



## **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 l-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 land Fence & 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, 21line + 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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