

QUALITY SPECIFICATIONS

FLOORING MAIN HOUSE

- Dark oak floor in herringbone layout made in Italy through Itlas. Skirting boards in wood, painted in white.
- Spa area floor in high quality imported ceramic
- Gym and yoga areas in wood laminate
- Staircases in natural stone
- Bathroom floors in high quality imported ceramic

OUTSIDE AREAS

- High quality imported ceramic in main pool area
- Natural stone on all terraces
- Driveways in stamped concrete
- Main entrance in natural stone

TILING & COATINGS

- Bathroom and spa shower walls in microcement
- Spa wood paneling walls and ceilings in iroko wood
- 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 & INSIDE CARPENTRY

- Customized top-quality carpentry from Roman Windows and doors in iroko wood, double glazed and lacquered in dark blue color
- Interior doors lacquered in white color from Roman Windows and Doors in MDF with hidden hinges.
- Custom made master walk-in closet from Danespan with integrated ironing station

BATHROOMS & TOILETS

The house has six bathrooms and two WC

- Custom made bathroom furniture in oak wood from Danespan
- Washbasins and bathtub from Villeroy & Boch
- Toilets from Villeroy & Boch
- Taps and showers from CEA design, finish brushed satin steel and light gold
- All showers with glass doors

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MAIN KITCHEN AND CHEFS KITCHEN

- Custom made main kitchen from Danespan, with uniquely designed grey fronts and walnut veneer interiors and worktop in Silestone, equipped with GAGGENAU and Miele appliances:
 - o 90 cm wide fridge and freezer
 - o Wine fridge
 - o Flexi-induction hob 90 cm
 - o Worktop extractor 120 cm
 - o Dishwasher
 - o 90 cm wide pyrolytic oven
 - o Warm drawers
 - o Built-in coffee-machine
 - o Two stainless steel sinks with waste disposer unit in both
- Bespoke chefs kitchen from Danespan, with stainless steel fronts and walnut veneer interiors and worktop in Neolith, equipped with GAGGENAU and Miele appliances:
 - o Combi fridge and freezer
 - o Dishwasher
 - o 90 cm wide pyrolytic oven
 - o Steam oven
 - o Warm drawer
 - o Flexi-induction hob 90 cm
 - o Industrial extractor 120 cm
 - o Stainless steel sink with waste disposer unit

MUD ROOM, WINE CELLAR & LAUNDRY EQUIPMENT

- Mud room from Danespan, with uniquely designed grey fronts and walnut veneer interiors, all cupboards with LED lighting. Ventilated shoe storage and extra full size fridge and freezer
- Custom made climatized wine cellar with interiors in dark wood and separate wine fridge from Miele
- Laundry room from Danespan equipped with Miele washing machine and heat pump dryer, large stainless steel sink

CINEMA

- Custom made cinema room with bespoke furniture and paneling in dark wood and upholstered walls and ceiling
- Room completely soundproof
- Home theater projector 4K LED RGB
- 330 cm wide Dynamic-2S22WAY screen
- Built in 7.1 surround speaker system with fully pivoting in ceiling speakers
- Cinema acoustic treatment system panels for optimal sound experience

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SPA AREA

- Heated indoor pool in green mosaic with golden shimmer grouting, salt chlorination system and underwater LED lighting
- Jet stream installed in the indoor pool
- Bespoke jacuzzi fit for 2-3 persons
- Sauna fit for 10-12 persons
- Hair salon with washing station and two work stations
- Massage room with sink and custom made storage
- Yoga hall fit for 6-8 persons with custom made storage for mats and blocks
- Fully equipped gym
- Solarium/sunbed area

GUEST AREAS

- Guest house with two separate apartments with own entrances, both in which sleeps 4-5 persons, fully fitted kitchens and bathrooms
- Guest apartment in separate part of main house, sleeps 4-5 persons, fully fitted kitchen and bathroom

OUTSIDE AREAS & GARAGES

- Large heated pool with trampoline
- Mature garden with topiaries and large olive and fig trees around the pool and in all the extension of the plot
- Separate 2 car garage and parking space for 10-12 cars, in front of the main entrance and outside the garage
- Entrance gates and garage door can be opened through home automation system
- Outdoor barbeque area with a custom bespoke gas fire pit
- Kids playground with swings and trampoline
- Basketball court: with NBA hoop
- LED lighting are located in all outside areas, wall lights, recessed lighting driveways, staircase lighting, garden spotlights and floor spotlights
- Gates and fencing in wrought iron

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 British brand Buster and Punch in stainless steel
- Control4 smart home automation system, with the possibility of controlling music, lighting, air conditioning, underfloor heating and alarm system
- Possibility to remotely control the house from any part of the world with internet connection. Protected with password
- High-end sound and speakers in all floors, terraces and garden. In total 17 installed audio zones.

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- Security system and fire detectors with 24/7 guard response. All windows and doors have magnetic contacts. Separate alarm system for guest house.
- In total 21 exterior surveillance cameras connected to security company 24/7
- Access points and fiber optic based internet in all rooms and exterior areas.

AIR CONDITIONING, PLUMBING & VENTILATION INSTALLATION

- 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
- High-end plumbing installation protected by anti-condensation shells and insulating shells throughout the house
- High-end electric installation throughout the house