



59 LANSDOWN
VILLA SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHEN & UTILITY

- High quality British made kitchen with silestone work surfaces and upstands*
- 1½ bowl under-mounted stainless steel sink with chrome mixer tap and grooved draining area
- Soft close doors and drawer units with oak cutlery tray and LED under-unit lighting
- Siemens 4-ring touch control induction hob with integrated extractor
- Siemens 5-ring touch control induction hob with wall mounted extractor hood (The George only)
- Siemens integrated appliances including two single ovens, fridge/freezer and dishwasher
- Siemens integrated washer dryer (The George only)
- Dual-temperature integrated wine cooler
- Kitchen island with pop-up plug socket and USB ports
- Utility room** with space for one appliance and single bowl sink with drainer
- High quality laminate work surfaces to utility room

BATHROOM, EN SUITE AND SHOWER ROOM

- White Laufen sanitaryware with Vado chrome fittings
- Vado concealed thermostatic shower with 'Aquablade' showerhead to shower enclosures
- Mixer tap with handheld shower attachment above bath
- Handleless double drawer vanity unit in midnight grey to bathroom and master en suite
- Illuminated mirror with infrared switch activated lighting to bathroom and master en suite
- Chrome towel warmers to bathroom, en suite and shower room
- Chrome shaver socket to bathroom, en suite and shower room

INTERNAL FINISHES

- Light oak shelf and chrome-effect hanging rail fitted to all wardrobes where indicated
- Light oak fully-fitted dressing room to master bedroom**
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware*
- Porcelanosa fully-tiled floors to kitchen/family room, cloakroom and all wet rooms*
- Staircase balusters to be painted in white satin with natural stained oak handrail
- Internal walls and ceilings finished in white emulsion
- Internal feature full height doors in white with chrome handles
- All windows powder coated aluminium, white internally and dark grey externally
- Cornicing to hallway, landing, sitting room and master bedroom
- Bi-fold doors to kitchen/family room
- French patio doors to kitchen/family room (The Francis only)

HEATING, LIGHTING & ELECTRICAL

- Underfloor heating system throughout ground floor
- Traditional gas radiator central heating to upper floors
- Low energy downlights and pendant lighting (as design dictates)
- Ample sockets, TV and telephone points throughout (speak to Sales Consultant for details)
- USB charging port sockets to kitchen/family room and master bedroom
- Dusk-to-dawn light outside front door
- Satin chrome push door bell
- NSI alarm fitted
- Outside electrical point to the rear patio

GARAGE**

- Integral door leading to the utility room
- Car charging point, lighting and double power socket
- Electric door opener with two remote opening handsets
- Concrete floor finish painted in light grey paint

*Selection dependent upon build stage

^ Not all domestic appliances have an EU energy label. Please speak to your Sales Consultant for further details

**Not applicable to The George. Please refer to individual floor plans.



Photography from a previous CALA development



SPECIFICATION

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- A-rated kitchen appliances to reduce water and energy use^
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Outside water tap
- Turf to rear garden
- Paved patio area

MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for further details.