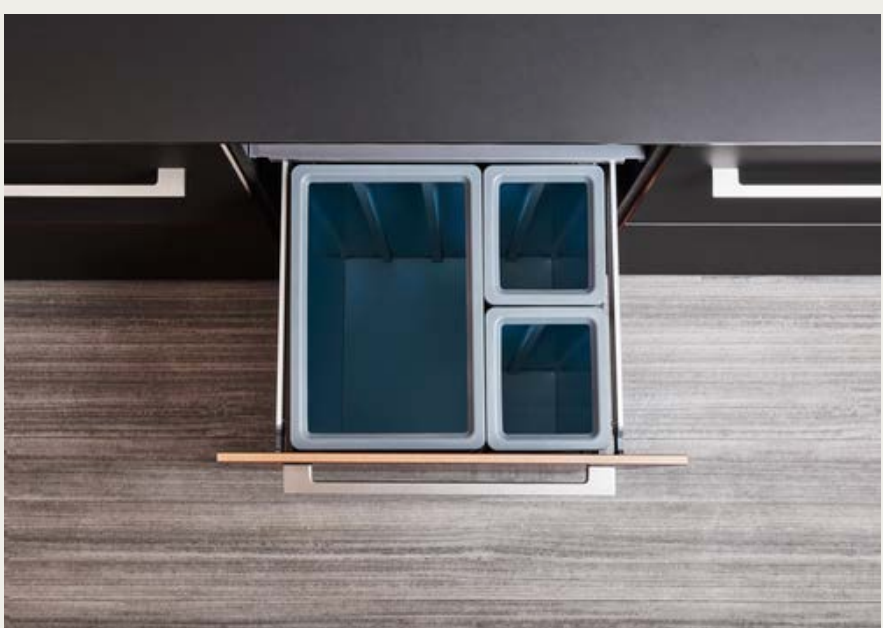
### Faucet

Blanco faucet / mixer tap with a pull-out spray nozzle, model LINUS-S, SKU 526367, ref. 516 688, finish Anthracite, 1.5 GPM (Gallons Per Minute) flow rate, solid brass construction, 1 3/8" diameter drilled faucet hole required for installation, 140° swivel for controlled range of motion



### Drawer organizer

Molteni Kitchen ABS Vionario 60 cm drawer accessory kit for extractable drawers, Smoked Oak finish with steel and glass details, ref. AC.ID.0162, no-toxic ABS



### Recycling organizer

Molteni Vionario Kitchen Drawer Recycling Kit for 60 cm deep drawer, ref. AC.IC.760., lids with odour-free filters positioned on the bins for manual opening or with automatic opening and closing system different solutions for design and capacity, to match order, cleanness and functionality

## Guest WC

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### Floor tiles

Ceramic flooring brand Bisazza, collection Cementiles, product name In The Sky 10, colors Latte and Liquirizia, hexagonal shape, 200x230 mm, 14 mm thickness, handmade high-strength cement blended with colored oxides, product code 12ES000292 or BI-INTHESKY10



## Wall tiles

Wow Desiggn ceramic wall tiles, code 108928 (W34), collection Stripes in format White Body, tone Stripes Greige Stone, finish matt, 7.5x30cm



## Toilet

Toilet Bowl: brand Ceramica Cielo, model ENJOY – Wall-Hung Rimless Toilet, 35×53 cm, h. 26.5 cm, in Glossy Anemone, Toilet Seat: ENJOY – Toilet Seat 53C with Soft-Close, in Anemone



## Toilet flush plate

By Gessi, TOTAL LOOK for Sigma by Geberit in color Matte Black (299) (code GES54611299)



## Sink

Catino Tondo by Ceramica Cielo in tone Anemone (Ø50 x h83 cm) (code CIECALATAM) in a Matte Black Washed Steel frame (code CIECASTTNM) and marble shelf Nero Marquina (Ø40 x h1,8 cm) (code CIECAPITMMN)



## Faucet

Faucet and handle by Gessi in model Via Manzoni (code 44895) with Matte Black finish (color 299)

# Main Bathroom

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## Countertop & sink area

Double sink area - Cielo Ceramica round sink from collection Delfo 76 in finish Lavagna (code CIEBATOLV) on oval ceramic countertop in finish Talco (code CIEDEPIO76TL) over wood wall-mounted vanity (76x48xh40 cm) in finish Rovere Nero (code CIEDEC76ERO)



## Faucet

2 faucet by Gessi in model Via Manzoni (code 38609) with Matte Black finish (color 299)



## Bathtub

Freestanding bathtub by Ceramica Cielo in model Shui Comfort – 170 x 87 x 53 cm in Matte White (code CIESHCOBAT)



## Bathtub faucet

Floor-mounted bathtub faucet by Gessi collection Via Manzoni in finish Noir XL (code GES24982299), Floor-mounted bathtub faucet body by Gessi collection Via Manzoni in finish Noir XL (code GES38389)



## Toilet

Toilet Bowl by Geberit: AquaClean Sela (GE146222111) Wall-Hung Toilet in White with integrated bidet, Reinforced Connection Hose for AquaClean (code GE243173001)



### Toilet flush plate

By Gessi, TOTAL LOOK for Sigma by Geberit in color Matte Black (299) (code GES54611299)



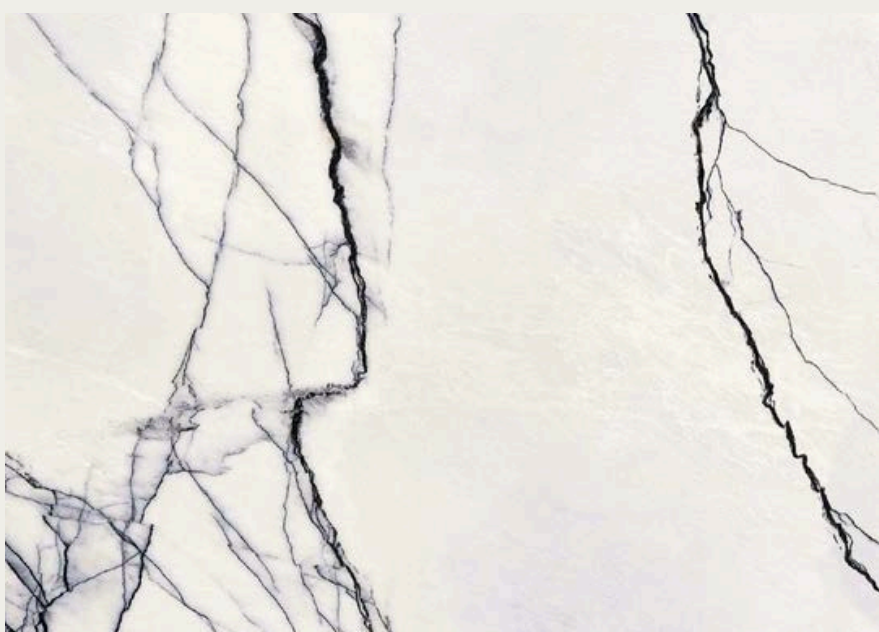
### Shower accessories

Shower Drain C Kit in Stainless recessed for tiles – L 885×H 65 mm by ACO (code ACO408682), all other accessories by Gessi - Via Manzoni in finish Matte Black (color 299): Shower Arm & Head (GES47284299), Hand Shower Set Hose (GES38726299), Handle (GES44634299)



### Wall tiles

WOW Design ceramic wall tiles, collection Grace, version Grace O, in color Sage, finish Gloss, code WOW124934 or 124934 (W14), dimensions: 7.5 x 30 cm



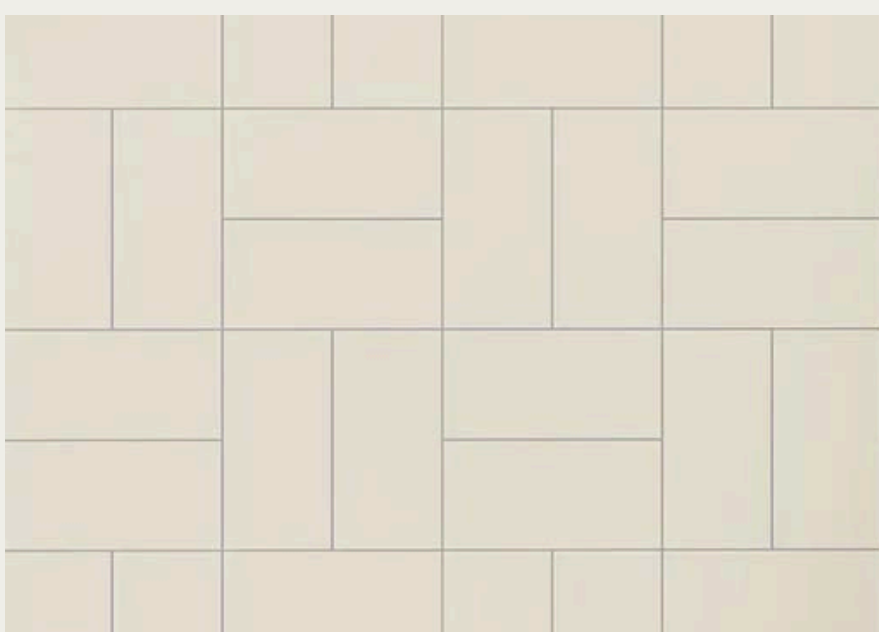
### Flooring & shower

Flooring: porcelain stoneware, brand Florim, collection B&W Marble – Architectural Design, color Breach, finish High Glossy, 120x120 cm in 6 mm thickness, product code FLO765575

Shower base: color Breach finish High Glossy 120x240x6 and finish Naturale R9 120X120

## Bathroom 1

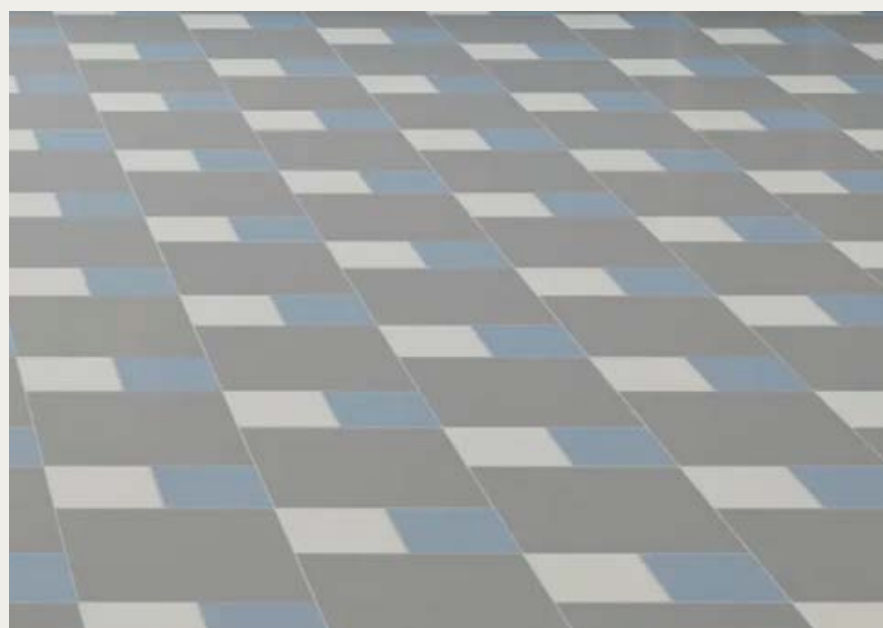
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### Wall tiles

Model 1: Wow Design ceramic tiles, Collection Solid, version Solid L in tone Chalk and finish matte, 12.5x25 cm, code 121903 (W38)

Model 2: Wow Design ceramic tiles, Collection Solid, version Solid XL in tone Chalk and finish matte, 25x25 cm, code 121897 (W37)



## Floor tiles

Model 1: Wow Design, in Solid XS, tone Bassalt, 6.2x6.2 cm, code 121932 (W45), Model 2: Wow Design, in Solid XS, tone Chalk, 6.2x6.2 cm, code 121927 (W45), Model 3: Wow Design, in Solid XS, tone Sky, 6.2x6.2 cm, code 121930 (W45), Model 4: Wow Design, in Solid S, tone Chalk, 6.2x12.5 cm, code 121921 (W43)



## Shower base

Shower base brand Planstone 900x900x30 mm in White (10) (code ASD163101109090)



## Shower accessories

Shower Drain C Kit in Stainless recessed for tiles – L 885×H 65 mm by ACO (code ACO408682), all other accessories by Gessi - Via Manzoni in finish Matte Black (color 299): Shower Arm & Head (GES47284299), Hand Shower Set Hose (GES38726299), Handle (GES44634299)



## Toilet

Toilet Bowl brand Ceramica Cielo: ENJOY – Wall-Hung Rimless Toilet 35×53×H26.5 cm in Glossy White finish (code CIEEJVSK), Toilet Seat: ENJOY 53C with Soft-Close in Glossy White finish (code CIECPVEJNEWF)



## Toilet flush plate

By Gessi, TOTAL LOOK for Sigma by Geberit in color Matte Black (299) (code GES54611299)



## Sink

Ceramica Cielo sink model PLINIO 85 in 85x46 x16 cm (code CIEPNLA85TL) tone Chalk White with metal frame (code CIEPNST85CM) 90x48x 71 cm in Cement Grey and lacquered drawer (code CIEPNC85LTL) 80x42x18.5 cm in Chalk White



## Faucet

Faucet by Gessi in model Via Manzoni (code 38605) with Matte Black finish (color 299), Angle Valve with Filter 1/2" x 3/8"

# Bathroom 2

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## Sink

Ceramica Cielo sink model PLINIO 85 in 140x46 x16 cm (ref. CIEPNLATL) tone Chalk White with metal frame (ref. CIEPNSTNM) 145x48x 71 cm in Preto M and lacquered drawer (ref. CIEPNCLTL) 135x42x18.5 cm in Chalk White, Matte Black Click-Clack Cap (CIEPILO1NMTL)



## Faucet

Faucet by Gessi in model Via Manzoni (code 38605) with Matte Black finish (color 299), Angle Valve with Filter 1/2" x 3/8"



## Wall tiles

Ceramic tiles brand WOW Design, model Six Hexa, color Coral, Size 14x16 cm (code WOW122452)



## Floor

Merrazzo Domino by RMC Surfaces in 1200x900x20 mm (code RMCDOM1200X900X20)



## Toilet

Toilet Bowl brand Ceramicca Cielo: ENJOY – Wall-Hung Rimless Toilet 35×53×H26.5 cm in White Gloss finish (code CIEEJVSK), Toilet Seat: ENJOY – 53C with Soft-Close in White Gloss finish (code CIECPVEJNEWF)



## Toilet flush plate

By Gessi, TOTAL LOOK for Sigma by Geberit in color Matte Black (299) (code GES54611299)

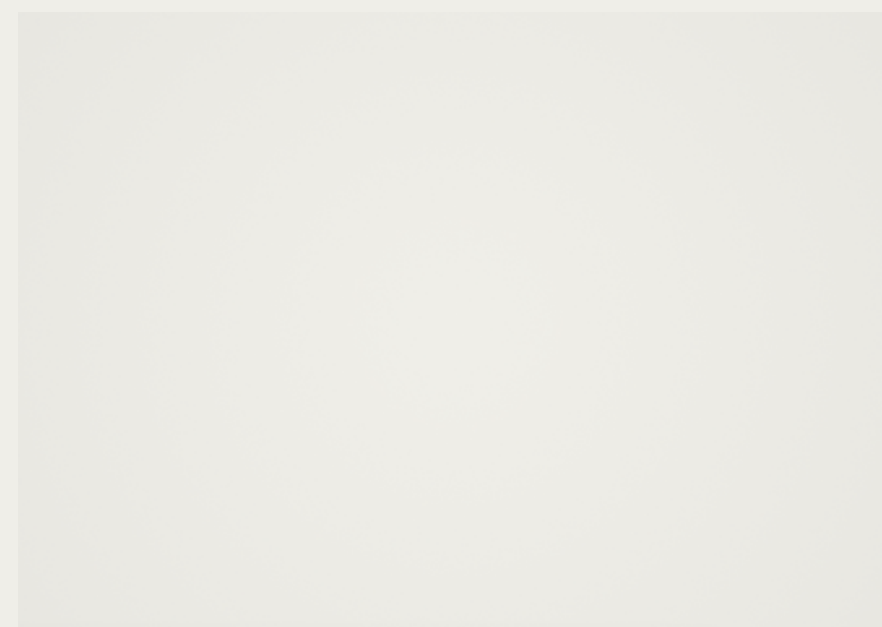


## Shower accessories

Shower Drain C Kit in Stainless recessed for tiles – L 885×H 65 mm by ACO (code ACO408682), all other accessories by Gessi - Via Manzoni in finish Matte Black (color 299): Shower Arm & Head (GES47284299), Hand Shower Set Hose (GES38726299), Handle (GES44634299)

## Surfaces & others

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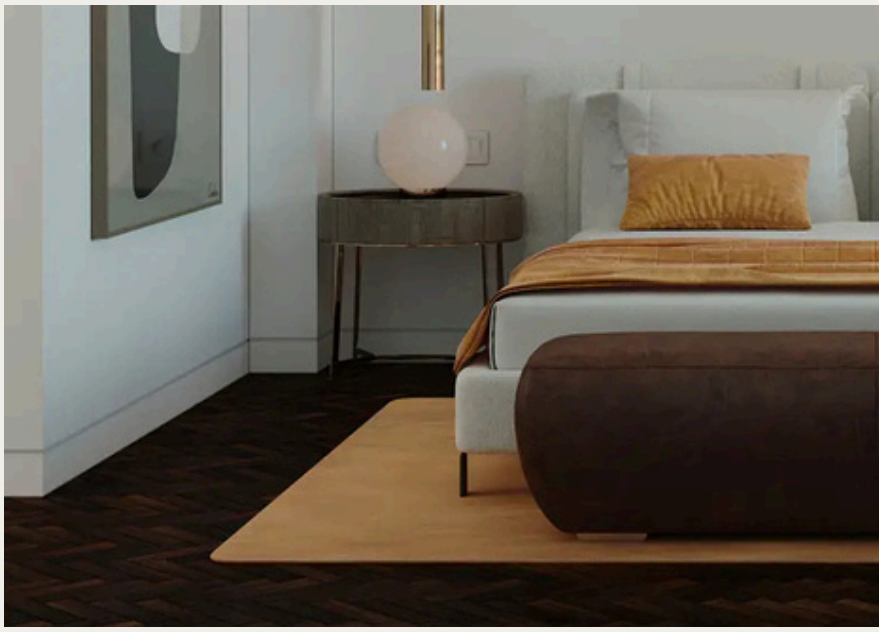
## Wall paint

CIN paint for walls and ceilings, VinylClean (matte, easy to clean, acrylic paint), tone Infinite White #E502



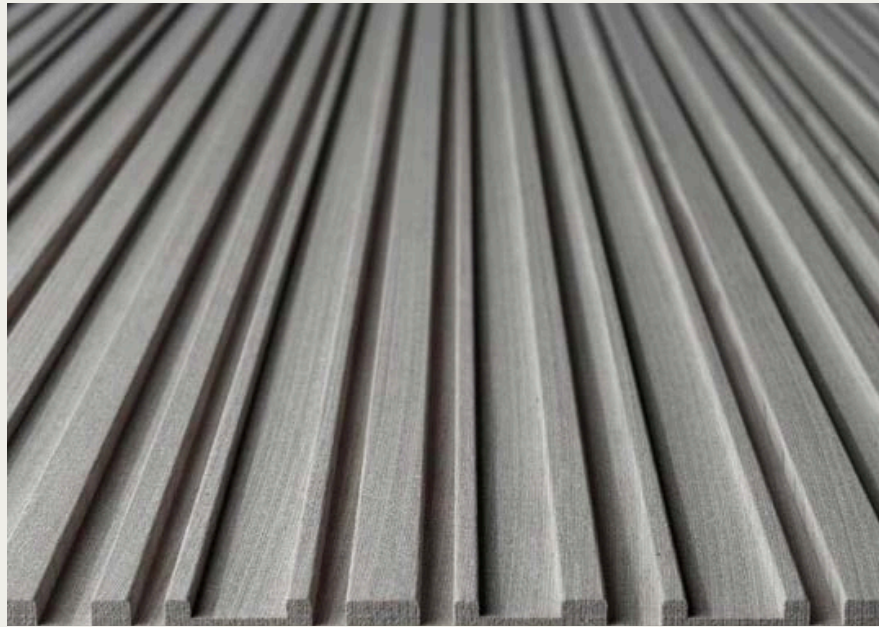
## Flooring

Solid sucupira wood, 20 mm thickness, attributes: durable and hard, highly resistant to dents, scratches, and heavy foot traffic, naturally resistant to rot, mold, and insects, low maintenance with proper care



## Baseboard

Solid kambula wood lacquered in white, with attributes: hard, dense hardwood, making it resistant to daily wear, it stands up well to scratches, dents, and impact, resistant to moisture, termites, insects, and decay, long-lasting and refinishable



## Main door

Interior: smooth walnut veneer over solid kambula wood

Exterior: stripped wood panel from Latho in Portofino style and solid walnut wood frame

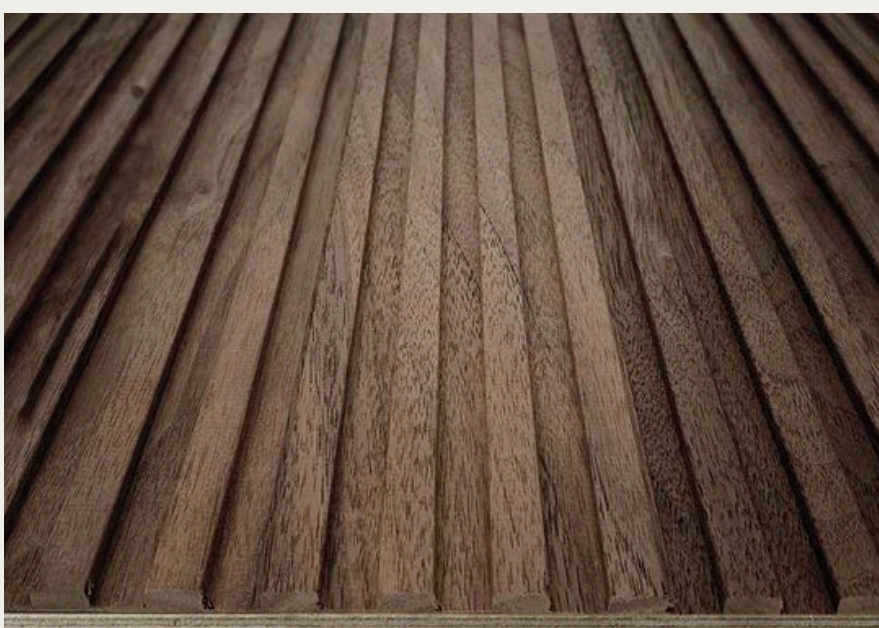
Handle: JNF Architectural Hardware (black titanium, slim rounded collection with plate and magnetic lock), code IN.07.532.D.TB



## Bedroom closets

Smooth Smooth walnut veneer on waterproof MDF panel with walnut wood solid trim

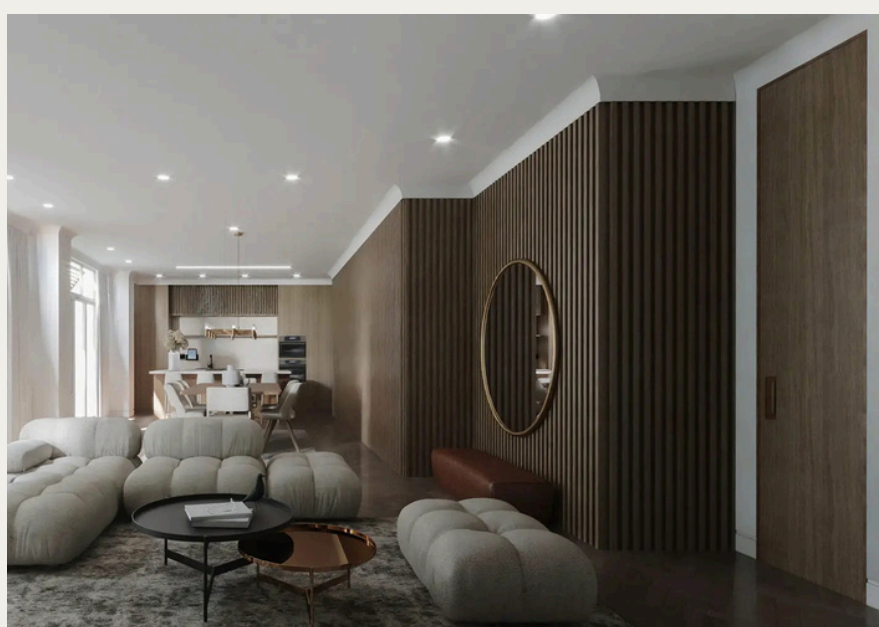
Interiors: Waterproof MDF board with a linen-effect melamine finish on the interior



## Hallway closets & doors

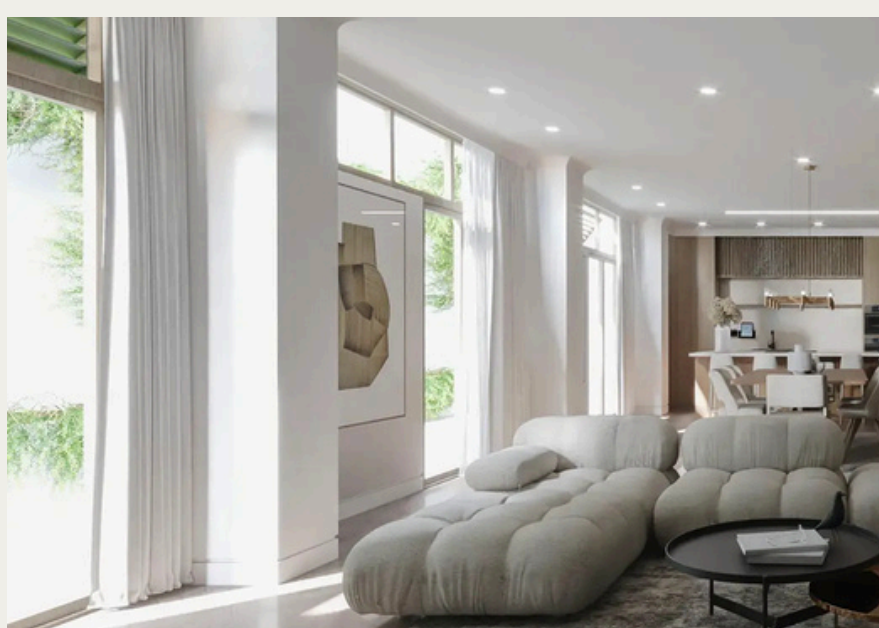
Stripped wood panel from Latho in Verona style, seamlessly integrated into the wall for a flush, uniform look.

Interiors: Waterproof MDF board with a linen-effect melamine finish on the interior



## Decorative panel in interior walls

Rippled walnut wood paneling on MDF support boards, ensuring stability and a premium wood aesthetic, seamlessly integrated into the wall for a flush, uniform look.



## Windows & glass

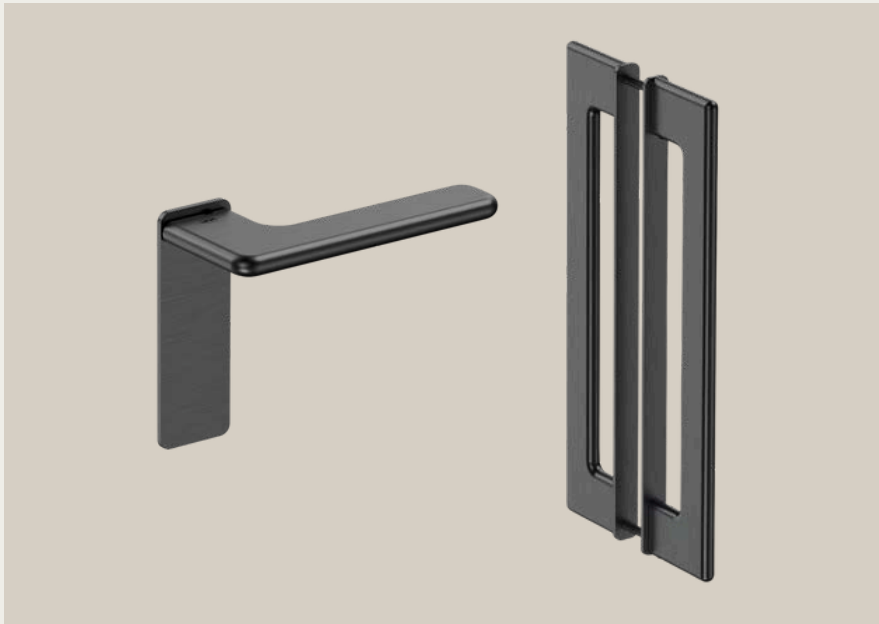
Carpilux manufacturer, solid iroko wood (naturally resistant to rot, moisture, and warping) with double laminated glass (8 mm interior, 6 mm exterior, 16 mm air chamber), with natural matte varnish finish



## Shutters

Solid kambula wood frame and solid Japanese Cedar louvers, both in green enamel paint finish

Wood attributes: hard, resistant dense hardwood, stands up well to scratches, dents, and impact, resistant to moisture, termites, insects, and decay

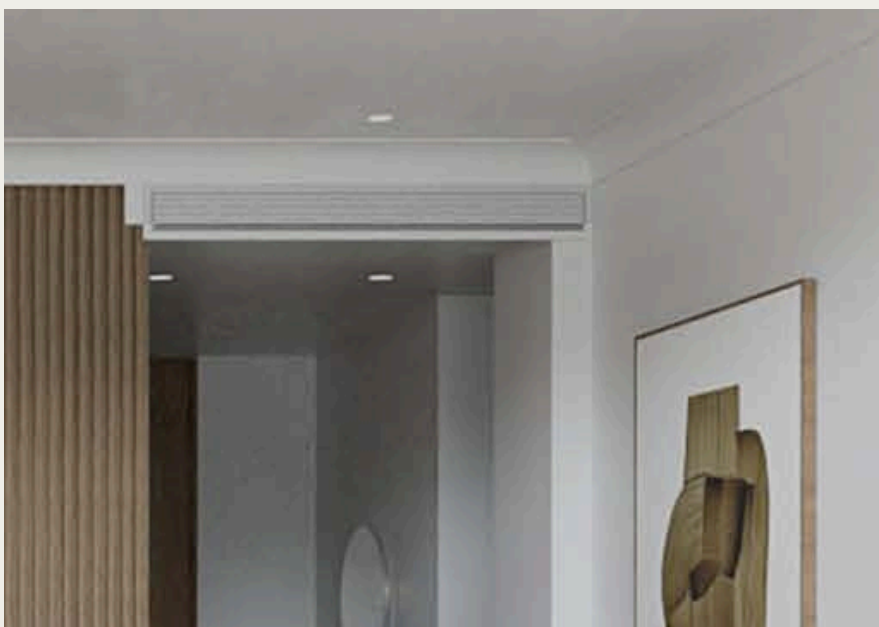


## Hardware

JNF Architectural Hardware: black titanium handles, slim rounded collection with plate and magnetic lock, quadro series fixed

Front doors' ref. IN.07.532.D.TB

Interior doors' ref. IN.00.532.45.PR.SF.TB



## Ceilings and cornices

Spray plastered smooth finish and water-based paint, waterproof drywall (plasterboard) with anti-fungal additive water-based paint, supporting structure in galvanized steel profiles



## Light switch & connectors

Berker R.1 switches and connectors in white, plastic material, option for individual or multiple frames

# Care Guide

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## Wood veneers & laminates in cabinets or doors

Wipe with a soft, dry or slightly damp cloth and always dry after cleaning with a soft, dry cloth. Avoid abrasive sponges, clothes, cleaners, wax or polish, direct heat or prolonged sunlight, and do not allow water to sit on the surface to avoid salt stains and humidity swelling.

## Cosentino surfaces (counters & sink)

Apply neutral soap on the surface and rub gently in circular motion with a damp sponge and then dry the surface with paper towels. Repeat process if necessary.

In case of: Lime (apply anti-lime product in the affected area, rub gently in circular motion with a damp sponge and then dry the surface with paper towels), Rust (apply rust products and let activate for 5 minutes, then clean with water and dry the area thoroughly), Grease (Use detergent or a grease remover, then gently clean with a damp cloth), or Wine, Coffee, Tea and Food Coloring (Dilute bleach in water to 15% and apply it to the stain using a damp sponge in circular motion, let it sit for 2 minutes, then rinse thoroughly).

## Ceramic tiles & grout

Tiles: Use a soft cloth or sponge with water and a mild, pH-neutral detergent and wipe the tiles gently to remove dust, fingerprints and water slashes. Avoid abrasive sponges or pads that can scratch the glossy glaze, acidic or alkaline cleaners (such as bleach, ammonia or vinegar), and wax or oily polishes that can create a film or change the shine).

Grout: Clean grout lines with a soft brush or grout cleaner and a paste made of baking soda and water, then rinse with clean water. It is recommended to seal the grout once a year by using a grout sealer suitable for glossy ceramic tiles because this helps to prevent staining. If deep cleaning is needed, use a non-acidic grout cleaner (labelled safe for glazed ceramics).

Tip: Always test new cleaning products on a small hidden area before using them across the surface

## Faucets, shower heads & handles

Wipe with a soft, damp microfiber cloth and mild soap or pH-neutral detergents diluted in water to prevent limescale and salt build-up from water droplets. Rinse with clean water afterward and dry with a soft cloth any water spots left. Avoid abrasive sponges, steel wool, rough cloths, acidic or alkaline cleaners (such as bleach, ammonia, or vinegar) unless specified as safe. Avoid also aggressive limescale removers (these can permanently damage the finishes of the pieces, as PVD finishes like black metal or antique brass), and letting water sit (specially hard water, as it may cause stains or dullness over time). Do not polish or wax the surfaces unless a product-specific treatment is recommended by the brand.

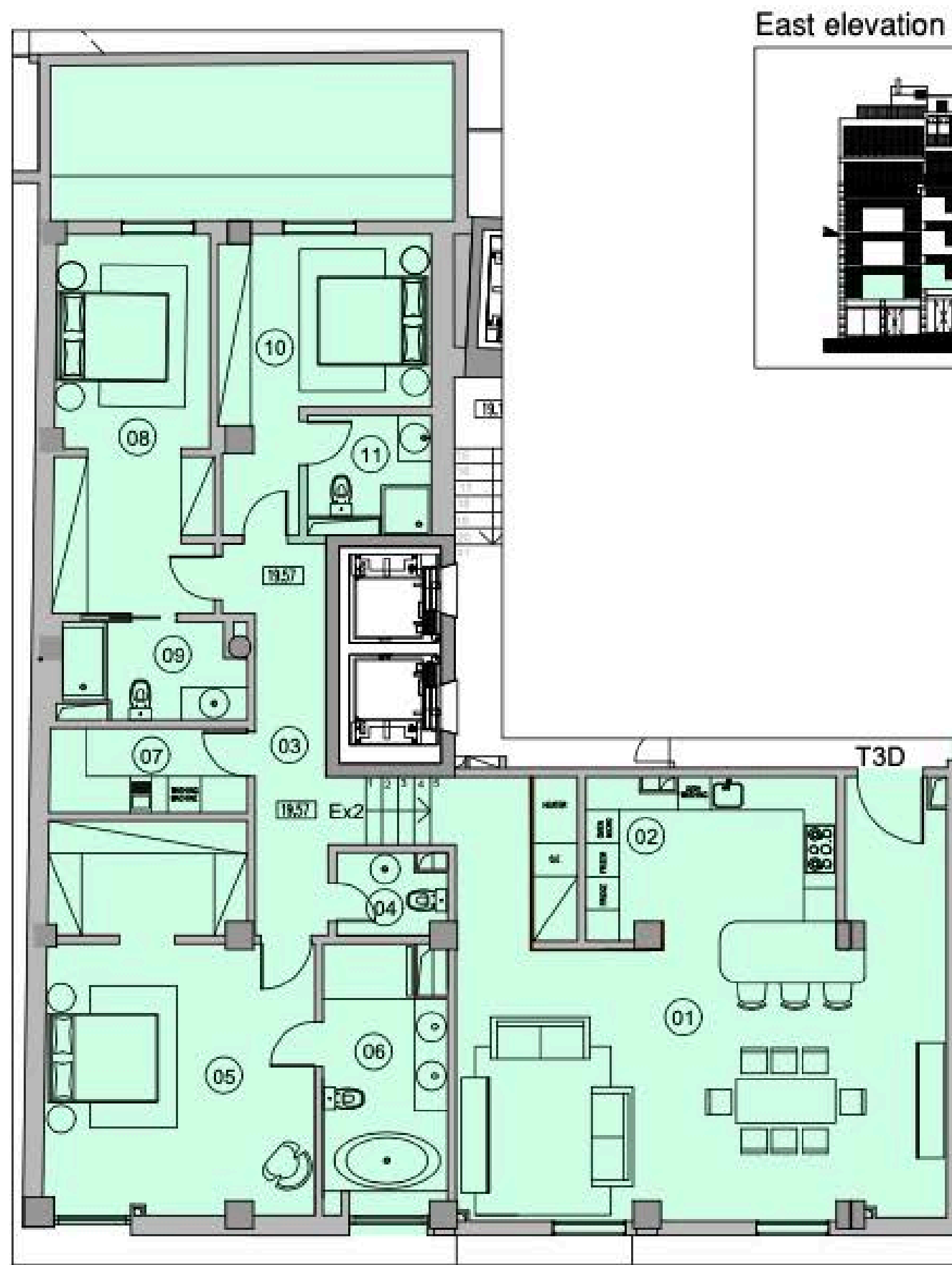
For limescale prevention in shower heads: remove aerators and shower heads occasionally and soak them in water with a mild soap. If needed, use a soft toothbrush to remove deposits.

## Hardwood floors

Sweep or vacuum regularly to remove dust and grit that can cause micro-scratches. Use a soft-bristle broom or vacuum with a hard floor attachment (no rotating brushes). Mop sparingly using a damp (not wet) microfiber mop and a pH-neutral wood floor cleaner. Wipe up spills immediately to avoid staining or warping. Avoid: excess water or steam cleaners, harsh chemicals like bleach, ammonia, or vinegar, and oil-based soaps or waxes not recommended by your floor finisher.

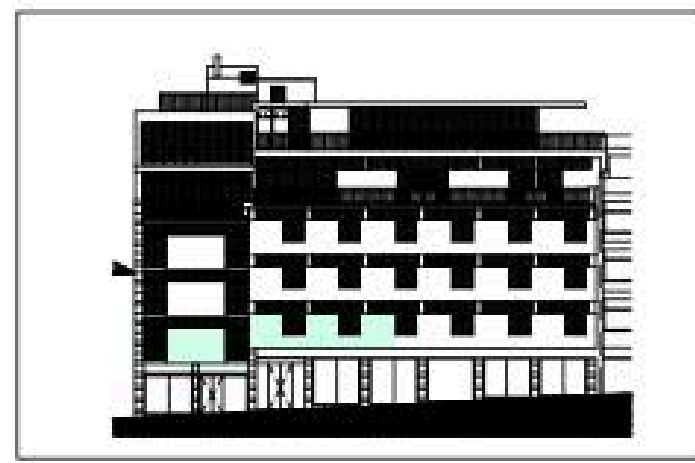
For more maintenance suggestions consult the brands' webpage and manuals

# Floor plan Unit - D | Floor 1

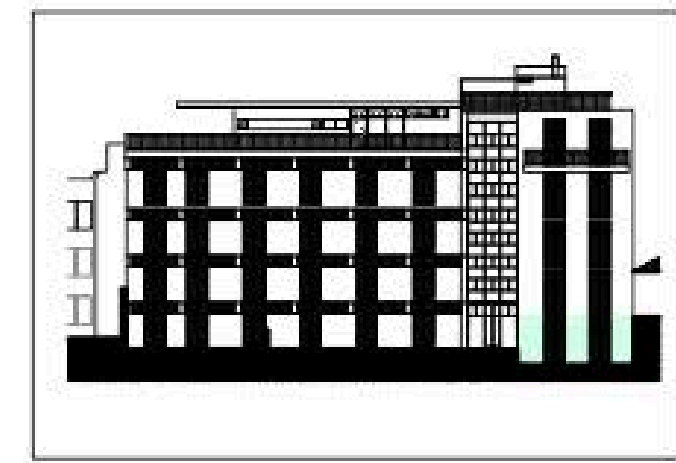


Apartment floor plan

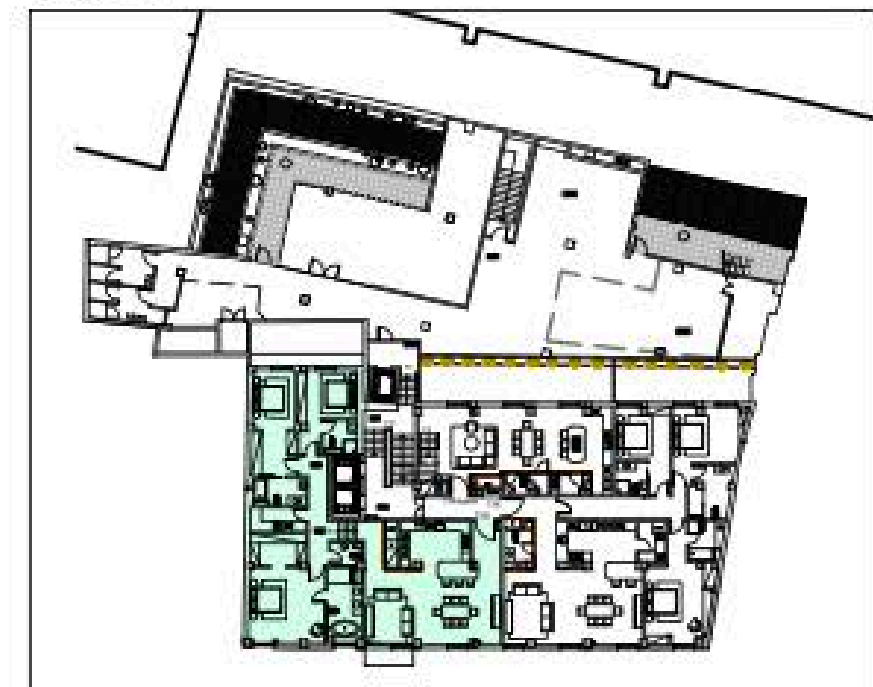
East elevation



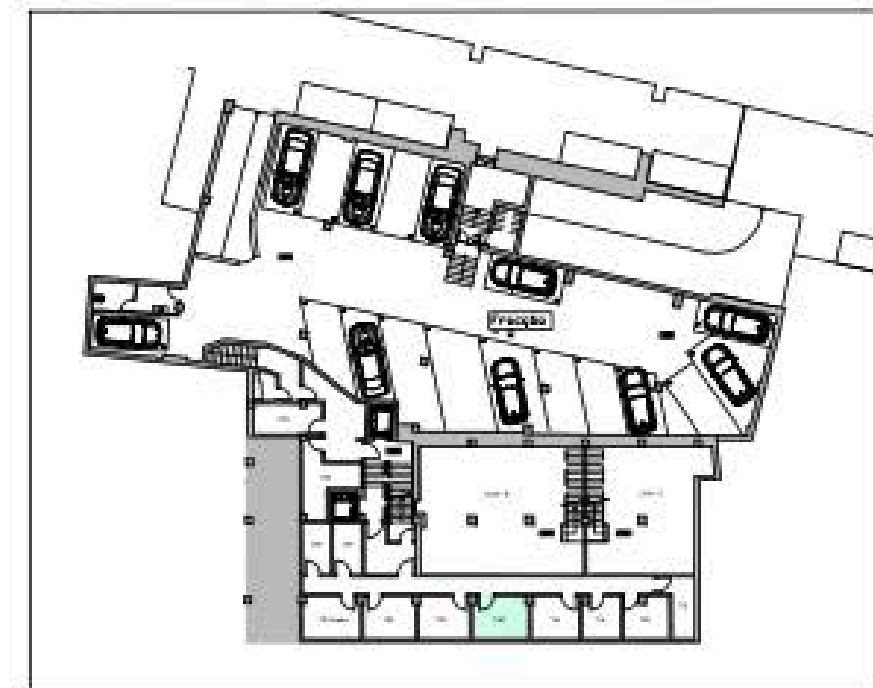
West elevation



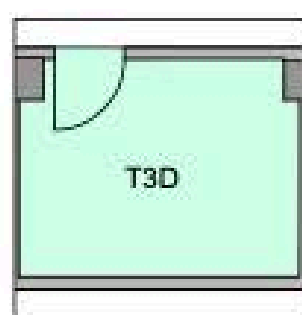
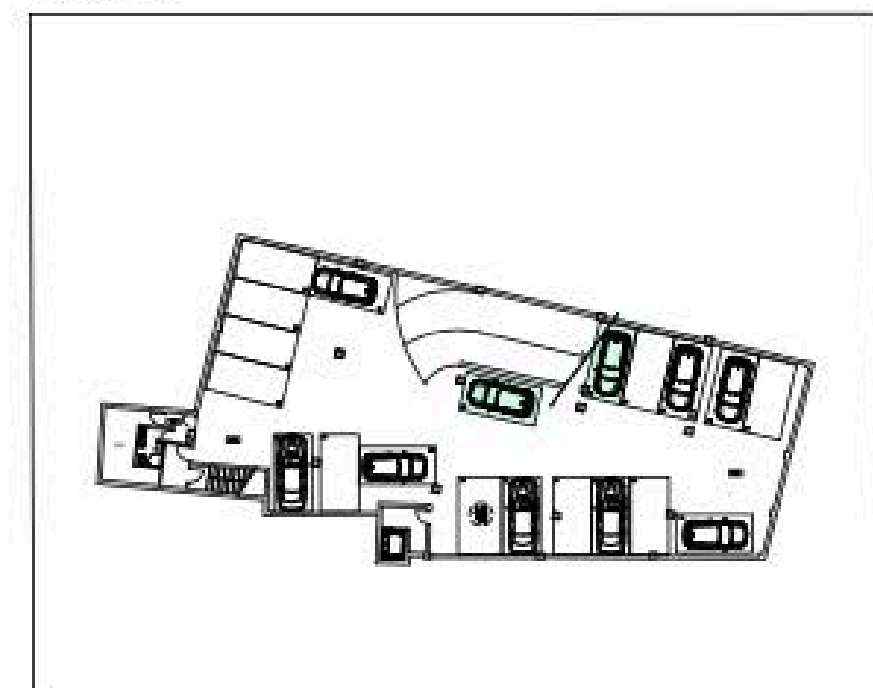
Floor 1



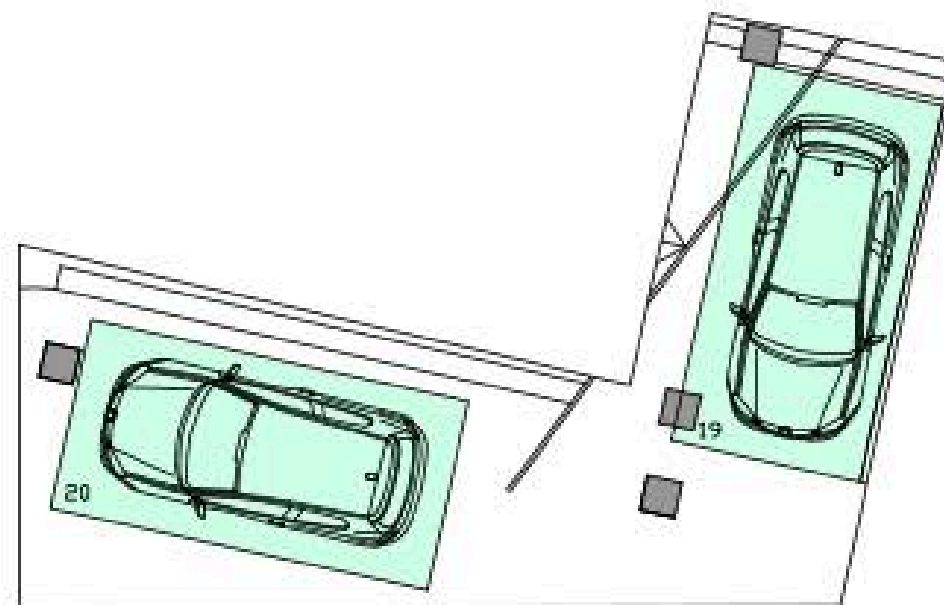
Floor -1



Floor -2



Storage



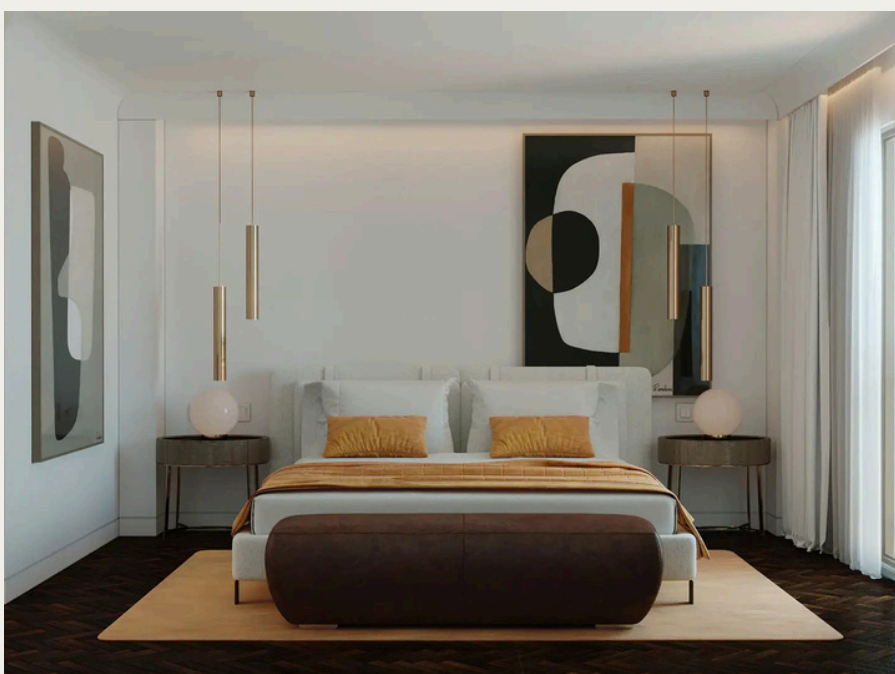
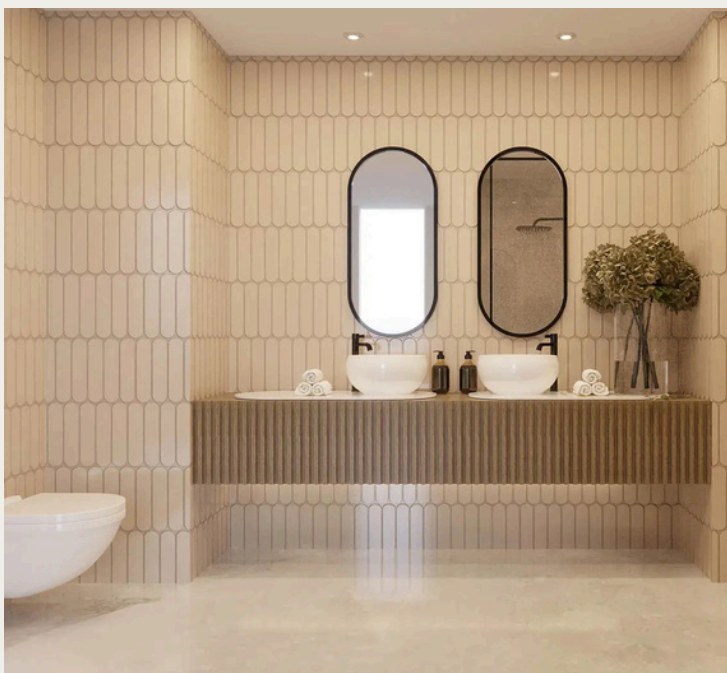
Parking

## Legenda

01 - Kitchen / Living	58,00m <sup>2</sup>
02 - Laundry	04,10m <sup>2</sup>
03 - Circulation	17,50m <sup>2</sup>
04 - Bathroom	02,70m <sup>2</sup>
05 - Master Bedroom	31,00m <sup>2</sup>
06 - Master Bathroom	10,30m <sup>2</sup>
07 - Storage	05,40m <sup>2</sup>
08 - Bedroom 2	19,05m <sup>2</sup>
09 - Bathroom 2	05,55m <sup>2</sup>
10 - Bedroom 3	14,90m <sup>2</sup>
11 - Bathroom 3	04,85m <sup>2</sup>

Scale: 1/200

Living Area	Balcony	Storage	Parking
206,60m <sup>2</sup>	20,65m <sup>2</sup>	11,90m <sup>2</sup>	25,00m <sup>2</sup>



# MONTEROSA

## RESIDENCE

JPF Investimentos Imobiliários, Lda.

Rua João Tavira 31, 9000-075 Funchal, Madeira

### Project Specifications Notice

The information contained in this document reflects our current design intentions for the project and is for reference only. The materials, finishes, and appliances listed are intended to be included in the final delivery; however, they are subject to change without prior notice due to availability, improvements, or project updates.

The renderings, illustrations, and images provided are for conceptual and marketing purposes only. They may include furnishings, decorative items, mirrors, artwork, lighting fixtures, and other accessories that are not part of the unit and are not included in the purchase price. The developer reserves the right to make modifications to the design, materials, specifications, and layout without prior notice.



info@monterosa-residence.com



monterosa.residence



+351 291 229093



<https://monterosa-residence.com/>

Project Oversight



Structural Engineering



Architecture & Design

