

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 wateplants
- 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 - 595m²

Construction Area - 512m²

Airconditioned Living Space (including Garage) – 376m²

Terraces including Front Courtyard – 116m²

Pool & Courtyard – 114m²

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 & Coconats

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