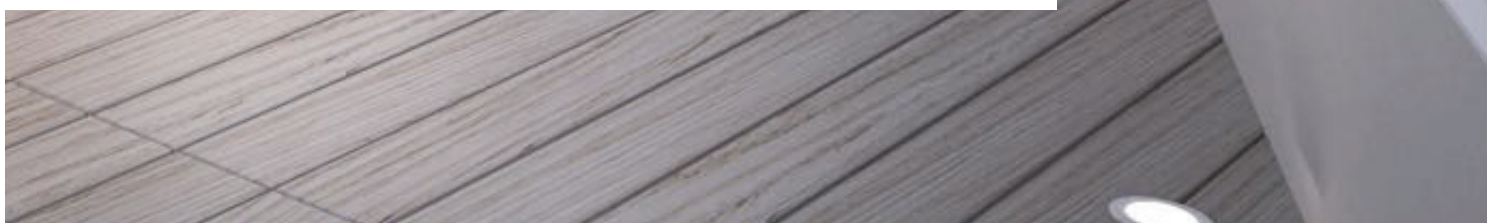




SOUTH 36



These developments of luxury apartments are constructed to the highest contemporary style using the finest materials. Each home is designed to make the most of natural light and beautiful surroundings by creating a seamless flow from interior to exterior. Full length windows and large terraces maximise the magnificent views bringing a fantastic feeling of light, space and freedom.

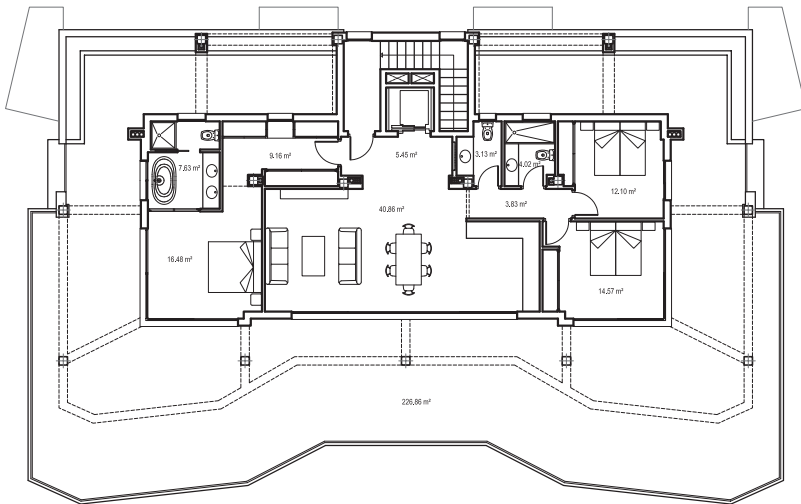




## LOCATIONS

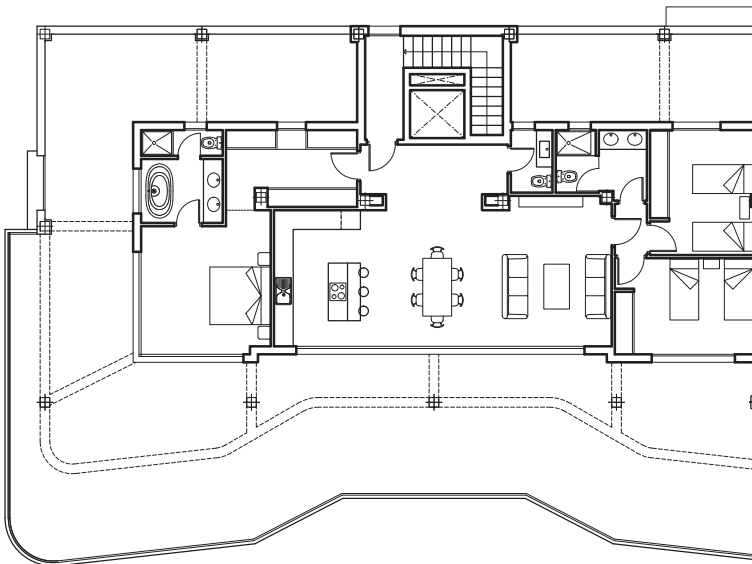


## PENTHOUSE 7 - 3 BEDROOM



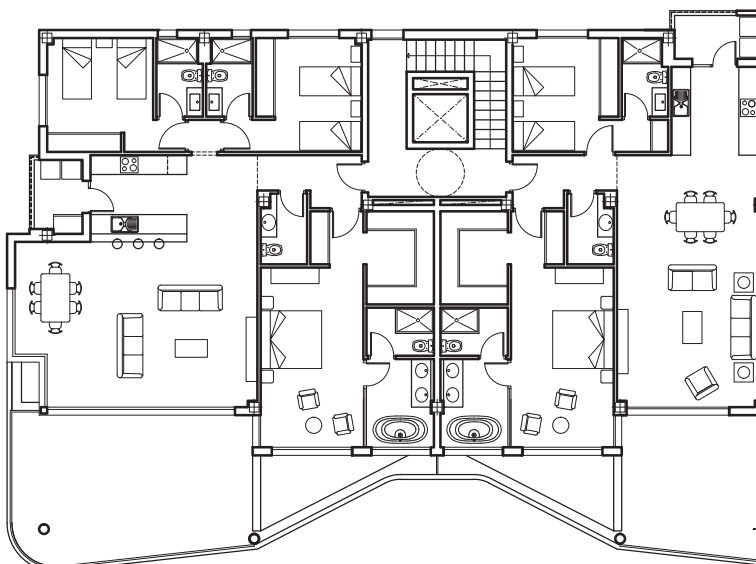
3 Bedroom Penthouse Apartment  
 Lift access directly into Apartment  
 Underground Parking / Storeroom  
 Lounge / Kitchen 51.54m<sup>2</sup>  
 Bedroom 1 / Dressing area + Ensuite  
 33.27m<sup>2</sup>  
 Bedroom 2 12.35m<sup>2</sup>  
 Bedroom 3 11.04m<sup>2</sup>  
 Total Terrace 182.32m<sup>2</sup> +

## PENTHOUSE 14 - 3 BEDROOM



3 Bedroom Penthouse Apartment  
 Lift access directly into Apartment  
 Underground Parking / Storeroom  
 Interior 141 m<sup>2</sup> +  
 Lounge / Kitchen 49.97m<sup>2</sup>  
 Bedroom 1 / Dressing area + Ensuite  
 33.78m<sup>2</sup>  
 Bedroom 2 12.99m<sup>2</sup>  
 Bedroom 3 12.58m<sup>2</sup>  
 Total Terrace 212.02m<sup>2</sup> +

## 2 & 3 BEDROOM APT



3 Bedroom Apartment  
 Underground Parking / Storeroom  
 Interior 144.50 m<sup>2</sup>  
 Lounge / Kitchen 47.71m<sup>2</sup>  
 Bedroom 1 / Dressing area + Ensuite 34.11 m<sup>2</sup>  
 Bedroom 2 12.611 m<sup>2</sup> Bedroom 3 12.61m<sup>2</sup>  
 Total Terrace 41.91m<sup>2</sup>

2 Bedroom Apartment  
 Underground Parking / Storeroom  
 Interior 113.51m<sup>2</sup>  
 Lounge / Kitchen 41.85m<sup>2</sup>  
 Bedroom 1 / Dressing area + Ensuite 34.11m<sup>2</sup>  
 Bedroom 2 13.20m<sup>2</sup>  
 Total Terrace 23.02m<sup>2</sup>

# QUALITY SPECIFICATIONS

## FOUNDATIONS

- Piling and bracing of reinforced concrete.

## STRUCTURE

- Columns and flooring of reinforced concrete.

## BRICKWORK/MASONRY

- External build formed by cavity brick and single layer mortar, internal insulation in the air chamber and drywall paneling/partitions.
- Drywall Internal partition with internal insulation.
- Flat roof for the purpose of maintenance.

## INSTALLATIONS

- Split system hot and cold air conditioning, LG or similar.
- Internal Installation of plastic water piping, P.V.C. drain pipes.
- Top quality sanitary fittings in white, Roca or similar.
- Chrome plated Grohe faucets in all bathrooms.
- Built in electric wiring with high degree /grade electrification / voltage, with mechanism from NIESSEN or similar brands.
- Basic telephone outlet, telecommunications/Media and RTV, according to I.C.T.
- Electronic Video entry control.
- Fitted Kitchen Includes: refrigerator, washing machine, dishwasher, oven, hob and extractor hood, from Bosch brand or similar.

## COATINGS /COVERINGS

- Porcelain stoneware tiles throughout except in terraces.
- Sandstone floor tiling in terraces.
- High quality tiling, floor to ceiling in bathroom and half tiled in the kitchen.
- Marble flooring in entrances, covered communal areas and stairways.
- Smoothed concrete flooring in parking and storerooms.

## WOODWORK

- Armored Wooden Entrance doors with anti-lever hinges, security locks.
- Interior wooden carpentry with standard white lacquered doors.
- Carpentry Accessories of wood, steel, with safety locks in bathrooms and master bedroom.
- Exterior PVC carpentry.
- Double Glazed PVC or Aluminum windows with air chamber.

## PAINT WORK

- Interior: Light coloured emulsion on walls and white on ceilings.
- Exterior: In corresponding areas the façade will be finished in high quality stone textured paint or veneer topcoat.

## MISCELLANEOUS

- Communal areas with swimming pool, children's play area and green zones.
- Garages and storage rooms.

Note: The specification detailed may be substituted (for technical reasons or reasons beyond the control of the selling entity) for others of equal or superior quality without involving any alteration in the property price. As marble is a natural stone it is subject to variations in structure and tone.



## LUXURY LIVING

- \* First quality homes with a timeless design
- \* Fully fitted, top of the range kitchens
- \* Large, luxurious, open plan living areas
- \* Beautiful, spacious bedrooms with dressing areas
- \* En-suite bathrooms with feature glass walls so as you can lie back, relax and enjoy the spectacular views while you bathe
- \* Large, sunny terraces to make the most of outside living

\* You choose ...

- \* The Type
- \* The Size
- \* The Orientation
- \* The Views
- \* The Location

Your Life! Your Choice!



On behalf of South 36 we would like to take this opportunity to thank you for your time. If you would like any more information please do not hesitate to contact us.

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