



**NATIONAL**  
GOLF & COUNTRY CLUB

**LUXURY VILLA**  
**TYPE 4**

BEDROOMS	3
BATHROOMS	2
TOILET	1
TOTAL BUILT SURFACE	253.3 SQM
LAND SIZE	425 - 475 SQM
PRICE	EUR 490,000 + VAT





## LUXURY VILLA TYPE 4

### The private club lifestyle

#### Top quality finishes

Top quality finishes and materials, unique advantages and exclusive facilities are some of the core elements of the "National" residential concept you will get to experience as a future member of our community.

We seek comfort in every detail. Suitable for an active lifestyle, our villas, townhouses and apartments will welcome you with generous spaces, cleverly fitted according to the latest trends in interior design and architecture.

Each unit comes with top quality finishes and luminous interiors, with high ceilings and large glazed surfaces. All bathrooms will be completely furnished with top quality items like self-standing bath tubs and walk-in showers.

#### Energy efficient homes

Each villa is energy efficient, thanks to the solar panels system, that will produce electricity to cover the consumption needs of each family. Underfloor heating system with temperature control, is the standard for all the villas.

#### Windows & doors

The aluminum frame floor-to-ceiling windows measure more than 3 meter in height, with widths up to 7 meters.

The large entrance doors, measuring 1 meter width and 2.6 meters height, are made of metallic frames with wood finish ceramic claddings.

#### Structure & walls

To guarantee a long stress-free ownership, your future home is build on a solid structure, with the best choice of high-quality materials and superior finishes.

All houses are built with concrete foundations and thick slab/concrete columns above ground structure. The exteriors walls and the partitions between apartments are made with 30 cm brick walls with dry wall cladding, in order to ensure optimal insulation.

The facades are composed of a mixt system of ceramic cladding and thermal system with plaster finish and aluminum frame floor-to-ceiling windows.

Interior walls are made of gypsum wall systems with double cladding on each side and will be covered with high quality washable white paint.

#### Car parks

Each house will have two parking places marked on the pavement, with direct access to the front door entrance.

#### Infrastructure

The roads within the complex are made of asphalt and all the sidewalks will be paved. Efficient lighting will be ensured by solar powered lighting poles and "green" ambient lighting in the common areas. We care for the environment; therefore, selective collection points of household waste will be installed in the compound.

#### Gated community

Home is a worry-free space where you and your family are safe. We built a safe place where our community can grow and live the perfect life they deserve. For our peace of mind, the whole property is under video and human surveillance 24 hours/day, every day. Only you and your guests are permitted exclusive access into the residential areas.

#### Owner's privileges





## LUXURY VILLA TYPE 4

### GROUND FLOOR

Total usable surface ground floor:	64.8 sqm
Total built surface ground floor:	94.9 sqm
Total terraces ground floor:	44.5 sqm
Swimming pool:	3m x 6m



GROUND FLOOR



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FIRST FLOOR

Total usable surface first floor: 74.1 sqm  
Total built surface first floor: 101.5 sqm  
Total terraces first floor: 12.5 sqm



FIRST FLOOR





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