



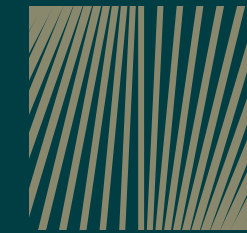
VILLA CITRINA

PREMIUM SUSTAINABLE LIVING





DEVELOPED BY GROUP:



DAVARGEM
BUILDING A FUTURE



VILLA CITRINA

PREMIUM SUSTAINABLE LIVING

	Plot area (m2)	Construction area (m2)	Usage area (m2)				
			Basement	Ground floor	First floor	TOTAL	
A	349,35	352,65	89,99	77,30	69,40	236,69	SOLD
B	209,70	321,71	97,60	69,44	62,19	229,23	SOLD
C	213,92	324,00	98,39	69,44	62,19	230,02	SOLD
D	211,20	323,53	98,39	69,44	62,19	230,02	1.560 000 € *
E	210,47	321,35	98,39	69,44	62,19	230,02	1.495 000 €
F	214,97	323,67	98,20	69,44	62,19	229,83	1.495 000 €
G	212,09	323,67	98,20	69,44	62,19	229,83	1.495 000 €
H	210,32	321,47	98,39	69,44	62,19	230,02	1.495 000 €
I	370,45	349,72	96,81	73,08	65,09	234,98	RESERVED

* Villa D - Furniture pack included:
BO Concept - furniture
Slings Outdoor Living - furniture



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VILLA
CITRINA
PREMIUM SUSTAINABLE LIVING

- Private condominium great central location in very calm area
 - 4 bedrooms (**3 suites**) providing more privacy
 - 5 bathrooms with underfloor heating and electric towel rack
 - Spacious multi-purpose basement room with natural light
 - 1 office
 - 1 laundry
 - 1 technical room and pantry
 - Private garden with charming mediterranean theme
 - Private pool with saltwater and natural Hijau stone
-
- Spacious areas with natural light
 - Premium building materials and thermal and acoustic insulation
 - Window framing by Technal
 - High energy efficiency **A+ pre-certificate**
 - Photovoltaic panels for electricity production
 - Daikin heat pump with a 500l. tank
 - Daikin - ducted air-conditioning promoting more natural cold/warm air
 - Reverse osmosis water filtering system with **alkaline** remineralization & sanitizing tank
-
- Alarm
 - Smart home - Home automation with: climate, lighting and blinds remote-central control
 - Kitchen and Laundry fully equipped with Siemens and LG appliances
 - Electric car charging socket prepared
 - Basement and WC with skylights for natural light
-
- Inspired by timeless cozy design, with natural materials, Scandinavian color palette, and Japanese minimalism
 - Cozy cove lighting options in all spaces, for warm indirect lighting for night time
 - Premium carpentry
 - Floor-to-ceiling doors elevating spacious areas with more natural light
 - Bamboo flooring - premium beauty, comfort, durability and sustainability



B - H VILLAS

PLANS • VILLAS:



PLOT

209,70 m2

CONSTRUCTION AREA

321,71 m2

USAGE AREA

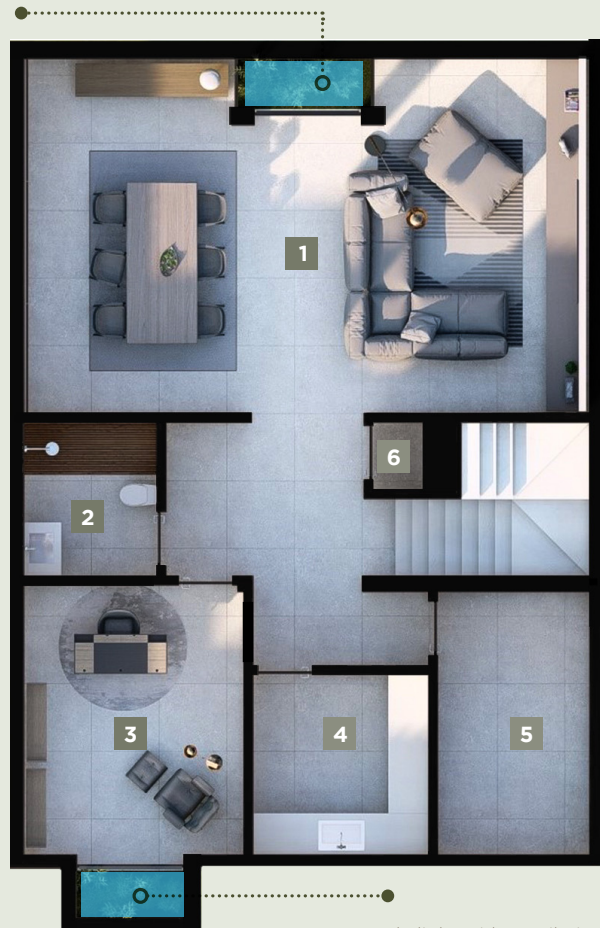
229,23 m2



**VILLA
CITRINA**
PREMIUM SUSTAINABLE LIVING

-1 FLOOR

The skylight system equipped with ventilation installed in the ground floor, promotes a spacious basement, with natural light and fresh air.



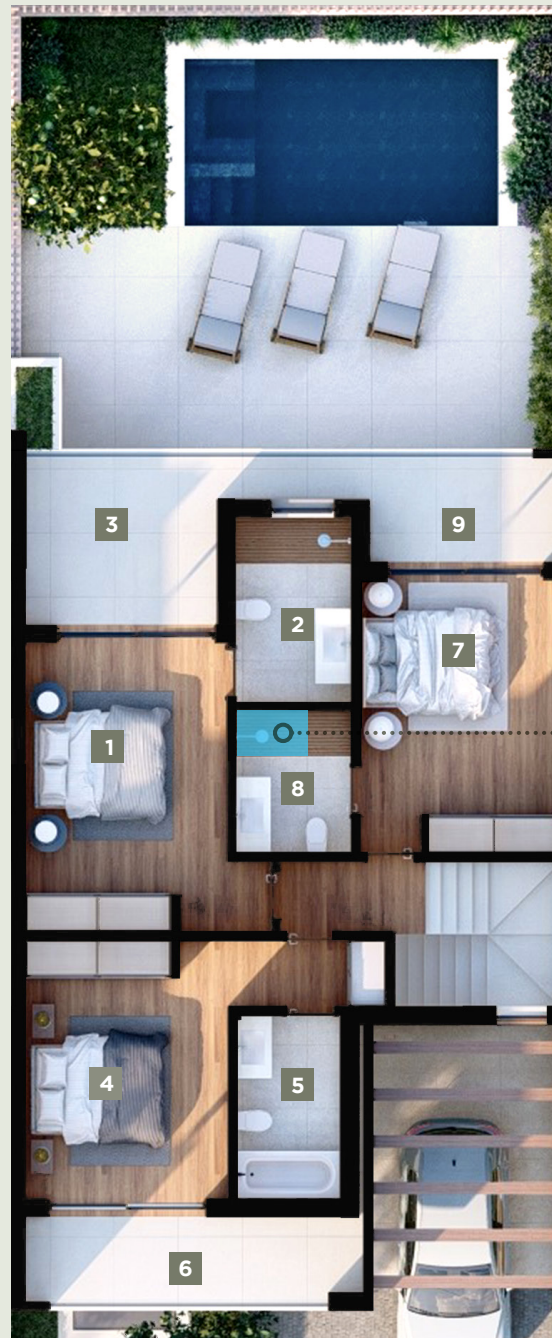
- 1. Multipurpose room.....51,69 m2
- 2. Bathroom..... 4,58 m2
- 3. Office.....13,11 m2
- 4. Laundry.....7,73 m2
- 5. Technical room & Pantry.....9,44 m2
- 6. Storage.....2,57 m2
- 7. Hall..... 9,27 m2

GROUND FLOOR



- 1. Living room & Kitchen.....44,82 m2
- 2. Bathroom.....5,70 m2
- 3. Bedroom 1.....12,97 m2
- 4. Pool.....13,5m2

FIRST FLOOR



- 1. Bedroom 2 **suite**.....15,60 m2
- 2. Bathroom5,33 m2
- 3. Terrace.....10,76 m2
- 4. Bedroom 3 **suite**.....16,00 m2
- 5. Bathroom.....4,73 m2
- 6. Terrace.....7,47 m2
- 7. Bedroom 4 **suite** ...13,90 m2
- 8. Bathroom.....4,10 m2
- 9. Terrace.....5,17 m2



DAVARGEM
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PARTNERSHIPS



Bamboo flooring
Natural
Sustainable
Beautiful
Highly durable



Wood inspired
pergolas, fences & facade
Composite
50% rice husks
+ recycled components



Bathroom skylight



-1 floor
Skylight system w/ventilation



Window framing
Premium
Thermal & acoustic efficiency



Seamless walls
with ducted air condition



Smart house
automation and networking
system
Lighting
Efficient climate control
Alarm



Reverse osmosis
water filtering system
with alkaline remineralization
& sanitizing tank



Premium artificial turf
100% from recyclable products



Kitchen & Laundry
Fully Equipped



Kitchen & Bathroom
Hinge and runner systems
w/ Soft close Bluemotion



Faucets
with air EcoDrop



Danish Design Furniture



Kitchen countertop
& bathroom washbasins



Premium Outdoor Living

