

Specifications

Villas & Condominium

Structural

Shallow Foundation

Reinforced concrete beams and columns

Lightweight concrete Masonry walls

- Best thermal insulation properties
- Good acoustical insulation
- Non-Toxic

Roof

Steel roof framing with reinforced concrete roof slabs

CPAC Neustile Roof Tiles

- As beautiful as real wood shake but will not rot or split
- Specially designed for exterior use in calm to tropical climates
- High quality roof insulation

Doors & Windows

- Windows
Condominium: Steel Reinforcement UPVC Frame
Villa: Steel Reinforcement UPVC Frame
- Exterior & interior Door
Hardwood door and frame

Living Room

- Floor
Ceramic Tiles 60x60 cm COTTO or Equivalent
- Wall
Plastered Masonry walls with TOA – 4 seasons paint finish
- Ceiling
Gypsum board with paint finish

Master Bedroom & Guest Bedrooms

- Floor
Ceramic Tiles 60x60 cm COTTO or Equivalent
- Wall
Plastered Masonry walls with TOA – 4 seasons paint finish
- Ceiling
Gypsum board with paint finish

Bathrooms (Standard Bathrooms included)

- Floor
Cotto ceramic floor tiles
- Wall
Ceramic wall tiles, plus accent wall with handmade Thai –style ceramic tiles or natural Rustic tiles
- Ceiling
Moisture – resistant Gypsum board with paint finish
Automatic Ventilation System
- Sanitary ware and Fitting
Cotto/American Standard or equivalent
- Counter Top
Granite
- Shower Area
Frameless glass enclosure
- Bathtub
American Standard bathtub or equivalent
- Water Heater
Boiler – 120 litre

Kitchen (Standard Kitchen included)

- Ceiling
Moisture – resistant Gypsum board with paint finish
- See Kitchen details in catalogue (standard and all upgrades)

Terrace

- Floor
 - ⇒ Villas Fiber cement (Smart Board) – wood look decking 1”x6” (Length 3m)
 - ⇒ Villas – roof terrace Sand wash Rustic floor tiles 30 x 30cm
- Apartment Cotto tiles
- Ceiling Fiber cement (Smart Board)

Lighting/Outlet/Air Condition

- All Room
 - Down light system with dimmer switch in living area and Master Bedroom
 - Outlet with ground cable
 - Wall Air Con unit in bedrooms
 - Concealed Air Con in living room

Television, Telephone and Internet

- Hi – speed internet connection available
- Provision for one telephone cable per unit, with outlets in living areas (bedrooms is optional)
- Telephone linked to main switch board and individual Villas and Condos
- International television system

Fire Protection

- Smoke detectors provided
- Fire alarm, fire extinguisher and emergency lighting in all common areas

Electrical Installation

- All electrical cables installed underground
- Individual electrical meter for all residential units
- Emergency power supply for common areas

Water Supply

- Individual water meters for all residential units
- Government water supply
- Waste water: septic tank and waste water treatment plant