

DEVELOPER : **VD INVEST GROUP**

DATE: **23/06/2023**

STATUS: **PLANNING PERMIT**

MELROSE

— LUXURY VILLAS —

HOUSE NO.	BEDROOMS	PLOT SIZE M ²	INTERNAL BESEM. AREA M2	INTERNAL GR. FLOOR AREA M ²	INTERNAL UP. FLOOR AREA M2	COVERED VERANDA AREA M ²	COVERED PARKING AREA M ²	UN-COVERED VERANDA AREA M ²	TOTAL COVER AREA M ²	POOL	EURO PRICE € (BEFORE VAT)	COMPLETION
1	5 to 6	1000	175	166	160	55	46	28	602	PRIV.	€ 2,765,000	18 MONTHS
2	5 to 6	1000	175	166	160	55	46	28	602	PRIV.	€ 2,675,000	RESERVED
3a	4 to 6	650	115	105	100	35	40	–	395	PRIV.	€ 1,815,000	18 MONTHS
3b	4	650		105	100	35	40	–	280	PRIV.	€ 1,529,000	18 MONTHS
4a	4 to 6	600	105	98	94	31	38	–	366	PRIV.	€ 1,688,000	18 MONTHS
4b	4 to 6	600	105	98	94	31	38	–	366	PRIV.	€ 1,688,000	18 MONTHS
4c	4	600		98	94	31	38	–	261	PRIV.	€ 1,429,000	18 MONTHS
4d	4	600		98	94	31	38	–	261	PRIV.	€ 1,429,000	18 MONTHS
5a	2+	260 +common 360		58	54	18	17	–	147	COMMON	€ 799,000	18 MONTHS
5b	2+	260 +common 360		58	54	18	17	–	147	COMMON	€ 799,000	18 MONTHS
5c	2+	270 +common 360		58	54	18	17	–	147	COMMON	€ 789,000	18 MONTHS
5d	2+	260 +common 360		58	54	18	17	–	147	COMMON	€ 789,000	18 MONTHS
5e	2+	277 +common 360		58	54	18	17	–	147	COMMON	€ 779,000	18 MONTHS
5f	2+	260 +common 360		58	54	18	17	–	147	COMMON	€ 779,000	18 MONTHS

PRICE LIST

• VAT is applicable on the above mentioned prices. • The developer reserves the right to change and/ or amend the above prices without prior notice.
• Changes to the specifications and / or drawings may be requested by purchaser at extra charge, provided that changes requested must be within the relevant building regulations and governing laws. The Developer reserves the right at their discretion to refuse any changes.

The following items are included in the above prices

- Top Quality Designer Kitchens & Wardrobes
- Granite Worktops
- Marble Stairs
- Pressurized Water System
- Pipe in Pipe plumbing System
- Solar Water Heating
- Central Floor Heating
- Air Conditioning

- Landscaped Gardens with automatic irrigation system
- Double Glazed Windows & patio Doors
- Fly Screens on windows
- Security Door
- Video Entry System
- Decorative ceilings with hidden lighting.