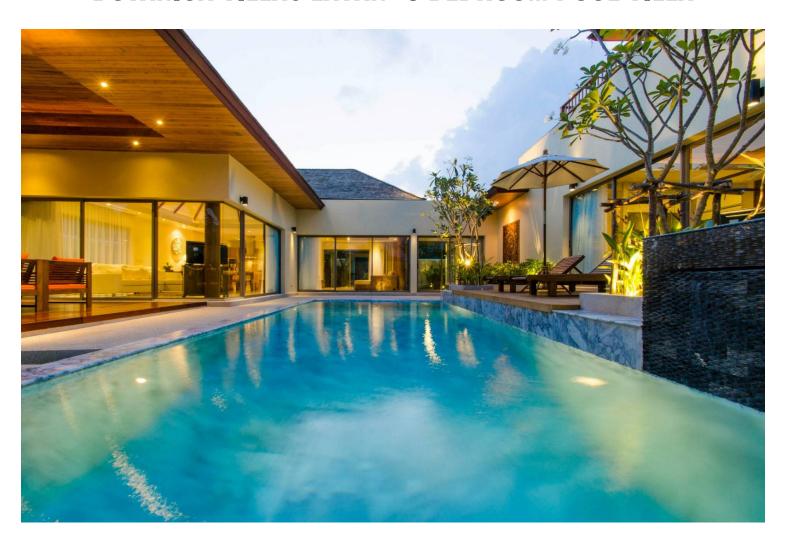


BOTANICA VILLAS LAYAN- 3 BEDROOM POOL VILLA



Bathrooms: 3

Bedrooms: 3

Lot size: 470

Price: 150000

Property size: 644

Year built: 2013



This luxurious villa is setted in the private residential and tranquility area. Each villa is built with the high quality material and well furnished. Located in Layan, just 5 minutes away from Layan beach and just short drive to the other facilities in Laguna such as golf course, shopping, restaurant, beach club etc.

Villa Features

3 Bedroom / 3 Bathroom House size from 470-550sqm. Land size from 617-800sqm. Living & Dining area

Modern Western Kitchen Swimming Pool 38sqm & Terrace

Pool Sala with seating

Garden

Walled In

Near Layan Beach

SPECIFICATIONS

STRUCTURAL

Foundation · Steel reinforced concrete footings on I-concrete piles.

Wall · Bricks with smooth cement plastered

Roof · Shingled roof tiles

· Heat insulation with aluminum foil cover

Ceiling · Suspended steel frame

Gypsum boards

Floor · Concrete slab on beam with concrete topping

Parking & Land · Concrete road for parking with roof

- · Smooth local grass (nual noi) on landFence & Gate
- · Concrete brick plus steel fences
- · Sliding main steel gate & mini swing gate

FINISHING

Walls



- : Living room , Bedrooms · Non-toxic emulsion paints
- : Kitchen, Bathrooms · Mosaic ceramic tiles Floors
- : Living room, Bedrooms · ceramic tiles 60 cm.x 60 cm.
- : Kitchen, Bathrooms · Mosaic ceramic tiles

Windows · Wooden windows with green tinted glass

· Completed with insect screen

Doors

- : All to the terrace · aluminum doors & frames
- : Front door, Bedrooms · aluminum doors & frames
- : Bathrooms · Hard wood doors & frames

Ceiling

: Living room, Master bedrooms · Exposed Ceiling with wood finishing

Sanitary wares & Fittings · Close couple toilets & Lavatories for all bathrooms

- · Mixed faucet for shower & lavatories in bathrooms 1, 2
- · Rain type shower head in enclosure
- · Bathtub in bathroom for master bedroom
- · All bathrooms included bathroom accessories
- · Optimum septic tank

Lighting, Switches & Round ceiling with direct & reflected light

Receptacles · Energy saving compact fluorescent down light for terrace

- · Safety and adequate electrical system
- Power receptacles with ground
- · Telephone / Internet outlet modular set install

Swimming pool & Terrace Completed set swimming pool

- · Width 3.5 m. x Length 7 m. x Depth 1.5 m.
- · Wooden floor on terrace, Wooden sala



FURNITURE

Kitchen · Built-in wooden kitchen cabinets with stainless steel sink

- · Grease trap under sink
- · Gas stove and ventilating hood
- · Microwave oven

Bedrooms · 2 Wall type air conditioners

· Built-in wooden wardrobes

Bathroom · Shower enclosure

· Water heater for shower and bathtub

FACILITIES

House · Self-well clean water supply and well pump

- · ELIXER storage water tank
- · Pressure booster pump
- · Single phase, 21ine + ground, 220 V. 50 Hz. 15(45) A.
- · One telephone line with Hi-speed internet (Monthly fee excluded)

Garden Top soil for good planting

· Smoothly grass cover all land

Common Area · Concrete road 6 m. width

- · Central drainage settle for public drainage system (Main road)
- · Guard house at the entrance

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