

# Quotation

Date : 15/2/2018

Attention: Sir

Item	Detail	Total Price (Baht)
1)	<b>Phuttaraksa Thai Bali Style</b>	<b>15,500,000</b>
	<ul style="list-style-type: none"><li>• Land 770.4 sq.m.</li><li>• Living area 537.48 sq.m.</li><li>• Standard :<ul style="list-style-type: none"><li>• 4 Bedrooms, 4 Bathrooms &amp; 1 Toilet / 4 Built-in Closet furniture.</li><li>• 1 Out Door for master bathroom</li><li>• 1 Dining &amp; Living room</li><li>• 1 Indoor European Kitchen &amp; 1 Thai Kitchen at pavilion.</li><li>• 1 Laundry room.</li><li>• 1 Pavilion</li><li>• 1 Storage room and 2 Parking lots.</li><li>• Step dome ceiling for every room.</li><li>• Wooden dome ceiling in dining &amp; living room, high ceiling and luxurious design.</li><li>• Beautiful wooden ceiling at pavilion.</li><li>• Standard floor tile inside the house.</li><li>• Floor area at the back of the house is tile work.</li><li>• Walk way around the house is tile work.</li><li>• Swimming pool terrace is tile work.</li><li>• 1 Outdoor Shower for pool</li><li>• Swimming pool size 4 m. x 13.5 m &amp; 7 heads jet Jacuzzi<ul style="list-style-type: none"><li>- Automatically filled water</li><li>- 7 under water lighting</li></ul></li></ul></li></ul>	

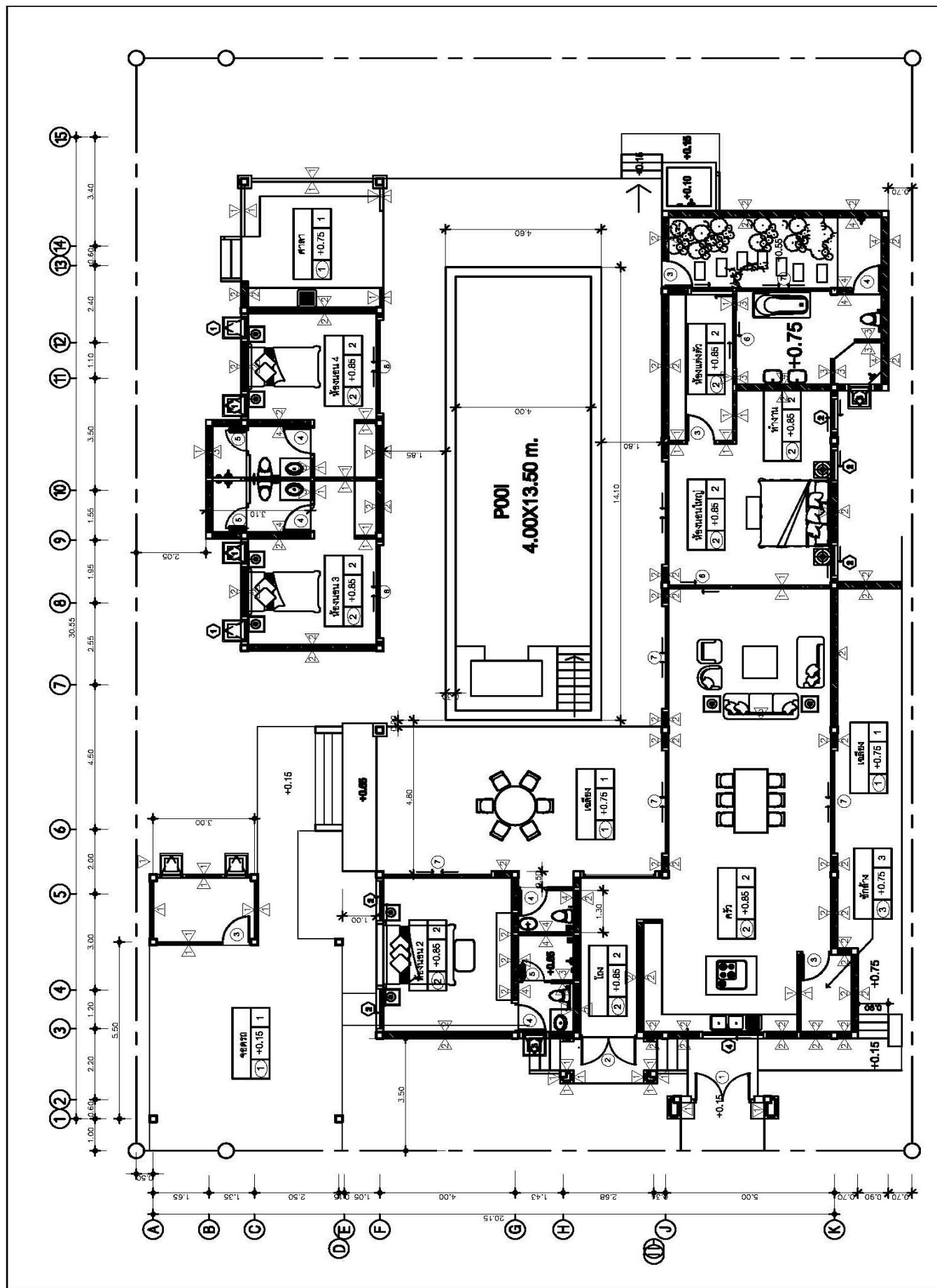
# Living Area

**TOTAL LIVING AREA = 537.48**

<b>INDOOR</b>	<b>=</b>	<b>201.59</b>
<b>Master Bedroom</b>		25.56
Walk-in-closet		8.63
Master Bathroom		12.18
Outdoor shower master bathroom		3.78
Walk way outdoor master bathroom		3.3
<b>Bedroom 2 &amp; Closet</b>		18.24
Bathroom 2		5.03
<b>Bedroom 3</b>		12.54
Walk-in-closet		3.52
Bathroom 3		4.80
<b>Bedroom 4</b>		12.54
Walk-in-closet		3.52
Bathroom 4		4.80
Toilet 5		2.04
Dining & Living room		51.17
Kitchen Area		15.01
Laundry room		4.94
Hall		10.00

<b>OUTDOOR</b>	<b>=</b>	<b>335.89</b>
Pool terrace		135.79
Backside terrace		21.24
Swimming Pool & Jacuzzi ( 4 x 13.5 )		54.00
Main Door Terrace		6.51
Outdoor shower		1.44
Pool control room		10.47
Pool control room terrace		8.63
Pavilion		17.12
Car park for 2 parking		38.35
Storage room ( Car Park )		6.00
Walk way		36.36

# Floor Plan



## 1. General utility system within the project is a highlight.

- 1.1 Electrical work is underground type 3-phase system designed with good standards having advantages as follow:
  - Overview of the project looks beautiful because no electricity poles installed on the ground.
  - 3-phase power system design is a higher technical and investment standard of power system. Each house owner can pay electricity bill directly to the government Electricity Authority. In case of power blackout, for 3-phase power system design, some part of electricity in the house still working while the house with single phase power system will lose all electricity.
- 1.2 We using water supply from Pranburi which having much better water quality. We provide 15,000 liter water reserve tank for each house for pool and home use. A good quality pressure pump system is installed.
- 1.3 We've invested on fiber optic system in the project support faster and more stable internet connection, a gateway to modern life. 3BB is selected as our internet network provider. Fiber-To-Home service with internet speed at 30 Mbps – 100 Mbps. depend on each house owner choice deal directly with the provider.
- 1.4 CCTV system will be installed in front of the project main gate and picture feed can be seen at home and on their smart phone. They can activate the automatic gate for the visitor after checking the CCTV by switching on and off the remote control or on-off switch in the house.
- 1.5 Electric automatic entrance gate can be activated by on-off switch inside each house or by remote control.
- 1.6 Project is a high security residential area without security guard as an extra expense, we have a double-gate system instead (one project main gate and one house entrance gate) activated by remote control equipped with recordable CCTV (***Remark1***: Project members share electricity expenses the automatic main gate, street and fence light as actual paid to the Electricity Authority. Estimated not exceed 100

-300 Baht per month. **Remark2**: Cost for maintenance may be occurred from time to time for above mentioned equipments which also will be shared according to actual paid. For your acknowledgement, the 24-hour recordable CCTV system is currently installed at project owner's house.)

## 2. Project Highlight

- 2.1 Structural integrity in further enhanced by using a two-strata beam construction principal, comprising of the primary ring beam to form the ground floor and the secondary ring beam to form the main roof support.



( **Remarks** : Some projects don't have the secondary ring beam to support the roof, only steel structure being welded to the steel from the pole. It's faster and cheaper but less strength)

- 2.2 Ceiling in gypsum with heat reflective foil.



- 2.3 All structure steel had passed Thai Industrial Standard (TIS)
- 2.4 Outer wall of the house is designed to be 23 cm. thick to prevent heat and covered up 20 cm. thick of house pillars for better interior appearances.
- 2.5 3 set of Stiebel brand boilers are installed. The advantage for 3 sets of boiler used is the consistency of water temperature when hot water was used simultaneously. Also in case if one boiler were broken other two would be running properly instead of no hot water at all.



2.6 Termite extermination pipeline are installed in every house to facilitate the maintenance for the residents.



( **Remarks** : The Project decided to prevent termite problems in the long run by installing the termite extermination piping on the lower beams around the building of each house. This job will be done right after pouring concrete for lower beams. House will have a possibility of termite problems if we do not install the pipes since we are unable to inject the chemical into the area under the house. If you need to inject the chemical you need to drill the floor that makes an unpleasant look. Most of the Projects do not install the pipes however, the customers need to responsible for the installations themselves.)

2.7 We use PVC material for underground drain pipe around the house



which is stronger and has longer service life than asbestos pipe even though the PVC is higher in cost.( **Remarks**: This is very important that the Project has to put forward since many customers may not notice. Many projects use pipes made of asbestos in many areas such as the pipe around the house outside building, pipe run through septic tank, waster water pipe, and rain water pipe. From our experience, the asbestos pipes always broken and clogged when in used a long time since the pipes hidden underground with high dampness and the soil subsidence problem. Therefore, the Project has selected the PVC pipe that longer lasting in underground moreover the price is above the standard of the Project.)

2.8 High quality teak wood for most doors and windows while some are aluminum.

- 2.9 All wooden work for living room dome ceiling and ceiling batten around the house.
- 2.10 Water pipe line around the house from water pump is bigger than pipe line inside the house which connects to faucet for better water distribution performance. Water supply plumbing consists of



zoning water closet valve for bathroom and kitchen allows easier maintenance work. While maintenance, the system can be shut down and repaired accordingly.

- 2.11 Hitachi brand water pressure pump gives a more stable water pressure even when using water simultaneously.
- 2.12 Water system by passing valve is installed in case of power blackout to maintain water supply in the house.
- 2.13 All wooden window screens are slide screen type, not only for its beautiful appearances but also to avoid jamming problem when open window after curtains are installed.
- 2.14 Window edge inside the house will be decorated with granite top



for great appearances and to take advantage of more usable space.

- 2.15 Sanitary wares are the long established AMERICAN STANDARD brand.
- 2.16 There are 4 bathrooms and 1 toilet equipped with following accessory:

- Bathroom1: Ceiling type rain shower and hand shower are installed in wet area with tempered glass partition, 1 bath tub, 1 wall hung toilet, 2 basins with granite top wooden counter, 1

outdoor shower area with garden design which connect to swimming pool allow you to enter the bathroom after nice swimming without wet other area's floor.

- Bathroom 2, 3, 4: Ceiling type rain shower is installed for bathroom 2 and hand shower for bathroom 3 and 4 and all with tempered glass partition, 1 toilet each, 1 basin each with granite top wooden counter.
- Bathroom 5: 1 basin and toilet for guesses.

2.17 Electrical and telephone cabling is routed within conduit and concealed within the wall.

2.18 Electrical installation includes main breaker switch (MDB) with electronic safety device (Safe-T-Cut) and lighting timing device are



2.19

installed. Schneider brand is selected for main breaker box. A white cabinet is designed to cover the main breaker box for nice appearances.

2.20 Phillip brand of new LED down light products is selected for house



lighting system. It needs as low as 3.5-7 watt of power and it is designed to be sealed for the whole unit so no air-con or insect can escape through it.

2.21 High speed internet both use wireless router and UTP outlet plug which installed in every bedroom and living room.

2.22 Houses are designed to have standard drainage and sewage systems, which are two completely separated systems.

2.23 We provide the garbage dump of each house. The rectangular concrete box with a lid is attached to the wall in front of the house in a beautiful area. The waste could be thrown from inside the house and can be opened from the walls outside the fence so that garbage men could easily remove and dispose the garbage.



- 2.24 JOTUN brand paint is chosen for all paint jobs both indoor and outdoor. Wood stain is from BEGER brand.
- 2.25 All wall except fence, swimming pool control room and trash bin will be applied one layer of lime and skim till smooth before painting.
- 2.26 Rain gutter is made from Vinyl which more durable than traditional material. (Remark: Rain gutter traditionally is made from painted zinc, much cheaper but rust can be a problem later)
- 2.27 Wall type air-conditioner in all four bedrooms, living room, and kitchen from DAIKIN brand. There are 2 air-con units in living room area for better cool air circulation.
- 2.28 Not only normal key is provided but also a HAFELE master key is provided as one key to open every door, except swimming pool control room and outdoor shower which is aluminum door.
- 2.29 Terraces and corridors connecting the terrace area of the house is tiling for its beautiful appearance and easy maintenance. (Sand wash is cheaper but not good for long term)
- 2.30 Swimming pool edge and step using stone decoration which is strong and durable in long term. (Sand wash is sharp and easy to fall off)
- 2.31 Laundry room is installed with mixer faucet and sink for laundry purpose.



- 2.32 We provide the garbage dump of each house. The rectangular concrete box with a lid is attached to the wall in front of the house in a beautiful area. The waste could be thrown from inside the house and can be opened from the walls outside the fence so that garbage men could easily remove and dispose the garbage.
- 2.33 Pop-up type garden watering sprinkle system is installed underground with timer system.

2.34 House entrance gate is stainless work with aluminum imitate wood like. It is weather proof and very durable for long term. The gate is activated by remote control.

### 3. Kitchen consists of two area: one European kitchen indoor and one Thai kitchen at pavilion:

#### 3.1 Indoor European kitchen:

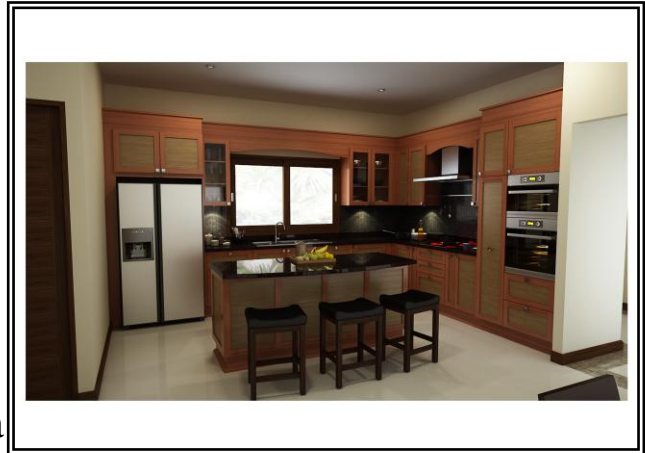
Cabin : Plywood

Worktop : Black granite

Wall : Tile

Appliances & Other

- 3 Electric stoves : Teka
- Chimney hood : Teka
- Sink & Tap : Teka & American Standard
- Refrigerator 19 Q & 2 door : Hitachi or Sumsung
- Oven : Teka
- Microwave : Teka
- Dishwasher : Teka
- Base unit front extension set : Hafele  
( Both side of the stove)
- Half circle carousel fitting set : Hafele
- Larder unit front extension set : Hafele



#### 3.2 Thai kitchen at pavilion:

- Cabin : Plywood & Teak wood
- Bar-B-cue stove : Hafele /  
Char Broil
- 2 Heads gas stove: Teka
- Sink & Tap : Teka & Hafele
- Mini Refrigerator : Hafele



## 4. Complimentary items:

- 4.1 Decoration picture on pavilion & fence with lighting system.
- 4.2 Electric meter and water meter installation fees will be borne by the project. Electric meter and water meter warranty fees will be borne by the house owner which can be redeemed when transferring the ownership.
- 4.3 Land and house transfer fees will be borne by the seller.
- 4.4 Termite extermination piping system is installed by the project but the annual service fees will be borne by the house owner.
- 4.5 Lawn and garden landscape design.
- 4.6 Pop-up type garden watering sprinkle system is installed underground with timer system.
- 4.7 Daikin air-conditioner installed in bedroom, dining room and living room (2 air-con will be installed for the living room area for better cool air circulation)
- 4.8 Full furnished
  - Built-in wardrobe for every bedroom
  - Curtain for all bedroom & living room.
  - Bed and mattress with bedside cabinet for all bedroom (bedding set is not included)
  - Sofa set in the living room
  - 8 seats dining table and chairs.

## 5. House guarantee

The owner agrees to guarantee the building in 2 parts as follows:

Part 1 The owner will not be charged for any fixing cost within guaranteed period including:

- 1) House structure such as foundation, beam, pillar etc. for 5 ( Five) years guarantee period.
- 2) Other items such as walls, roof tile, rain gutter etc. for 1 ( One ) year guarantee period

Part 2 The project is not responsible for repairing but to facilitate the house owner to coordinate and repair appliances that guaranteed by the manufacturer such as air-conditioner, boiler, kitchen appliances etc.

## 6. Terms of payments

- Booking = 500,000 THB
- 98 % of the payment will be paid at the date of land and house transferring.
- Payment of the remaining amount will be made when receiving house registration book with electricity and water meter were installed.