



# FLOOR PLANS

# GERMANY ISLAND PLAN



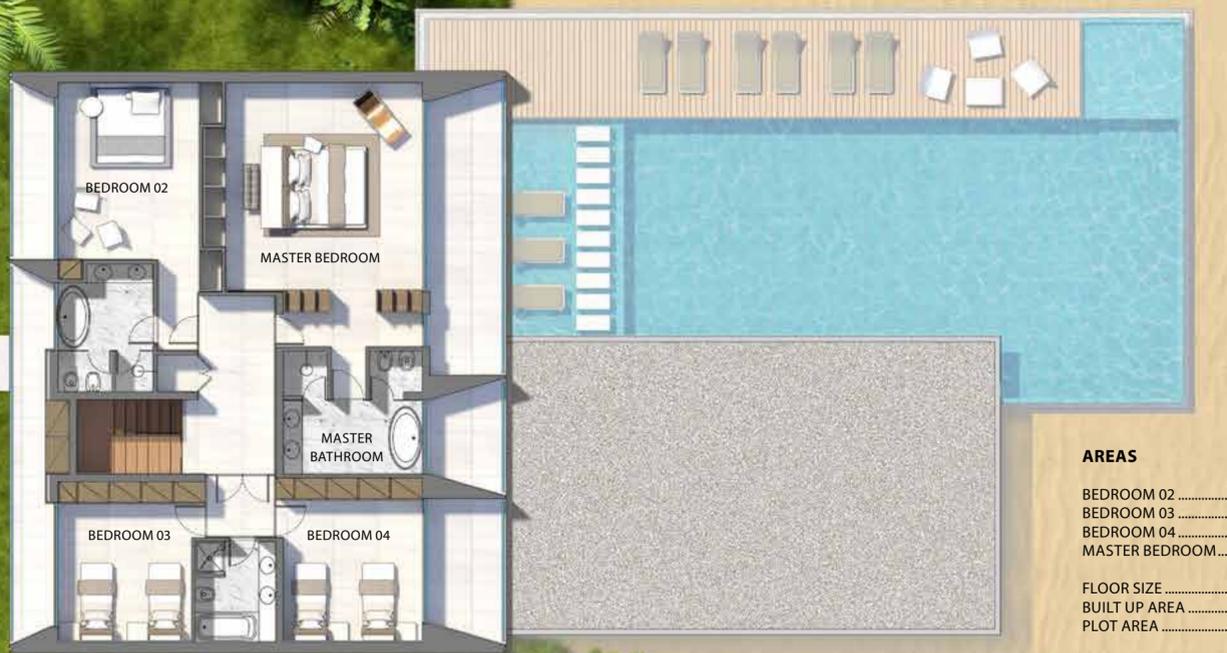
## VILLA A GROUND FLOOR PLAN



**AREAS**

BEDROOM 01.....	380.00 SQ.FT.
MAID'S ROOM.....	187.00 SQ.FT.
LIVING & DINING.....	753.00 SQ.FT.
KITCHEN.....	190.00 SQ.FT.
<b>FLOOR SIZE .....</b> 4,401.00 SQ.FT.	
<b>BUILT UP AREA .....</b> 6,553.00 SQ.FT.	
<b>PLOT AREA .....</b> 9,975 - 10,997 SQ.FT	

## VILLA A FIRST FLOOR PLAN



**AREAS**

BEDROOM 02 .....	348.00 SQ.FT.
BEDROOM 03 .....	170.00 SQ.FT.
BEDROOM 04 .....	178.00 SQ.FT.
MASTER BEDROOM.....	532.00 SQ.FT.
<b>FLOOR SIZE .....</b> 2,152.00 SQ.FT.	
<b>BUILT UP AREA .....</b> 6,553.00 SQ.FT.	
<b>PLOT AREA .....</b> 9,975.00 - 10,997.00 SQ.FT	

# GERMANY BEACH VILLA (A & A1) QUALITY SPECIFICATIONS

## LIVING & DINING ROOM

Façade panoramic full-height glass windows and front terrace / Exclusive design built-in full-height and full-length bookcase including closed cabinets and TV niche / Marble flooring.

## KITCHEN

Choice of matte finished kitchen cabinets with soft close function to doors and drawers / Natural stone worktops / Breakfast counter adjacent to dining area / Double under mounted bowl sink with single lever sink mixer / Glass splash back with natural stone skirting / Induction hob with touch control microwave and oven and a built-in canopy extractor / Integrated fridge and freezer / Integrated dishwasher / Large format natural stone tile flooring.

## MASTER BEDROOM

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in full-height shelving / His and hers built-in natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring.

## EN-SUITE MASTER BATHROOM

Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / Free standing high end bathtub next to façade panoramic full-height glazing / Bespoke mirror cabinet with side and top lights / Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

## GUEST BEDROOM (GROUND FLOOR)

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in his and hers natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring / Shower with glazed screen and door / Separated WC and bidet room with glazed screen equipped with high end ceramic wall mounted WC with soft

close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / High end built-in bathtub next to façade panoramic full-height glazing / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

## BEDROOMS

Three additional bedrooms on the first floor (total with master and guest is five bedrooms) / Panoramic full height glass windows and balcony / Built-in full-height his and hers hardwood fitted wardrobes / Full bathrooms with high end finishes and accessories / Marble flooring.

## POWDER ROOM (GROUND FLOOR)

Shower with glazed screen and door / High end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and hand shower / Bespoke mirror cabinet with side and top lights / Wall to wall mirror / Large format high quality ceramic tiles to the floor / Large format high quality ceramic tiles to walls / High end mixers and faucets / High end bathroom accessories.

## MAID'S ROOM

Dedicated maid's room with independent external access / En-suite bathroom / Separated access towards kitchen / Built-in full-height wardrobe cabinets / Ceramic tiles on floor and bathroom walls.

## UTILITY ROOM

Separated utility room equipped with washer/dryer / Large format high quality ceramic floor tiles.

## WALL FINISHES

Walls finished in high quality bright coated paint / Square edged skirting and architraves finished in bright satin coated paint / Bulkheads with false ceilings to every compartment / Full height natural veneered fitted wardrobes in bedrooms and walk-in-closets.

## DOOR FINISHES & IRONMONGERY

Natural veneered security entrance door and frames accommodated with security access system / Full height natural veneered acoustic internal doors and frames / Full metal design ironmongery and accessories / Tempered glass doors with full metal ironmongery and accessories / All external doors accommodated with automatic access control system.

## ELECTRICAL DATA & FIRE SAFETY

Recessed energy efficient downlights accompanied with wall flooders connected with home automation system / High speed telephone data points in the entire villa with high end face plates / Light switches and sockets with high end face plates / Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service / Provisions for audiovisual system / Main supply operated smoke/heat detectors with battery back-up.

## EXTERNAL ENVELOPE

Energy efficient envelope including closed and glazed surfaces and elements / Full height energy efficient external glazing with air tight double /triple rail sliding door systems / Balconies protected by tempered glass surfaces / High quality composite timber decking for swimming pool area.

## EXTERNAL AREAS & LANDSCAPING

Private beach with direct access / Sustainable soft landscaping with fully automated irrigation system and integrated natural stone hard landscaping / Pump room with cooling and heating systems / High quality composite decking for swimming pool area.

## SWIMMING POOL

Individual infinity edge swimming pool with water overflow trough / Shallow area and for children or sunbathing / Built in Jacuzzi area / High end mosaic tiles on walls and floor.

## EXTERNAL ILLUMINATION

Beach and landscaped area illuminated with floor flooders and low level integrated lighting features / High quality external illumination connected to home automation systems.

## COMMUNAL AREAS

Exclusive boat accessible jetty.

## SECURITY

24 hour on-site concierge service / Access to properties via audiovisual color entry system / Multi point locking to front entrance doors.

## GREEN BUILDING

Efficient central air-conditioning system / Efficient lighting levels with high performance lamps for interior use and reduced consumption of energy / Domestic hot water generation from solar thermal collector system / External light sensors to avoid lights during non-essential and unoccupied times / Efficient sanitary ware for low water consumption / Improved indoor ventilation and air quality for better occupant comfort / Collection of condensate recovery from AC to re use for irrigation / Energy efficient equipment (white goods).

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## DISCLAIMER:

The promoter retains the right to change any exterior & interior finishing materials, fixed furniture, white goods, electronics, technical equipment, hard & soft landscaping, features, swimming pools and/or any aspect of the above described villa for whatever reason, in its sole discretion.

## VILLA A1 GROUND FLOOR PLAN



### AREAS

BEDROOM 01 .....	333.00 SQ.FT.
MAID'S ROOM.....	156.00 SQ.FT.
LIVING & DINING.....	804.00 SQ.FT.
<b>FLOOR SIZE .....</b> 4,648.00 SQ.FT.	
<b>BUILT UP AREA .....</b> 8,231.00 SQ.FT.	
<b>PLOT AREA .....</b> 9,447.00 - 13,439.00 SQ.FT.	

## VILLA A1 FIRST FLOOR PLAN



### AREAS

BEDROOM 02 .....	348.00 SQ.FT.
BEDROOM 03 .....	308.00 SQ.FT.
BEDROOM 04 .....	285.00 SQ.FT.
MASTER BEDROOM.....	532.00 SQ.FT.
<b>FLOOR SIZE .....</b> 3,583.00SQ.FT.	
<b>BUILT UP AREA .....</b> 8,231.00 SQ.FT.	
<b>PLOT AREA .....</b> 9,447.00 - 13,439.00 SQ.FT.	

# LAGOON VILLA GROUND FLOOR PLAN

## AREAS

KITCHEN ..... 204.00 SQ.FT.  
 MAID'S ROOM..... 164.00 SQ.FT.  
 LIVING & DINING.. 721.00 SQ.FT.

FLOOR SIZE..... 2,582.00 SQ.FT.  
 BUILT UP AREA..... 4,487.00 SQ.FT.  
 PLOT AREA ..... 3,519.00 - 3,669.00 SQ.FT.



# LAGOON VILLA FIRST FLOOR PLAN

## AREAS

BEDROOM 01 ..... 255.00 SQ.FT.  
 BEDROOM 02 ..... 332.00 SQ.FT.  
 BEDROOM 03 ..... 327.00 SQ.FT.  
 MASTER BEDROOM 378.00 SQ.FT.

FLOOR SIZE..... 1,905.00 SQ.FT.  
 BUILT UP AREA..... 4,487.00 SQ.FT.  
 PLOT AREA ..... 3,519.00 - 3,669.00 SQ.FT.



# GERMANY LAGOON VILLA

## QUALITY SPECIFICATIONS

### LIVING & DINING ROOM

Façade panoramic full-height glass windows and front terrace / Marble flooring

### KITCHEN

Choice of matte finished kitchen cabinets with soft close function to doors and drawers / Natural stone worktops / Breakfast counter adjacent to dining area / Double under mounted bowl sink with single lever sink mixer / Glass splash back with natural stone skirting / Induction hob with touch control microwave and oven and a built-in canopy extractor / Integrated fridge and freezer / Integrated dishwasher / Large format natural stone tile flooring.

### MASTER BEDROOM

Façade panoramic full height glass windows and balcony / Entrance vestibule with built-in full-height natural veneered fitted wardrobes / Full en-suite bathroom with high end finishes and accessories / Marble flooring.

### MASTER EN-SUITE BATHROOM

Shower with glazed door / Separated WC and bidet room with glazed door, equipped with high end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate and matching high end ceramic wall mounted bidet / High end built-in bathtub / Bespoke mirror cabinet with side and top lights / Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

### BEDROOMS

Three additional bedrooms on the first floor / Panoramic full height glass windows and balcony / Built-in full-height his and hers hardwood fitted wardrobes / Full bathrooms with high end finishes and accessories / Marble flooring.

### POWDER ROOM (GROUND FLOOR)

High end ceramic wall mounted WC with soft close function, concealed cistern, wall mounted dual flush plate / Bespoke mirror cabinet with side and top lights/ Wall to wall mirrors / Large format high quality ceramic floor tiles / Large format high quality ceramic wall tiles / High end mixers and faucets / High end bathroom accessories.

### MAID'S ROOM

Dedicated maid's room with independent external access / En-suite bathroom / Separate access to kitchen / Built-in full-height wardrobes cabinets / Ceramic floor and wall tiles in bathroom.

### UTILITY AREA

Closed utility area equipped with washer/dryer / High quality ceramic wall tiles / Built-in full-height natural veneered enclosure paneling matching with kitchen cabinet finishing.

### WALL FINISHES

Walls finished in high quality bright coated paint / Square edged skirting and architraves finished in bright satin coated paint / Bulkheads with false ceilings to every compartment / Full height natural veneered fitted wardrobes in bedrooms and walk-in-closets.

### DOOR FINISHES & IRONMONGERY

Natural veneered security entrance door and frames accommodated with security access system / Full height natural veneered acoustic internal doors and frames / Full metal design ironmongery and accessories / Tempered glass doors with full metal ironmongery with accessories / All external doors accommodated with automatic access control system.

### ELECTRICAL DATA & FIRE SAFETY

Recessed energy efficient downlights accompanied with wall flooders connected with home automation system / High speed telephone data points in the entire villa with high end face plates / Light switches and sockets with high end face plates / Secure video entry door system linked to home automation system with remote and direct link to the owner and concierge service / Provisions for audiovisual system / Main supply operated smoke/heat detectors with battery back-up .

### EXTERNAL ENVELOPE

Energy efficient envelope including closed and glazed surfaces and elements / Full height energy efficient external glazing with air tight double /triple rail sliding door systems / Balconies protected by tempered glass bannisters / High quality composite timber decking for swimming pool area.

### EXTERNAL AREAS & LANDSCAPING

Sustainable soft landscaping with fully automated irrigation system and integrated natural stone hard landscaping / Pump room with cooling and heating systems / High quality composite decking for swimming pool area.

### SWIMMING POOL

Individual infinity edge swimming pool with water overflow trough / Shallow area and for children or sunbathing / High end mosaic tiles on walls and floor.

### EXTERNAL ILLUMINATION

Landscaped area illuminated with floor flooders and low level integrated lighting features / High quality external illumination connected to home automation systems.

### COMMUNAL AREAS

Exclusive boat accessible jetty.

### SECURITY

24 hour on-site concierge service / Access to properties via audiovisual color entry system / Multi point locking to front entrance doors.

### GREEN BUILDING

Efficient central air conditioning system / Efficient lighting levels with high performance lamps for interior use and reduced consumption of energy / Domestic water generation from solar thermal collector system / External light sensors to avoid lights during non-essential and unoccupied times / Efficient sanitary ware for low water consumption / Improved indoor ventilation and indoor air quality for better occupant comfort / Collection of condensate recovery from AC to re use for irrigation / Energy efficient equipment (white goods).

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