

Technical specification:

Apartment contour area - 207 square meters over a full floor
Cathedral ceiling (300 cm), making spacious and well aerated rooms
Wide open sun terrace with a view to the sea, covered with an Ipê wood deck

SCHUCO GERMANY Aluminum window frames with electric blinds throughout the apartment

Glass: double tempered clear glass.

Blinds: electric internal (between the glasses) Venetian blinds which are controlled by a sophisticated central command.

Color: natural anodize.

Central floor heating, safe and smart, with independent control for every room, with digital display, and three computerized sensors. World leading in temperature reading heating system, convenience and ease of operation, years of durability, with the exclusive two-core heating technology of DEVI, Denmark.

Stainless steel and top quality wood kitchen, including "Butcher" counters, a magnificent island, with SCHOLTES chairs and kitchen appliances.

Solid, three-layer bright tained wood parquet

2 well-equipped bathrooms for maximum convenience, and additional guest washroom. The bathrooms include heated mirrors to avoid condensation, with the possibility of self regulation for a set temperature.

Floor and wall covering: wood / stone / marble / ceramics

(3-phase) Smart House, equipped with a central control system for the apartment and for all rooms by the most advanced automation and control systems, with a single remote control for the TV, the DVD and all the home electric appliances.

Thanks to the efficiency of the Smart House, it is possible to program in advance the opening and shutting of the marquees and/or blinds in accordance to weather conditions, it is possible to automatically lower the volume of music played in the apartment and to program the temperature of the water in the bath tub. It is possible to diffuse an atmosphere through colors, light and sounds all day long, to automatically set the alarm on, to shut the blinds to the "out of home" state, and even to lock and open the place, everything according to the convenience and preferences of each and every one of the home residents.

Bticino control and light switches

Full central air conditioning (ELECTRA) with temperature control and automatic on /of time control

Entrance and interior doors by special order from Landau. Veneered wood **inner doors** in Venga taint. Along the door, veneered flanks filled with flaxboard on both sides, veneered multilayered door frames, compatible to the door, rubber sealing, concealed hinges, stainless steel dome door stops and magnetic lock. **Entrance door** with a plain board, opening built of oak veneered solid wood, veneered baseboards on both sides along the door, veneered multilayered door frame compatible to the door. Door finish with sprayed lacquer.

"Easy Vac" central vacuum cleaner, with several vacuuming outlets around the house, with a long easy connect hose; system with three inner filters (fabric, paper and micron). Collecting bin located far from the living area, an important contribution to the cleanness of the space and to impeccable vacuuming results. The system has particularly high power and high efficiency, 4 times more than a regular vacuum cleaner, and is equipped with a silencer, a special development for silent and non-disturbing vacuuming.

"Hasokhech" balcony marquees with electric arms, equipped with 2 LST motors, multi-channel control, and aluminum awnings. The marquees are made of DRALON fabric, which has been treated with a special dust repellent TEHEFLON coating against dust accumulation, sun, mould and fungus.

Electric decorative drapes with remote control.

In the master suite's bathroom, a plasma glass wall changes from transparent to opaque at the touch of a button! And allows full intimacy and separation between the bedroom and the bathroom.

ELBEX Closed Circuit Intercom system, model +EMB4, with a wide bright color screen, convenient and easy to operate, with a possibility of control from every room in the house, equipped with an access code.

2 private parking spaces.

Advanced elevator that arrives straight into your home with a personal opening key.

Home protection system including a VISCONIC wireless computerized alarm system with an embedded siren, remote control, back-up batteries, dummy camera and 6 wireless volume sensors for maximum protection in the whole apartment.

Tempered glass shower stalls.

Exclusive, special order and hand made solid wood bathroom cabinets, convenient and useful, with a special finish against moisture.