

## Cortijo:

Just a few of our extra features all fully installed, tested and included in the price

• Under floor heating and cooling system	€9.000
• Geothermal Energy System High Output Boiler (ongoing saving 80% energy costs)	€8.000
• Swimming Pool with unusually large tiled terrace (70m <sup>2</sup> ) and pool shower	€33.500
• Automatic sprinkler system	€2.550
• Landscaping and water feature	€6.000
• Complete light fittings throughout	€2.000
• New technology white goods	€2.000
• Bio water system connection to recover up to 70% of water	€3.000
• Security Alarm	€600
• Shelving & rails fitted into wardrobes and cupboards	€1.600
• Antique wooden door (hand crafted)	€600
• Unique design floor to ceiling safety glass doors	€2.600
• Natural wood pergola	€2.950
<b>TOTALS</b>	<b>€73.300</b>

### Unique design features also fully installed

Unique front garden entrance

Set in large private plot close to river and orchard

Natural traditional stone wall feature to the front and side of the house

Open plan ground floor with spacious hall, stairs and landing, designed

to create a feeling of space

Hallway - built in floor to ceiling open plan unit

Unique design open fireplace

Featured pebbled base shower

Large glazed doors (9mtrs) leading out to terrace

Large, natural wood pergola

Adjustable pergola covers (optional)

Extra large garden opening to orchard

Spacious large first floor terrace (33m<sup>2</sup>)

Traditional wrought iron gate and railings

Wooden floor on 1st floor (optional)

Traditional wooden window shutters

Optional underbuild storage (up to 25m<sup>2</sup>)



Typical interiors