

4 bedroom Villa		
Furnished Option "Premium" (Fully Furnished)	Quantity pcs./sets	Comment
Doors		
Glass door 2700*1200 (Tempered glass with silicone seal)	1	
Doors based on aluminum profile covered with wood veneer without trims		Natural wood veneer, hidden hinges, magnetic locks – silent closing and premium feel
Interior doors 800*2000	5	
Interior doors 700*2000	6	
Entrance doors 900*2000	1	
Entrance doors 1200*2700	1	
Electromagnetic locks with card and mobile app access control	2	
Entrance Group		
Doorbell (video intercom)	1	
Villa name sign board	1	
Onyx speles for the entrance group complete set	1	
Floors and Walls		
Porcelain stoneware floor tiles large format porcelain	202,23 m²	
Porcelain stoneware wall tiles large format porcelain	117,18 m²	
Decorative wall panels/white paint		
Terrasse floor/Terazzo		
Lighting of the whole villa + sockets		
Built-in lightning, wall lamps - complete set according to the project	1	Smart LED lighting system with zone control
Sockets with frames - complete set according to the project	1	Pre-installed infrastructure for Smart Home system
Linear Track Lightning complete set according to the project	1	
Angel C-C ceiling corner connector 90g - complete set according to the project	1	
Angel C-W wall-ceiling corner connector - complete set according to the project	1	
Track lightning lamp - complete set according to the project	1	
Magnetic track light system - complete set according to the project	1	Decorative lighting fixtures, spotlights, and chandeliers included
Full Set of ceiling downlights D 200mm-600mm - complete set according to the project	1	
Bathroom equipment		
450mm Bathroom sink	5	
Sink mixer tap (small)	2	
Faucet with hygienic shower	3	
Bathroom sink 400X900 for guest bathroom	1	
High sink mixer tap for guest bathroom	1	
Wall-Hung toilet with flush plate	5	
Hygienic shower with switch	2	
Bath size 1800*900	1	
Bathtub mixer (high) with shower	1	
Wall mounted shower	4	
Shower drain (drains)	4	
Shower partitions set according to the project	1	
Furniture		
Kitchen Bar stools	6	
Full Kitchen Cabinets Set including engineered stone countertop	1	Custom-built cabinetry with soft-close systems
Kitchen sink complete with tap and siphon	1	
Corner sofa (living room)	1	
Coffee table	1	
Decorative wall panels set for villa 26,1 m²	1	
4 bathroom furniture sets	1	

Tall glass bathroom cabinet for the quest bathroom 900*300*3000	1	
Mirrors for bathrooms 4 pcs	1	
Mirror for master bedroom 650*1700	1	
Bed 2000*2000	1	
Bed 2000*1800	3	
Bedside tables	8	
Mattress 1800*2000/1600*2000	4	
4 built-in wardrobes for the whole villa	1	
TV brackets (bedroom)	4	
Hanging chair + armchair + coffee table (master bedroom terrace)	1	
2 sun loungers + coffee table	1	
Household appliances and accessories		
Coffee machine	1	
Kettle	1	
Dinnerware Set for 12	1	
Tea Set for 12	1	
Coffee set for 6	1	
5-Piece Pot Set	1	
Mugs, glasses, wine glasses	1	
Cutlery (spoons, forks, knives) for 12	1	
Carving Knives 5 pcs	1	
3-Piece Frying Pan Set	1	
Small kitchen utensils (spice set, napkin holders, etc.)	1	
Built-in oven	1	
Built-in microwave oven	1	
Induction Cooktop with built-in hood	1	
Dishwasher	1	
Wine cellar built into the kitchen island	1	
Built-in Double Door Fridge with Ice Maker	1	
Ice maker	1	
65-Inch Plasma TV	1	
40-Inch TV (for bedrooms)	4	
52 Inch (1320mm) Ceiling Fan (bedroom)	4	
52 Inch (1320mm) Ceiling Fan (living room)	2	
Washing machine	1	
Tumble Dryer	1	
Hairdryer	1	
Iron	1	
Bathroom and water closet accessories		
Toilet paper holder 15*7*12 cm	5	
toilet brush 14*34	5	
towel bar 60*7*5	8	
Towel ring 15*20*7	9	
Robe & Towel hooks 5*5 cm	8	
Soap dispenser (soap dish)	6	
Glass holders 18*10*9	6	
Bathroom shelf (for bathroom/shower room) 32,2*12*5,5	5	
Hairdryer holder 12,5*12,8*9,5	1	
Double kitchen bin, 2*20L	1	
Bathroom bin	5	
Outdoor Rubbish bin 100L (black)	1	
Textile set for the villa		
Blanket set	1	
Decorative cushions set for villa	1	
50*70 cm Pillows set	1	
Bed linen set for villa	1	
Terry bath sheet set	1	
Medium size terry face towel set	1	

Small size terry towel set	1	
Double bed blanket	1	
Beach towel set for villa	1	
Ironing board	1	
Clothes drying rack	1	
Round rug (living room)	1	
Rectangular rug (bedroom)	4	
Design Accessories		
Paintings	6	
White sheer curtains for bedrooms	1	
Curtain Track set for bedrooms	1	
Black blinds	2	
Sculptures and statues	2	
Sala/Patio/BBQ zone		
Kitchen SALA INSIDE with sink and tap	1	
52 Inch (1320mm) Ceiling Fan (Sala)	1	
Outdoor corner sofa (2700*2700)	1	
Patio umbrella	1	
Patio dining set	1	
Barbecue Grill	1	
Garden		
Automatic watering system for plants	1	
Large plant pots	1	
Medium plant pots	1	
Small plant pots	1	
Plant packs	1	
Construction Materials Terms & Hardware		
Structure & Engineering		
Structure of monolith		
Lean concrete KSC 180		
Concrete KSC 210 topping and wire mash 4 mm		
Concrete KSC 240		
Concrete waterproof KSC 240 at 28 day		
Pre-cast slab LL 240 kg/m2		
Reinforcement bar RB 6 SR 24		
Reinforcement bar RB 9 SR 24		
Reinforcement bar DB 12 SR 30		
Reinforcement bar DB 16 SR 30		
Reinforcement bar DB 20 SR 30		
Load-bearing and interior walls		
Full grey brick masonry double layer		Double brickwork with insulation – excellent soundproofing and thermal efficiency
Full grey brick masonry one layer		
Plastering		
Paint		Washable, anti-mold paint suitable for humid conditions
Roof Structure		Insulated and moisture-resistant with a ventilation system – ideal for tropical climate conditions
Roof construction, iron 100*50*20*2,3 mm, iron 25*50*2mm		
OSB 240*120		
C-Channer 75*45*15*2 L6m galvanized		
Purlin Profast batten, L 6m , 0,7mm, 23*30 galvanized		
Rain gutter		
Roofing finishing coating / bituminous shingles		

Ceiling		
Plasterboard sheet 9mm waterproof (Living room, Kitchen, Bedrooms)		
Stretch ceiling(Bathrooms)		
Stained glass doors-windows		
Windows panoramic with single tempered glass with silicone seal(stained glass door at the entrance to the living room), and aluminium panels with double glazing(bedrooms) 1600-10800*3000 m		Windows & sliding doors: Aluminum frames with double glazing – heat protection, moisture resistance, and exterior noise reduction
Sanitary		
Cold water system, pump automatic / water tank 5000l		
Hot water system, water heater 5000W		
Waster water treatement tank, septictank 1200l (2 pcs) underground		
Grease trap		
Drainage system and perimeter waterproofing		
Pool		Private pool with lighting and energy-efficient filtration system
Sand filter tank		
Pool bowl covering, terrazzo		
Pump and filter / salt cleaning system		
Pool pump / transformer 12V		
Outdoor stone shower		
Air Conditioner System		
Split type air conditinning unit, FCU/CDU 36000BTU; FCU/CDU 18000BTU		