

LION HILL

CLASSIC STYLE

EXQUISITE HIDEAWAY





LION HILL



|                |                     |
|----------------|---------------------|
| BUILT          | 709 M <sup>2</sup>  |
| <hr/>          |                     |
| PLOT           | 2526 M <sup>2</sup> |
| ORIENTATION    | EAST                |
| BEDROOMS       | 5                   |
| BATHROOMS      | 5                   |
| INDOOR PARKING | 4                   |
| PRICE          | 3.5M                |



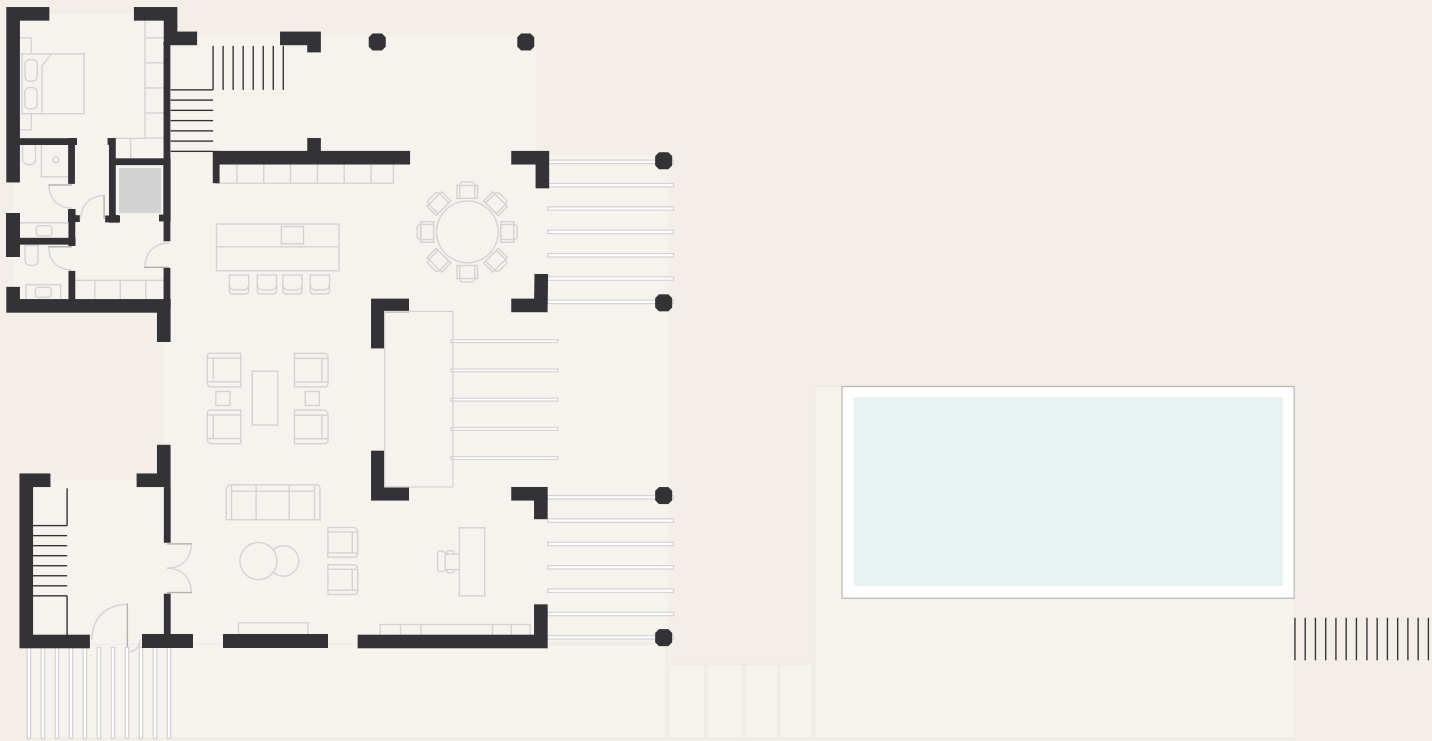




GROUND FLOOR



GROUND FLOOR



















LION HILL











FIRST FLOOR





FIRST FLOOR









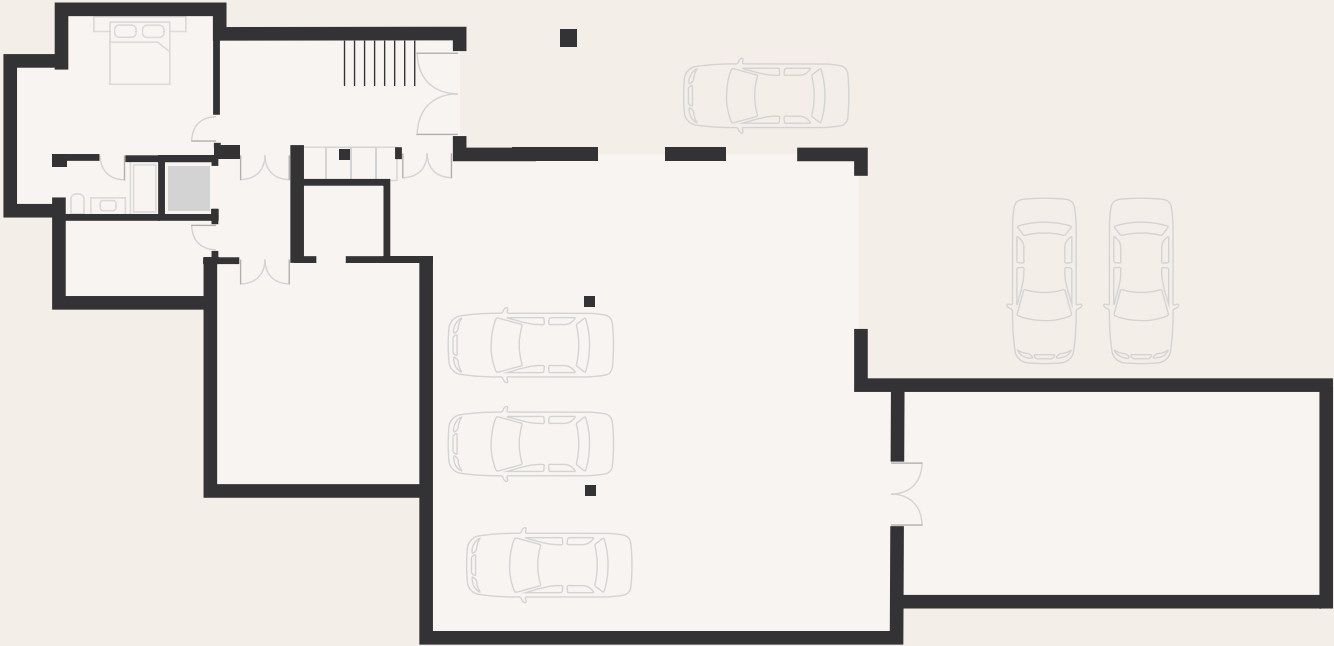








BASEMENT LEVEL





## QUALITY SPECIFICATION

### FLOORING AND CLADDING

- Ground and upper floors: High-quality ceramic with waterproof MDF skirting boards, painted white.
- Bedrooms: Oak chevron flooring in a 45-degree layout.
- Basement: High-quality ceramic flooring.

### PLOT & ENCLOSURE

- High-quality ceramic in a staggered layout.
- Steppingstones and pool coping in high-quality ceramic.
- Large pool with a salt chlorination system, underwater LED lighting and pre-installed heating.
- Entrance doors: Made of steel, painted black.
- Entrance doors and gate operable via the home automation system.
- Garage can hold 4-6 cars.

### COATINGS

- Plastered ceilings with false ceiling structures at different levels to conceal air ducts, vents, required piping and electrical installations. Finished with three coats of high-quality white plastic paint.
- Exterior plastered surfaces with cement mortar, finished with three coats of high quality white plastic paint.
- All windows with ledges in limestone, both exterior and interior.

### EXTERIOR & INTERIOR CARPENTRY

- Aluminum carpentry from Cortizo, Cor Vision.
- Interior doors: White lacquered with hidden hinges.
- Bespoke closets and wardrobes.

### BATHROOMS & TOILETS

- Wall-hung toilets from Geberit.
- Taps and showers from GROHE.
- All showers are equipped with glass doors.

### MAIN KITCHEN

- Custom-made main kitchen.
- Integrated refrigerator and freezer.
- Steel-framed induction hob.
- Dishwasher.
- Multifunction oven.
- Microwave.

### LAUNDRY EQUIPMENT

- Custom-made laundry area equipped with washing machine, heat pump dryer and large sink.

## QUALITY SPECIFICATION

### INSTALLATIONS

- ELECTRICAL INSTALLATION
  - New high-end electrical installation throughout the house.
  - Installation of energy-saving LEDs, indirect LED strip lighting and automatic lighting in cabinets.
  - Protection against permanent and transient overcurrent's.
  - Access points and fiber-optic internet in all rooms and exterior areas.
  - Sockets and switches from Ljung.
  - Wall lights and garden spotlights.
- HOME AUTOMATION
  - Pre-installation for alarm and audio throughout the house.
  - Air Zone control system for AC and underfloor heating.
- CLIMATE CONTROL
  - Air conditioning by Hitachi VRF System.
  - Independent temperature control in each room via Airzone
- DOMESTIC HOT WATER
  - Domestic hot water and underfloor heating powered by a Hitachi aerothermal machine.
  - Additional electric boiler for back-up.

### PLUMBING

- New high-end plumbing installation protected by anti-condensation shells and insulating shells throughout the house.

### VENTILATION INSTALLATION

- Forced ventilation in bathrooms.

### OTHER FEATURES

- Elevator.



# LION HILL

ADDRESS

CALLE ARAGÓN, 5

TÉRMINO MUNICIPAL DE OJÉN



# LION HILL

## PAYMENT TERMS

|           |             |
|-----------|-------------|
| E 150.000 | RESERVATION |
|-----------|-------------|

|      |   |
|------|---|
| 30 % | UPON SIGNING OF PRIVATE PURCHASE CONTRACT |
|------|---|

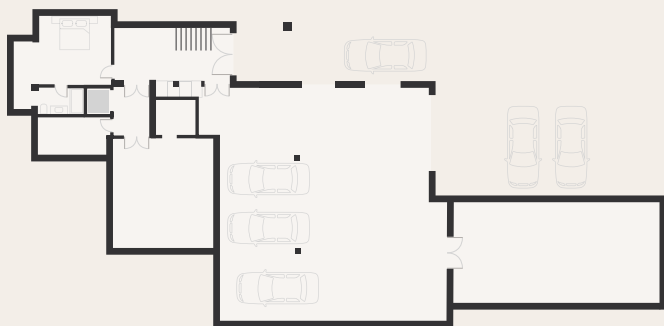
|      |                   |
|------|-------------------|
| 10 % | ON STARTING WORKS |
|------|-------------------|

|      |                |
|------|----------------|
| 10 % | AFTER 6 MONTHS |
|------|----------------|

|      |                 |
|------|-----------------|
| 50 % | UPON COMPLETION |
|------|-----------------|

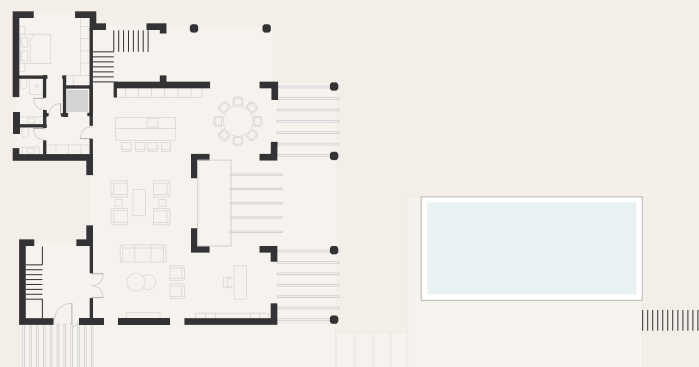
|                 |     |
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| COMPLETION DATE | TBC |
|-----------------|-----|





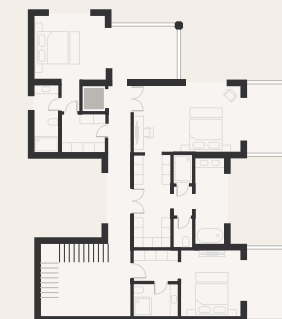
#### BASEMENT FLOOR 329,74 M<sup>2</sup>

|                |                       |
|----------------|-----------------------|
| ELEVATOR       | 2,1 M <sup>2</sup>    |
| GARAGE         | 183,82 M <sup>2</sup> |
| EQUIPMENT ROOM | 81 M <sup>2</sup>     |
| GYM            | 38,98 M <sup>2</sup>  |
| BATHROOM       | 5,23 M <sup>2</sup>   |
| HALL           | 6,54 M <sup>2</sup>   |
| LAUNDRY ROOM   | 9,86 M <sup>2</sup>   |
| BEDROOM        | 17,92 M <sup>2</sup>  |
| BATHROOM       | 4,37 M <sup>2</sup>   |



#### GROUND FLOOR 206,80 M<sup>2</sup>

|                |                      |
|----------------|----------------------|
| ELEVATOR       | 2,1 M <sup>2</sup>   |
| HALL           | 12,6 M <sup>2</sup>  |
| KITCHEN DINING | 47,36 M <sup>2</sup> |
| LIVING         | 59,15 M <sup>2</sup> |
| STUDY          | 19,36 M <sup>2</sup> |
| BEDROOM 1      | 16,22 M <sup>2</sup> |
| BATHROOM 1     | 4,36 M <sup>2</sup>  |
| BATHROOM 2     | 2,6 M <sup>2</sup>   |
| PORCH          | 10,3 M <sup>2</sup>  |
| POOL           | 86 M <sup>2</sup>    |



#### FIRST FLOOR 172,75 M<sup>2</sup>

|                 |                      |
|-----------------|----------------------|
| ELEVATOR        | 2,1 M <sup>2</sup>   |
| MASTER BEDROOM  | 36,27 M <sup>2</sup> |
| MASTER BATHROOM | 11,54 M <sup>2</sup> |
| DRESSING ROOM   | 12,96 M <sup>2</sup> |
| TERRACE         | 13,2 M <sup>2</sup>  |
| BEDROOM 2       | 14,75 M <sup>2</sup> |
| BATHROOM 2      | 5,5 M <sup>2</sup>   |
| DRESSING ROOM 2 | 5,34 M <sup>2</sup>  |
| TERRACE 2       | 13,2 M <sup>2</sup>  |
| BEDROOM 3       | 16,78 M <sup>2</sup> |
| BATHROOM 3      | 6,17 M <sup>2</sup>  |
| DRESSING ROOM   | 6,33 M <sup>2</sup>  |
| TERRACE 3       | 14,86 M <sup>2</sup> |

LIONHILL.ES