



PROJECT DESCRIPTION

Set of 8 villas located on a corner lot of 1945 sqm that borders to the north with Calle 13 Poniente, to the east with Calle 8 Sur, to the west with Av. Guardianes Mayas and to the south with lot 002 and lot 009. The villas are divided into two interspersed models: Sens and Bliss; each villa is planted on lots of 243 sqm with perimeter fence and independent access.

Each villa is made up of 2 levels and a rooftop, distributed as follows:

SENS VILLA

GROUND FLOOR – 108 SQM COVERED AREA + 135 SQM OUTDOOR AREA*:

- Garage with gate.
- Pedestrian access and front garden for lounge area.
- Service corridor with access to washing area and semi-open equipment.
- 20 sqm pool with side garden and terrace with sundeck.
- Kitchen with lower cabinets made of parota plywood with natural stone countertops equipped with quartz sink, black kitchen mixer, 6-burner gas grill and 60cm electric oven. Upper cabinets in matte black melamine and extraction hood. Concrete island with natural stone deck and wooden lower cabinets. It connects to terrace with sliding door.
- Living Room with ceiling fan and air conditioning. It has a TV outlet and is connected to a terrace with a sliding door.
- Half bathroom with white ceramic toilet and parota plywood sink cabinet with natural stone cover and overmount ceramic sink.
- Concrete stairs to the next level with storage space underneath.
- Bedroom 1 (lock off) with ceiling fan and air conditioning. It has a TV outlet and a swim-up terrace to the pool. Equipped with a parota plywood dressing room and a full bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass. Exit to a private side terrace and semi outdoor tub made of concrete.

FIRST LEVEL – 91 SQM COVERED AREA + 3 SQM SERVICE ROOF*:

- Semi-open corridor to rooms and serves as a terrace with planter.
- Bedroom 2 (master) with ceiling fan and air conditioning. It has a TV outlet and a terrace overlooking the pool. Equipped with a parota plywood dressing room and a full bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass.

*The amount of general SQM includes wall footage. Check specific areas of each space in the technical sheet.



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- Bedroom 3 with ceiling fan and air conditioning. It has a TV outlet and a terrace overlooking the pool. Equipped with an integrated plywood closet by parota and a complete bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass.
- Bedroom 4 with ceiling fan and air conditioning. It has a TV outlet and a terrace with a planter overlooking the pool. Equipped with an integrated plywood closet by parota and a complete bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass.
- Concrete stairs with wooden railing to the next level.
- Space for air conditioning equipment and gas tank facing the service aisle.

SECOND LEVEL – 60 SQM COVERED AND ROOFTOP AREA + 27 SQM SERVICE ROOF*:

- Covered barbecue area with TV outlet and concrete bar with integrated sink and satin finish mixer.
- Outdoor dining area with wooden pergola, ceiling fan and decorative artisanal mosaic mat on floor.
- 10 sqm infinity pool and sundeck area.
- Half bathroom with white ceramic toilet and forged washbasin cabinet in polished concrete with overmount ceramic sink.
- Front privacy planters.
- Rooftop for air conditioning equipment and preparation for solar panels.

Each villa has a cistern, septic tank and independent electric meter preparation in front of the unit for service from the street or outside.

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BLISS VILLA

GROUND FLOOR – 131 SQM COVERED AREA + 112 SQM OUTDOOR AREA*:

- Garage with gate.
- Pedestrian access and service corridor with access to washing area and semi-open equipment.
- 18 sqm pool with side garden and terrace with sundeck.
- Integral "U" shaped kitchen with lower cabinets of parota plywood with natural stone countertop equipped with quartz sink, black kitchen mixer, 6-burner gas grill and 60cm electric oven. Upper cabinets in matte black melamine.
- Dining room with pendant lamp. It connects to terrace with sliding door.
- Living Room with ceiling fan and air conditioning. It has a TV outlet and is connected to a terrace with a sliding door.
- Half bathroom under stairs with white ceramic toilet and parota plywood sink cabinet with natural stone cover and overmount ceramic sink.
- Semi-open stairs in concrete to the next level with garden underneath.
- Semi-open hallway and intermediate garden for lounge area.
- Bedroom 1 (lock off) with ceiling fan and air conditioning. It has a TV outlet and a swim-up terrace to the pool. Equipped with a parota plywood dressing room and a full bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass. Exit to a private side terrace and semi outdoor tub made of concrete.

FIRST LEVEL – 104 SQM COVERED AREA + 11 SQM SERVICE ROOF AND PLANTER*:

- Semi-open corridor to rooms and which serves as a terrace with wooden latticework.
- Bedroom 2 (master) with ceiling fan and air conditioning. It has a TV outlet and a terrace overlooking the pool. Equipped with a parota plywood dressing room and a full bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass.
- Bedroom 3 with ceiling fan and air conditioning. It has a TV outlet and a terrace overlooking the pool. Equipped with an integrated plywood closet by parota and a complete bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and ceramic sink on the roof, white ceramic toilet and shower with ceramic finish and tempered glass.
- Bedroom 4 with ceiling fan and air conditioning. It has a TV outlet and a terrace with a planter overlooking the pool. Equipped with an integrated plywood closet by parota and a complete bathroom with natural ventilation: wooden hinged door, parota plywood sink cabinet with natural stone cover and overmount ceramic sink, white ceramic toilet and shower with ceramic finish and tempered glass.

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- Concrete stairs with concrete railing to the next level.
- Space for air conditioning equipment and gas tank to the service aisle.

SECOND LEVEL – 64 SQM COVERED AND ROOFTOP AREA + 40 SQM SERVICE ROOF*:

- Outside dining area with ceiling fan and TV outlet with decorative artisanal mosaic mat on floor.
- Grill area on concrete bar with integrated sink and satin finish mixer.
- 14 sqm infinity pool and sundeck area.
- Half bathroom with white ceramic toilet and forged washbasin cabinet in polished concrete with overmount ceramic sink.
- Front privacy planter and decorative wooden lattice.
- Rooftop for air conditioning equipment and preparation for solar panels.

Each villa has a cistern, septic tank and independent electric meter preparation in front of the unit for service from the street or outside.

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