

## 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 large terraces, columns and verandahs dominating the composition. The main living areas are located on the ground floor and include the entrance hall, lounge, family room, dining room, breakfast area, kitchen with pantry and scullery all fully fitted, while the other wing of the house contains the 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 the 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, jacuzzi and changing rooms. Annexed to the garage are the laundry, store all connected and covered to the kitchen area.

poolside view



# Plantation Villa

Land Size: 4.500m<sup>2</sup> (90x50) · Total Net Area: 931 m<sup>2</sup> · Terraces/Verandas: 663 m<sup>2</sup>

On the upper floor, connected by a passage that overlooks the hall and lounge, are four bedrooms sharing three bathrooms, a play room, linen room and the master bedroom with en suite bathroom and dressing room. Ample terraces connect the bedrooms and overlook the pool deck. 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.

# NORTH ISLAND



first floor

- First floor
1. corridor
  2. void
  3. master bedroom
  4. bedroom
  5. play room
  6. dressing room
  7. bathroom
  8. linen
  9. store
  10. stair
  11. terrace



entrance view



ground floor

- House groundfloor
- A. driveway
  - B. guest parking
  1. porch
  2. hall
  3. lounge
  4. entertainment room
  5. wine cellar
  6. study
  7. dining room
  8. family room
  9. toilet
  10. stair
  11. kitchen
  12. breakfast area
  13. pantry
  14. scullery
  15. guestroom
  16. dressing room
  17. bathroom
  18. gym
  19. jacuzzi
  20. verandah
  21. terrace
  22. barbeque
  23. pool deck
  24. pool
  25. rest room
  26. bedroom
  27. laundry
  28. store
  29. garage

pool terrace view



Plantation Villa