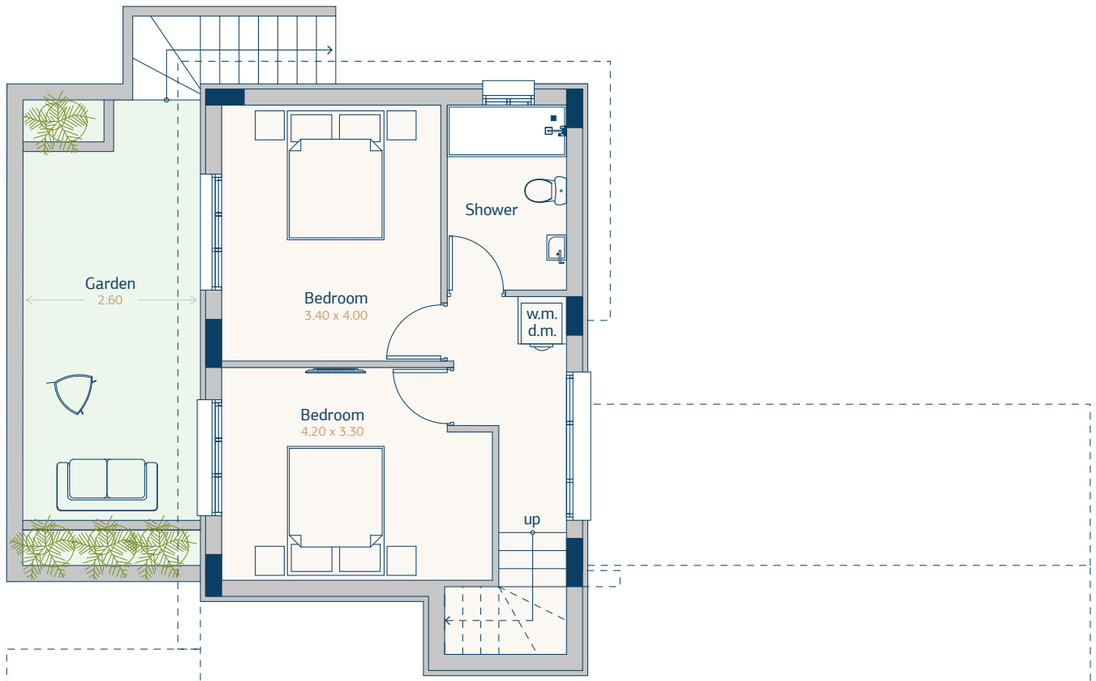
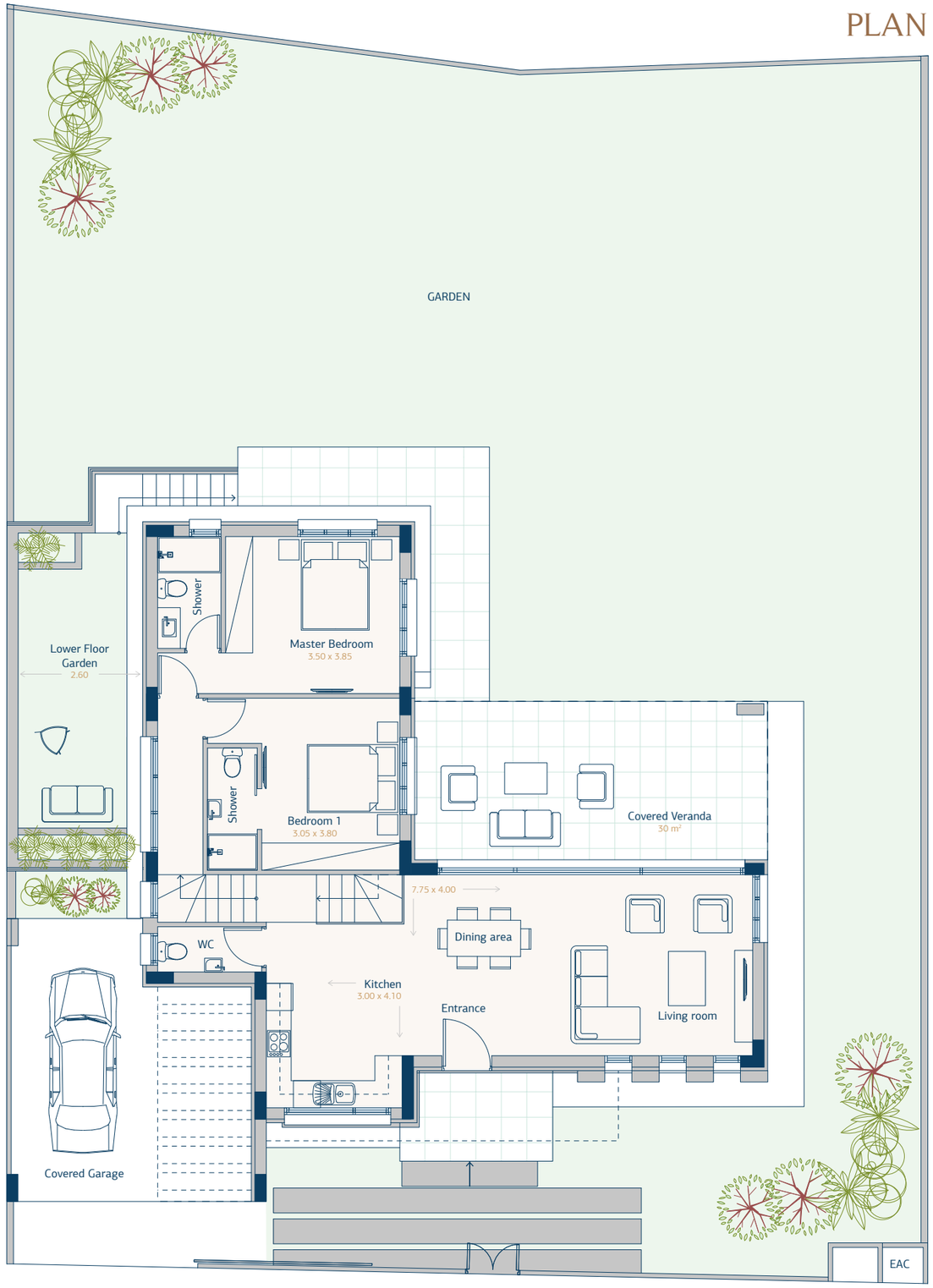
TYPE A LOWER FLOOR PLAN



AREA OF SCHEDULE

Bedrooms	4 (2 en-suite)
Bathrooms	4
Ground & Upper floor	109 m²
Lower floor	51 m²
Covered Veranda	30 m²
Total Area	190 m²
Parking	2
Swimming Pool	Optional
Aprox. Plot Size	600 m²

TYPE A GROUND FLOOR PLAN



SPECIFICATIONS

Structure

Reinforced concrete in accordance with drawings, static calculations and Eurocodes.

Energy efficient

- Seatera Residence is a Grade-A energy efficient project. Highly insulated walls.
- Thermal and water insulated roof.
- Energy efficient, double glazed windows.

Flooring

- Living room, kitchen, corridors and bathrooms have high quality ceramic tiles, from premier suppliers, in a wide selection of designs.
- Bedrooms have a premium quality laminated wooden flooring system.
- Verandas have durable, external quality ceramic tiles.

Plumbing and Sanitary Ware

- Top quality sanitary ware in bathrooms. Concealed flush-fitting cisterns and wall-mounted toilets.
- A pressurized water system is installed. Demisting mirrors fitted in bathrooms.
- On-roof solar panels and 1-tonne water tank included.

Entrances

- Security door with solid core and intercom system with colour display screen.
- Pedestrian entry gate and parking area gate.

Door and Window Frames

Anodised aluminium door and window frames throughout.

Carpentry

Bedrooms have large high-quality wardrobes. Bathrooms have under-sink cabinets.

Kitchen Fittings

- Granite/solid surface worktops.
- Fully-fitted floor standing and overhead wall units.
- Quality stainless steel sink with premium mixer taps.

Electrical Installation

- An adequate number of power points are installed.
- Telecoms, Internet and television sockets are installed in the living room and bedroom.
- False ceilings with energy efficient spot lighting in bathrooms and kitchen.

Photovoltaic System

Solar photovoltaic (PV) power generation system installed on the roof.

Heating and Air-conditioning

Installation of split air-conditioning units in all areas. Provision for electrical heaters.

Other Provisions

- Security system with sensors covering the main areas of the house.
- Electric security shutters and blinds.
- 8x4 meter private swimming pool.
- Premium brand electrical appliances package.
- Furniture package to suit.
- Garden landscaping.
- Provision for EV charging station.
- External BBQ & bar area.

SEATERA RESIDENCE