

1. Unique location, the view will never be blocked by other buildings, since the plot is adjacent to the border of a state reserve - a specially protected natural area.
2. The view from any point of the plot and any window of the villa opens to the sea and golf courses.
3. Villa layout: All bedrooms are built as "master". This means that the bedrooms have private bathrooms with showers.

The master bedroom is equipped with a shower and a bath, as well as a dressing room and a separate laundry area.

4. Villa equipment:

Energy saving:

- solar power plant (photovoltaic) with a capacity of up to 120% of the building's electricity needs.
- 8 mm heat-insulating material on all walls.
- energy-saving glass on windows and sliding doors - walls.

Air conditioning and heating:

- VRF duct system of the "cold - heat" type.
- heating - "warm floor" liquid type throughout the villa.

Control system:

- "Smart home" with access via smartphone app from anywhere in the world.
- Surveillance cameras along the perimeter in the amount of 8 control points and motion sensors on the site.
- Alarm system that can be linked to the alarm panel of the security patrol agency.

Household equipment:

- Kitchen with fully built-in appliances: two refrigerators, microwave oven, possibility, upon request, to install a coffee machine and ice maker.

The kitchen is equipped with premium appliances, in a single design style.

- Laundry facilities. Premium Miele machine and separate Miele tumble dryer.

Italian fireplace

5. Landscape and outdoor amenities.

Equipped summer kitchen, barbecue, gas grill, etc.

6. Entrance group

- Spacious garage for at least two cars. Internal access to the house. At the entrance there is a dressing room and a guest bathroom.

7. Infinity pool with automatic water refill. Patio with panoramic views. Possibility to install heating equipment for the pool.

8. Legitimate advantages:

All permits for construction and connection of utilities, as well as wastewater disposal have been obtained.

The project is registered to a legal entity, therefore it is possible to receive a reduced VAT rate of 5%. Also, to obtain permanent residence.