

# VILLA TIME OUT MALAGA

## STANDS OUT from others

### ENERGY EFFICIENCY:

- Certification A or B
- High energy heating
- Foto voltaic installation

### WINDOWS:

- Interior Height 280 cm
- Slim Profile 2cm vertical frame only
- Maximum light, brightness & Views

### DOORS:

- Height 240 cm
- Wheel chair accessible

### POOL:

- Infinity Pool
- Beach entry pool / Zero entry
- Sunbeds in pool
- Heated & insulated structure
- Wheel chair adapted entry

### INSULATION:

- Maximum Interior & Exterior
- Extra on ceiling & roof
- Energy A construction

### ELEVATOR:

- 5 level access
- From Garage to Roof Terrace
- Wheel chair access

### ROOF TERRACE:

- Spa, Pergola, sun beds
- BBQ space, Exterior shower
- Wheel chair access
- Spectacular views

### WHEEL CHAIR:

- Access to all floors & Rooms
- Pool, roof terrace, elevator
- Wheel chair friendly environment

## HIGHLIGHTS

### ROOMS:

- 4 Bedrooms
- Guest apartment
- Office
- Gym
- TV room Man Cave
- Wine cellar
- Laundry room

### GUEST APARTMENT:

- Independent entrance privacy
- WC & Kitchenette

### OFFICE:

- Independent entrance privacy
- Separate internet connection

### PARKING:

- 4 space Garage
- 2 external parking spaces

### FLOOR:

- High quality gres tiles
- 1 x 1 m tiles
- Same tiles all areas
- Interior, Terraces, Pool
- Majestic look

### WC:

- Direct ventilation
- Waterproofing shower
- High end solutions

### HEATING COOLING:

- Underfloor heating
- Geothermal, Earth heating
- Foto voltaic run
- Minimal running cost

### BRAND NAMES:

- Cooperation serious partners
- Serious brand names