

Technical Specification

1. Foundation	> White rock, precast concrete, steel
2. Superstructure	> Reinforced concrete & steel
3. Walls	> Concrete block & plaster
4. Roof	> Bengkirai timber structure
5. Finishes	
Perimeter wall	> Paras stone cladding & textured plaster
	> Capping – bamboo
Entry gate	> Wall - horizontal slate cladding
	> Roof – alang alang
	> Steps – andesit stone
	> Door – solid bengkirai timber with texture finish
Internal building wall	> Room – painted render
Roof top	> Iron wood shingles
Window & door joinery	> Bengkirai timber frame windows & door
	> Sliding glass door in bedroom & robe
	> Solid door with texture finish
External paving & pool terrace	> Andesit stone
Pool deck	> Bengkirai timber deck
<u>Living, Dining & Kitchen</u>	
Floor	> 40x40 natural marble bordered slate stone
Internal walls	> Painted render
Inner courtyard wall	> Paras stone cladding
Ceiling	> Timber shiplap with rattan whip ceiling
<u>Bedroom 1</u>	
Floor	> Timber floor
Internal walls	> Painted render
Ceiling	> Timber shiplap with rattan whip ceiling
Inner courtyard wall	> Paras stone cladding
Cupboards	> Dark brown finish teak block
Glazed door	> Sliding timber frame – dark brown finish
<u>Bathroom 1</u>	
Floor	> 40x40 natural marble
Walls	> 40x40 natural marble
Ceiling	> Exposed plaster ceiling
<u>Bedroom 2 & 3</u>	
Floor	> Timber floor
Internal walls	> Painted render
Ceiling	> Exposed timber ceiling
Cupboards	> Dark brown finish teak block
Glazed door	> Sliding timber frame – dark brown finish

Bathroom 2 & 3

Floor	> 40x40 natural marble
Walls	> 40x40 natural marble
Ceiling	> Exposed timber ceiling

Pool & Bale

Pool tile	> Mosaic tile - blue
Pool edging	> Andesit stone
Bale structure	> Bangkirai timber
Bale roof	> Alang alang and canvas roof
Bale floor	> Merbau timber floor

6. Door & Window Hardware

Door hinges	> Cisa
Door locks and handles (stainless steel)	> Cisa
Sliding tracks	> Henderson

7. Sanitary Ware

Master bathroom - bathtub	> Solid andesit stone and Grohe faucets
Bathrooms 2 and 3 – bathtub	> Terrazzo and Toto faucets
Sanitary ware and faucets (other than above)	> Toto
Shower heads	> Rainshowers

8. Mechanical

Air - Conditioning	> Panasonic 2 PK in all bedrooms
Fan	> Ceiling fans in all bedrooms & livingroom
Hot water	> Electric water heater Ariston 100 liters
Pool	> Salt

9. Telephone

> PABX system with 3 or 4 extensions per villa

10. Smoke detector

> With remote alarm package

11. Electrical

> Dimmer National

Refer to electrical schedule for details

All specifications and finishes may be subject to change by the architect.