

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 2 minimum

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 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 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