

A86 Villa Material Specification

Pasak Soi 8/6

Structure & Roof

Item	Specification
Pile and footing	Pretension pile and reinforced concrete footing.
Column, beam and slab	Reinforced concrete.
Roof structure	Steel roof frame and reinforced concrete slab system.
Roof finish	Shingle roof and BlueScope metal sheet, or equivalent.

Floor Finishes

Item	Specification
Living room	Ceramic tile 1200 x 600 mm.
Kitchen and dining	Ceramic tile 1200 x 600 mm.
Living-area toilet	Ceramic tile 600 x 600 mm.
Master bedroom	Wood-color ceramic tile 120 x 200 mm.
Master bathroom floor and wall	Ceramic tile 600 x 600 mm and 1200 x 600 mm; shower tile 50 x 200 mm.
Bedroom 2	Wood-color ceramic tile 120 x 200 mm.
Bedroom 2 bathroom floor and wall	Ceramic tile 600 x 600 mm and 1200 x 600 mm; shower tile 50 x 200 mm.
Bedroom 3	Wood-color ceramic tile 120 x 200 mm.
Bedroom 3 bathroom floor and wall	Ceramic tile 600 x 600 mm and 1200 x 600 mm; shower tile 50 x 200 mm.
Bedroom 4	Wood-color ceramic tile 120 x 200 mm.
Bedroom 4 bathroom floor and wall	Ceramic tile 600 x 600 mm and 1200 x 600 mm; shower tile 50 x 200 mm.
Carpark	White and black sand-wash finish.
Storage room	Ceramic tile 600 x 600 mm.
Swimming pool	Imported green Sukabumi tile 100 x 100 mm.
Swimming pool terrace	Ceramic tile 1200 x 600 mm and grey-white sand-wash finish.

Ceilings, Walls, Doors & Windows

Item	Specification
External ceilings	Waterproof Smartboard 9 mm, smooth plaster finish with exterior paint, plus painted wood ceiling areas.
Internal ceilings	Gypsum board 9 mm, smooth plaster finish with interior paint, plus painted wood ceiling areas.
Internal walls	Brick wall with smooth cement render and emulsion paint finish; stone decor and built-in wall decor.
Bathroom wall tile	Living toilet, master bathroom, bedroom 2 bathroom, and bedroom 3 bathroom: ceramic tile 1200 x 600 mm.
External walls	Brick wall with ceramic tile 600 x 600 mm; smooth cement render and emulsion paint finish.
External doors	Black powder-coated aluminum, 1.8 mm thick, with 8 mm glass.
Internal doors	Timber wood doors with natural wood-stain finish.
Windows	Grey powder-coated aluminum, 2 mm thick, with 6-8 mm glass.

Fixtures, Fittings & Built-In Items

Item	Specification
Sanitary ware	Cotto or Hafala equivalent.
Bathroom fittings	Cotto or Hafala equivalent.
Lighting	SL Lighting or equivalent.
Closet room	Wardrobe with hardwood frame and teak-color laminate covering.
Apparatus	Hafele.
Hot water	Water heater or boiler to all bathrooms.

Air Conditioning

Item	Specification
Living and dining room	Cassette-type split Carrier 4-way unit, or equivalent.
Kitchen area	Cassette-type split Carrier 1-way unit, or equivalent.
Master bedroom	Cassette-type split Carrier unit, or equivalent.
Bedroom 2	Cassette-type split Carrier unit, or equivalent.
Bedroom 3	Wall-type split Carrier unit, or equivalent.
Bedroom 4	Wall-type split Carrier unit, or equivalent.

Swimming Pool & Water Systems

Item	Specification
Pool filter	Salt system by Emaux.
Pool and jacuzzi pumps	Pool pump and jacuzzi pump by Emaux.
Water tanks	1,000-liter and 1,500-liter tanks.
Water filtration	Max filter water tank, capacity 1-1.2 cu.m/hr.
Government tap water	One government water-meter line.
Deep well	Underground water supply, approximately 12-13 m deep, for personal water use.

Electrical & Internet

Item	Specification
Lighting switches	Bticino or Simon Smart Home and Haco Wi-Fi, or equivalent, in white/grey finish.
Power outlets	Bticino or Haco, or equivalent.
Internet	Internet line provision.