

## Standard Specifications

Outstanding Designs in Hua Hin

All Villas include:

Full \*\*furniture package, fitted kitchen, oven, hob, hood and microwave.

Wardrobes in all bedrooms, air conditioning,

Landscaped garden with sprinkler system.

Optional built-in furniture, such as TV area, feature ceiling detailing and bedroom walls\*\*. BBQ area on terrace.

\*\* Reduced spec on Ultra & Elle

Multiple colour options and finishes available on all decorative items.  
(Subject to Budgets)

**Dimensional Tolerances:** 1 in 200, +/- 5mm levels  
Adhesive - >60% contact  
Tolerable defect/m2: Apparent area\*6^10-6

### Structure

Foundations: Reinforced concrete minimum 1.25m depth  
Floor: Suspended reinforced concrete  
Damp Proof Course: Plastic Membrane in wet rooms  
Roof Structure: Welded Painted Steel & Galvanised Purlins  
Roof: Concrete Roof Tiles or Preformed Metal sheet with 25mm bonded insulation  
Insulation: Heat Reflecting Sheet with 7.5cm Spun Mineral wool to roof/ceiling  
Guttering: Galvanised Steel or UPVC  
Walls: 14cm block work walls finished  
Wall finishing: ~25mm cement rendering, both sides, and painted  
External Doors and Windows: Tinted UPVC or powder coated aluminium  
Ceiling: Suspended Gypsum board with paint

### Services

Electrical Supply: 15 Amp/3Phase, 220 Volt  
Fuse Panel: MCB, RCD and earth  
Fresh Water Supply: 2 x 2,000 litre tanks with Pump  
Drainage black: Septic tanks via PVC pipes  
Drainage grey: Site Tanks via concrete pipes  
Hot and cold-water pipes: PVC  
Sockets: Multiple sockets to all rooms

### General

Air Conditioning: Inverter Wall Split System  
Hot Water Heater: Individual on demand units  
Alarms: Smoke alarm  
Gates: Electric remote main gate

### Car Parking

Reinforced Concrete Slab with decorative finish  
Sail roof as applicable

### Swimming Pool

Pool System: Skimmer system, Saltwater Chlorination and sand filtration  
Ceramic Tiles: 10cmx10cm (Budget 750 THB/sqm)  
Lighting: Under Water LED Lights

### Landscaping

Planting: Mixed Plants and shrubs with turf and sprinkler system  
Perimeter Wall: Finished Block walling with taps

### Terrace

Floor: Reinforced concrete  
Floor Finish: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Ceiling: Gypsum board and paint on covered terraces  
Light Fixtures: External Type Lighting Fixture LED  
Ceiling fans Optional on covered terrace (Budget 3000 THB each)

### Bedrooms

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED down light  
Ceiling fans: Optional - (Budget 3000 THB each)  
Built-in furniture: Wardrobes/Walk-in in master  
Panelled doors with decorative inlay option

### Bathrooms

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Walls: Ceramic Tiles (Budget 400 THB/sqm)  
Light Fixtures: LED down light/Wall vanity lights to sinks  
Glass splash shower screens  
Vanity units, ceramic bowl and mixer taps  
Extraction fan

### Living and Dining

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED down light  
Ceiling fans: Optional (Budget 3000 THB each)  
Panelled doors with decorative inlay option

### Kitchen

Units: European Contemporary style  
Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED Down lights  
Appliances: Hob, Hood, Oven, Microwave, Optional Fridge & Dishwasher  
Sink: Single Bowl Stainless Steel or Ceramic

### Utility room

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED down light  
Units: Worktop optional single bowl stainless steel sink