



General Specifications

Villa 7 “Palladium” Design

Structure:	Reinforced concrete pad foundations, columns and beams
Roof:	Steel structure with marine plywood underlay and asphalt shingles
External Walls:	Masonry walls with in-situ reinforced concrete lintels, rendered and painted with weather shield paint
Windows & Doors:	Powder-coated aluminium doors and windows supplied and fitted by Fletcher Aluminium with “Interpon Powder Coating”, or equivalent
Pool deck and terrace:	White sandwash
Pool surround:	Non-slip marble
Balustrade for balconies:	Steel rope, hard wood rail
Internal walls:	Rendered and painted block wall
Internal doors:	Solid wood, clear coated
Soffits & features:	Weather-resistant “conwood”
Ceilings:	Painted plasterboard with soft recessed lighting (where possible) and downlights
Air-conditioning:	Daiken Integral system living & bedrooms
Fans:	Fans installed in living room only (by request)
Floor finishings:	Living/hall/bedrooms 600 x 600 ceramic tiles; bathrooms 600 x 600 or 600 x 300 ceramic tiles.
Bathrooms:	Bathroom accessories and fittings from Cotto or equivalent. Granite counter top (white quartz upgrade). Wall mounted mirror above counter.



Kitchen & counter tops:	High quality western kitchen with granite counter top (White quartz upgrade)
Kitchen appliances included:	Electrical oven and hob, hood, sink, faucet mixer.
Landscaping:	Landscaping by local contractor with mixture of young and semi-mature tropical plants.
Planters:	Planters and drainage custom built into structure, where applicable.
Water:	Each villa has its own water reserve tank.
Mechanical & electric systems:	Western standard earthed electric system is installed throughout, including MDB (main distribution board) and individual meter. Cover plates and switches by Schneider, Siemens or equivalent.
Waste water:	Bio-septic waste treatment tank.
Satellite TV, Internet and Telephone:	Third party services will be supplied to the unit. Connection charges are at the cost of the villa owner.

Due to supply conditions and the nature of operating in Thailand specifications are subject to change as may be required. It is possible to change and/or upgrade selected materials - please refer to "Options & Upgrades".