

poolside view

## Technical description

The house is located on a 4500m<sup>2</sup> (90x50m) 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.

Domestic workers quarter containing two bedrooms and bathroom is attached to the double garage, faces separate yard and is accessed via separate gate through the road bounding boundary wall / fence.

The Main house is a two storey building with protruding beams and columns dominating the composition. The main living areas are located in the ground floor and includes lounge, dining room, kitchen with pantry and laundry all fully fitted, guest toilet, entertainment room, study, bar, wine cellar, family room and a separate guest room with en suite bathroom and closet.

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. Beyond the pool is a small area with the barbeque, gym, sauna and changing rooms.



## Modern Villa

Land Size: 4,500m<sup>2</sup> (90x50) · Total Net Area: 862m<sup>2</sup> · Terraces/Verandas: 443m<sup>2</sup>

On the upper floor, connected by a passage, are five bedrooms each with its own bathroom, a study and master bedroom with en suite bathroom, dressing room and kitchenette. 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

first floor



- First floor
- 30. stair
  - 31. passage
  - 32. void
  - 33. bedroom
  - 34. bathroom
  - 35. masterbedroom
  - 36. walk-in closet
  - 37. kitchenette
  - 38. study
  - 39. terrace

- Domestic quarters
- 27. kitchen
  - 28. bathroom
  - 29. bedroom

ground floor

10m

- Ground floor
- A. driveway
  - B. guest parking
  - 1. hall
  - 2. lounge
  - 3. study
  - 4. toilet
  - 5. laundry
  - 6. pantry
  - 7. kitchen
  - 8. dining room
  - 9. entertainment room
  - 10. wine cellar
  - 11. family room
  - 12. guest room
  - 13. bathroom
  - 14. verandah
  - 15. barbeque
  - 16. pond
  - 17. pool
  - 18. bar
  - 19. gym
  - 20. changing room
  - 21. steam
  - 22. sauna
  - 23. filter room
  - 24. garage
  - 25. tool
  - 26. store



entrance view

pool terrace view



Modern Villa