

## Pipera

## **CARACTERISTICS**

► **AREA**: Pipera

► Usable surface: 266 sqm ► Built surface: 319 sqm

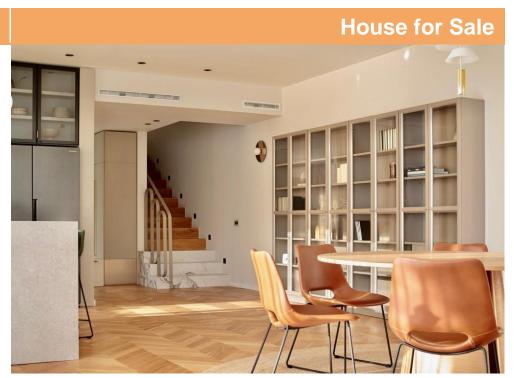
Land Surface: 287 sqm

No. of Bedrooms: 5
No. of Rooms: 6

No. of Bathrooms: 4

Parking places: 1

Maximum height: P+2E









## FINISHES/EQUIPMENT

Furniture: Furnished

Others: Video Surveillance, Alarm system, AC, Heating System, Insulated Windows, Parquet, Garage

## **DESCRIPTION**

A special villa with special finishes, made with a lot of attention to details, energy efficiency, located within a secured closed complex. Technical details:

Structural system and closures: Concrete frames and masonry Porotherm 30cm

Thermal insulation: Basalt Wool 15cm (Walls) and XPS 25cm (terraces)

Waterproofing: 2 layers x 5mm bituminous membrane

Joinery: Aluminum 70mm Coef.0.9W/m2k

Façade finishes:

Premium natural brick artisanal exclusively from Holland, Decorative silicone plaster and mineral plaster drawn-profiled Caparol, Flat cassettes and aluminum frames made, Travertine

Exterior finishes:

Travertine cladding, Andezit and Marazzi Italy Ceramics, Special decorative metal confections, verdant terraces complete ODU system. Interior finishes:

Natural Wood Floor multilayered parquet type chevron and plank, DoorArreda filomuro doors with Buster&Punch handles, Marazzi Italia ceramics, benjamin moore ecological painters, special decorative metallic confections.

Facilities: Centralized ventilation system with freshly filtered air intake and Atrea heat recovery, Rehau underfloor heating with smart thermostats, Grohe / Hatria / Tremme plumbing, Viessman condensation plant, solar panels, wiring and automation KNX Smart Home throughout the house with unlimited possibilities of configuration and automation.

900,000 EUR + VAT

15.17 BITCOIN + VAT

309 ETHEREUM + VAT