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# Building

## SPECIFICATIONS

**All the building materials are high quality which provide to our villas an energy efficiency of class A**

**Installation of 5cm external wall thermal insulation system** (GT XPS 300 PANEL 0,0275W/(m.K) to all facades of the building including rooftop.

**Doors and Windows:** All visual openings, including sliding doors and windows will be made from high quality thermal powder-coated aluminum with double glazing. LOWE TOPN 6mm + CLEAR 5mm

**Photovoltaic System**

**Door Videophone and Access System**

**Electric Gates**

**Automation Systems:** The villa lighting, ac/heating and camera systems are fully integrated with automation systems. (smart home)

**Air conditioning and Central heating system**

**Italian kitchen with granite countertops and italian wardrobes of high quality and aesthetics.**

**Bathroom specifications:** High quality sanitary wares, mixers and water systems from well-known European brands such as LAUFEN and GROHE

**Floorings:** Parquet flooring from VILLEROY AND BOCH in bedrooms and high quality European porcelain (60x120cm) flooring in living rooms, kitchen and deck style ceramic in roof top areas.

**Provision of closed circuit tv monitoring**

**Infotainment Systems:** In all Tv access points, coaxial RG6 and Ethernet CAT6 cabling will be installed. All residents will purchase their separate service from Internet, IP-TV, and Telephone Service Providers of their choice.

The client has the option of customizing the interior materials according to its preferences.

All CGIs 3Ds and informations included in this brochure are indicative of final specification and are subject to change. The information in this document has been prepared solely for the purpose of providing general information about the project. The Developer reserves the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. All matters will be governed by the applicable purchase and sales agreement. The Developer retains the copyright of material in this brochure and may change the content or format at any time.

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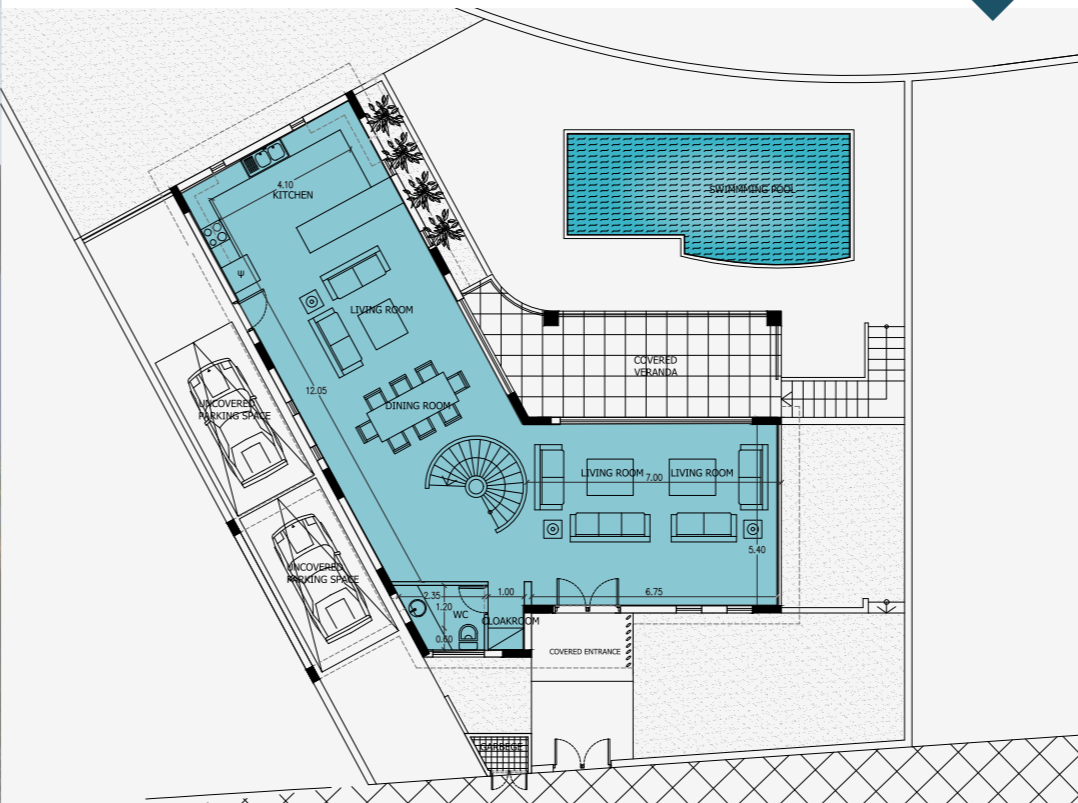
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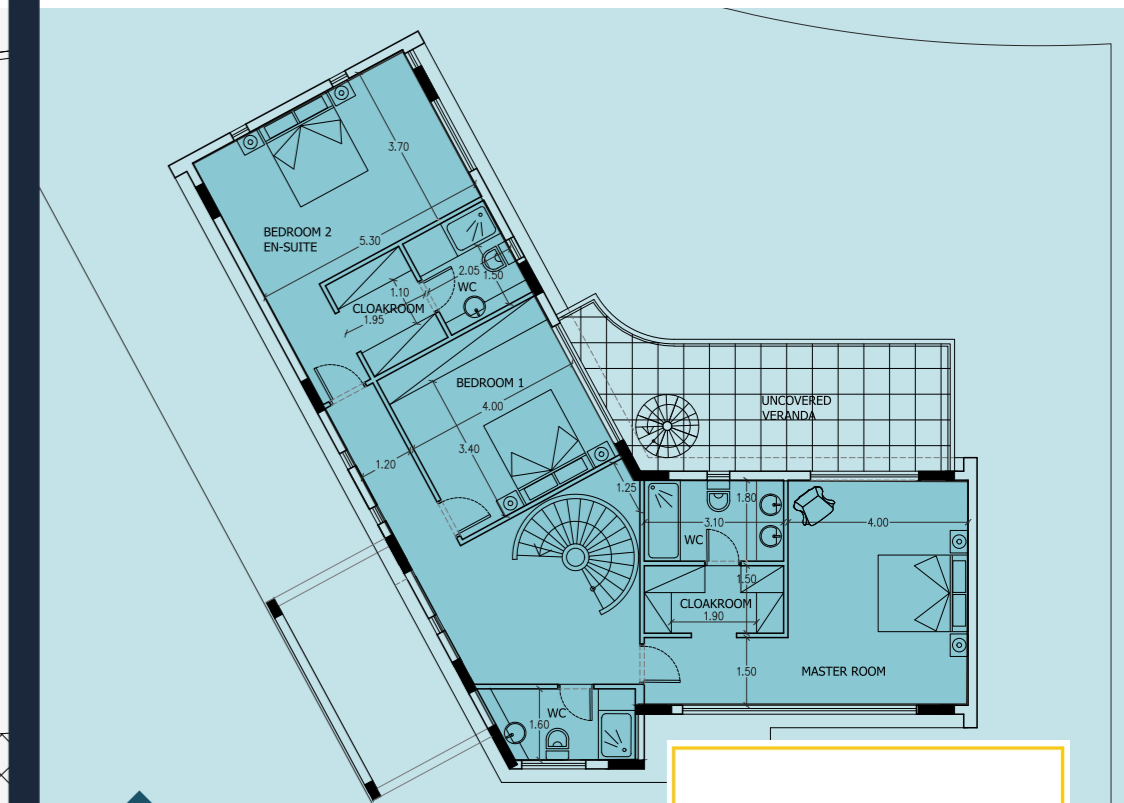
# VILLA (1)



GROUND FLOOR



1st FLOOR



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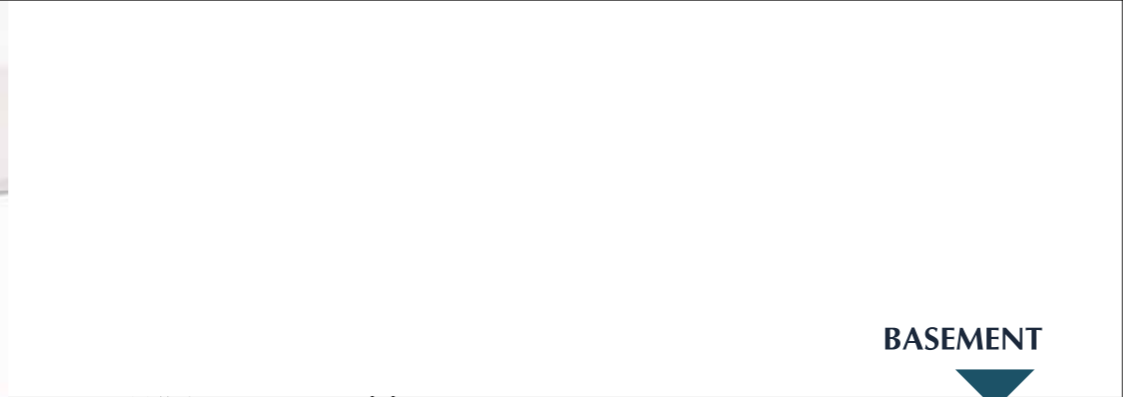
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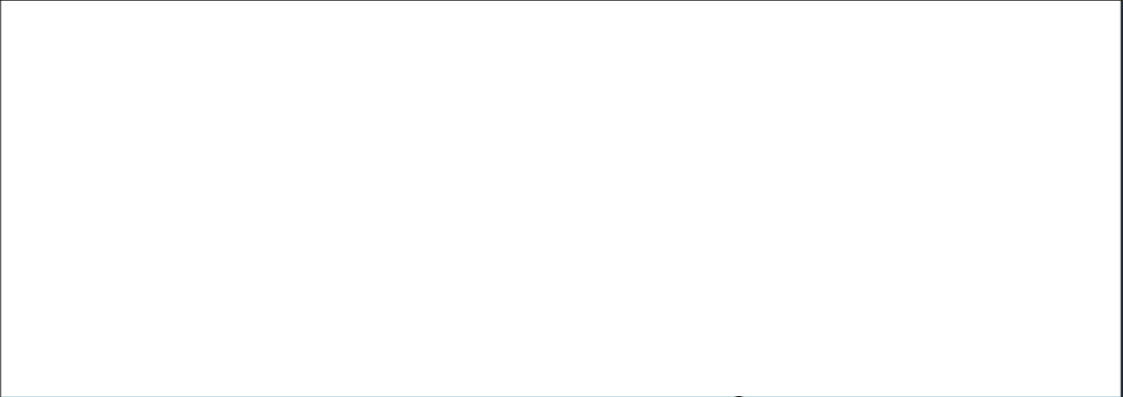
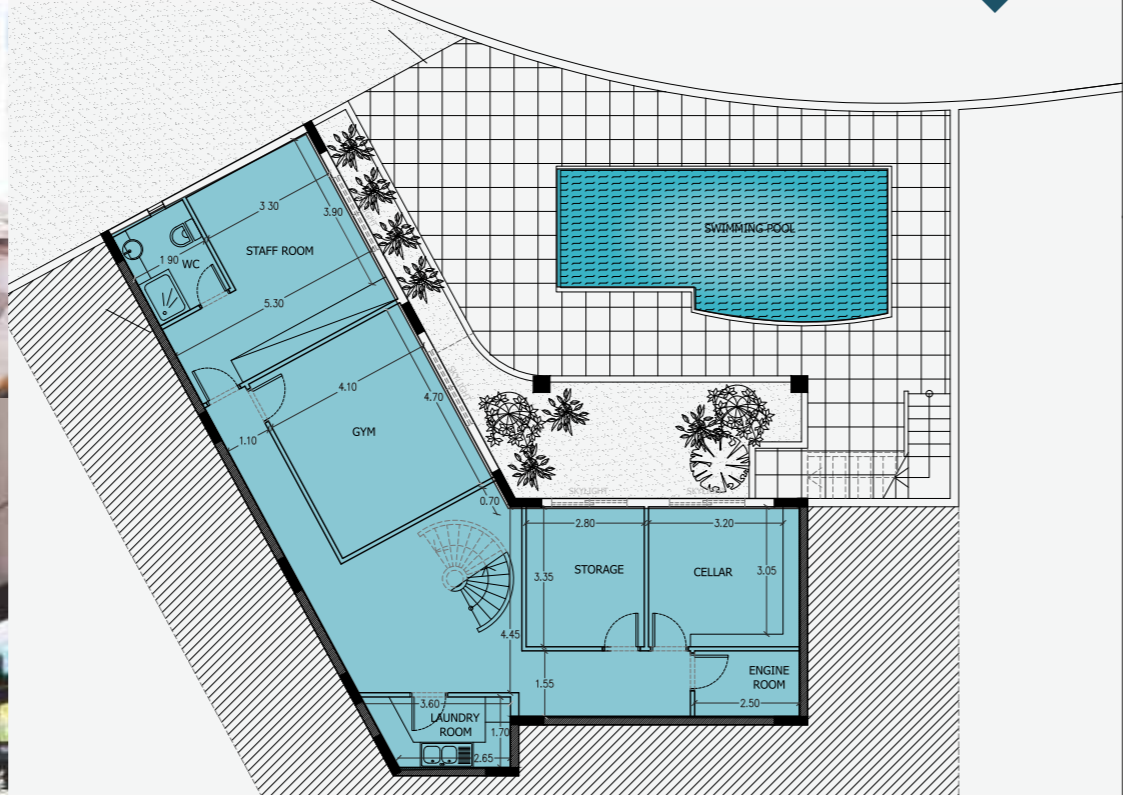
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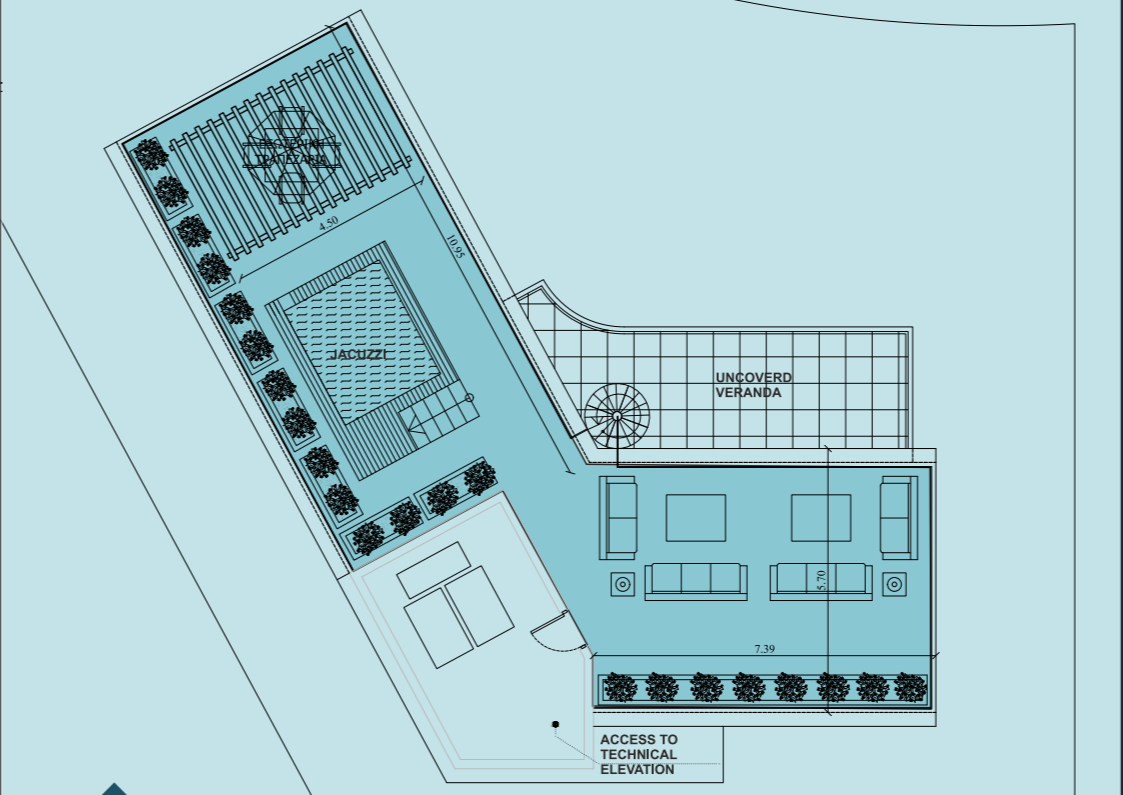




BASEMENT

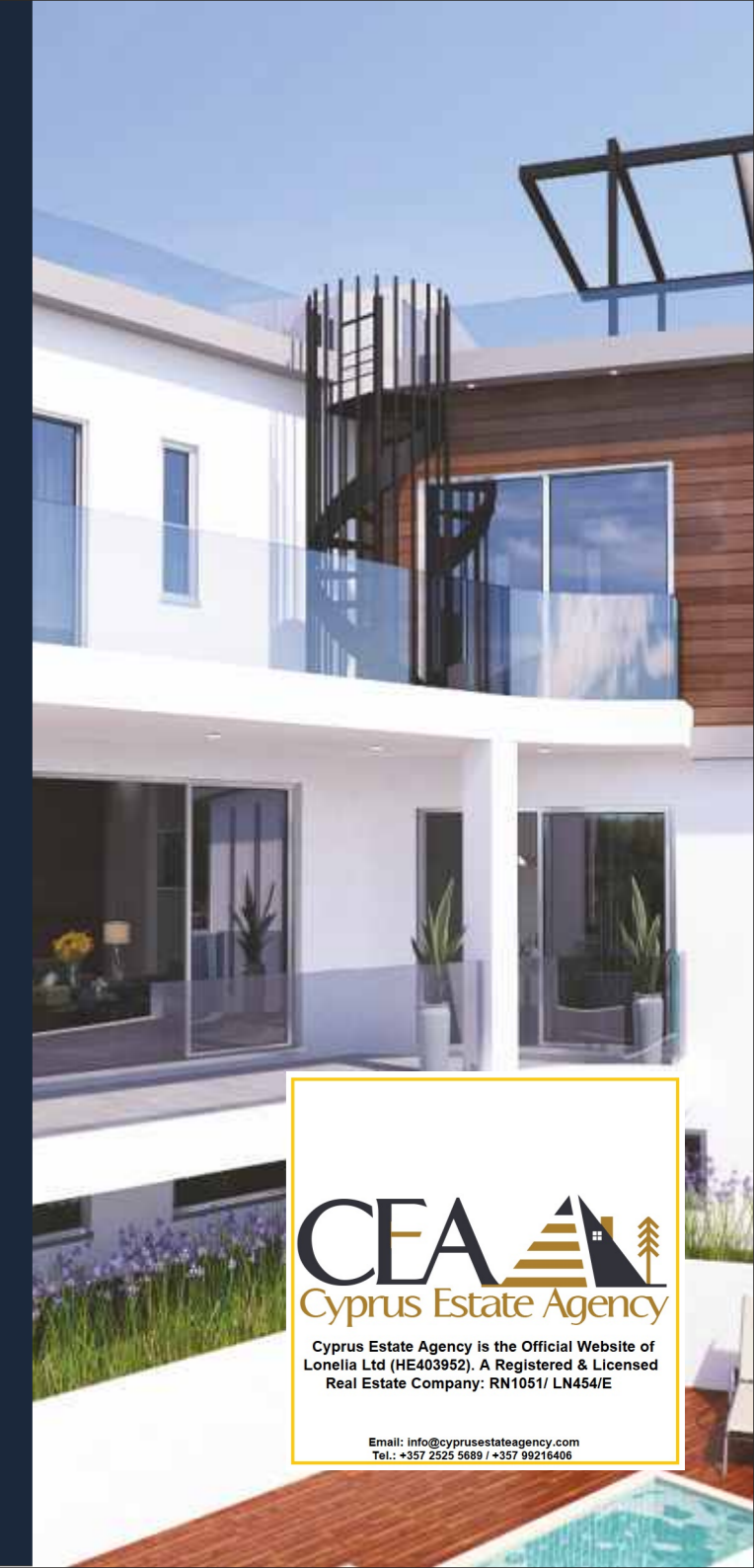


ROOF GARDEN



LAND 516m<sup>2</sup>  
 COVERED AREA ≈ 462.6m<sup>2</sup>  
 UNCOVERED AREA ≈ 297.5m<sup>2</sup>

- BASEMENT
- ROOF GARDEN
- COV. VERANDA
- MASTER BEDROOM
- 2 BEDROOMS
- MAIDS ROOM
- SWIMMING POOL
- GYM
- JACUZZI
- SAUNA
- 1 GUEST TOILET
- 4 BATHROOMS
- 3 PARKING SPACES



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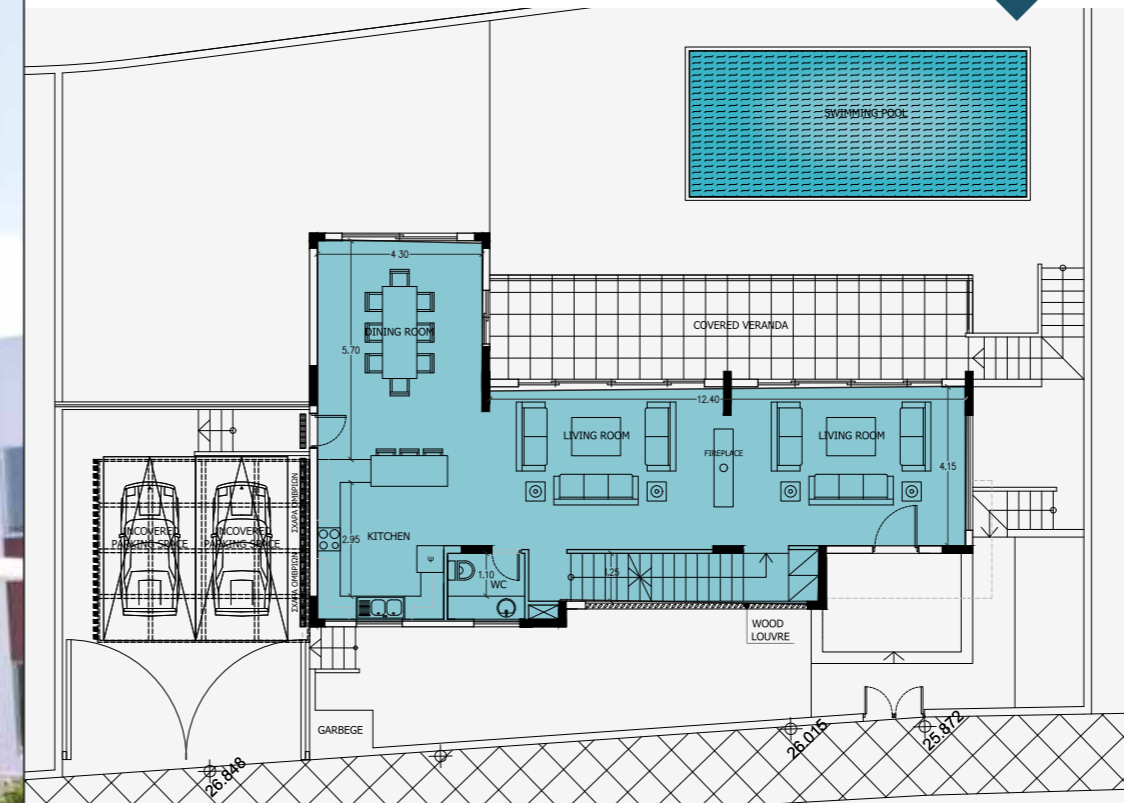
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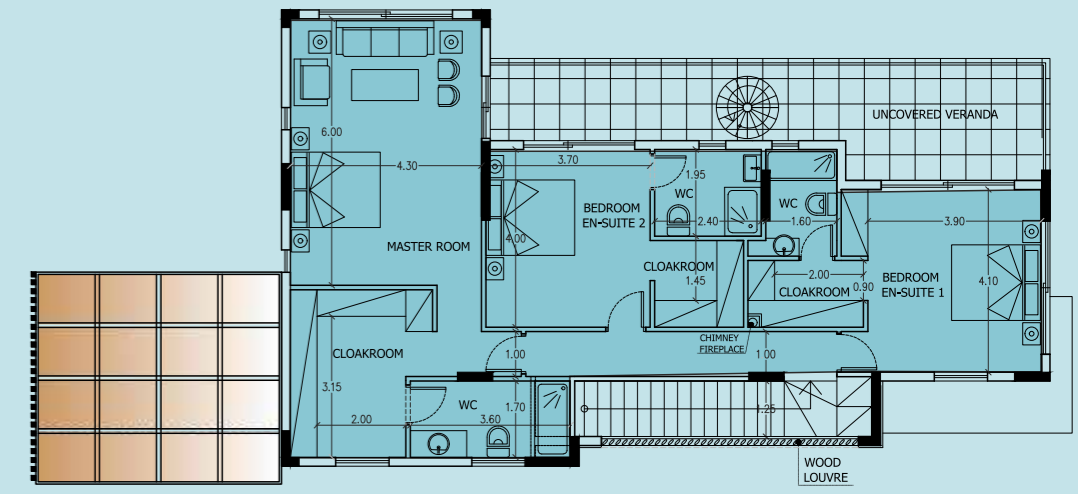


# VILLA (2)

GROUND FLOOR



1st FLOOR



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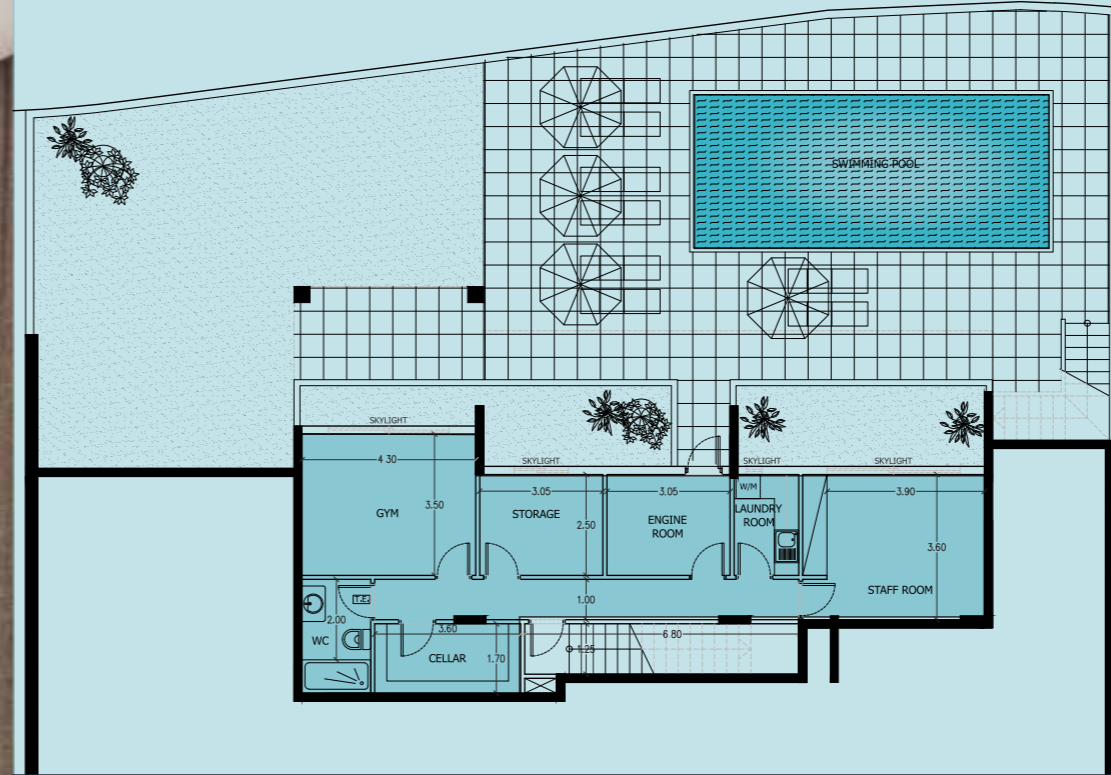




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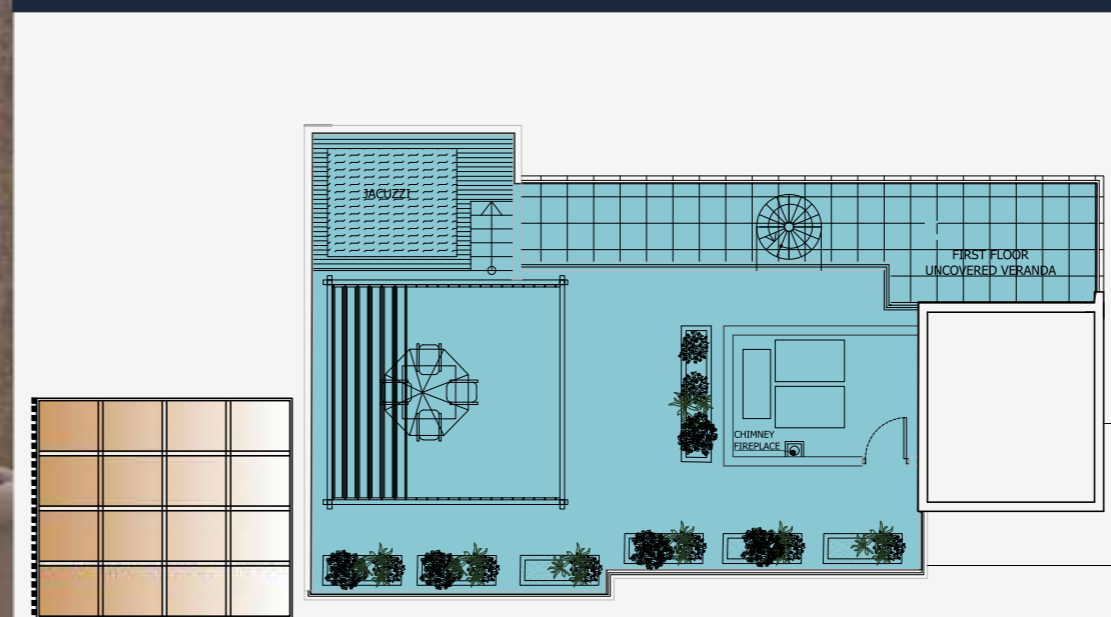
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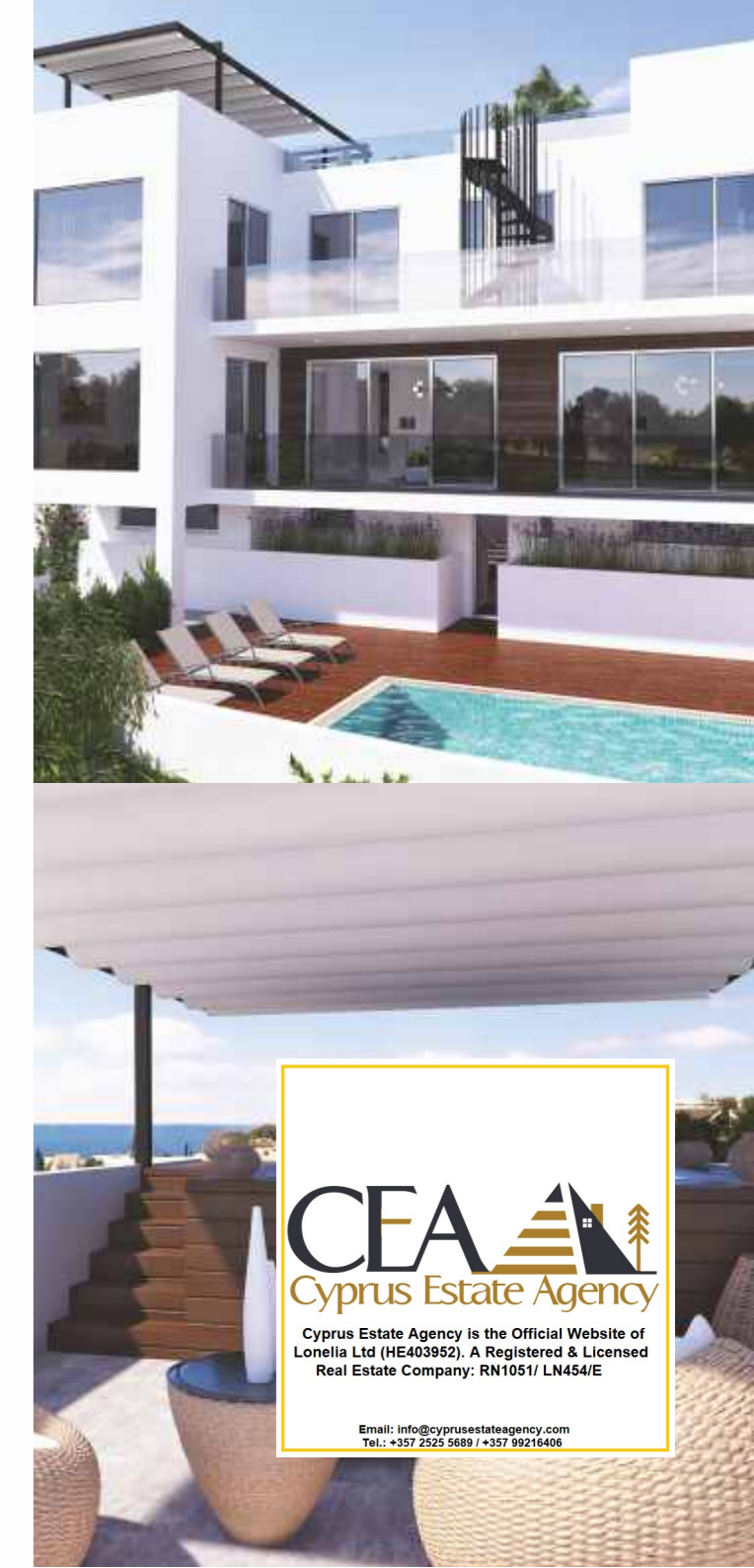
**BASEMENT**

LAND 516m<sup>2</sup>  
COVERED AREA ≈ 471.8m<sup>2</sup>  
UNCOVERED AREA ≈ 300.1m<sup>2</sup>

- BASEMENT
- ROOF GARDEN
- COV. VERANDA
- MASTER BEDROOM
- 2 BEDROOMS
- MAIDS ROOM
- SWIMMING POOL
- GYM
- JACUZZI
- SAUNA
- 1 GUEST TOILET
- 4 BATHROOMS
- 2 PARKING SPACES



**ROOF GARDEN**



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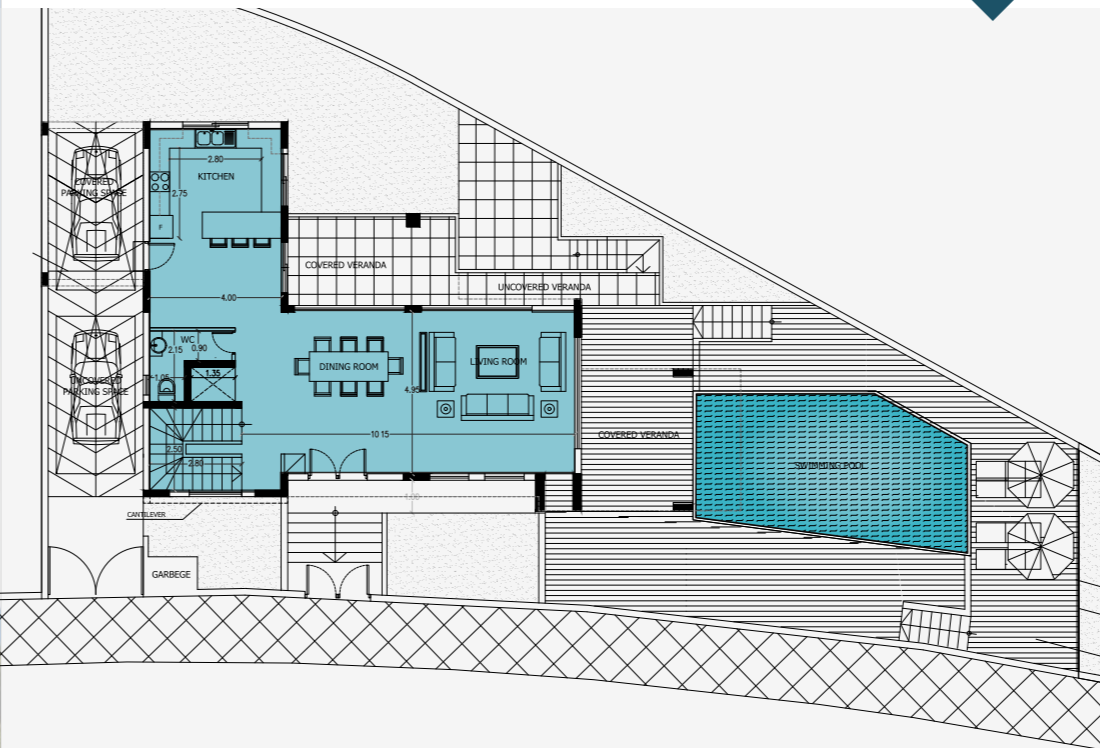
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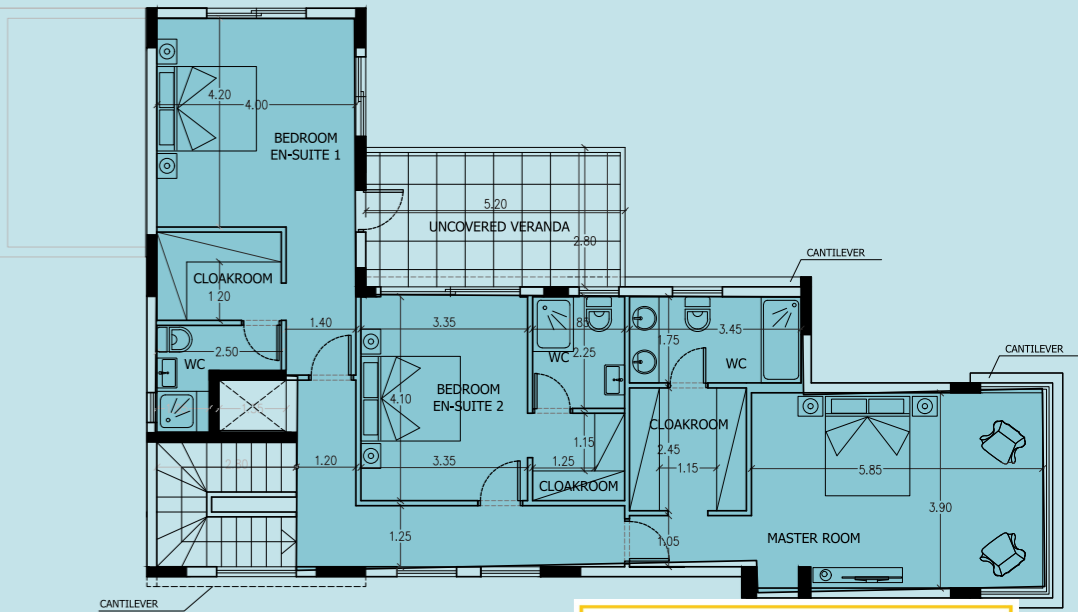
# VILLA (3)



GROUND FLOOR



1st FLOOR



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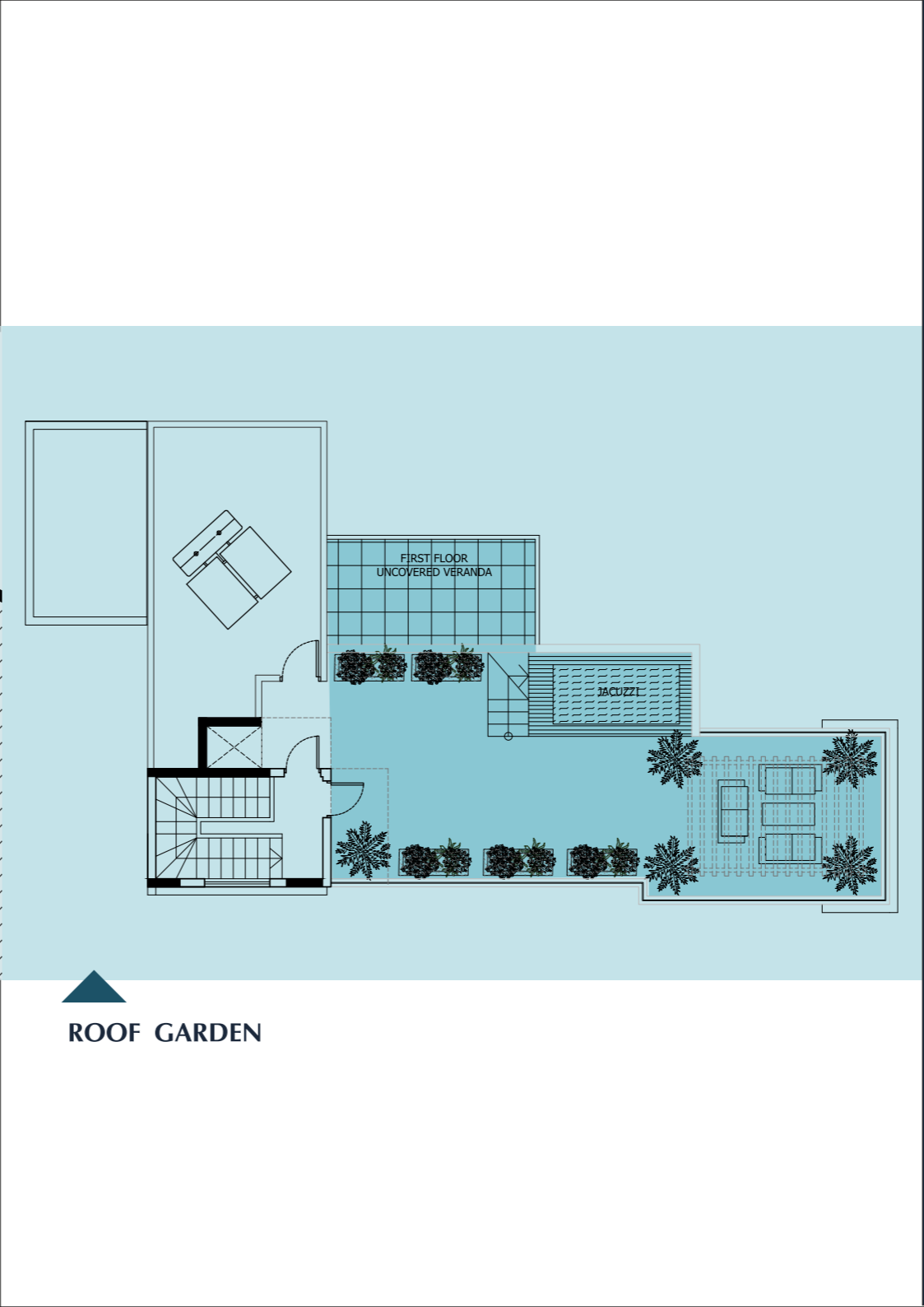
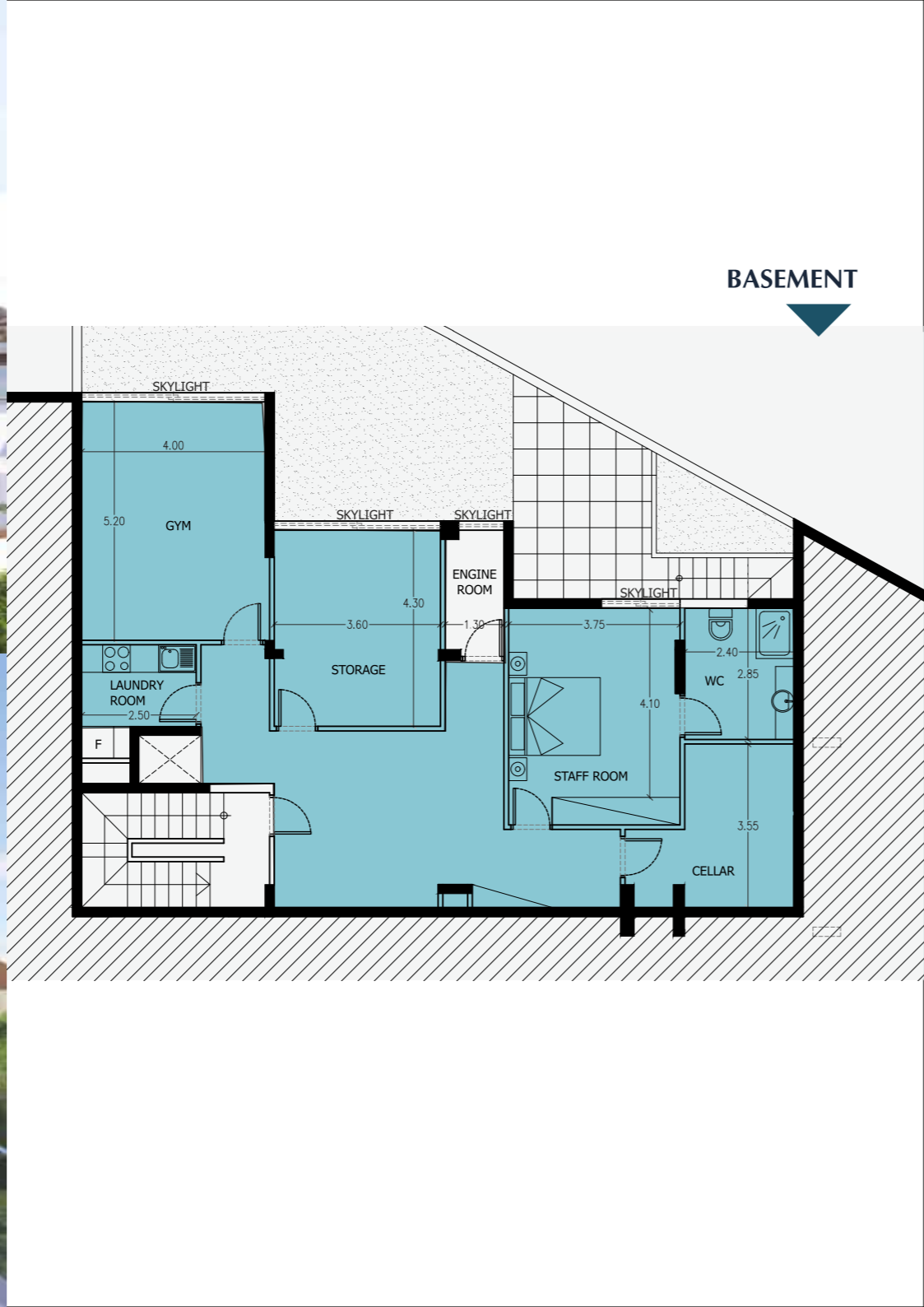
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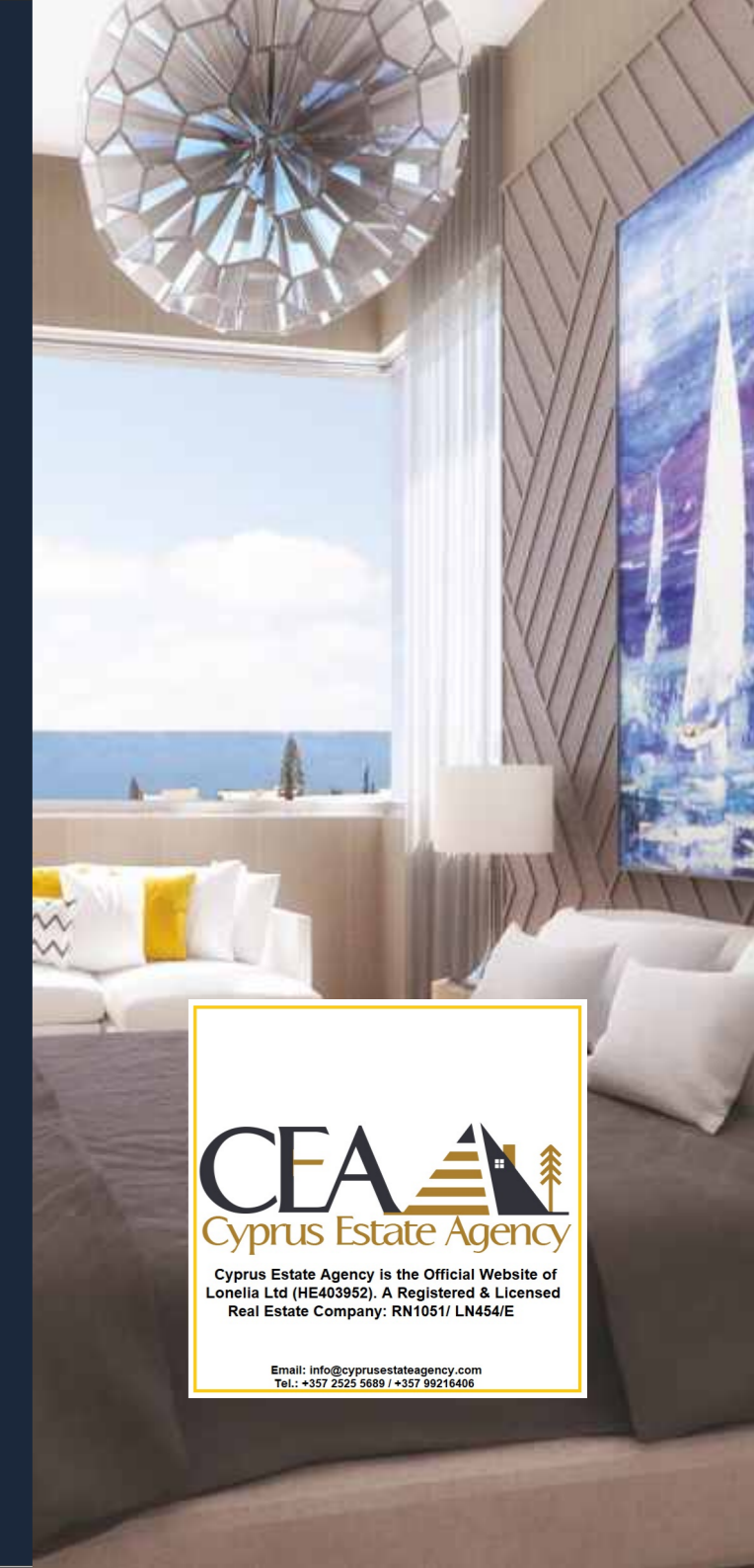
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- LAND **516m<sup>2</sup>**  
 COVERED AREA ≈ **442.40m<sup>2</sup>**  
 UNCOVERED AREA ≈ **237.60m<sup>2</sup>**
- BASEMENT
  - ROOF GARDEN
  - COV. VERANDA
  - MASTER BEDROOM
  - 2 BEDROOMS
  - MAIDS ROOM
  - SWIMMING POOL
  - GYM
  - JACUZZI
  - SAUNA
  - 1 GUEST TOILET
  - 4 BATHROOMS
  - 2 PARKING SPACES



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