

# Silves Briefing

---

7/30/2012



Silves House

## **The Estate**

The estate is a one-of-a-kind concept, the perfect combination of traditional and modern styles. The exterior as well as interior combine an algarvian rustic style with fashionable modern influences, the result is a harmonious union of the two. Composed elegance is the general tone which best describes this house. Spacious rooms which are permanently bathed in natural light thanks to huge glass surfaces. The modestly light colours that are found throughout the house are shown at their best in sunlight and combine harmoniously with the natural look of the house. Travertine stone slabs cover the floors, precisely chosen to fit into the natural and modest appearance. The dark wood which is used for doors contrasts the light colours, as do the bright colours of the modern furniture, resulting in a peaceful blend of opposites. To keep with the theme of harmony special attention was paid to ensuring that all of the major rooms were formed in accordance with the ‘golden cut’.

## **High-Tech**

The main house integrates well with its surroundings, a feat considering its size. An impressive, if somewhat modest, exterior gives way to an extremely high-tech system inside designed to allow maximum comfort. This “smart house” system ensures the inhabitants remain in control of this spacious house by being able to control all its functions remotely. This is done by using the touch panels found on walls or even with portable Ipads (Yes, there is an app which allows you to close the windows of your house!). A simple-to-use system lets it’s user control everything from room temperature to the music played by the underwater speakers, found in the unified indoor and outdoor swimming pool, from anywhere in the house.



Silves House

## **Amenities**

The amenities offered by this estate put most hotels to shame, with an entire floor dedicated solely as a spa and leisure area. A breath-taking custom made mosaic artwork decorates the bottom of the indoor-and-outdoor pool which is located near the sauna and infra-red cabin. While there is plenty of space around the pool to lie and relax during the summer the interior boasts equivalent opportunities ideal for winter time. The microclimate which exists in the spa area remains warm the year round making the pool and jacuzzi pleasant every month of the year. Secondary amenities such as gym and second lounge can also be found on this floor as well as the state of the art home cinema. The home cinema room was designed for only that function and is specialised to maximise the cinema experience in both picture and sound quality.

## **Wine**

Wine is another important feature of the estate, the two hectares of red wine grapes were planted in 2006 and can be used to produce independent wine. There is a wine cellar, connected to the main house which benefits from natural climate regulation because it is covered by a meter of earth.

## **Secondary buildings**

The main house is designed for a small family which is why there are only 3 (easily increased to 6) bedrooms. However there is ample room for guests on the estate as there are also 4 additional houses, comprising 10 bedrooms for guests and employees. One is loosely connected and is being used as a library and second office area, but also has a bedroom. A formal guest house is separated from the main house but remains close enough. On the southern end of the property there is a construction being used as an artists house, for sculptural works as well as accommodation. Near the entrance an employee house is located with office space as well as a bedroom, ideal for security and / or maintenance personnel.



Silves House

### **Security measures**

A key element of the house's high-tech functions are the security measures. Camera surveillance covering the entire interior, with the exception of bedrooms and bathrooms. Even for the exterior there are cameras, with infrared option for night time ensuring the inhabitants' safety. There is a safe-room which is hidden away discretely the rest of the time. The security for the secondary houses is controlled and monitored from the main house.

### **Garden**

Another impressive amenity is found outside, namely the artificial grass tennis court. Aligned perfectly pointing north the court limits negative sun exposure. Next to the court is the garden, although the term garden does not adequately cover the scene which is found outside. Such planning and resulting beauty is more fitting of a garden landscape or botanical garden. The same meticulous planning went into the design and plant selection as did into the house itself. The two key features of the garden are appearance and durability. The subtropical climate of the Algarve allows for a diverse range of plant-life, both of a local variety as well as foreign ones also. Local olive trees, by the hundreds, are found side-by-side with exotic palm trees choreographed to form artistic shapes. Two dimensional sculptures are formed by the blossoming of the flowers, such as a butterfly in the south and a kissing couple north of the house. Although the garden landscape offers an amazing sight it was designed to be as self-sufficient and low-maintenance as possible. This is partly due to the selection process, for instance larger grass areas were avoided when possible. The durability and water independence were important factors and have proved to ensure that the garden landscape is mostly self-sufficient. A 600m<sup>3</sup> cistern collects and re-distributes rainwater ensuring that limited added water is needed to sustain the beauty of the garden.



Silves House

## **Location**

The rural location allows for absolute privacy, whilst the relative proximity to Algarve's main road ensures that a short drive takes you anywhere you need to go. Two international schools are found less than 3 minutes away, with the beach a mere 10 minutes drive. A highway ramp is located 5 minutes away, ideal for longer journeys such as the 40 minute drive to Faro international airport.

## **Resumé**

As eloquent and complementary as this description is supposed to be, it nevertheless does not do this property justice. To understand and appreciate the unique beauty which is to be found here one must experience it first-hand.

## **Specifics / Areas**

Ownership:	Private.
Completion:	01/2012
Habitation License:	Yes.
Areas:	3160 square meters in total.
Maintenance costs:	Electricity average - 2500€ per month. Garden + supervisor - 1300€ per month. Water – Municipal access exists but not required (the property has two own bore holes plus a 600 cubic meter rainwater storage).
IMI:	Application with Financas.
Warranties:	Main technical and structural installations between 3 and 10 years.



## Silves House

requerente:  
 localização:  
 freguesia: Silves  
 concelho: Silves  
 registo predial Silves: nº 00 549M71285  
 matriz predial rústico: artº 100 - Secção CD  
 matriz predial urbana: artº 1262

			COS	CAS	
área do terreno urbano - área de edificação dispersa:			45%	25%	
área do terreno misto:					
			nível	área de construção (m²)	área de implantação (m²)
A	Mainhouse technical area -2	área técnica subterrâneo*	-2	220,57	
	Mainhouse technical area -1	área técnica subterrâneo*	-1	154,18	
	Mainhouse Pool	PISCINA exterior P.889/05	-1	90,70	
	Mainhouse	MORADIA P.889/05	-1	459,98	
	Mainhouse	MORADIA P.889/05	0	656,61	
	Mainhouse	MORADIA P.889/05	1	287,45	1232,07
B	Prnk House	CASA ANTIGA (RECUPERAÇÃO) P.889/05	0	77,50	
	Prnk House	CASA ANTIGA (RECUPERAÇÃO) P.889/05	1	55,70	77,50
	Prnk House	CASA ANTIGA (RECUPERAÇÃO) sótão*	2	55,70	
C	Mainhouse corridor to winecellar	ADEGA + LIGAÇÃO P.889/05	-1	111,85	111,85
	Winecellar, Fruitcellar, technical rooms, cistem	Cave de vinho e de frutas, área técnica, cisterna*	-1	244,31	
D	Old Adega	ADEGA (existente)	0	114,09	114,09
E	Employees House	MORADIA A P.188/07	0	127,54	127,54
F	Guest House & Store House	MORADIA B E ARMAZEM P.188/07	0	336,26	
	Guest House & Store House	MORADIA B E ARMAZEM P.188/07	1	45,00	336,26
G	Sculpturehouse	ARMAZÉM AGRÍCOLA P.704/05	0	120,00	120,00
<b>TOTAIS</b>				<b>3157,44</b>	<b>2119,31</b>

\* áreas não incluídos nos processos camários - ver artigo 6º do PDM de Silves

Artigo 6.º

Definições

...  
 Coeficiente de ocupação do solo (COS) — Índice resultante da razão entre a área de construção e a área do terreno utilizável (com exclusão de caves e sótão);

...





## Silves House

# Technical Description

External Version



Silves House

## Index

1. Team Manager.....	3
2. Project.....	3
3. House Description.....	3
4. Smart House – Prosystems.....	8
5. Security System.....	9
6. Local Security Company – Prosegur .....	9
7. Climatization – SACL.....	9
8. Pool – J. D. Pool.....	15
9. Sauna - Baums-Holzteam .....	18
10. OTIS - Lift .....	18
11. TV – TV2029 .....	20
12. Electric Equipment – Rolear .....	22
13. Magnetics – Cooper Safety .....	23
14. Plumber – Fernando Laurengo.....	23
15. Kitchen – CoziBemposta Lda. ....	24
16. Blinds and Closets – Michael Krebs.....	25
17. Doors and Windows – Visa Oeste .....	26
18. Carpenter.....	27
19. Telecommunication Line / Internet – Portugal Telecom.....	27
20. Telephone – Newstri Corporate Solutions.....	28
21. Internet Access GSM / TMN .....	29
22. Heated Chairs SPA.....	29
23. Lights from heated chairs SPA .....	29
25. Electrical Analyser – Main Board – Main House.....	29
26. Security Door .....	29
27. Aquarium .....	30
28. Main Gate.....	30
29. Second Gate & Wireless keyboard / Guest House Storage Gates.....	30
30. Pumps Water Holes.....	30
31. Electricians.....	30
32. Electricity supplier: .....	30
33. Garden lighting .....	30





Silves House

## 1. Team Manager

- Eng. Sandro Nunes
- Eng. Ricardo Matos

## 2. Project

- Architecture: Christian Neuner
- Concrete Structure: Cristina Vargas
- Technical Specialities: Colin Reid
- Electrical Licencing: António Matos

## 3. House Description

Silves House is equipped with systems that allow direct interaction with the user in order to provide as much comfort as possible. All existing solutions in the house interact with each other through a platform based on a Crestron Home Automation System.

Systems installed are divided into three groups:

- **Comfort**
- **Entertainment / Leisure**
- **Security**



Silves House

## **Comfort**

Automation System allows controlling all installation elements that aim to provide greater comfort to the user. These elements are:

- Direct Lighting
- Indirect Lighting
- Air Conditioning (Underfloor Heating & Air Conditioning)
- Blinds - Doors and Windows
- Opening / Closing Doors and Windows

The command and control of these elements can be made through local controls, through sensors, via Touch Panels installed in strategic areas of the house and still control through a fully automatic set-points defined by user entered for each element, as needed and desired.

## **Entertainment / Leisure**

For entertainment and leisure the Silves House was designed to ensure maximum comfort, and is equipped in the main divisions with the following systems and equipment:

- Signal distribution network TV / Satellite coaxial cable
- Data / voice communication network with cable UTP Cat 5e
- High fidelity sound system with the possibility of direct integration with personal iPhones and central music storage system



Silves House

- Wireless communication network data / voice guaranteed through 100/1000 Mbps routers
- Home cinema equipped with sound system with autonomous Surround Dolby DTS 7.1, high sensitivity screen and projection system
- Elevator

In association with leisure the house has a SPA with:

- Sauna
- Jacuzzi
- Infra-red Cabin
- Relax Chairs
- Massage room
- Fitness room
- Indoor and outdoor pool with Underwater Sound System.

## **Security**

The house is equipped with a security system that covers interior and outer perimeter of the house. Any outdoor area surrounding the house is 100% covered by security cameras with high resolution, zoom and infrared for night vision. This system aims to detect the presence of unauthorized persons within the property, particularly in the area surrounding the house. Also, by motion detecting, system identifies presence of people and follow their every move, sending the images captured to Home Automation System which distributes to the TV's and Touch Panels.

Security System inside the house is at the high level including infrared barriers, motion detectors, surveillance cameras, smoke, water and temperature detectors.



Silves House

Also there is an Access Control System which allows restricting people's access to some areas of the house. The doors of these areas are equipped with electric locks, operable through codes to enter on their keyboards.

Noteworthy are the following facilities Silves House:

- Electrical Network
- Heating
- Air Conditioning
- Sanitary Hot Water
- Ventilation
- Swimming Pool

### **Electrical Network**

The property which includes main house, guests house, workers home, sculptures house, a library and others premises is fed into electricity by a 15.000V line tension. Silves House is equipped with a customer transformer with 160 KVA of power. This low voltage transformer feeds the main electrical distribution board of the property which distributes to several partial electrical boards from each of the buildings. To the main electrical distribution board is associated a 140 KVA generator which ensures autonomy to all property during power failure. The main house is also equipped with a 10 KVA UPS that guarantees power failure protection for Home Automation Security Systems along with some lighting and sockets circuits.



Silves House

## **Heating**

All areas have water type under floor heating served by the thermal solar system backed up by air / water heat pumps in the chiller compound.

## **Air Conditioning**

The main living areas have air conditioning units in the ceiling void connected to the same heat pumps mentioned above (in reverse mode) acting as chillers for cooling. Separate split systems also provide year round cooling for the food store and the data room as well as the cold room.

## **Sanitary Hot Water**

Hot water is produced by the thermal solar system backed up by the oil fired boiler and is kept in two 500 litters hot water storage tanks.

## **Ventilation**

All toilets, bathrooms and kitchens have their own extract fans hidden in the ceiling voids. Also the following areas have dedicated ventilation systems:

- Spa area
- Gym and Laundry area
- Winter Garden
- Level -1 Storage area
- Electrical Technical room



Silves House

## Swimming Pool

Pool heating is done by the thermal solar system backed up by pool type air / water heat pumps in the chiller compound. The pool is equipped with waterproof speakers connected to the sound system of the house along with massage jets, waterfall and other therapeutic jets systems.

## 4. Smart House – Prosystems

### Contact

- Hardy Kleiner
- Hugo Naegele
- Karl Weierberger
- Robert Kamp
- Nicole Miltenberger
- [www.prosystems.eu](http://www.prosystems.eu)

### Services / Equipment provided

- Crestron System including software
- Data network including Rack and switch
- Audio System
- Intercom Systems for main gate, secondary gate and main door
- Touch Panels
- Wireless System



Silves House

- Control Home Cinema
- Push Buttons
- Lights
- Movement sensors
- Electrical boards equipped with domotic modules and electric modules
- UPS 10 KVA
- IPAD's Integration

## **5. Security System**

### **Services / Equipment provided**

- Complete Alarm System for all premises
- IR movement sensors / Water sensors
- CCTV Cameras / CCTV Recorders / CCTV console controller
- Magnetic contacts and access control for all doors

## **6. Local Security Company – Prosegur**

### **Services / Equipment provided**

- Alarm Central that allows the integration of main Security System with local security company



Silves House

## 7. Climatization – SACL

### Contacts:

- John Woodhams
- Vivaldo Bernardo
- Hélder
- [www.sacl.net](http://www.sacl.net)

### Services / Equipment provided

- 2 x Daikin heat recovery units with speed controllers and electric heating coils
- 1 x Flaktwoods air handling unit with filter and hot water heating coil and speed controller
- 2 x in line attenuators for above air handling unit;
- 1 x battery room extract fan Flaktwoods ILC/3M with speed controller;
- 1 x in line attenuator for above fan
- 1 x playroom extract fan Flaktwoods ILC/3M with speed controller
- 2 x in line attenuators for above fan
- 3 x toilet extract fans Flaktwoods ILC/1M with speed controllers
- 2 x in line attenuators for each of the above fans
- 1 x kitchen extract fan Flaktwoods ILC/3M with speed controller
- 2 x in line attenuators for above fan
- 2 x Daikin split air conditioning systems type FTXS50 (data room and food store)
- 1 x external condensing unit for cold room ( not included )
- 2 x air cooled heat pumps for pool heating Aquacal Superquiet





Silves House

- 1 x SQ121 + 1 x SQ 156 - Titanium /Hot Gas Defrost
- 1 x winter garden extract fan Flaktwoods ILC/6M with speed controller
- 2 x in line attenuators for above fan
- 23 x 2m x 1m solar panels (Solar Edwards Selective Titan II)
- 1 x bathroom extract fan Flaktwoods ILC/5M with speed controller
- 2 x in line attenuators for above fan
- 1 x 750 litre hot water cylinder with solar coil, heating coil and electric immersion heater (type Immosolar ISS 750)
- 1 x oil fired boiler rated at 45 KW output complete with oil pump, filter and day tank
- 1 x heating expansion vessel
- 1 x domestic hot water expansion vessel
- 1 x solar expansion vessel
- 2 x heating expansion vessels for pool under floor systems
- 1 x heating pump P9 Grundfos type UPS25-55
- 1 x domestic hot water pump P7 Grundfos type UP25-55B
- 1 x solar pump P8 Grundfos type UPS25-60 solar
- 2 x heating pumps for pool under floor systems Grundfos type UPS15-50
- 3 x plate heat exchangers for pool heating Immosolar type WP3-50XCR with insulation cover
- 1 x Grundfos CH12 duplex packaged booster set
- 2 x Grundfos CH8 packaged booster sets
- 5 x Grundfos CH4 packaged booster sets
- 2 x SANYO air/water heatpumps type SCP-AR401EH8
- 2 x 800 litre buffer vessels complete with solar coils Immosolar type IPS-GWT800



Silves House

- 3 x heating expansion vessels
- 2 x heating pumps (P1 & P2) Grundfos type UPS32-60
- 1 x heating pump P3 Grundfos type UPS50-180
- 1 x heating pump P4 Grundfos type UPS15-50
- 1 x heating pump P5 Grundfos type UPS15-50
- 1 x heating pump P6 Grundfos type UPS25-55
- Rehau underfloor heating system
- 12 x Daikin chilled water ducted type fan coil units as detailed on this drawing
- Ductwork, grilles, Plenums, Insulation, Dampers

## **Mechanical Systems**

### Heating

Space heating is provided by 2 x Sanyo air / water heat pumps installed in the chiller compound. These pump hot water in a primary circuit to 2 x buffer vessels located in the level -2 technical room. From there, hot water is pumped via secondary circuits to under floor heating systems throughout the house.

Control of the individual rooms is managed by the Prosystems home control installation. Each room is fitted with a temperature controller / sensor connected to the Home Control System which automatically adjusts the heating control valve depending on desired temperature.



Silves House

## Cooling

Air conditioning is provided by the same heat pumps operating in reverse cycle mode during summer as chillers. This is achieved by a summer / winter switch installed on the Home Control System. Chilled water is pumped from the buffer vessels to ceiling mounted air conditioning units via separate secondary circuits.

Once again, control of the individual rooms is managed by the Prosystems home control installation as described above. As well as temperature control, it is also possible to control the fan speed of the air conditioning units via the Home Control System.

## Pool Heating

The two swimming pools are heated by 2 x pool heat pumps also mounted in the chiller compound. Pool water circulates from the filtration system through these heat pumps which are set at 36 degrees to heat the Jacuzzi as well as the swimming pools. The Home Control System ensures that the Jacuzzi is heated to 36 and the pools to 30 degrees.

## Sanitary Hot Water

The primary source of heating for hot water comes from the Solar System described below. There are two backups to this system:

1. The Diesel Boiler located in the chiller compound
2. The Electric Immersion Heater in the hot water tank



Silves House

A hot water circulating pump ensures that hot water is maintained in all areas of the house.

### Solar System

A Thermal Solar System has been installed to provide heating to the following systems in order of priority:

1. Sanitary Hot Water
2. Under Floor Heating
3. Swimming Pool Heating

Solar System is fully automatic and is programmed to ensure that solar energy is directed to the correct heating system in the priority specified above. If solar energy is not adequate, the backup systems described in the above sections are automatically enabled.

### Ventilation

The following ventilation systems have been installed:

1. Extract fans in each WC and bathroom controlled by Home Control System
2. A heat recovery system in the Spa area – provides fresh air heated by the outgoing extract
3. A warm air ventilation system in the rear garage area – provides background heating to this area during winter



Silves House

4. A pool ventilation system – provides ventilation and dehumidification to indoor pool area
5. Various other extract systems in areas such as the laundry room, winter garden and the children's living room all connected to the Home Control System
6. The diesel boiler – provides heating to the pool and garage ventilation systems as well as back up to the sanitary hot water system

## HVAC

A Control Panel mounted in level -2 technical room controls all the HVAC plant installed in that area whilst a control panel mounted in the chiller compound controls the diesel boiler and associated pumps and equipment.

Please refer to the HVAC drawings already provided for further details

## **8. Pool – J. D. Pool**

### **Contacts:**

- Duhnke
- Carmen Thomann
- [www.j-d.de](http://www.j-d.de)

### **Services / Equipment provided**

- Sun Filters
- Compact Control – measuring device



Silves House

- Chlorine System
- Lifter container for Chlorine System
- Ozonator
- Solenoid Metering Pumps
- Chlorine Dosing Unit
- Dosing Unit for pH Correction
- Chemical Feeder cleanable
- Chemical Feeder removable
- 3-Way Electrically driven Spring-Return Valve
- Vacuum Pump / Compressor
- Besgo automatic backwash valve
- Besgo valves
- Jet Stream Bambo
- Jet Stream Viva
- Underwater lights
- Underwater spotlights
- Power supply for underwater spotlights
- Swimming Pool Cover
- Robby G3 – Pool vacuum cleaner
- Pool Ventilation / Humidity Adjustment System
- Digital timer
- Filter circulation pump
- 37 Underwater loudspeakers



Silves House

## **Periodic maintenance required:**

### **Ozonator**

Biweekly: close both valves and unscrew the cap clean the primary screen, screw the cap and then open both valves again.

### **pH-dosing unit**

Check the level – refill if required.

pH-reducing 8 kg to 140 litres of water.

pH-increasing 10 kg to 140 litres of water.

Clean the chemical feeder biweekly.

### **Chlorine-dosing unit**

Check the level of the chlorine substance – refill when required.

Check the removable chemical feeder quarterly.

### **Chlorine System (Chlorozongerät)**

See paragraph 5 at the service manual: Control while operation and filling up water.

### **Compact Control**

See the Compact Control – measuring device.

### **Measuring water**

- Check if the measuring water mesh sieve is soiled
- Regulate the check valves so that the gage will show low pressure
- Check the pH value with the water test kit. Control this value with the parameters shown at the Compact Control. If there is any difference the pH-



Silves House

electrodes have to be adjusted as per description (operation instructions for Compact Control)

### **Check Valve**

If there is any loss of water in the pool or if the filter is chopping (permanent turns ON / OFF) please check if Check Valve is soiled. In case of electrical power outage or if the filter is OFF, the pool can be empty uncontrolled by draining the reservoir (overflow pan) if the check valve is soiled! (This description is only a briefing. Please observe the instruction manual and water maintenance too!).

### **Ventilation**

Check the air filter every 10 weeks and clean if it's necessary.

**JD Pool has remote access to the system through a modem line installed in level - 2 ventilation board.**

## **9. Sauna - Baums-Holzteam**

### **Contacts:**

- Peter Baum
- Renate Weitzmann
- [www.baums-holzteam.com](http://www.baums-holzteam.com)





Silves House

### **Services / Equipment provided:**

- Sauna
- Infra-Red Cabin

## **10. Elevator - OTIS**

### **Contacts:**

- Commercial: Filipe Santos
- Technician: Ilidio Rofino
- Technician: Eng. Pedro Miguel Marques
- General Tel / Fax: 289 570 002 / 289 589 187
- Hotline: 289 570 002
- [www.otis.com](http://www.otis.com)

### **Services / Equipment provided:**

- Elevator

### **Periodic maintenance required:**

- The elevator has a specific maintenance contract. The maintenance is made by OTIS.
- In an emergency, if the lift stops, to enable communications with the service centre of Otis, the user must press the alarm button for 5 seconds. The call is automatic.



Silves House

## 11. TV - TV2029

### Contacts:

- Marc Wentink
- Ana Jesus
- [www.tv2029.com](http://www.tv2029.com)

### Services / Equipment provided:

System satellite receiver via fibre optics including the following material:

- 1.80m satellite dish with LNB
- 1.00m satellite dish with LNB
- cables, shunts, converters and fibre optic chips
- Profiler-Amplificador / Filtro Multichannel Johansson
- Switch "multi switch" 9 x 8
- Central modulating
- Receiver Technisat Digicorder S2X 160GB HD
- FTA Receiver Iberosat RD4000

Satellite System receiver through coaxial cable including the following material (Guest House):

- 60cm satellite dish and its LNB



Silves House

- Coaxial cable and plugs
- FTA Receiver Iberosat RD4000

Audio speaker system, TV and cinema, including the following material:

- 3 x Bose Speakers pair Environmental ref: 151SE White
- 1 x pair Bose Environmental Speakers ref: 251 White
- 2 x B & W Subwoofer Speaker ref: CT SW12 Black
- 5 x Column B & W ref: CT 7.3 LCRS Black
- 2 x B & W Speakers Embed ref: CWM7.4
- 1 x Subwoofer Amplifier for B & W ref: SA1000
- 1 x Radio receiver / amplifier. ROTEL Ref: Black RSX1560
- 1 x DVD / Blue Ray Cambridge ref: Azur 650BD-B
- 1 x Projection Screen Beamax Fix 260x151 ref: 10504
- 1 x LED Projector Yes2 Ref: 50 T1DG Mico and its ceiling mount
- 2 x Samsung Plasma 50 "ref: PS50C6900 wall brackets and their
- LED 2 x Panasonic 42 "ref: TX-L42D25 wall brackets and their
- 1 x LED Panasonic 32 "ref: TX-L32D25 and wall holder
- 1 x Samsung LED 55 "ref: UE55D7000 and wall holder
- 1 x Samsung Blue ray DVD Ref: BD-D6900
- 4 x HDMI Extender Cat5E / 6 "long distance" and several HDMI cables

**Periodic maintenance required:**

- The equipment described, except for the projector, do not require regular maintenance, may sometimes be necessary for any updates or software channels but only when and if they are available.



Silves House

- For the LED Projector SIM2 Ref: Mico 50 T1DG the same need to periodically clean up filters (own equipment will give an indication to proceed with this action).

## 12. Electric Equipment – Rolear

### Contacts:

- General: +351 282 340 430 / [www.rolear.pt](http://www.rolear.pt)
- Electrical Materials: Carlos Bento
- Generator: Pedro Marques
- Gerador: Technician / Sr. Alexandre

### Services / Equipment provided:

- Electrical Materials & Electrical equipment
- Electrical Generator Himoina
- Lights of the bridge between the Main House and Pink House



Silves House

### 13. Magnetics – Cooper Safety

#### Contacts:

- Commercial: Pedro Roque
- Technician: Carlos Santos
- Seller Company: Rolear Lagoa / Carlos Bento
- [www.coopercsa.it](http://www.coopercsa.it)

#### Periodic maintenance required:

- Maintenance required is described in the manuals for each specific equipment
- This equipment was installed by local electrician Luis Joia

### 14. Plumber – Fernando Laurenc

#### Contacts:

- Address: Parque Empresarial do Algarve  
Lote 11 R/C - Caixa Postal 440  
8400-431 Lagoa - Algarve
- Name: Fernando Mimoso Lourenço
- E.mail: [fml.lda@sapo.pt](mailto:fml.lda@sapo.pt)



Silves House

### **Services / Equipment provided:**

- Plumbing sanitary water
- Delivery of Central Pumping in cisterna
- Water softener
- Ultra-Violet
- Solar Systems in the annexes houses
- Plumbing in the annexes houses
- Diesel pumps

### **Periodic maintenance required:**

- Control levels Salt Softeners
- Cleaning of filters impurities
- Verification of Solar Systems (once a year)
- Other maintenance described in the manuals for each specific equipment

## **15. Kitchen – CoziBemposta Lda.**

### **Contacts:**

- Address: Urbanização Monte da Bemposta Lote 23 R/C  
8500 - 333 Portimão
- Name: António Mateus
- Tel/Fax: + 351 282 423 366 /+ 351 282 415 218
- Web: [www.cozinhasmateus.com](http://www.cozinhasmateus.com)



Silves House

### **Services / Equipment provided:**

- Exhaust
- Oven
- Refrigerator
- Dishwasher
- Washing Machine
- Coffee machine
- Ironing machine
- Induction Hub
- Dryer
- Microwave
- Steamer

### **Periodic maintenance required:**

- According to the instruction manual of each equipment

## **16. Blinds and Closets – Michael Krebs**

### **Contacts:**

- Address: Gögginger Str. 149, 86199 Augsburg
- Name: Michael Krebs
- Web: [www.krebs-raumausstattung.de](http://www.krebs-raumausstattung.de)



Silves House

**Services / Equipment provided:**

- Blinds including motors
- Closets

**Periodic maintenance required:**

- Clean wood, lubrication of motors and guides

**17. Doors and Windows – Visa Oeste**

**Contacts:**

- Joice Farto
- Pedro
- Carlos Dias
- [www.visaoeste.pt](http://www.visaoeste.pt)

**Services / Equipment provided:**

- E-slides doors
- Door locks
- Fingerprint, door level -1
- Door and Window glasses

**Periodic maintenance required:**

- The maintenance required is described in the manuals for each specific equipment.





Silves House

## 18. Carpenter

### Contacts:

- Michael Stadelmann

### Services / Equipment provided:

- Wooden doors
- Metal doors
- Electric Locks of wooden doors and door of the Pink House
- Headboard of the master bedroom
- Electric gates of the garage floor 0
- Electric gates of the garage floor -1

### Periodic maintenance required:

- Clean and lubricate locks.

## 19. Telecommunication Line / Internet – Portugal Telecom

- Company Name: Portugal Telecom ([www.telecom.pt](http://www.telecom.pt))
- Contacts: Hotline – 16200  
Malfunctions – 16209



Silves House

## 20. Telephone – Newstri Corporate Solutions

### Contacts:

- Jorge Batista
- João Paulo
- [www.newstri.com](http://www.newstri.com)

### Services / Equipment provided:

- Siemens Voice System & Telephones
- Antennas wireless network link between Main House and Sculpture House
- fibre optical cable and UTP converters installed between Main house and Guest House
- Internet Router to Internet Access through GSM.
- Wireless antennas from the internal voice system.

Fibre optical cable and UTP converters installed between Main house and Guest House

Equipment and materials provided is plug & play type, do not require any configuration.



Silves House

## 21. Internet Access GSM / TMN

- Company Name: TMN
- [www.tmn.pt](http://www.tmn.pt)

## 22. Heated Chairs SPA

- Heating system provided by Ricardo Soeiro

## 23. Lights Heated Chairs Area

- Company Name: Automair
- Contact Person: Sr. José Manuel
- [www.automair.com](http://www.automair.com)

## 24. Electrical Analyser – Main Board – Main House

- Company Name: Tecnilab ([www.tecnilab.pt](http://www.tecnilab.pt))
- Hotline: +351 217 220 870
- Technician: Carlos Valentim

## 25. Security Door



Silves House

## 26. Aquarium

- Bernardo Nascimento

## 27. Main Gate

- Luis: +351 919 927 252

## 28. Second Gate & Wireless keyboard / Guest House Storage Gates

## 29. Pumps Water Holes

- Mario Cruz

## 30. Electricians

- Jorge
- Luis
- Armando

## 31. Electricity Supplier:

- Actual supplier: EDP Serviço Universal
- Contacto Comercial: 808 505 000
- Contacto Avarias: 800 506 506

## 32. Garden Lighting

- Company Name: ChainLight
- [www.chainlight.pt](http://www.chainlight.pt)