

## QUALITY SPECIFICATIONS



### **ELECTRICITY, LIGHTING, SOUND, SECURITY AND HOME AUTOMATION**

- Fingerprint access system to the villa (keyless)
- KNX system and home domotics with iPad
- SONOS system in kitchen, living room, cinema, pool house, exterior terraces
- 82" TV screen and sound system
- Dimmable lighting and LED system
- Daikin air conditioning system and AIRZONE control
- Four perimetral security cameras
- Alarm system

### **BATHROOMS**

- Electric underfloor heating
- Walk-in showers with thermostatic faucets

### **KITCHEN**

- Top brand appliances including oven, fridge and freezer
- Laundry room has Miele washing machine and dryer

### **SPA**

- Yoga area with massage beds and outside shower and bath

### **INTERIORS AND FURNISHINGS**

- Handmade furniture and carpets sourced from Norway and Sweden, treated with liquid and fireproofing materials

### **FLOORING**

- Ceramic tiling used in bathrooms
- Cream coloured wooden floor in ground and first floor
- Limestone used in exterior areas

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### EXTERIOR AREA

- Three separate seating areas including BBQ area with fridge and sink
- Pool house has bioethanol fireplace
- Saltwater system and filtration
- Stone wall used in the pool house
- Filtration system for water features

### OTHER

- The property has a water softening system
- Gas fireplaces in kitchen and living areas