



Floors

Large format superior quality porcelanic floors throughout the property. Interior and exterior identical in size and color, creating one living space all through Exterior tiling prepared with anti-slip treatment. Interior sideboards in white enclosed in walls. Proposal for 120 x 60 cms soft grey tiling

Bathroom tiling in large format contemporaneous style in white with wet area in darker finish and decor.

Bathrooms

Wall suspended toilet and vanity unit. Italian shower with sewerage in stainless steel. . Showerwall in security glass. One handed taps and rain-shower in master bathroom. Mirrors with integrated LED illumination. Water heating with athermic system.

Kitchen

Manufactured design with closed wall and space for integrated whitegoods . Kitchen bar with integrated induction hob, ceiling integrated extractor fan. Worktop in Quartz stone with side-cover. Kitchen tap and sink in stainless steel underneath worktop. Washing machine connection in laundry.

Carpentry

Interior doors from floor to ceiling with fixed elements above 210 cms. Mechanisms with magnetic closure. All in lacquered white. Wardrobes in similar design with interior design (shelves, drawers, hanging compartments. Door Handles nicked soft shine stainless steel treated.

Aluminum window frames in anthracite grey, with endothermic barrier, with 24 mms combined insulated glass with Sunguard thermic block with high density rolling blinds, electrically operated.

Climate control

Pre-installed conducts for air-conditioning in all rooms. with pladur ceiling where interior machinery Waterheating by Aerothermia. Forced ventilation system throughout the villa

Painting Facade

Interior Smooth finish no shine white color paint. Exterior in white coating (monocapa) free of maintenance. With interior inclination to avoid staining of exterior walls.

Swimmingpool

8 x 4 with interior steps and shallow area at entrance, with bordering in identical floor tiling as exterior terraces, with interior LED lights, with engine, filter, exterior shower and preparation for heating system and with 1 m3 waterstorage for filter cleaning.

Exterior terraces.

Area between pool and front villa in identical tiling to interior, sun terraces and walk way according plans.

Illumination - Technology

Ceiling lights in LED, all rooms integrated in ceiling Exterior appliances in Inox color, LED in pool area, walls, and entrance. USB and TV, Internet connections to all rooms. and pool area, with Sat dish Astra on roof.

Concept

Create an all-on-one-floor design open concept villa with open views over the surrounding area. All family rooms are located to the front with a south facing situation and direct access to the pool and terrace area, creating large and open surfaces that seemingless coördiante exterior and interior space.

The project has been filed for A- Energy class, including A++ water heating systems, vertical and horizontal insulations in walls and thermic barriers in window frames. Due to constantly changing regulations a minimum of B- energy certification will be obtained.

Large open windows improve light and allow the use of first class insulations to enjoy the Mediterranean climate in all conditions.

Color schemes with soft shine in white and stylish grey allow for any personal touch in decoration to combine well

Structure

Steel reinforced beams in high density concrete in all floors and pilars with footings and air-chamber according regulations and Architects project. Entire execution supervised and controlled by official organisms and technical architect.

Guarantees, warrents.

According official requirements and regulations, with 10-year period for structural elements. With all documents of proof of OCT, Decenal insurance and Book of Building (digital format)

Plot and entrance.

Fully finished entrance with electric gate and paving apt for cars and pedestrians. Fully fenced in walls finished similar to the villa. Video porter and automatic opening of pedestrian and car entrance

Main entrance door in large format, pivoting opening system, security door, with exterior wooden finish. Pedestrian area tiled with covered entrance and hallway with wardrobe.

Exterior light on villa in LED on all sides, with LED for car drive and pedestrian entrance

The garden area is delivered clean with root protection cover, gravel and some ornamental trees, washingtonia palm trees, no further vegetation.

Plot dividing and separating walls in maximum height according to municipal regulations in concrete blocks finished in Monocapa.

Solarium.

Access through exterior stairway, fully paved area with exterior lights LED, waterpoint and exterior sockets. Technical area for fain-coil, solar water heating, etc, separated with wall from paved area.

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