



3/4 BEDROOM VILLA PROPERTY SPECIFICATION

The Property consists of two reception areas, kitchen /dining room, three/four bedrooms, one toilet / bathroom, balcony terrace and gardens with swimming pool where applicable.

Total sizes: **3 bedroom Villa – 150m² of accommodation over two levels with land of 220m²**
4 bedroom Villa – 200m² of accommodation over two levels with land of 400m²



The above are preliminary designs and likely to be modified as architectural designs evolve. However the number and types of rooms and overall size of the villa and land will remain as specified.

Exterior Build Quality

The property will be completed to a high standard with all construction processes monitored by a professional independent project manager and quantity surveyor. In addition a separate in-house project manager will also carry out checks for consistency and quality.

All processes will be carried out in strict accordance with Albanian building regulations and where imported materials are used these will be checked for compliance.

Glass where used will be double glazed low E with a UV protection layer. All raw materials including stone, cement, marble, etc will be checked for consistency in all aspects.

The façade of the building will be provided with a high level of protection from weathering.



INTERNAL SPECIFICATIONS

Kitchen

- Choice of finish from selected standard range
- Stainless steel appliances consisting of a 4 burner electric hob, microwave, single oven and extractor hood, together with fully integrated dishwasher, fridge freezer and washer dryer (where applicable)
- Stainless steel 1½ bowl sink with draining board

Laundry (where applicable)

- Free standing washer dryer
- Stainless steel single bowl sink with mixer tap

Bathroom / En-suite

- White sanitary ware
- Shower over bath (where applicable)
- Shower tray with enclosure (where applicable)
- Partially tiled walls, full height in shower areas

Heating and cooling

- Air conditioning with heat exchanger fitted to provide hot air heating
- Compact flush outlet grills fitted to ceilings and walls
- Heated towel rail to bathroom and en-suites

Electrical

- Double sockets to all residential areas
- Pendant light fittings to all public areas and bedrooms
- Down lighters fitted to bathrooms, en-suites and cloakrooms
- Shaver sockets to bathrooms and en-suites
- Mains operated smoke alarms
- TV outlets provided to living room, kitchen and master bedroom
- Telephone outlets provided to living room and master bedroom
- Intruder alarm with keypad (ground floor apartments only)
- Satellite TV point in Lounge and Master Bedroom
- Wireless broadband connection with router in Lounge

Internal finishes and decoration

- Oak finish internal doors
- White emulsion to walls and ceiling
- White woodwork
- White socket and switch face plates

Flooring

- Choice of wood flooring from standard range
- Carpets to master bedroom, dressing areas and wardrobes
- Choice of tiled flooring from standard range for kitchens, bathrooms, en-suites and cloakrooms
- Non-slip Vinyl floor tiles to laundry area

Patio / Balconies / Terraces

- Glazed French doors to area
- External light
- Choice of tiled flooring from standard range

Common areas

- All common landings and stairs tiled with non slip grooves on stair detail
- Motion sensor light switches
- Low energy wall lights
- Video entry system
- Elevator
- Entrance lobby furnished with soft seating and tiled floor.

All finishes and fitting will be of the highest standard and where appropriate imported and designer materials/fixtures will be used to enhance the quality of the interior space. In addition to the standard finish there are a number of upgrade options choices that can be made on the following items:

- Tiles
- Flooring
- Kitchens
- Sanitary ware
- Electrical face plates

These options will require extra expense and this will be passed on to the Purchaser if they decide to proceed with any optional upgrades. Alternatively if preferred the apartment can be provided in "shell" condition without the standard fittings e.g. kitchen, bathroom, light fittings, etc. If this option is required a reduced purchase price will be calculated based on individual requirements.

Infrastructure and management services

A detailed infrastructural study will be carried out in order to ensure that the needs of all property owners and guests are met in full.

All utilities including electricity, water supply, sewage treatment and communications have been specified to provide 120% of maximum loading capacity.

In order to ensure that all services, utilities and property within the resort are maintained to the highest standards there will be an on-going service charge payable to the professional on-site management company. This is charge is allocated based on the size of the property.

Lalzit Bay Resort and Spa will be a fully managed and maintained facility, drawing on international expectations of gated resorts the management company will provide the following services and facilities:

- Landscaping and gardening services
- Facilities Management
- Security
- Rentals
- Re-sales
- General Property Services
- Laundry Services
- Cleaning Services
