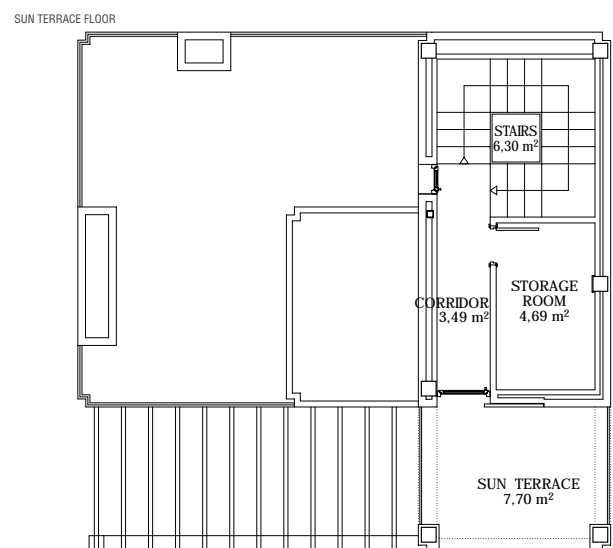
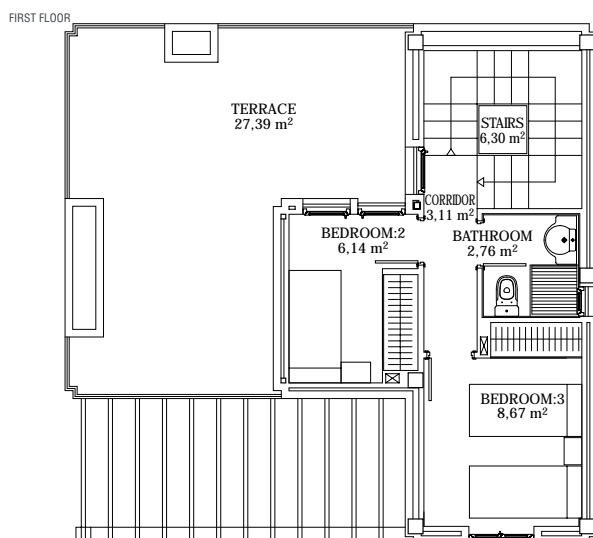
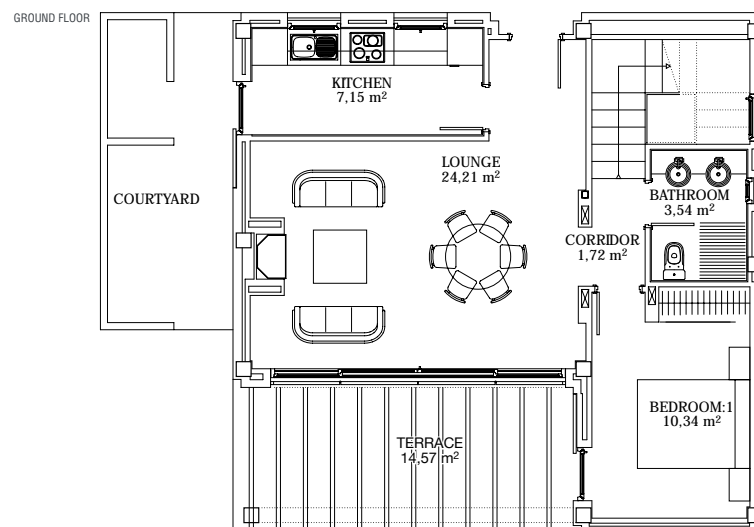


# Serrana

SERRANA DETACHED VILLA 100 m<sup>2</sup>  
PLOT SURFACE 455 m<sup>2</sup>



Medium-sized individual villa, with modern, innovative architecture, perfectly integrated in the surroundings. Comprising three bedrooms and two bathrooms, the dwelling is spread over the ground and solarium/top floor. The villa also has an extraordinary vantage point from where you can enjoy the impressive views of the complex. The French windows in the lounge have views of the porch and the private swimming pool, providing the dwelling with great luminosity.





(\*) The plans, perspectives, surface areas and construction materials are merely for orientation purposes and are not contractual or binding.

The promoter reserves the right to modify them upon recommendation of the Technical Directors.

The surface areas expressed in the plans represent effective m2.

#### GENERAL FEATURES

Groundwork: floating slab dam-proof bearing walls.  
 Flat roof made with reinforced concrete.  
 Double walls, made of 1/2 foot of decorative shown bricks, thermal insulation panels and internal partition wall 7cm wide.  
 Indoor and outdoor flooring in porches made of porcelain floor tiles (brand name APAVISA or equivalent).  
 White plastic paint (smooth texture) on interior walls.  
 Decorative damp-proof paint on exterior walls.  
 Reinforced entrance door; finished fitted wardrobes, doors & exterior windows made of treated Iroko wood.  
 Sliding/Fixed security grills or bars (depending on location).  
 Double glazed windows and doors made of security/insulating glass.  
 Cast iron fire place.

#### KITCHEN

Fully fitted kitchen.  
 Kitchen appliances:  
 -Extractor hood  
 -Induction ceramic hob.  
 -Electrical oven  
 -Dishwasher  
 -Fridge/freezer  
 -Washing and Dryer Machine  
 -Microwave oven

#### BATHROOMS

First quality wall tiling.  
 Flooring made of porcelain floor tiles (brand name APAVISA or equivalent).  
 Treated wooden duck-boards on shower plates.  
 Fitted mirrors and glass shower screens.  
 Single valve chromed taps and shower sets (brand name HANSGROHE or equivalent).  
 High quality sanitary ware (brand name DURAVIT or equivalent).

#### MISCELLANEOUS

Central air conditioning.  
 Gas fired central heating equipped with gas boiler and radiators.  
 Hot water system powered by solar panels.  
 Video intercom.  
 Alarm system connected to security centre.  
 Cable television (Spanish & European channels).  
 Side fences made of wire mesh and cypress bushes, depending on location.  
 Pedestrian metallic access door and electrically powered car door.  
 Fully finished swimming pool (3.5 x 5.5 metres dimensions) with water treatment unit and outdoor shower.  
 Outdoor lighting and water points.  
 First quality finished garden including irrigation system, grass and a variety of plants and trees.  
 Front porch-pergola, made of treated wood.



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