



## Material specification List

Foundation and structure:	Reinforced concrete
Walls:	20 cm Q-Con blocks, European plastered, Beger paint
Roof:	Steel structure with CPAC Monier roof tiles and 150 mm SCG ceiling insulation (European standard) and SCG UPVC Guttering
Floors:	Porcelain floor tiles. Optional: Wood, Marble or Granite
Ceilings:	Suspended gypsum board with paint
Windows:	“Windsor” UPVC Windows, Mosquito screens included
Doors:	Entrance: Solid wood / UPVC, Internal doors: solid wood, Häfele door handles
Air-conditioning:	Inverter
Ceiling Fans:	Included (House Type)
Kitchen:	Kvik (Häfele appliances) kitchen Budget is THB 200'000 Villa 1 + 2, THB 250'000 Villa 3 + 4, sink and fitting single bowl stainless steel, hob, hood, oven, microwave, fridge and dishwasher included
Bathrooms:	Floor: ceramic tiles, Walls ceramic tiles & plastered with paint, built in unit – Häfele or Nikles sanitary ware
Septic Tank:	According to the house plan
Hot/Cold Water:	Water heater
Water supply:	Tank, 2'000 lt.
Storage/laundry room:	Sink and fitting single bowl stainless steel, washing machine
Covered terrace:	Philips LED down lights, ceiling fans included (House type)
Carpport:	Covered car park, suspended gypsum board with paint, LED downlights
Furniture:	Voucher available
Internet:	Glass fibre high speed
Electrical supply:	15 Amp/3 Phase, 220 Volt
Electrical switches:	Touch light switches
Gate/Wall:	Stainless steel automatic gate/handmade stone wall
Garden:	Tropical Landscape with LED garden lighting and sprinkler system
Swimming pool:	Salt water, Skimmer System, glazed ceramic pool tiles, under water LED lights. Optional: Enviroswimm Co2 pool system, Jacuzzi optional
Extras:	Solar system, Drainage system around the house
Upgrade options:	Ideas are very welcome