



Melford Unique Homes Technical Specifications

General specifications

Residence (internal)

- a) Living room
- b) Bedrooms
- c) Bathrooms
- d) Kitchen
- e) Entertainment

Residence (courtyard and garden area)

Other features

General specifications

- Plot size is 2.400 sq.m.
- Net covered area of the house (excl. covered verandas) is ... sq.m.
- Building technology: concrete structure reinforced with high yield European steel (S500), designed with extended earthquake requirements
- Both external and internal walls finished in 3 coats of paint
- Solid wood external wall paneling and doors
- Large patio French doors and windows - double glazed with laminate glass
- Luxurious lift with access to all floors

Residence (internal)

Living room

- Luxurious floors (to a client's choice – marble, granite or parquet) and wall finishes
- Provisions for all kinds of wiring – internet, telephone, satellite and surround sound systems
- Custom-made big fireplace finished with Italian granite, with separate niche for wood
- Mood lighting control system by Lutron©

Bedrooms

- Luxurious floors (to a client's choice – marble, granite or parquet) and wall finishes
- Provisions for all kinds of wiring – internet, telephone, satellite and surround sound systems
- Spacious top of the range Italian wooden wardrobes with various features
- Spacious walk-in wardrobes in 2 bedrooms
- Mood lighting control system by Lutron©

Bathrooms

- Luxurious spacious bathrooms finished in marble with exclusive Italian and German fixtures
- Jacuzzi and rain shower
- Mood lighting control system by Lutron©
- Italian wooden wardrobes and shelves



Kitchen

- Italian wooden top of the range kitchen with granite tops and preinstalled stainless steel equipment including hob, oven, microwave, extraction unit, dishwasher (all made my Miele©)
- Dumb-waiter system with access to the roof garden and basement areas
- Provisions for all kinds of wiring – internet, telephone, satellite and surround sound systems
- Luxurious floors (to a client's choice – marble, granite or parquet) and wall finishes

Entertainment

- Billiard room for a 12 feet table
- Cigar lounge for 4 people with preinstalled extraction unit and ventilation system
- Home cinema for 8 people with provisions for all necessary wiring and equipment (surround sound, projector etc.)
- Sauna for 6 people
- Gym for 2 people
- Custom-made Jacuzzi tub for 6 people with wooden decking around, located within covered veranda
- Spacious wine cellar with custom-made wooden shelves and EuroCave© humidity/temperature control system

Residence (courtyard and garden area)

- Two outdoor swimming pools designed for both sports and leisure
- Private tennis court with extended features for playing squash and basketball
- Landscaped gardens specifically designed for round-the-year blossoming with fountains and preinstalled computerized irrigation systems
- Unique biological system for waste water recycling (please ask for details)
- Barbeque area with installed oven and grills, granite finishing and provisions for all necessary equipment
- Garage for ... cars and outside parking space for ... cars

Other features

- 24/7 CCTV security system with infrared cameras on all entrances
- High-end complex alarm system with various features
- Electric gates
- Intercom system with built-in infrared camera
- Unique and exceptional exterior and interior design

For additional information please do not hesitate to contact us at tech@melfordservices.com.