

## FOUR BEDROOM LUXURY VILLA WITH POOL

Our villas are located very close to the sea and feature a total of four bedrooms, with one on the lower floor and three upstairs. The ground floor includes a parking area and a large room accessible from there, which will be used as a gym. On the upper floor, there is a living room with an open kitchen, one bedroom, and a bathroom. From this floor, there is access to the garden and pool area. The top floor has three bedrooms, all of which are en-suite. The highest level of the building is a spacious rooftop terrace, which can be used for both seating and a barbecue area.

**Technical specification** The buildings will be constructed as reinforced concrete frame structures, following the project specifications for concrete and steel grades, with deep foundation systems. Exterior walls will be built using 25 cm thick brick, while interior walls will consist of 10 cm thick brick materials. Both interior and exterior concrete and partition sections will receive three coats of plaster. After rough plastering the interior walls, rough gypsum plaster and satin gypsum will be applied to prepare the surfaces for painting. The exterior facade will be painted with acrylic-based, silicone-enhanced, textured paint, while the interior will be finished with water-based plastic paint. Crown molding will be installed inside the apartments. In the living room and kitchen, a suspended ceiling with concealed lighting will be applied. Fully elastic elastomeric waterproofing will be used for the roof, terraces, wet areas, and foundation. Entrance doors for the villas will be extra-secure MDF-laminated steel doors. Each villa will have its own water and electricity meters, with utility subscriptions handled by the buyer. Interior doors will be American-pressed, and windows and sliding doors will feature black aluminum frames with thermal insulation and comfort glass. All bedrooms will include built-in wardrobes. Kitchen cabinets will have MDF doors, with the countertop made of worktop material. Electrical outlets will be grounded and child-safe, from brands like Legrand, Schneider, Viko, or equivalent, with the circuit breaker panel system sourced from the same brands. Bedroom flooring will be laminate parquet or ceramic upon request. Ceramic tiles, compliant with TSE standards, from brands like Vitra, Seranit, Anakkale, or equivalent, will be used for the living room, kitchen, bathroom, and hallway floors. A doorbell button will be installed next to the apartment doors. The entrance and parking area will be

paved with 5x10 bricks. Rainwater pipes will be installed. Water supply will be provided by the city network, with each villa having a 1-ton water tank and solar energy on the roof. The water system will use a booster pump. Sanitary ware for the bathrooms, WC, and kitchen will be from brands such as Artema, E.C.A., SEREL, PUNTA, or equivalent. Bathroom cabinets will be made of MDF. &nbsp;















