



# Phaedra Luxury Villas 2

- ! Building frames erected with reinforced concrete
- ! Earthquake resistant floor and roofing provisions
- ! Walls constructed with hollow clay bricks of 25cm thickness for external walls, 10cm for internal walls
- ! Roofing contains first class water insulation materials

**EXTERIOR FINISH** External walls are plastered and finished in grafiato.

**INTERNAL FINISH** All internal walls are plastered and finished with emulsion paint.

**CEILING**s Decorated with acrylic plaster and emulsion paint.

**KITCHEN DECOR** Choice of wood finish units: high quality ceramic tiled splash back and fitted granite work surfaces.

**FLOOR FINISH** Choice of high quality ceramic tiles throughout.

**WINDOWS** Marble beige (MU 81) finish aluminium with double glazing throughout.

**DOORS** Choice of wood for internal doors and wardrobe units throughout: Main Entrance door solid beech or oak.

**RAILINGS** Metal railings fitted on all first floor balconies.

**SANITARY FITTINGS** All fittings are imported from Europe. High quality porcelain basins and toilets chrome plated taps and accessories.

**ELECTRICAL SUPPLY** A complete electrical system is installed with separate fuse box for each property. Power, TV and telephone points are provided for all main rooms. Lighting provided for all rooms. Provision for satellite.

**HEATING** Provision is made for installation of central heating and air conditioning. Solar panels and immersion heater fitted. Water pressure system installed.

**DRAINAGE** A complete sewerage system and septic tank are provided for all properties.

**PARKING** Private parking for each property with hard standing of approximately 5m X 3m tiled area with pergola style open roof.

**GARDEN** Boundary walls with grafiato finish. Metal gates for driveway and entrance. Top soil OR chippings to finish garden area. Outside pool shower.