

poolside view

Technical description

The house is located on a 2500m² (50x50m) plot. Generally the access area which includes driveway, guest parking, access to garage and house porch are all positioned at the smaller part of the stand, facing the road. Larger part of the stand is proposed for landscaped areas, recreation and nice views. The stand will be walled including impressive electrically operated metal gate.

Houses facing river or lagoons will have free access to the beach. All access roads, parking bays and walkways will be paved with appropriate hard paving blocks or bricks.

The domestic workers quarters containing two bedrooms, a bathroom and a kitchen is located at the rear of the plot facing a separate yard and is accessed via a separate gate through the road bounding boundary wall / fence.

The main house is a single storey building with four sides pitched roof and large eaves dominating the composition.

The main living areas are located centrally and include lounge, dining room, kitchen with pantry both fully fitted and a guest toilet.

Spacious verandahs are located in front, towards landscaped garden, swimming pool, pool deck and river. The verandahs can accommodate both easy seating and outdoor dining. A corner with barbeque is part of these terraces.



Tropical House

Land Size: 2.500m² (50x50) · Total Net Area: 414m² · Terraces / Verrandas: 250m²

Separated from the day area by a passage are located the sleeping areas which include the guest bedroom with en-suite bathroom, two bedrooms sharing a bathroom and the master bedroom with en-suite bathroom and dressing room. All rooms are spacious, airy and light.

Internal and external finishes are of highest standards and compliment to the overall feel of the house. The same pertains to the services, fittings and equipment. In addition to the natural ventilation protected with insect screens, air conditioning is provided for all living rooms.

All windows and screens are made of powder coated (coloured) aluminum and contain rolldown aluminum shutters.

In order to achieve “green” house design and reduce energy costs, a ventilated roof is proposed in addition to the thermal insulation under entire roof; solar water heating, recirculation of hot water; etc are proposed.

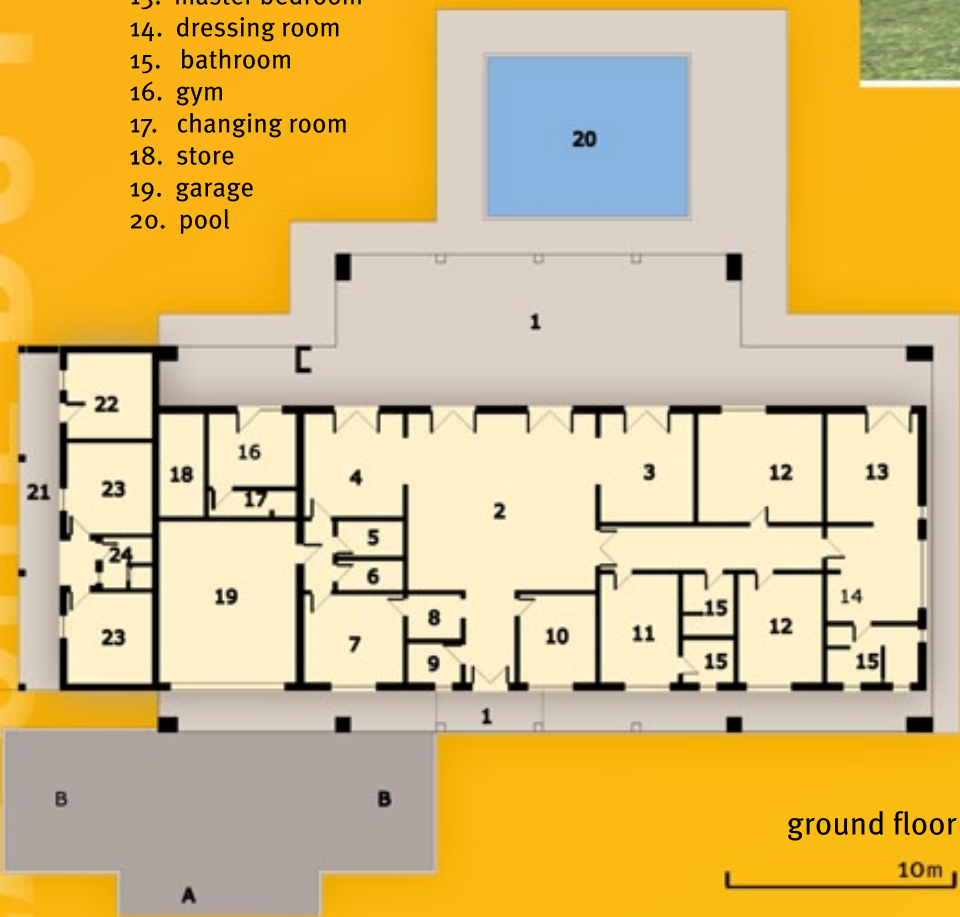
The house is founded on raft concrete slab. Blocks and bricks combined with concrete columns and beams will be main superstructure. Roof structure will be either steel or timber, blocks or bricks.

NORTH ISLAND

ARCHITECTURE

- House
- A. driveway
 - B. guest parking
 - 1. verandah
 - 2. lounge
 - 3. family room
 - 4. dining room
 - 5. laundry
 - 6. pantry
 - 7. kitchen
 - 8. cupboard
 - 9. toilet
 - 10. study
 - 11. guestroom
 - 12. bedroom
 - 13. master bedroom
 - 14. dressing room
 - 15. bathroom
 - 16. gym
 - 17. changing room
 - 18. store
 - 19. garage
 - 20. pool

- Domestic quarters
- 21. verandah
 - 22. kitchen
 - 23. bedroom
 - 24. bathroom



entrance view



pool terrace view

Tropical House