

VILLA AT ALMOND GROVE ESTATE LOT 135

A West Indian type design villa with three bedrooms, three bathrooms, toilet and studio, with a private pool and outstanding views over the lagoon and ocean



DESCRIPTION

Terrain: Plot area 1609 m²

Villa Area:

Main floor	Living/ dining:	ca 39	m ²
	Kitchen	ca 9	m ²
	Guest toilet	ca 2	m ²
	Stairway	ca 3	m ²
	Master bedroom plus bath & dressing	ca 27	m ²
	Covered terraces	ca 37	m ²
	Sun terrace	ca 19	m ²
	Entrance canopy	ca 2	m ²
	Pool 18'x 13.5'	ca 22	m ²
	<i>Sub total main floor</i>	<i>ca.160</i>	<i>m²</i>
Lower floor	2 nd bedroom plus bath	ca 24	m ²
	3 rd bedroom plus bath	ca 20	m ²
	Laundry/storage	ca 10	m ²
	Covered terraces	ca 15	m ²
	Cistern	ca 5	m ³
	Studio(with separate entrance)	ca 20	m ²
	Storage	ca. 8	m ²
	Covered Terrace studio	ca 9	m ²
<i>Sub total lower floor</i>	<i>ca. 111</i>	<i>m²</i>	

Construction and finishing:

Foundations :	Reinforced concrete
Walls:	Concrete masonry unit block work reinforced concrete floor slabs, columns and ring beams, plastered and painted and or tiled partially in bathrooms and kitchens.
Roofs:	Timber framing treated pine anchored in concrete structure, stained t.1.11 plywood, with roof felt, insulation glass wool , finished with steel roof sheets factory pre- painted. Aluminum gutters with pvc downspouts to cistern. All wood connection to be bolted and/or screwed to meet hurricane conditions.
Doors/frames:	Exterior and interior in hardwood. Doors to the terrace in so-called French doors. These doors installed with hardwood hurricane shutters
Windows/frames:	In hardwood with brass hardware with hardwood hurricane shutters part with aluminum hurricane roller shutters.
Floors:	All interiors and exteriors tiled in ceramic tiles, allowance for pre-selection of tiles US\$25.00 per square meters including handling fee.
Plumbing:	Entire water system connected to city (GEBE) water with hot and cold water system for main house and studio apartment. Back up system with a 5m ³ cistern with pump and pressure tank. For main house, 100-liter capacity water heater. For the studio apartment 30 liter capacity water heater .
Electric system:	To meet local codes. Provisions for installation of generator, as wells as separate connection for electricity metering for studio apartment. Adequate and quality light fixtures with spotlights in bathrooms and kitchen.
Air-conditioning:	In all bedrooms including the studio apartment bedroom. Ceiling fans also for all bedrooms as well as for the living/dining in main house and studio
Sewage system:	Septic tank with leaching field
Swimming pool:	Installed with pool light,pumps and filter system and water proof liner.
Kitchen	Hardwood custom build kitchen with granit top counter with hard wooden bar counter. Kitchen will be equipped with double door fridge, stove range, dishwasher and microwave. Studio kitchen with hotplate and microwave.
Laundry:	Equipped with washer and dryer with slob basin.
Parking:	Main parking for 3 cars.
Fencing/gates:	Front fencing combination with rock wall and wire fencing-system with vehicle gate.
Landscaping:	The terrain will be landscaped to proper proportion.

Modifications of spec's may be changed without notification

St.Maarten, July 5th, 2005