

FLOORING MAIN HOUSE

- Ground floor and upper floor in light oak chevron 45 degrees layout made in Italy through Itlas. Skirting board in waterproof MDF, painted in greige.
- Staircases in limestone
- Main entrance in limestone
- Guest toilet in limestone
- Gym area floor in high quality ceramic
- Spa area floor in micro cement
- Basement floor in high quality ceramic.

FLOORING EXTERIOR

- High quality ceramic, model Adige Merano, staggered layout in combination with multiformat layout
- Stepping Stones and pool coping in high quality ceramic
- Driveways in stamped concrete
- Large pool, salt chlorination system and underwater LED lighting and pre installation for heating

TILING & COATINGS

- Spa and Gym wood paneling walls in oak and iroko
- Plaster ceilings forming false ceilings at different levels, to hide the air conducts, the vents, and the required piping and electricity. Finished with 3 coats of high-quality white plastic paint. Plastered outside surfaces with cement mortar, finished with 3 coats of high quality white plastic paint
- All windows with ledges in limestone, exterior and interior

OUTSIDE AREAS

- Wall lights, garden spotlights and spotlights on all terraces
- Entrance doors made in steel, painted in black
- Entrance doors and entrance gate can be opened through home automation system
- Custom built outdoor barbeque from Hälsing Kitchen

CARPENTRY

- Carpentry from Roman Windows and doors lacquered in olive green color on exterior side and greige on interior side.
- Interior doors lacquered in greige color with hidden hinges
- Custom made closets and wardrobes

BATHROOMS

The house has six bathrooms and three toilets

- Custom made bathroom furniture in oak
- Washbasins and bathtub in master bathroom from Duravit, model Luv
- Wall hung toilets from Villeroy & Boch
- Taps and showers from Icónico, finish brushed stainless steel
- All showers with glass doors

KITCHEN

- Custom made main kitchen from Danespan, with uniquely designed greige fronts, and worktop in Dekton, equipped with Miele and Gaggenau appliances:
 - Two Integrated fridges with PerfectFresh Active, FlexiTray
 - One Integrated freezer, No frost, 8 drawers
 - Steel framed Induction hob with HCFront control knobs o Telescopic worktop extractor
 - Dishwasher o Multifunction oven
 - Coffee-machine
 - Oven/Microwave to Warm drawers
 - Large stainless steel sink with waste disposer
 - Drinkable water in main tap, GroheBlueHome

WINE CABINETS & LAUNDRY EQUIPMENT

- Custom made laundry equipped with Miele washing machine, heat pump dryer and large sink
- Custom-built wine cabinets with wine fridges

SPA

- Heated indoor jacuzzi in dark mosaic, underwater LED lighting
- Custom built hammam (wet sauna) quality imported ceramic
- Fully equipped gym from Eleiko

AIR CONDITIONING, PLUMBING & VENTILATION SYSTEM

- Air condition, heat boiler and underfloor heating by DAIKIN, market leader in climate control technology. System controlled by a heat pump with the best values of seasonal energy efficiency.
- Additional electric boiler in case of need
- Forced ventilation and air renovation throughout the house
- New high-end plumbing installation protected by anti-condensation shells and insulating shells throughout the house
- New high-end electric installation throughout the house

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

- Modern lighting equipment and electricity mechanisms, LED strips, dimmable lights, direct and indirect lights
- High end sockets and switches from Lithoss in stainless steel
- Control4 smart home automation system, with the possibility of controlling music, lighting, blinds, air conditioning and underfloor heating
- Possibility to remotely control the house from any part of the world with internet connection. Protected with password
- High-end sound and speakers on all floors and terrace
- Security system and fire detectors through Paradox with 24/7 guard response. All windows and doors have integrated magnetic contacts in the carpentry connected with fix cable
- Surveillance cameras connected to security company 24/7
- Access points and fiber optic-based internet in all rooms and exterior areas