

# Lipageva Beach House Specifications

## General

- Whole property Reverse Osmosis Drinking Water System  
Double membrane, can produce 2,000 gallons per day - UV System removes all Bacteria, Viruses from Water - Has 2,200-liter storage of processed water  
Can drink water out of any faucet on property  
Does not require Softener system, so can be used to fill pool or waterplants
- Generac Generator (15.5kw) in case of power failure
- Toilet Paper Friendly Septic System
- Casambi Light Controllers throughout home allowing you to schedule interior and exterior lights to come on and off + Dim lights as required – can be controlled by phone app
- Windows & Glass Sliders with double laminated & Low E glass & Black Louvered Doors by Millet/Interlum
- Porcelanosa (Manufactured in Spain) Large Format Tile (120cm x 120cm) Throughout Main House
- Full Marble Slab mounted on Living Room Wall
- Hansgrohe Chrome Faucets & Shower Valves throughout Main House & Casita
- Kohler SanSucci Low Profile & Low Flow Toilets
- 300 Liter Propane Tank located in Back Storage Bodega for easy Fill-Up
- Solid Wood Parota Interior Doors & Front Principal Door by Colomer
- Painted Wood Baseboard throughout Main House
- Crema Maya Stone Tile on all Terraces
- Conchula Stone in Pool Courtyard with Gravillia for easy drainage during rainy season
- Mechanical Room contains Pool Equipment & Electrical Regulator for Casita & Pool
- Minka-Aire Ceiling Fans (65" & 72") Satin Nickel Ceiling Fans
- Hunter Douglas Window Treatment Throughout Main House & Casita
- Custom-Made Hand-Blown Glass Chandelier from Italy

- Arlo Security Cameras throughout Property - View on Phone
- Arlo Wireless Doorbell with Camera – Rings & View on Phone
- Alarm System in Main House & Casita with Keypads at Each Door to Exterior, Glass Break, Motion Sensors, Door Alarms, Interior Cameras, can be monitored on App on Phone
- Custom stainless-steel handrails in Main House & Casita Stairways and on Master & Casita Terraces
- Two Safes on Property
- Concrete Bed Pedestals in Master, Guest & Casita Custom Faux Painted

### **BBQ Area**

- Coyote Stainless Steel 36" BBQ (Manufactured in TX) with Griddle
- Aluminum & Glass Cabinets by Luova
- Porcelain Tile Countertops
- Kohler Cast-Iron sink
- Kohler Commercial Style Faucet
- Cream Maya Stone Floors
- String Lights controlled by Wyse, Controlled by App on Phone
- Sunshade

### **Roof Top Terrace (RTT)**

- Coyote Stainless Steel Refrigerator (Manufactured in TX)
- Aluminum & Glass Cabinets by Luova
- Porcelain Tile Countertops
- Cream Maya Stone Floors
- String Lights controlled by Wyse App on Phone
- Concrete Furniture with Custom Made Sunbrella Cushions
- All-Weather Cover protects cushions from rain, birds, etc...
- Drains in Planters

### **Pool**

- Tiled Pool by Onix (Manufactured in Spain)
- All Pentair Pool Equipment for Salt-Water Pool including:
  - Pentair Easytouch PL4 Control System (Controls the entire pool system)

- Pentair Clean & Clear Plus Cartridge Filter System (plus extra 4 filter cartridges)
- Pentair Intelliflo VSF Pump (variable speed and flow pump – can set the speed you want the pump to run)
- Intellichem monitors Chlorine levels & PH Balance and turns on and off Chlorine & Acid Injectors as required
  - Pentair Intellichlor Chlorine Generator (Salt)
  - Pentair IntelliPH Acid Dispensing System
  - Pentair ScreenLogic Interface System for Monitoring
  - 3 Large Pentair Intellibrite White & Color Pool Lights & 1 Intellibrite White & Color Spa Light
  - 2 Waterfalls
  - All pool settings can be monitored and scheduled from Phone App
- Panda Robot Cleaning System
- Corian® Tables with Sunbrella Umbrellas + Seating for Games/Snacks/Drinks
- (4) Nardi Pool Loungers

## Kitchen - Main House

- Aluminum & Glass Cabinets by Luova with Pull-out Interior Drawer Systems
- Hafele Drawer Dividers, Spice Racks, Knife Blocks etc...
- Miele (German Made) Kitchen Appliances
  - Speed Oven (H6800 Oven & Microwave Combination)
  - 94cm Induction Cooktop (KM6386)
  - Whisper Quiet Dishwasher (G4971 Svi)
  - Built-In Coffee Maker (CVA6900)
  - Built-In Wine Refrigerator (KWT6322)
- Liebherr Built-In Refrigerator & Freezer with Glass Panels
- 90cm Elica Fan Hood
- Kohler Cast Iron Double Sink
- Kohler Commercial Chrome Faucet
- In-Sinkerator Disposal
- Silestone Quartz Countertops & Backsplash

## **Master Bedroom**

His & Hers Vanities with Silestone Countertops

Spacious Round Shower with Hansgrohe Dual Hand Showers & Ceiling

Mounted RainHead

In-floor drain

Onix Mosaic Tile (Opalescent)

Built-In Drawer Storage & Closet with Hanging Storage

## **Laundry Room**

Speed Queen Commercial Washer & Dryer

## **Office**

Silestone Countertops

## **CFE**

Two CFE Electrical Meters on Property

- One for Main House  
With Voltage Regulator + Surge Protectors for TV's etc...
- One for Casita/Garage  
With Voltage Regulator + Surge Protectors for TV's etc...

## **Air Conditioning**

2 - Mirage 18K A/C's in Kitchen

1 - Mirage 24K A/C in Master Bedroom

1 - Mirage 12K A/C in Guest Bedroom

2 - Mirage 12K A/C in Casita

1 - Mirage 24K A/C in Garage

## **Solar**

- 20 APS Solar Panels on Main House
- 24 APS Solar Panels on Casita Roof
- APS micro inverters

- APA/EMMA remote monitoring
- Resulting in Minimum Electrical Billing

### **Casita (Kitchen and Bath)**

- Aluminum & Glass Cabinets by Luova with Pull-out Drawer Systems
- Silestone Quartz Countertops
- Kohler Cast Iron Sink
- Kohler Chrome Faucet with Pull-Out Spout

### **Casita Appliances**

- Teka 24" Depth Refrigerator
- Teka 2 Burner Gas Cooktop
- Whirlpool Over the Range Microwave / Convection Oven
- In-Sinkerator Disposal

**Lot size - 595m<sup>2</sup>**

**Construction Area - 512m<sup>2</sup>**

**Airconditioned Living Space (including Garage) – 376m<sup>2</sup>**

**Terraces including Front Courtyard – 116m<sup>2</sup>**

**Pool & Courtyard – 114m<sup>2</sup>**

**Two Enclosed Storage Bodegas**

### **Furniture**

All Interior furniture, mirrors, rugs, etc....have been purchased from DuPuis, Marbol Casa, Boconcept, Calleviente, Paladium & Zara Home

Exterior furniture from Exterior & Coconuts

Furniture & Electronics and most artwork is included in the sales price. Home is move-in ready.