

# LOGGIA BAY

2020

2 bedrooms

4 beds

24.70 m<sup>2</sup> + 7.30 m<sup>2</sup> terrace

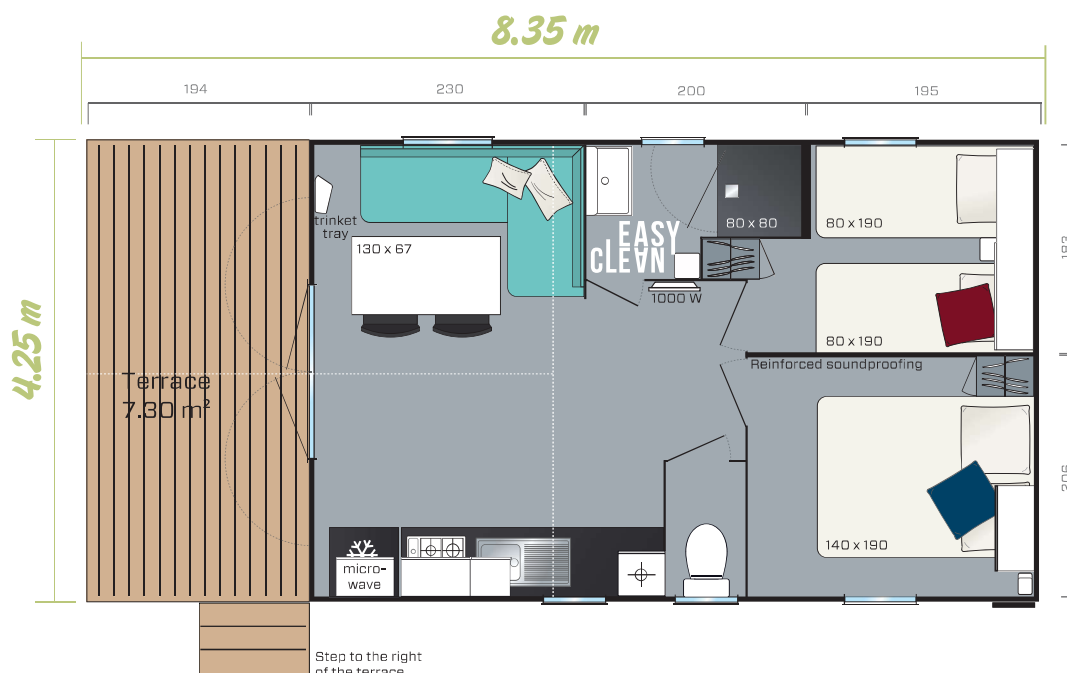
8.5 x 4.25 m



The Loggia Bay is shown with 1-side Natural Wood cladding  
Overall Dimensions. Usable interior floor area. Height 3.54 m

**The Loggia Bay opens its very large living area onto its beautiful, covered end terrace.**

- ✦ 7.30 m<sup>2</sup> end terrace with pitched roof
- ✦ Spacious, outward-facing living room
- ✦ Master bedroom with dressing area at the foot of the bed
- ✦ Reinforced soundproof partition between the two bedrooms for increased privacy



# 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 DEKO-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



Option: fixed bay window on either side of the entrance door

## Kitchen

- 115 L, class A+ table top fridge
- White 4-burner gas hob
- Microwave oven compartment
- Deep pan drawer
- Roller blind

## Master bedroom

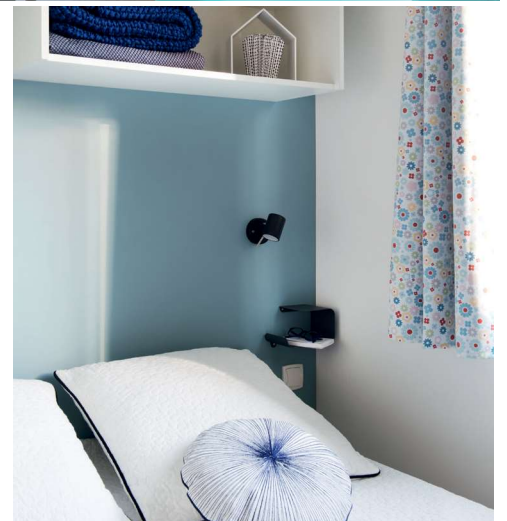
- Semi-open cabinet on the headboard
- Adjustable reading lights with integrated on/off switch
- 1 wall-mounted bedside table
- Wardrobe
- 18 slat bed frame with raised legs and 35 kg/m<sup>3</sup> HR foam mattress
- Blackout curtain

## Living room

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

## 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)



## Children's/guest bedroom

- Overhead cabinet with sliding door
- Metal bedside table to be installed
- Wardrobe
- 18 slat bed frame with raised legs and 35 kg/m<sup>3</sup> HR foam mattress
- Blackout curtain

## The ideal options

- Sliding bay windows instead of the double door entrance or fixed bay window on either side of the entrance door
- Combination blackout blind and mosquito screen
- Spare bed in the bench seat
- Transverse bed to offer more space or more sleeping capacity

None-contractual document: descriptions, illustrations and photos are for guidance only.

