

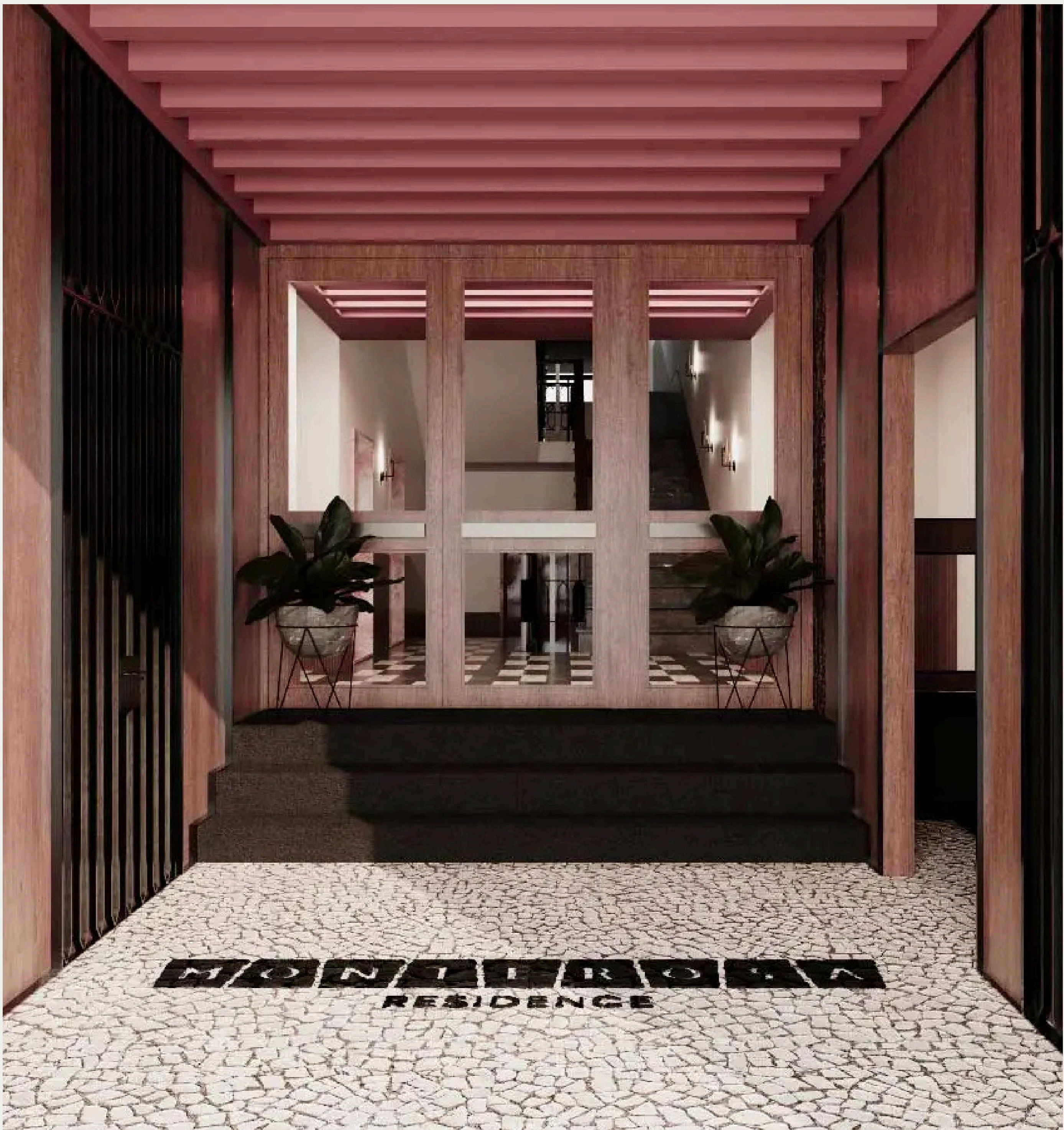
MONTEROSA

RESIDENCE



Materials and Finishes Guide Unit - M

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



The project

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

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.

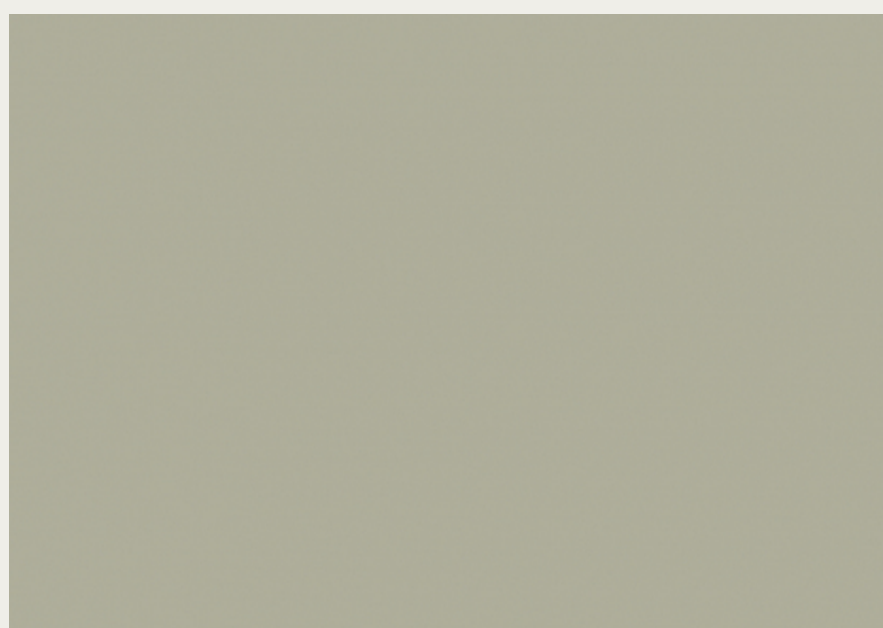
Raul Chorão Ramalho's dedication to modernist architecture and his visionary approach to design have cemented his place as one of Portugal's most influential architects. His work remains a testament to the power of thoughtful, innovative, and sustainable design in shaping the built environment. As we 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



Cabinets

Molteni kitchen cabinets in veneered wood exteriors with finish Walnut Wood, 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

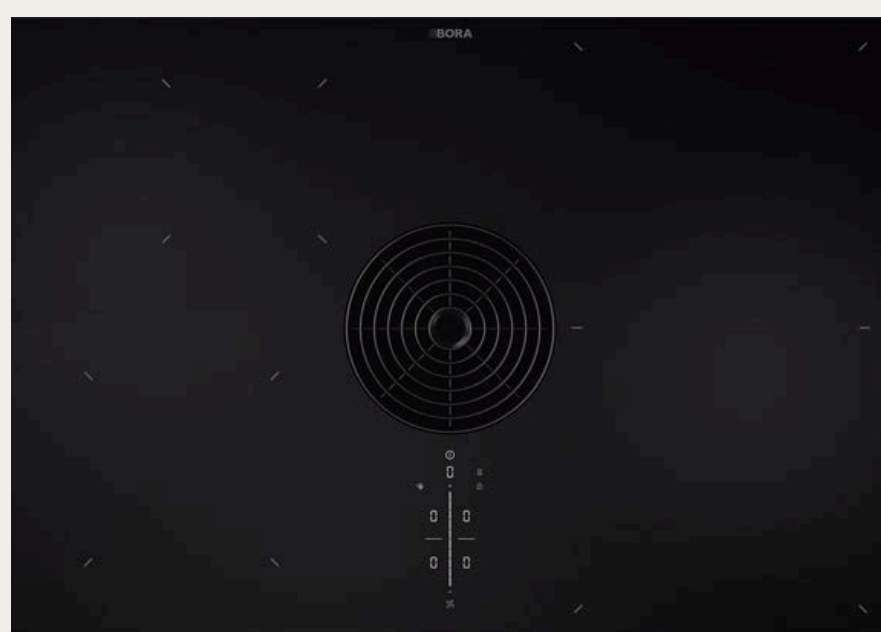
Molteni kitchen laminate cabinets in Platinum finish, cabinet interior in melamine finish in color Slate, Handles type Gola + Square in finish Pewter, Kickboard 60 mm H. in finish Pewter



Counters & backsplash

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

Appliances



Cooktop

Bora M Pure, modular cooktop extraction system with intuitive operation, selectable cooktops (induction and gas), intuitive touch operation, precise temperature control, will always be fully and uniformly heated whether circular or angular (roasters)



Oven

Gaggenau Oven, ref. BSP220111, Series 200 Compact Oven Steamer 60 x 45 cm Right-hand door hinge, color Metallic Gaggenau, dimensions 455x590x540 mm, LED lighting, TFT touch display, Stainless steel oven interior, with leaning function, total connection power 2.75 kW.



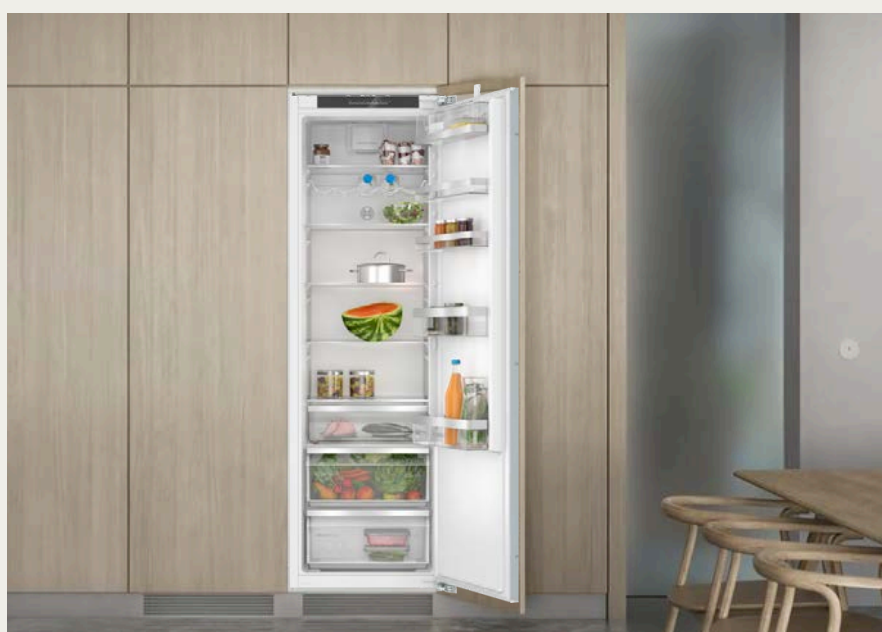
Microwave

Gaggenau Built-in Microwave, ref. BMP250110, Series 200 combination oven with microwave, color Metallic Gaggenau, dimensions 455x590x559 mm, 15 automatic programs, TFT touch display, Stainless steel interior with ceramic base, irreversible door opening direction, total connection power 3.1 kW.



Dishwasher

Gaggenau dishwasher, Series 200 Dishwasher 60 cm, ref. DF270101, 6 programs with aqua sensor, TFT display and program assistant, connection power 2.0 kW - 2.4 kW.



Refrigerator

Gaggenau fully integrated Series 200 Vario Refrigerator 177.2 x 55.8 cm Door with fixed hinge and soft closing, ref. RC289370, interior with solid aluminum elements in Gaggenau Light Bronze, total volume: 289 liters, 6 height-adjustable glass shelves, energy consumption 120 kWh/year



Freezer

Gaggenau fully integrated freezer, Series 200 Vario freezer 177.2 x 55.8 cm Door with fixed hinge and soft closing, ref. RF287370, white LED light, TFT touch display, Stainless steel, total volume: 212 liters, 4 star freezer, 6 removable glass shelves, 3 of which have a solid aluminum profile, energy consumption 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



Wine cooler

Gaggenau fully integrated cooler with 45.7 cm glass door, Series 400 Vario, ref. RW414365, dimensions 2125x451x608 mm, with two independently adjustable climate zones, Stainless steel interior, white LED light, for 70 bottles with 12 racks in oak wood, cooling with Multi-Air-Flow system, energy consumption 145 kWh/year

Kitchen Accesories



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

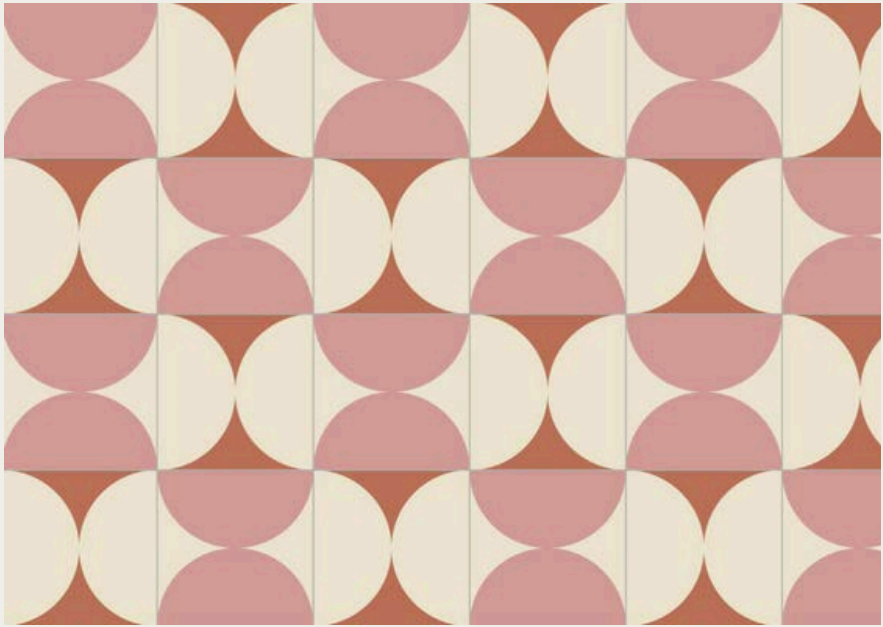
Molteni Kitchen Vionario 90 cm drawer accessory kit for extractable drawers, Smoked Oak finish with steel and glass details, ref. AC.ID.0162, no-toxic ABS



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



Floor tiles

Ceramic flooring brand Bisazza, collection Cementiles, product name Butterfly 8, colors Fresia, Ruggine, Latte, 200x230 mm, 14 mm thickness, handmade high-strength cement blended with colored oxides, product code BI-BUTTERFLY8



Wall tiles

Wow Desiggn ceramic wall tiles, code 108927 (W34), collection Stripes in format White Body, tone Stripes White Stone, finish matt, 7.5x30cm



Toilet

Toilet Bowl brand Ceramica Cielo: ENJOY – Wall-Hung Rimless Toilet 35x53xH26.5 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

Catino Tondo by Ceramica Cielo in tone Pomise (Ø50 x h83 cm) (code CIECALATPM) in a Steel frame tone Bronzo Spazzolato (code CIECASTTBZ) and marble shelf tone Pomise (Ø40 x h1,8 cm) (code CIECAPITMPM)



Faucet

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

Main Bathroom



Countertop & sink area

Double sink area - Cielo Ceramica round sink from collection Delfo in finish Pomice (code CIEBATOPM) on oval ceramic countertop in finish Fango (code CIEDEPIOFN) over wood wall-mounted vanity (113x52cm 40h) in finish Rovere Grigio (code CIEDECESFRG)



Faucet

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



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)



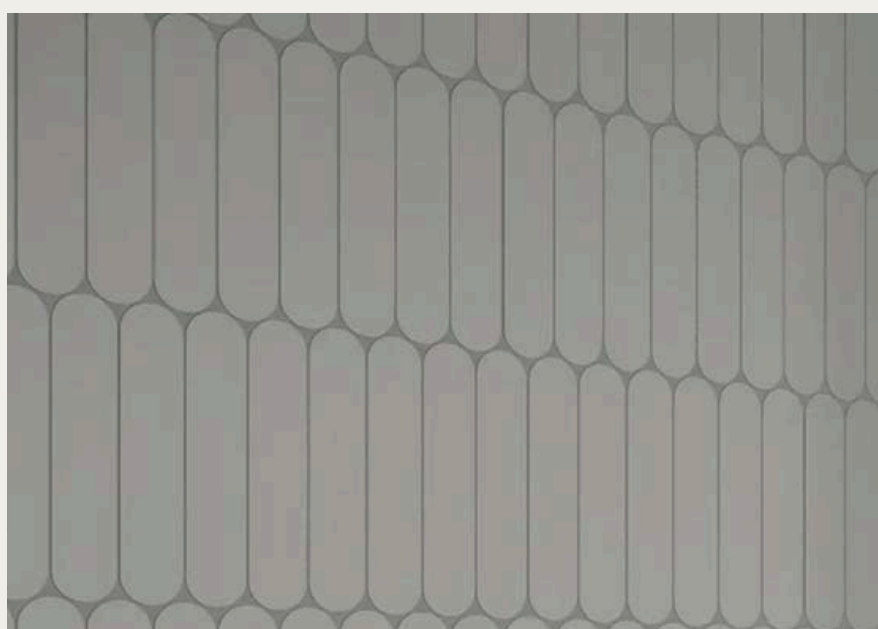
Toilet flush plate

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



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 Grey, finish Gloss, code 124930 (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

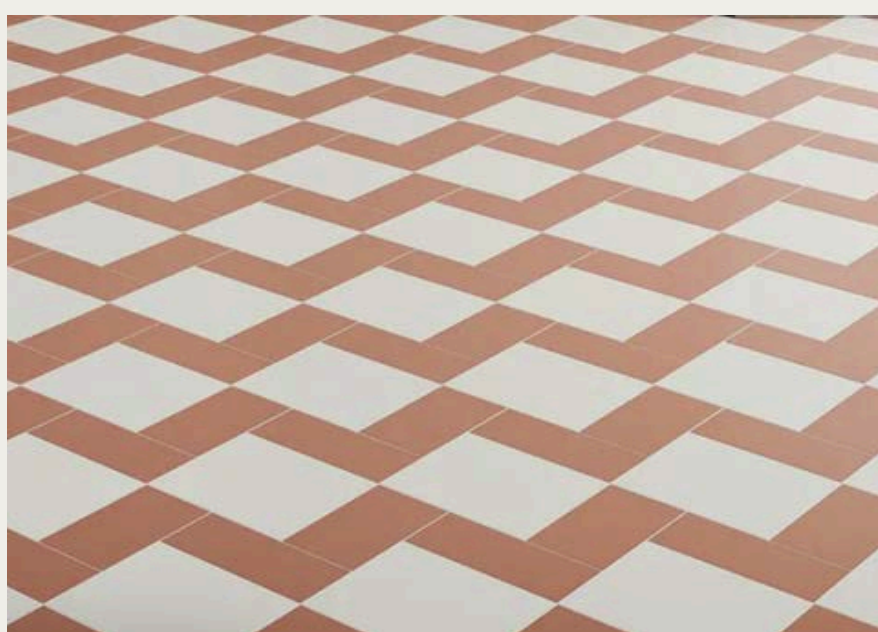
Shower base: color Breach finish High Glossy 120x240x6 and finish Naturale R9 120X120

Bathroom 1



Wall tiles

Wow Design ceramic tiles, Collection Solid, version Solid S, tone Chalk, 6.2x12.5 cm, code 121921 (W43), finish matte



Floor tiles

Model 1: Wow Design, in Solid L, tone Cotto, 12.5x25cm, code 121904 (W38), 80% of area

Model 2: Wow Design, in Solid XS, tone Chalk, 6.2x6.2 cm, code 121927 (W45), 20% of area



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 Rovere Naturale 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



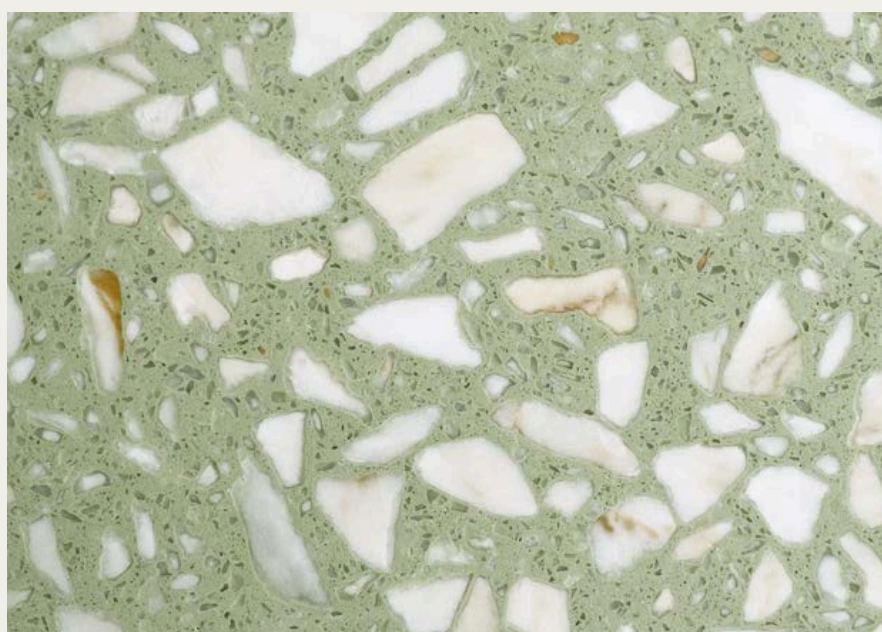
Countertop & sink area

Double sink area - Cielo Ceramica round sink from collection Delfo in finish Brilliant White (ø43cm h19) (code CIEBATOTL) on oval ceramic countertop in finish Talco (107x47 2h) (code CIEDEPIOTL) over wood wall-mounted vanity (113x52cm 40h) in finish Eucalipto (code CIEDECESFEU)



Faucet

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



Wall, floor & shower tiles

Merrazzo Verde Estremoz by RMC Surfaces in 1200x900x20 mm (code RMCVEST1200X900X20)



Toilet

Toilet Bowl brand Ceramicca Cielo: ENJOY – Wall-Hung Rimless Toilet 35x53xH26.5 cm in White Gloss finish (code CIEEJVSK), Toilet Seat: ENJOY – 53C with Soft-Close in White Gloss finish (code CIECPVEJNEWF)



Toilet flush plate

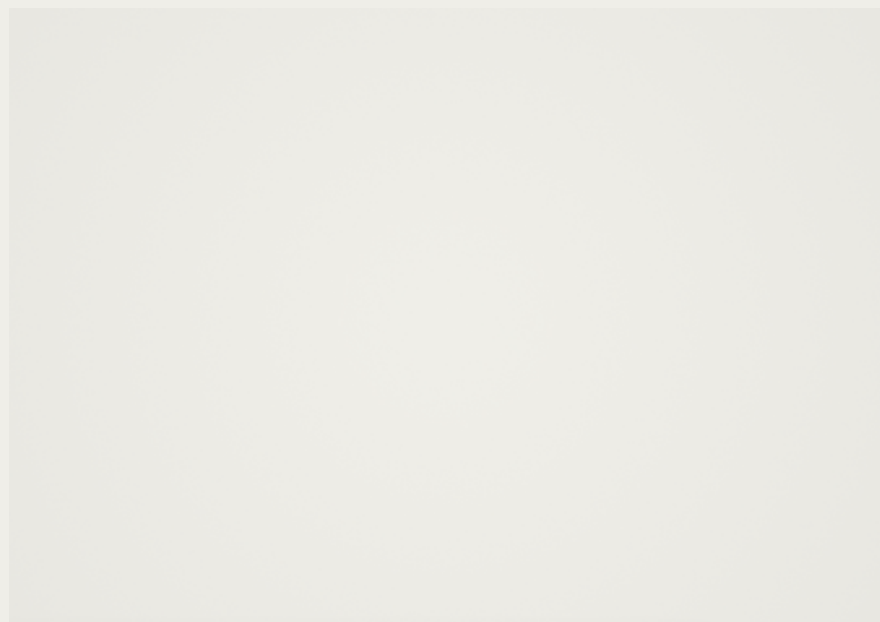
By Gessi, TOTAL LOOK for Sigma by Geberit in color Matte Black (299) (code GES54611299)



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



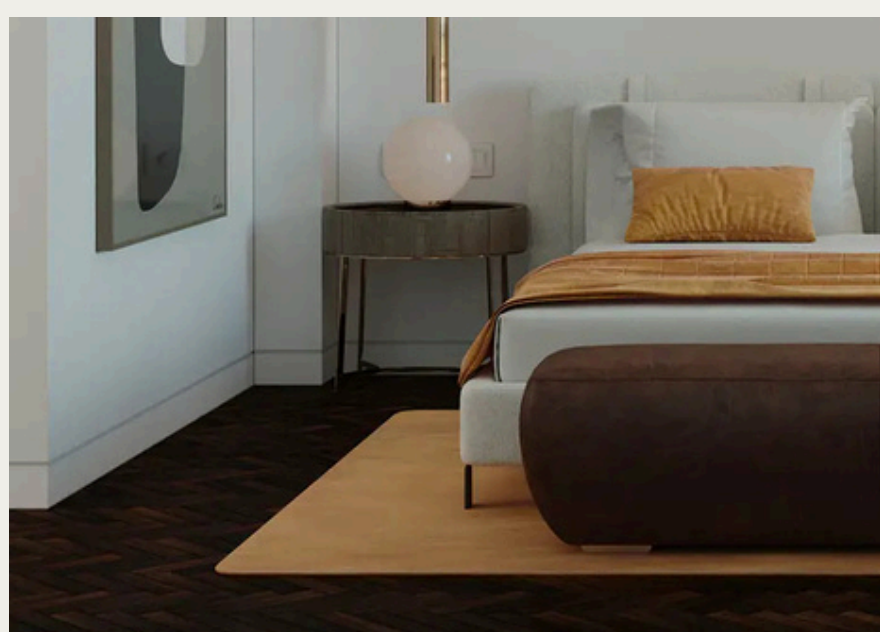
Wall paint

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



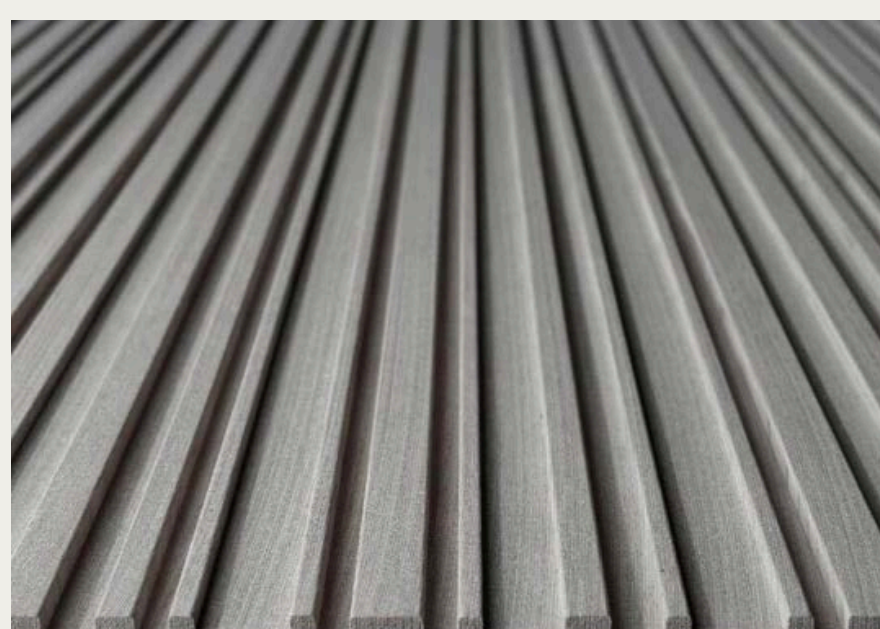
Flooring

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

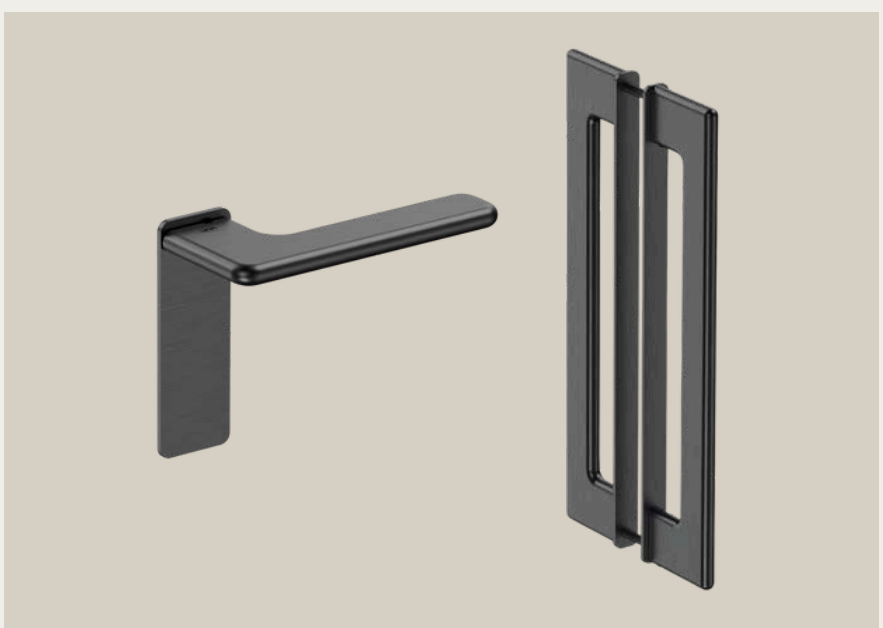
Carpilux manufacturer, solid iroko wood (naturally resistant to rot, moisture, and warping) with double laminated glass (8 mm interior, 6 mm exterior, 16 mm air chamber), with natural matte varnish finish



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

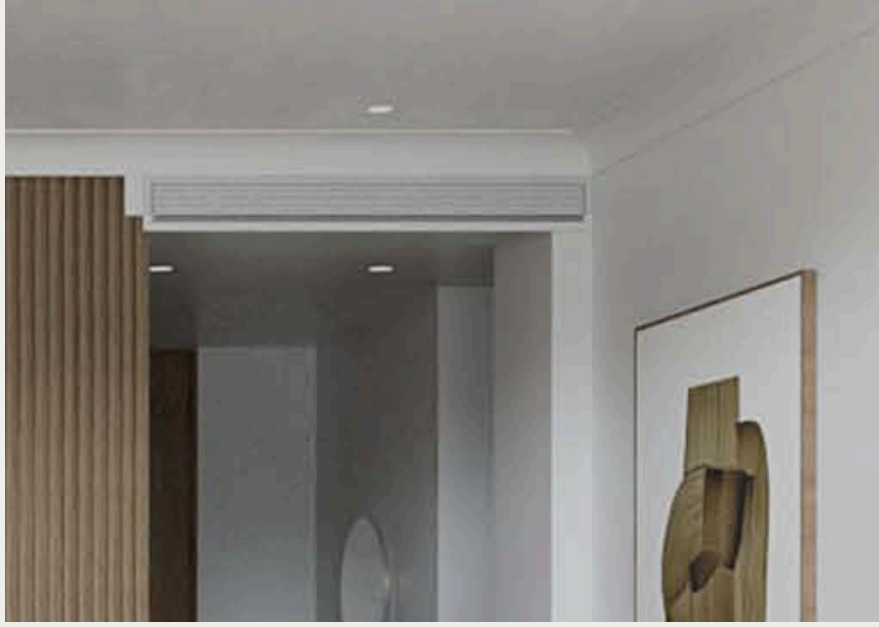


Hardware

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

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.

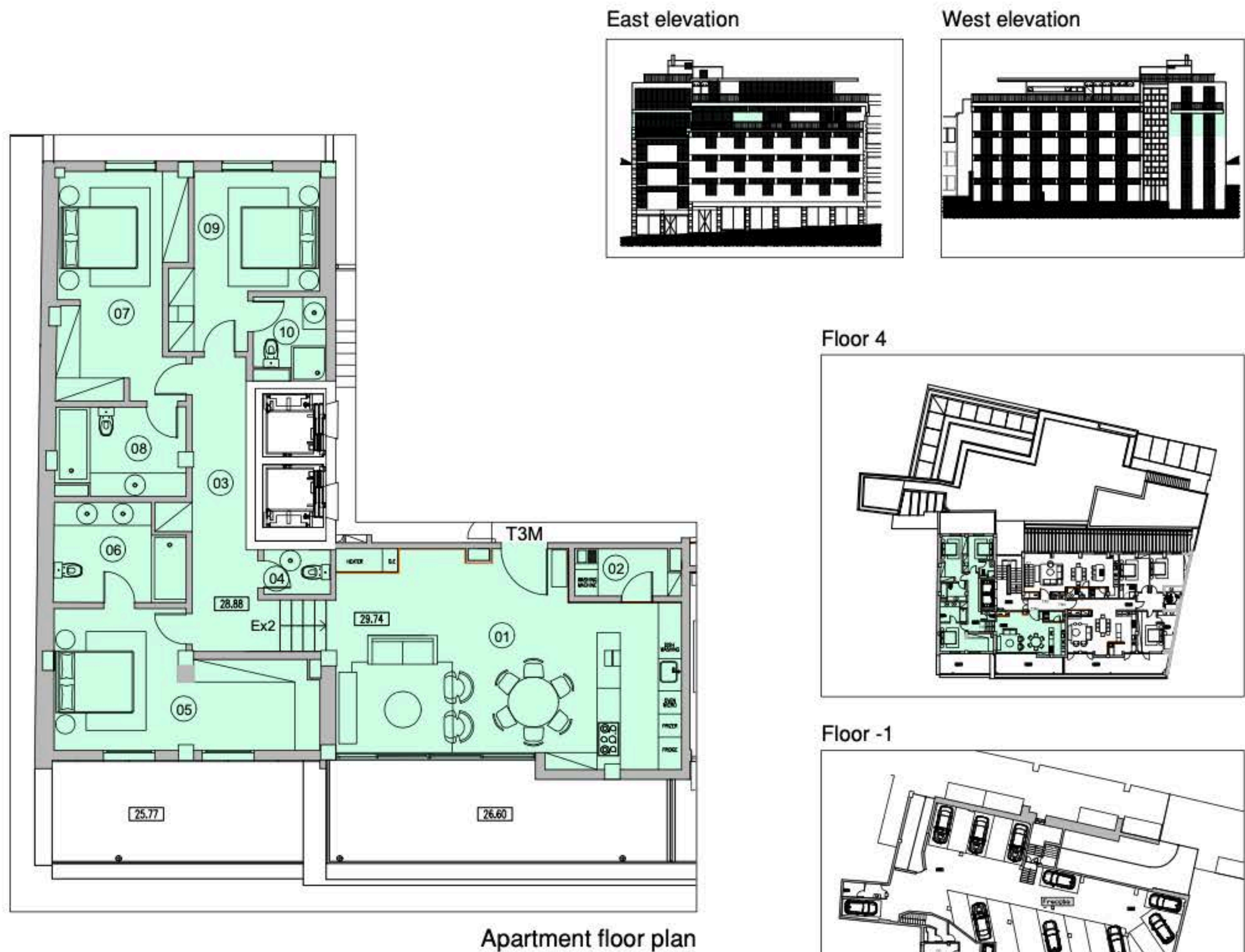
For limescale prevention in shower heads: remove aerators and shower heads occasionally and soak them in water with a mild soap. If needed, use a soft toothbrush to remove deposits.

Hardwood floors

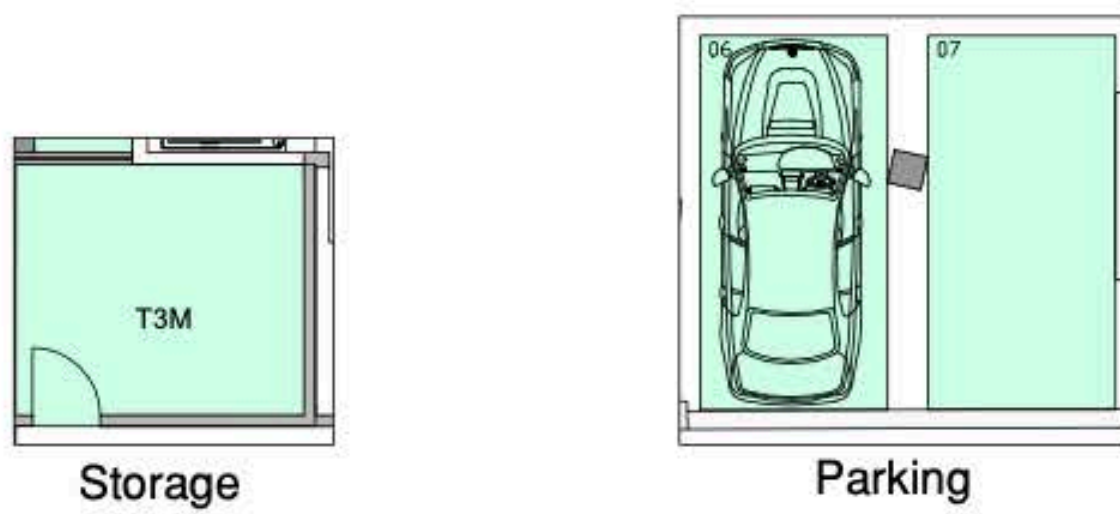
Sweep or vacuum regularly to remove dust and grit that can cause micro-scratches. Use a soft-bristle broom or vacuum with a hard floor attachment (no rotating brushes). Mop sparingly using a damp (not wet) microfiber mop and a pH-neutral wood floor cleaner. Wipe up spills immediately to avoid staining 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 - M | Floor 4

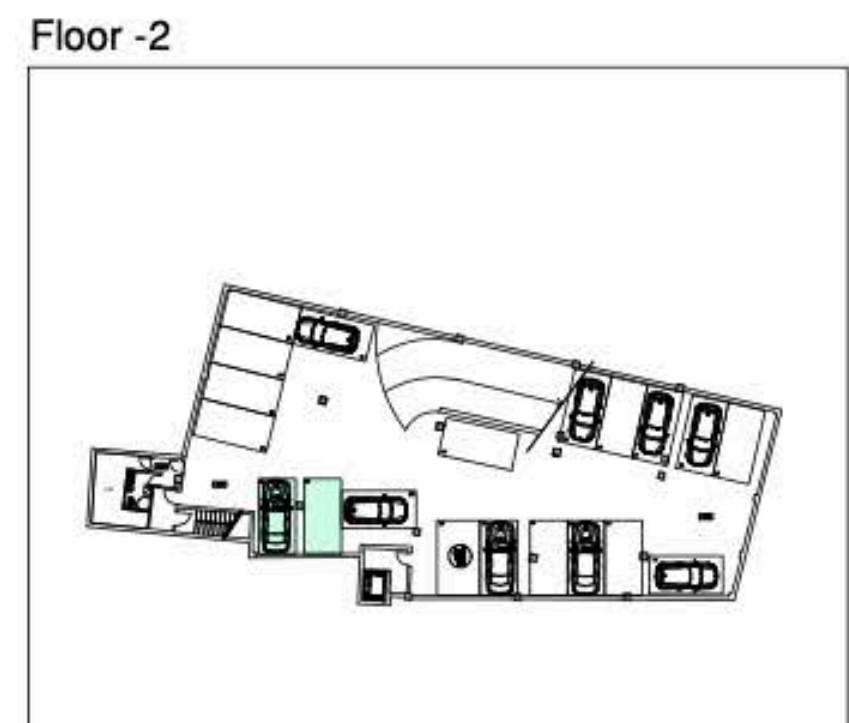
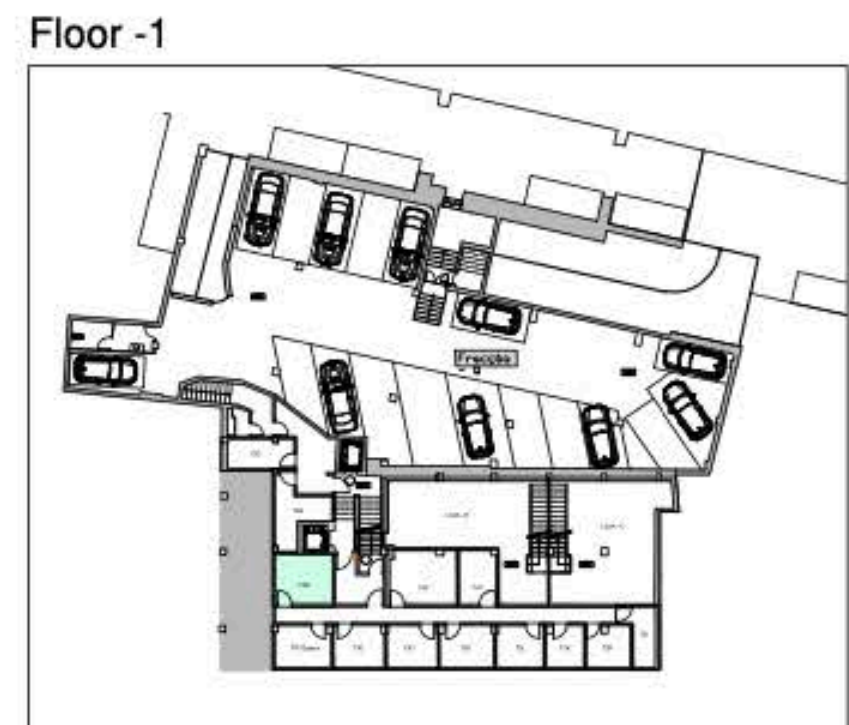
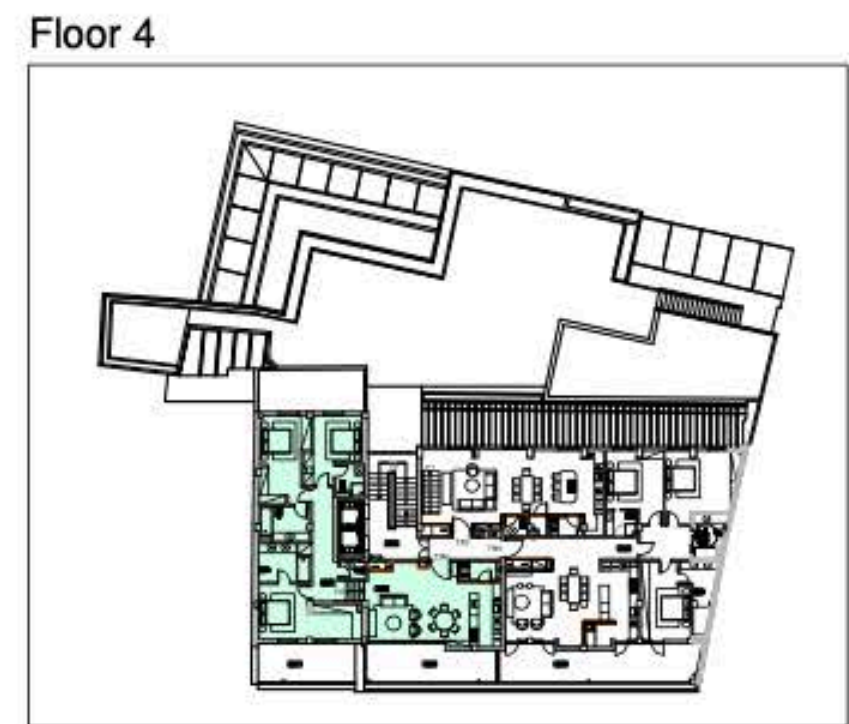


Apartment floor plan



Storage

Parking

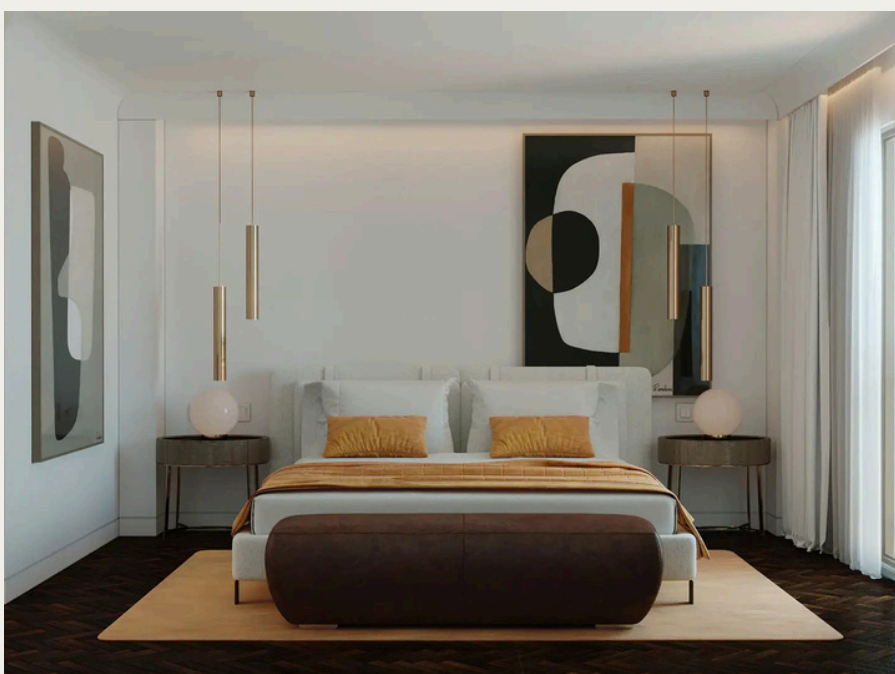
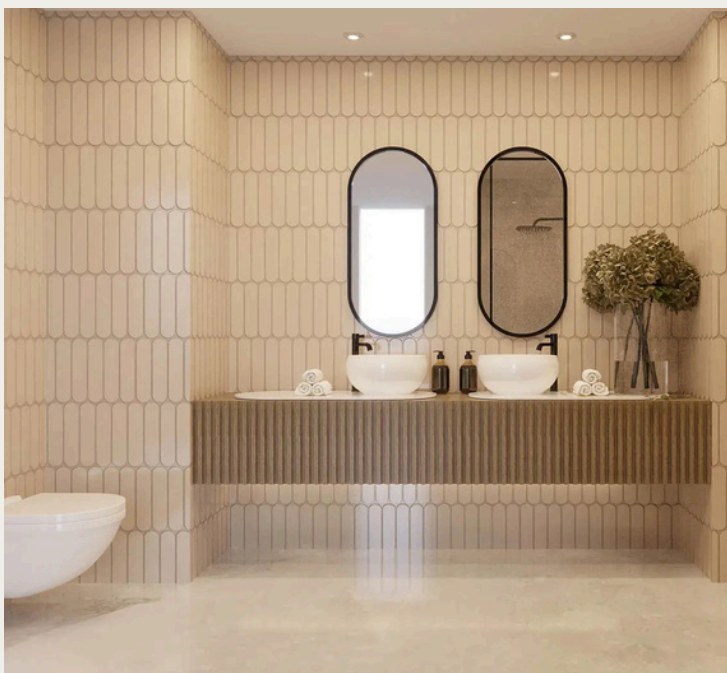


Scale: 1/200

Legenda

| | |
|-----------------------|---------|
| 01 - Kitchen / Living | 44,50m2 |
| 02 - Laundry | 02,16m2 |
| 03 - Circulation | 14,90m2 |
| 04 - Bathroom | 02,00m2 |
| 05 - Master Bedroom | 20,50m2 |
| 06 - Master Bathroom | 08,13m2 |
| 07 - Bedroom 2 | 18,15m2 |
| 08 - Bathroom 2 | 07,76m2 |
| 09 - Bedroom 3 | 13,70m2 |
| 10 - Bathroom 3 | 04,07m2 |

| Living Area | Balcony | Storage | Parking |
|-------------|---------|---------|---------|
| 162,20m2 | 50,00m2 | 10,75m2 | 25,00m2 |



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.



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Project Oversight



Structural Engineering



Architecture & Design

