



## GENERAL CONSTRUCTION & EXTERNAL

### **Acoustic & Energy Efficiency**

Reinforced concrete structure with internal, sound attenuated clay brickwork for privacy and comfort both between rooms. All internal doors to be acoustic rated.

All glazing is thermal insulated triple-glazed solar glass (Saint Gobain or similar) to deliver optimum climate control, across all seasons.

### **Painting & Decoration**

Internal & external walls finished in acrylic (matt) paint; eastern elevation will receive partial feature tiling in a ceramic material to match flooring. The roof perimeter is finished with stone coping.

### **Entrance Gates & Walls**

Electronically operated aluminium car gates and separate intercom-controlled pedestrian gate. Both finished in a lacquered, satin white. Driveway surface finished in porous concrete.

### **Garage**

Electronically operated roller garage door in white to match external walls and gates. Garage floor in polished concrete.

### **Swimming Pool**

12m (length) x 5m (width) heated swimming pool with concealed UV resistant cover.

### **Landscaping & Privacy**

Perimeter fence security provided by treated hardwood posts linked by stainless steel cable. Landscaping will include hedging to eastern boundary for privacy, a seeded lawn area set within planting of native species shrubs and trees to frame the views. Gravelled access pathway to provide links through garden TBD.



## ARCHITECTURAL

### **Window Frames**

Aluminium thin frames with an anodised finished in standard 'champagne aluminium' colour (Sosoares/Technal or similar)

### **Blinds**

Electronically operated floor to ceiling blackout effect blinds to all bedrooms. Electronically operated privacy screen to all remaining windows.

### **Flooring**

Ceramic tiles (Magres or similar) to internal floors and external terraces.

### **Kitchen & Laundry**

Internal cupboard units and modules in 16/18mm melamine with doors in 20mm MDF & finished with a satin lacquer. Worktop (including to kitchen island) in Silestone.

Appliances included (all integrated, Siemens or similar): double oven (with grill function), microwave oven, separate fridge & freezer, induction hob, dishwasher, and separate washing machine & drier (to laundry room).

### **External Kitchen (Barbecue Area)**

Silestone worktops and doors with integrated gas barbecue (Beefeater or similar), storage, sink and pre-installation for fridge/ice machine.

### **Internal Doors**

2.2m (height) lockable, acoustic doors with satin stainless-steel ironmongery and a satin lacquered finish.

### **Wardrobes & Storage**

Fitted wardrobes provided to all bedrooms with additional storage throughout. Extensive 'walk-in' wardrobe area provided to master-suite. LED-lit internal units and shelving in 16/18mm melamine with doors in 20mm MDF and finished with a satin lacquer.

### **Bathrooms**

Shower area will receive floor to ceiling tiles to match floor tiles. All bathrooms to receive sanitary ware by brands including Grohe, Villeroy & Boch (or similar), vanity unit with a Silestone worktop, mirror, and pre-installation for towel rails.

Master suite to receive double vanity unit, make up mirror, pre-installation for a de-misting mirror and freestanding bathtub.



## MECHANICAL & ELECTRICAL

### **Air-conditioning & Ventilation**

Provided by air-source heat pump (Daikin or similar), via ducting to concealed vents located in living areas & kitchens, all bedrooms, study and gym. Ducts used for ventilation system designed to maintain permanent airflow within the building. Air-conditioning control provided by manufacturer supplier supplied touch panels. Additional wall-mounted air-conditioning unit provided to server room and additional mechanical ventilation provided to technical rooms to maintain consistent temperature and air circulation.

### **Underfloor Heating**

Water source underfloor heating provided to all rooms excluding garage and technical areas.

### **Wi-Fi**

Wired villa-wide Wi-Fi provision with fibre optic cable to building for download speeds up to 250mb/s. Individual (wired) Wi-Fi ports to all bedrooms, study, gym, living area and external terraces for comprehensive coverage.

### **CCTV & Alarm**

Wired 4k CCTV system providing complete external coverage with cloud-based monitoring. Wired villa-wide alarm system activated via motion sensors.

### **Lighting**

Dimmable recessed LED downlights to all rooms (undimmable in bathrooms), with further indirect mood lighting provided by hidden, dimmable LED strip lighting to glazing recesses. Make-up spots provided to all en suites, with further pre-installation provided for feature lights overhead the dining area and kitchen island.

External LED downlights provided to terrace ceilings, feature up lights provided to landscaping with the entrance areas with further lighting to driveway and entrance gates TBD.

### **Home Control & Audio Visual**

KNX (or similar) wired infrastructure provide to entire villa for complete home control capability. Fully programmable Control4 (or similar) interface provided with 7" wall-mounted touch panels to provide complete peace of mind to the end-user, including flexible and personalised control over car & pedestrian access, alarms, CCTV, underfloor heating, lighting, and blinds. Fully compatible with a user-friendly app for control anywhere in the world.

Pre-installation is provided for in-ceiling speakers and televisions.

### **Sockets & Switches**

Standard EU plug sockets provided villa-wide, including USB-C ports to bedrooms and kitchen sockets. Switches fully programmable and compatible with the home control infrastructure and interface.