

# VILLAS PRANA

## Eco-Zen Villas

Located 400m from the beach and village,  
in a calm and secure residence



4 small, modern villas with 3 bedrooms / 2 bathrooms,  
private pool and tropical garden



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3 bedroom / 2 bath: 119 m<sup>2</sup>including 15 m<sup>2</sup> of covered terrace+ pool and deck

**Total construction: 161m<sup>2</sup> + terrace13 m<sup>2</sup>**

**235 000 USD**



Ground floor:87 m<sup>2</sup>built area + pooland deck



Upper floor : 32 m<sup>2</sup>built area + terrace

## A / Construction details for3 bedroom villa:104 m<sup>2</sup>.

- Construction on ventilated underfloor space/ Reinforced concrete slab
- Installation of reserve water tanks and wastewater drainage, grease converter and retro-filtration
- Construction of walls using 6" cement blocks, cabinets and dividing walls using 4" cement blocks
- Ground floor roof in reinforced concrete, upper floors in polystyrene panels and concrete, natural cane covering
- Wooden flower boxes and decoration on the terrace roofs
- Electrical installation 110V and 220V according to local regulations
- Wired for reception of cable television and Internet.
- Ductwork for air-conditioning circuits in the 3 bedrooms
- Plumbing network in high-pressure plastic tubing
- Smooth wall finishings and coatings both inside and outside / first base coat white 00 + colors of your choice
- Installation of waxed concrete floors, light gray
- All woodwork (doors, windows, cabinets, closets, and shelves) in Arena Cedar(imported exotic wood) /Door and window mountings in stainless steel

## B / Interior building details:

- Living room and patio:
  - Metal staircase with steps made of Arena Cedar (imported wood).
  - 2 shelves under TV panel.
  - 4 sliding glass doors with wooden frame (main entrance), and two sliding doors by the dining table, track mounted
- Kitchen and bar:
  - Counter tops around stove and sink in charcoal gray Marmolina
  - Woodwork: drawers, shelves and doors in natural Arena Cedar
  - Double bowl, stainless steel sink with mixer faucet and drain rack
- 2downstairs bedrooms:
  - Fitted closets with 2 or 3 openwork doors (clothes rod + 5 shelves)
- 1 shared full bath:
  - Sculpted stone basins made of Marmolina+ mixer tap + 1 mirror
  - Italian showers, stucco walls, pebble floor, shower mixer faucet
  - Shelf in Arena Cedar
- 1 master bedroom upstairs:
  - Fitted closet with 4 openwork doors (clothes rod + 5 shelves)
- 1 full bath:
  - 1 large sculpted stone basins made of Marmolina+ mixer tap + 1 mirror
  - Italian shower, stucco walls, pebble floor, shower mixer faucet.
  - Shelf in Arena Cedar
- Finishings:
  - All woodwork in Arena Cedar / locks, hinges, door handles and stops in stainless steel.
  - Bedroom windows protected by decorative metal bars/designs
- Electricity:
  - Simon brand light switches and outlets
  - Electrical outlets for 110V (American standard) and 220V (European standard)
  - Fans in each bedroom, 1 in the living room and 1 on the terrace (KDK brand, white)
  - TV outlet in living room and 1 per bedroom
  - Telephone/Internet outlet in the living room
  - Encrusted spots for LED lights
  - Wall-mounted light fixtures with fittings

## C / Details of external structures: 57 m<sup>2</sup> + landscaped terrace 13 m<sup>2</sup>

- Ground floor: 9 m<sup>2</sup> of covered patio (treated pine structure with smoked zinc plastic roof) floor in tinted and treated pine
- Upper floor: large terrace with 6 m<sup>2</sup> of concrete roof and a 13 m<sup>2</sup> sundeck bordered with tropical plants.
- Approximately 200 m<sup>2</sup> of entirely landscaped garden: tropical plants, rock paths / outdoor faucet for watering
- Swimming pool, area 20m<sup>2</sup>, depth 1.4m, reinforced concrete with tinted Marmolina finishing. Adjoining outdoor shower. Technical engine room 3 m<sup>2</sup>.
- Pool deck, 19 m<sup>2</sup> area in treated, tinted pine with protective coating mounted on a cement slab and floor joists

### ECO-FRIENDLY CONCEPT:

- Six solar panels installed on the highest point of the roof (master bedroom) supply power for the pool and exterior lighting
- Salt water pool filtration system, including 1 sterilizer, 1 sand filter, 1 pump, 1 pool light + transformer and daily filtration regulator, 1 skimmer, 4 injectors, 1 vacuum and 1 main drain. Tubing and couplings in high-pressure PVC



# COMMON AREAS



- Shared parking area: roof is metal and treated pine structure covered with smoked zinc plastic, gravel lot
- Entry space that will hold gardening equipment for the complex- 24h/24h – automatic gate
- Trash area and technical room, access on the public road
- Water supplied through a common cistern and ecological septic system (earthworms)

# OPTIONS

## Interior options :

- Appliances: kitchen + TV (see EMB catalogue, stainless steel kit approx. 5000 usd)
- Decoration and furnishing on personal estimate. Completely furnished: dishes, bath accessories, beds and fittings, lights, pillows, vases, frames, mirrors... 20 000 usd for a 3 bedroom house.
- Low consumption air conditioning, 12 btu: 1400 USD per unit (including window insulation)
- Other: grid/battery inverter, decorative ironwork, etc... estimate on request

## Exterior options:

- Deck extension per m2: treated, aged pine 190 usd / IPE 280 usd/ recycled plastic 300usd
- Jacuzzi 4 persons: 5800 usd
- Additional solar panels, automatic gate, etc... estimate on request



**Invest lightly, let the breath of life carry you... PRANA**

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The estimated time for completed works is 8 months, at that time and following signature of the final bill of sale, you will receive the documents attesting to legalization of your individual plot on the land registry and certified by a title deed.

### **Payment conditions:**

- 10 % Reservation: study with personalized plans. Validation of plans: approx. 2 months.
- 35 % Beginning of work: foundations for villa, pool + septic. Construction of villa to roof: approx. 3 months.
- 25 % Pouring roof and pool walls, coverings: approx. 2 months.
- 25 % Finishings: floors, woodwork, electricity, bathrooms, painting - ext: deck, coatings, etc.: approx. 3 months
- 5 % Delivery of keys.