

## **Stunning Bespoke Meadows Golf Course Villa**

**This is a unique and extraordinary villa brimming with natural light, luxurious finishes and remarkable views**

- 5 En suite Bedrooms
- Built Up Area: approximately 5,830 sqft.
- Plot size: 6,650 sqft.
- Spacious Living, Dining and Sitting areas on the ground floor
- Large family area on the first floor
- Fully Equipped Kitchen
- Separate Dirty Kitchen
- Laundry Room
- Storage area
- Balconies
- Maid's Room
- Overflow Swimming Pool
- Beautiful Landscaped Garden with Pergola
- Barbecue area
- Private garage for 2 cars

### **Features**

- Doors and Windows: from Oryx (Premium quality with lifetime warranty). Customized from the UK and Slovakia.
- Flooring: Wood Flooring by Floor World
- Lighting: All spot and cove lights from Ilight you (Premium lighting solution, French company based in Dubai)
- Bathrooms: All the bathrooms are from Bagno design, Premium and Luxury Sanitaryware in MEA. Specific tiles, slabs from Porcelanosa, a high-end Spanish company leader in Ceramic and tiles production
- Air conditioning: Brand new AC units from Mitsubishi (chosen for their very low level of noise)
- Kitchen: Italian luxury brand, from Snaidero, from design to installation. Full kitchen (warranty 10 years on cabinets) including the worktop (warranty 25 years) and appliances (Barazza and Franke 15 years warranty), Qooker, the kitchen tap that does it all with a local filtration system (5 features: 100°C boiling, hot, cold, chilled still and chilled sparkling water, 2-year warranty)
- Dirty Kitchen: Fully equipped with appliances from Bosch and Siemens. Beautiful floor tiles from Porcelanosa
- Artificial Grass: From the leading company for artificial grass in UAE Mazegrass (10-year warranty)

### **Smart Home Features**

- Smart Main Door by Oryx with fingerprint access, camera, and digital passcodes.
- Professional Network Solution: 10 Wi-Fi access points (Aruba) for indoor and outdoor coverage
- Smart AC Thermostat by Ecobee
- Amazon Alexa integration
- Smart Lighting Solution (Fibaro central unit and APeX switches)
- Automated Curtains
- Smart Security Cameras by Ring
- Smoke Detector by Fibaro
- Sound System by Bose (indoor and outdoor)
- Smart Intercom by Hikvision

### **Sustainability**

- Solar Water Heater on the roof
- Comprehensive waterproofing of the villa and roof
- Custom outdoor exhaust fans from the UK
- Brand new water tank in the garage
- Water filtration and softener systems for high-quality water throughout the villa

### **Also**

- The Pergola is by Suncast with remote-controlled shades
- All bathrooms have large windows (100\*60) with smart film for privacy.
- Laundry Room: Functional with LG washer and dryer, storage, and hidden ironing board
- Pantry: Full storage shelves, functional drawers, and bottle storage.

**SELLING PRICE: AED 23,000,000/-**