

BUILDING SPECIFICATION VILLA ROYALE:

MAIN STRUCTURE

ALL INTERIOR AND EXTERIOR WALLS BUILT USING HOLLOW BEARING CONCRETE MASONRY BLOCK UNITS TO MAXIMISE A PERFECT WALL INSULATION 39 X 19 X 14, 13.0 KG RENDERED IN CEMENT 2-3 cm

ROOF

STEEL STRUCTURE
C-PAC MONIER ROOF TILES & ALUMINUM FOIL INSULATION

TEAK WOOD

INTERNAL DOORS & ARCHITRAVE DOOR FRAMES
FLOOR SKIRTING 4", WINDOWS, WINDOW WOODEN SEAL, TERRACE RAILING
STAIRCASE TO 2ND FLOOR, BANISTER, MASTER BEDROOM ON THE 2ND FLOOR

TENG WOOD

DOOR FRAMES & WINDOW FRAMES

SHERRA WOOD

TERRACE CEILING, ROOF SOFFIT

ALUMINIUM FRAMES FOR SLIDING ENTRANCE – KITCHEN & TERRACE DOORS

SPECIAL HIGH QUALITY ALUMINUM DOOR, WOODEN PATTERN,
SLIDING DOOR FOR MOSQUITO NETTING

GLASS FOR DOORS OR WINDOWS

DOORS TINTED GLASS, 8 MM & WINDOWS TINTED GLASS, 6 MM

MOSQUITO NETTING

FOR ALL WINDOWS AND DOORS

LIVING & DINING ROOM, ALL BEDROOMS, KITCHEN AREA, UTILITY ROOM

FLOOR: STANDARD CERAMIC TILES (GRADE A, 500 BAHT/1SQM)

WALL: RENDERED, PAINTED OFF-WHITE

CEILING: SMOOTH PLASTER, PAINT FINISH, 1 STEP CEILING

KITCHEN

BUILT-IN TOP QUALITY EUROPEAN KITCHEN

WALL TILES: ABOVE KITCHEN TOP, CERAMIC TILES (GRADE A, 500 BAHT/1SQM)

APPLIANCES: OVEN, ELECTRIC HOB, HOOD, REFRIGERATOR, SINK, DISHWASHER
TAP FOR HOT WATER, ONE HOT WATER HEATER

UTILITY ROOM OR STORAGE ROOM

PREPARED FOR WAHSING MACHINE, WATER SUPPLY AND DRAINAGE

ALL BATHROOMS

FLOOR: STANDARD CERAMIC TILES (GRADE A, 500 BAHT/1SQM)

WALL: STANDARD CERAMIC TILES (GRADE A, 500 BAHT/1SQM)

CEILING: SMOOTH PLASTER, PAINT FINISH

COUNTER TOP: BLACK AFRICAN GRANITE OR SIMILAR, BUILT-IN CABINETS

SANITARY WARE: COTTO OR AMERICAN STANDARD IN WHITE COLOUR

ACCESSORIES: COMPLETE SET, STAINLESS, SLIDING SHOWER HOLDER

WATER HEATER: ONE ELECTRIC HEATER IN EACH BATHROOM

SHOWER AREA: TEMPER GLASS DOOR, 10 MM

VENTILATION FAN

TERRACE / BALCONY

STANDARD CERAMIC TILES (GRADE A, 500 BAHT/1 SQM)

LAMPS/LIGHT

DOWNLIGHT SYSTEM WITH DIMMER FOR LIVING, DINING, KITCHEN, BEDROOMS,
STANDARD LAMPS FOR ALL THE OTHER ROOMS AND AREAS,
ALSO OUTSIDE LAMPS FOR DECORATION

AIR CONDITIONING

1 UNIT FOR THE LIVING & DINING AREA, 3 UNITS FOR THE BEDROOMS

CEILING FANS

2 UNITS IN THE LIVING ROOM, 1 UNIT IN KITCHEN AREA, 4 UNITS FOR THE BEDROOMS,
2 UNITS FOR THE TERRACE 1ST FLOOR, 1 UNIT TERRACE 2ND FLOOR

WATER SUPPLY

WATER DEPARTMENT HUA HIN
PRIVATE WATER TANK OF 3,000 L FOR EACH HOUSE
WATER PUMP MITSUBISHI

WASTE WATER

INDIVIDUAL SEPTIC TANK SYSTEM FOR EACH HOUSE

WATER DRAINAGE

AROUND THE SURROUNDING WALL AND CONNECTED
TO THE MAIN PROJECT AND ROAD SYSTEM

ELECTRICITY SUPPLY

OFFICIAL ELECTRIC METER (POWER DEPARTMENT HUA HIN)
THREE PHASE ELECTRIC, EARTHED WIRE,
LOAD CENTRE, ELECTRIC BOX WITH SPECIAL RCBO SECURITY BREAKERS

TELEPHONE / INTERNET

OUTLETS IN ALL THE BEDROOMS AND LIVING ROOM
PREPARED FOR ADSL HIGHSPEED INTERNET

HUA HIN CABLE TV

OUTLETS IN ALL THE BEDROOMS AND LIVING ROOM

PAINTING

TOA 4 SEASONS, EXTERNAL & INTERNAL

PATHWAY

AROUND THE HOUSE FINISHED IN CONCRETE AND WITH OUTDOOR TILES
SAND WASHED AREAS AT THE HOUSE WALL

DRIVEWAY AND PARKING AREA

FINISHED IN CONCRETE AND WITH OUTDOOR TILES

PLOT BOUNDERY

PLOT SUBDIVIDED WITH PLANTS

GARDEN

TOP SOIL AND LAID TO LAWN

PEST CONTROL

PVC PIPE SYSTEM TO PROTECT THE HOUSE AGAINST TERMITES