

FLOORING

- 0.9Mx0.9m porcelain slab flooring throughout villa.
- Wooden floors at basement and bedrooms.
- 1.00mx2.75 porcelain tiling showers.
- 1.2mx2.40m porcelain slabs in master bathroom

CARPENTRY

- Cortizo double glazing throughout
- Bespoke front door
- Bespoke fitted wardrobes LED throughout villa
- Walk in bespoke wardrobes at master bedroom
- Bespoke vanity units ground floor bedrooms.

BATHROOMS

- High end Ritmonio taps throughout
- Zuchetti Helm model taps at master bathroom
- Geberit push for suspended toilets in all bathrooms
- Ground floor Guest toilet Suspended Grohe Sensia Arena Shower Toilet.

KITCHEN, LAUNDRY, UTILITY

- Bespoke porcelanic Calacatta counter top kitchen including doors, Miele appliances and Gaggenau for oven and microwave. Cooker tap and system.
- Basement bespoke LED lit bar.
- Bespoke utility room with Miele Appliances, washing machine and dryer, hanging pole with led lighting

AIR CONDITIONING, HEATING

- High powered air condition with conducts and VRV Daikin fitted throughout villa
- Lounge and basement electric chimneys and exterior bioethanol chimney by the pool.
- Water underfloor heating throughout the villa. Electric at bathrooms.

HOT WATER AND UNDERFLOOR HEATING

- Daikin Altherma Ebla 11D3W1, for hot water and water underfloor heating.

LIGHTING, SOUND, HOME AUTOMATION, SECURITY

Lighting

- Internal and external light fittings designed to give maximum lighting effect for both the garden and villa.

Sound

- Sound system preinstallation lounge, porch area and basement.

Cinema

- Open plan Cinema room at basement.

Domotic

- KNX System for lighting, air conditioning.
- Switches Jung LS990 Blanco Alpino.

Security

- Alarm preinstallation.

OTHER

- Exterior pool with pergola and barbecue seating area.
- Ground floor pergola for car parking.
- Outdoor Shower
- First floor terrace with wood pergola
- Garden and Irrigation system for manicured matured garden.
- Finland sauna at basement with Abaci wood finish and Harvia Xenio Control