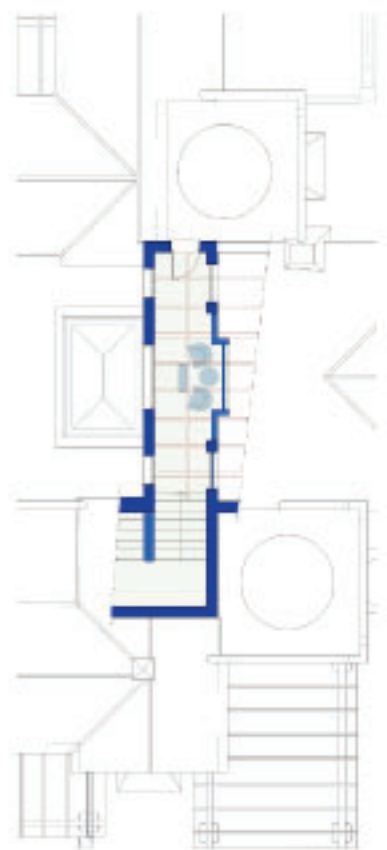




Villa 2B-3

3 Beds / 5 Baths

Escala gráfica / Graphic scale



PLANTA ALTA / FIRST FLOOR



PLANTA BAJA / GROUND FLOOR



POSSIBLE AMPLIAÇÃO  
POSSIBLE ENLARGEMENT

PLANTA SÓTANO / BASEMENT



#### GENERAL CONSTRUCTION:

- Reinforced concrete structure.
- External walls in solid brickwork, thermo-acoustic insulation.
- Interior walls with thermo-acoustic insulation, damp-proof brickwork in bathrooms and kitchen.
- External surfaces painted with acrylic paint.
- Sloped roofs with aged Arabic style tiles, thermal and damp-proof insulation.

#### INDOOR FINISHES:

- All interior vertical and horizontal surfaces finished with smooth plastic paint.
- False plaster ceiling as per design.
- First quality treated Italian Travertine marble flooring and skirting in lounge, kitchen, bedrooms and bathrooms.
- First quality ceramic floor tiles in service areas.
- First quality Italian Travertine marble on staircases.
- Handmade terracotta floor tiles on terraces.
- First class marble bathrooms wall tiling as per design. Venetian stucco or large slabs of rough treated Travertine marble in main bathroom walls.
- Suspended porcelain DURAWIT sanitary ware and hydro-massage bathtub at main bathroom. (STARBUCK III)
- Built in washbasin under marble vanity top. Fitted mirror and under basin cupboard.
- HANS GROHE or similar chrome mono taps. (Axxor make in main bathroom and Talis for the rest).
- Indoor carpentry: polished wooden doors with brass hinges and fittings.
- Indoor carpentry: polished wooden doors with brass hinges and fittings.
- Outdoor carpentry: varnished iroko wood entrance security door.
- Varnished iroko wood windows and doors. Solid iroko wood decorative bow windows. CLIMAUT double-glazing.
- Decorative arches in main hallways.

#### EXTERIORS:

- Private swimming pool with filtered water purifying system and under-water lighting.
- Pre-installation of automatic irrigation system and garden lighting.
- External walls up to 2m high according to local regulations.
- Remote controlled carport gate same colour as the rest of carpentry.
- Exterior frames and windows in iron work as per design.
- Pedestrian gate finished in wood as per design.
- Planters integrated and connected to irrigation system.
- Garage sectional door same colour as the rest of carpentry (Hörmann).

#### INSTALLATIONS:

- High standard electrical wiring in accordance to electrical regulations with individual circuits for each floor.
- Top quality electrical appliances.
- Adjustable halogen lights built into false ceiling in passages, dressing room and bathrooms.
- Terracotta light fittings in terraces.
- Video interphone in kitchen (connected to security unit).
- RTV and phone plugs in lounge, bedrooms and kitchen.
- FANCOOLIS hot-cold air-conditioning installed with individual control units per room.
- Under floor heating throughout with individual thermostat units per room.
- Fireplace in living room as per design.
- Reticulated polyethylene drainage system and regulator keys in each wetroom and appliance.
- Sanitary hot water supplied by main heat pump.
- Wardrobe lighting.

#### OTHER INSTALLATIONS:

- Pre-installation of alarm system.
- Safe box.
- Pre-installation of Home Cinema system in lounge.

#### OPTIONAL:

- Electric aluminium shutters in all bedrooms, possible centralisation.
- Mosquito nets in main windows and doors.
- Rollback type automatic pool cover.
- Heat pump for swimming pool.
- Decorative fountain in entrance patio as per design.
- Security glass shower screens and doors.
- Water deposit 2000 litres and pressure pump.
- Glass and wooden lattice for pergola cover.
- De-calc water treatment.
- Sauna.
- Heated towel rails in bathrooms.
- BBQ in garden.
- Sub-tropical garden with automatic irrigation system and adapted lighting according to design.
- Fully lined wardrobes.
- Extra bedroom suite.

Este folleto no tiene valor contractual. Todas las medidas y dibujos son aproximados. El promotor se reserva el derecho de realizar modificaciones. This document is of no contractual value. All measurements and drawings are approximate. The Developer reserves the right to make revisions.







## Villa 2B-3

Parcela / Plot: 1.209 m<sup>2</sup>

### SUPERFICIES TOTALES / TOTAL AREAS:

Superficie Construida / Constructed Area: 575,45 m<sup>2</sup>

Terrazas cubiertas/ Covered Terraces: 38,89 m<sup>2</sup>

Terrazas abiertas / Open Terraces: 110,62 m<sup>2</sup>

Piscina / Swimming Pool: 4,5 x 10m

### PLANTA ALTA / FIRST FLOOR:

Superficie Construida / Constructed Area: 27,63 m<sup>2</sup>

Terrazas abiertas / Open Terraces: 19,03 m<sup>2</sup>

### PLANTA BAJA / GROUND FLOOR:

Superficie Construida / Constructed Area: 280,05 m<sup>2</sup>

Terrazas cubiertas/ Covered Terraces: 38,89 m<sup>2</sup>

Terrazas abiertas / Open Terraces: 73,59 m<sup>2</sup>

### PLANTA SÓTANO / BASEMENT:

Superficie Construida / Constructed Area: 267,77 m<sup>2</sup>

Terrazas abiertas / Open Terraces: 18,00 m<sup>2</sup>

