

SPECIFICATIONS

KITCHEN

- Bespoke fitted kitchen
- Instant boiling water tap
- Integrated dishwasher (Siemens or similar)
- Electric induction hob (Siemens or similar)
- Electric oven (Siemens or similar)
- Integrated fridge freezer (Siemens or similar)
- Built in microwave
- Wine cooler
- Warming drawer

BATHROOMS

- Wash basins (Villeroy and Boch or similar)
- Wall mounted WC with concealed cistern
- Taps (Hansgrohe or similar)
- Heated towel rail
- Glass shower screens
- Mirrors - with lighting and demisters
- Underfloor heating
- Shaving socket
- Tiling - porcelain or similar

ELECTRIC

- Integrated control system - lights, heating and cooling with local and remote control access for better energy and cost management
- Burglar alarm connected to central security desk for peace of mind when away from home
- Light and power to roof terraces
- EV charger in garage
- Sockets with integrated USB points in main rooms
- Fire alarm
- Recessed downlights throughout
- Indirect LED strip lighting in living rooms and master bedroom
- Cabling for Gibraltar's IPTV services
- Installation for surround sound in living room and speakers in master bedroom/bathroom and terraces
- Installation for whole home Wi-Fi coverage

FLOORING

- Bedrooms and living room/kitchen - high quality engineered board
- Bathrooms/hall/stairs/terraces - high quality tiling

GENERAL

- Air conditioning - heating and cooling
- Brushed stainless steel ironmongery
- Windows - high quality powder coated aluminium/ double glazed
- Utility cupboard with washer and dryer
- Fitted wardrobes in bedrooms (as per floor plans)
- Feature fires fuelled by ethanol (as per floor plans)
- Passenger lifts as per floor plans - likely Schreiber
- Jacuzzi on roof terrace - optional at extra cost
- Oaks - outside kitchen on roof terrace

SECURITY

- 24 hour security/concierge at entry
- Monitored CCTV
- Barrier at entry
- RFID tags for gate opening by residents (easier access without looking for fobs etc)

RESIDENTS' FACILITIES

- Exclusive access to pool located above gym
- State of the art gymnasium
- Family pool located in rock formation
- Seating in communal landscaped area
- Option to purchase purpose built secure storage room

Our Green Credentials

EV charging

Solar panels which contribute to powering the house and heating water

Rain harvesting where possible

Low energy lighting

Highly efficient insulation

Building management system