



# Standard fittings

- Smoke detector - guaranteed for 10 years
- 100% LED indoor lighting
- 1000 W convector
- 35kg/m<sup>3</sup> HR Foam mattress with the OEKO-TEX label.
- High and low vents
- Phthalate-free lino
- Central circuit breaker
- Aerial socket and TV cabling
- Kitchen units on feet with PVC plinths
- Flow reducers on sink and washbasin mixer taps (7 l/min)
- Top-of-the-range, ACS-certified mixer taps
- Natural draught gas boiler with pilot light (14 kW)
- Environmental awareness sticker to encourage ecological behaviour



## Kitchen

- Microwave oven compartment
- Deep pan drawer
- White, 4-burner gas hob
- 2-door, 207 L, white, Class A+ fridge-freezer
- Kitchen units on feet with plinths
- Roller blind

## Living room

- Dining table with fixed anthracite lacquered legs
- Large L-shaped bench seat
- 3 grey in&out folding chairs

## Children's/guest bedrooms

- Overhead cabinet with sliding door in 1 bedroom; the other bedroom is fitted with an open unit
- Metal bedside table to be installed
- Wardrobe at the foot of the bed
- 18 slat bed frame with raised legs and 35 kg/m<sup>3</sup> HR foam mattress.
- Blackout curtain

## Shower room & WC

- Easy Clean shower room that is designed to be durable.
- 80x80 cm shower tray with smooth, extra flat floor
- Wall-mounted washbasin with built-in towel rail and shelves
- Modern design corner shelf
- Window with frosted glass for optimal privacy
- Dual volume toilet cistern (3/6 litres)

## Master bedroom

- Shelves in the headboard topped with an overhead cabinet with sliding door
- Adjustable reading lights with integrated on/off switch
- 2 wall-mounted metal bedside tables
- A large hotel-style wardrobe
- 18 slat bed frame with raised legs and 35 kg/m<sup>3</sup> HR foam mattress
- Blackout curtain



Non-contractual document: descriptions, illustrations and photos are for guidance only.

## The ideal options

- Mobile partition between the 2 bedrooms
- 500w convector heater in the shower room and the bedrooms
- Combination blackout blind and mosquito screen possible in the bedrooms and the living room

