

## SPECIFICATIONS

### BUILD

Lot size: 1.6 acres (6,750 sq m)

- Gross internal space: 13,660 sq ft (1,661 sq m)
- Gross external space: 59,000 sq ft (5,480 sq m)

### ACCOMMODATION

5 bedrooms, 8 bathrooms, living room, dining room, cinema, office, wine room, outdoor and floatation pools, 2 large patios, 2 kitchens, 2 pantries, storage room, laundry room, staff room and safe room

### KITCHEN

- Fully-fitted bespoke kitchen with light oak millwork by Bulthaup
- Boffi polished stainless steel countertops and drawers
- Zug induction vented cooktop
- State of the art appliances by Subzero, Miele, Wolf and Liebherr

### FLOOR FINISHES

- Entrance halls / living room / dining room / kitchen / upper floor bathrooms / patio – local 'Dir Amar' Stone

- Bedrooms and walk-in closets / office / wine room / gym / lower ground floor hallway / lower ground floor kitchen / master room reception– Oak Parquet flooring

- Spa / lower ground floor bathrooms - German Jura Marble

#### ELECTRICITY, HEATING AND COOLING

- Philips Smart Home panel controls lights, underfloor heating and A/C

- Heated floors for bathrooms and spa area

- Daikin whole house A/C ventilation system

- 10% of electricity supplied by solar panels

- LED lighting for high energy efficiency

#### SECURITY

- Advanced intruder alarm, includes outdoor and indoor volume detectors

- CCTV system with recording

- Digital audio/visual intercom system for all entries

- Safe room (can be converted to an additional staff room) with ensuite bathroom

- Gated off-street parking for 10 cars