Lapta **Specification:**

General

1 120 m2 Net area
2 3 Double Bedrooms
2 2 Bathrooms (one en-suite)
3 5 years Construction guarantee
4 Mountain and Sea view
5 Choice of Tiling (Bathroom, Kitchen & Flooring)
7 TV points.
8 Fitted Kitchen (Choice of units and worktop)
9 Fitted wardrobes in all Bedrooms (Choice of colour)
11 3 pin Electrical sockets throughout
12 Damp proofing (both at ground and roof level)
13 External Double brick walls with damp proofing
15 2 ton water tank at ground level (with pump)
16 1 ton water tank at roof level with separate Immersion switch (internal)
17 Solar panels
19 Landscaping
20 Shared Roof terrace

Kitchen & Dining Area:

Electrical TV & points
Choice of Floor and wall tiles
Laminate Worktop (choice available)
Granite worktop as an optional extra
Double Stainless steel sink with mixer tap
Fully fitted units (choice available)

Lounge:

Choice of Flooring
Various Electrical points (3 pin sockets)
TV point
Ceiling light

Master Bedroom:

En-suite (choice of Floor & Wall tiles)
TV point
Electrical sockets (3 pin)
Choice of Wardrobes

Bathroom:

Ceramic Floor tiles (choice available)
Full size Bath
Overhead shower.
Hand Basin
Over the basin Mirror and sidelight
Choice of Floor to Ceiling wall tiles.

Bedroom 2:

Choice of ceramic Floor tiles
Fitted Wardrobes with choice of colour / finish
TV point
3 pin Electrical sockets

Bedroom 3:

Choice of ceramic Floor tiles
Fitted Wardrobes with choice of colour / finish
TV point
3 pin Electrical sockets

Entrance:

Door bell
Light above Door
Solid Wood front door

Doors:

Front Entrance, Solid Wood Door
Internal, American pressed Doors
Handles, Locks & Keys

Terrace & Balcony:

Ceramic Flooring
Iron railings
External lighting (internal switch **)**

Windows:

White Aluminium Double Glazed throughout.

Included:

All plumbing, including, Taps etc
Solar panels with backup Hot water emersion tank.

External:

12m x 6m communal pool with paved surround Landscaping,
Roof terrace & Car parking facilities.