

## SPECIFICATIONS

### VILLA HERMES – LYGARIA (Z5)

Super deluxe, **345 m<sup>2</sup>** detached residence with wooden and ceramic tile roof offering an incredible panoramic view of Lygaria Bay and the Cretan Sea.

- Large privately owned plot of **969 m<sup>2</sup>**.
- 36 m<sup>2</sup> pool with waterfall feature, jacuzzi and large surrounding area covered with decking and top quality 60 x 60 cm tiles. A kitchenette and bathroom have been built in the pool area to cover the needs of pool users.
- Ancillary areas (store rooms) of around 40 m<sup>2</sup>.
- Large covered verandas (measuring around 65 m<sup>2</sup>) with 10 x 10 mm triplex-securit glass and a solid Iroko wood hand rail so as not to obstruct the enchanting view, plus a uniquely designed wooden pergola.
- Contemporary design Italian made internal doors.
- German PVC window and external door frames (made to resemble wood) with double, heat-insulating glazing, fitted insect nets and electrically-operated rolling shutters. Window and external door frames of this type are the most suitable for homes located close to the sea.
- Automatic three-stop lift.
- Specially treated timber fencing has been installed in all flower beds.
- The entire bedroom level has been laid with wooden flooring.
- The bedrooms aside, the flooring in all other areas is top quality 60 x 60 cm tiles.
- An excellent quality, outstanding design Italian kitchen with special ergonomic features, cooking island with granite worktop has been installed.
- The bathrooms have been designed and built to high standards, and feature a shower unit or bath, all the necessary fittings, a mirror and wooden sink unit.
- The living room features a granite fireplace.

- Concealed lighting and LED spot lighting have been built into the living room ceiling.
- The Villa is heated by radiators fuelled by an oil-fired burner. The heating can be individually adjusted on each floor.
- A solar water heater has been installed, complete with a 300 l closed circuit boiler located in the Villa's ergonomically designed boiler room which is in a separate out-building. Connected to the central heating boiler and a new type of automation system, the solar water heater ensures a constant indoor temperature and achieves maximum energy savings while also complying with all the applicable environmental regulations.
- Modern wardrobes with sliding glass doors and internal lighting have been installed in all bedrooms.
- All bedrooms in the Villa have been fitted out for air-conditioning units and cabling has been pre-installed for alarm systems.
- A separate 5 m<sup>3</sup> water tank has been installed to ensure greater autonomy.
- Two dedicated parking spaces.
- Trees, shrubs and grass suitable for the area's microclimate have been planted around the grounds and an automatic watering system has been installed all around the site.
- Internal access roads lead to the Villa. The roads are laid with paving sets and are lit by erosion-resistant bulkhead lights.
- The main entrance opens electronically to allow vehicles to enter and leave, while there is a separate entrance for those on foot.
- A colour intercom system has been connected to the Complex's main entrance to ensure greater security and functionality.
- 3<sup>rd</sup> generation biological treatment facility to cover the villa's needs.