

## Majestic Villa Specifications, Materials & Finishes Schedule

### Specifications

| Items               | Specifications                              |                 |
|---------------------|---|-----------------|
| Configuration       | 2 Story with Vaulted Ceiling in Living Room |                 |
| Living Areas:       | m <sup>2</sup>                              | ft <sup>2</sup> |
| Internal Floor Area | 301   | 3,240           |
| External            | 164   | 1,765           |
| Total               | 465   | 5,005           |
| Key Features:       |   |                 |
| No. of Rooms        | 16  |                 |
| No. of Bedrooms     | 4   |                 |
| No. of Bathrooms    | 4   |                 |
| Carport             | Double                                      |                 |

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### Materials & Finishes Schedule

|  |  |
|--|--|
| <b><u>A. External Landscape Area</u></b>             |  |
| <b>Driveway</b>                                      | Concrete brushed finish.   |
| <b>Entry Foyer &amp; Living Deck</b>                 |  |
| Walls  | Cement render and painted.   |
| Floor  | Non-slip ceramic floor tiles.  |
| Ceiling  | Fibre Cement boarding painted. Recessed down lights.   |
| <b>Pool Decks &amp; Terraces</b>                     |  |
| Floor  | Sandwashed patterned finish on concrete base.  |
| Ceiling  | Fibre cement board strips painted. Recessed down light.  |
| Pool   | Ceramic tiles with sandwash pool edge.   |
| Footpaths  | Sandwash finished concrete pavers with grass infill.   |
| <b>Balcony</b>                                       |  |
| Floor  | Sandwashed patterned finish on concrete base.  |
| Ceiling  | Fibre cement board strips painted. Recessed down lights.   |
| <b><u>B. External Building Finishes Schedule</u></b> |  |
| <b>Building Envelope</b>                             |  |
| Walls Typical  | 14 cm total thickness (10 cm block and 4 cm plastering) of block work and sand cement render, painted with external quality acrylic paint.                     |
| Windows  | Sliding aluminum windows with 6mm thick laminated clear glass. Insect protection screens optional.   |
| Doors  | Stained hardwood solid core doors in hardwood framing. All ironmongery non ferrous metal with handles and locksets   |
| Steps  | Leading to foyer or patio areas to be sandwashed with non slip groove edge.  |
| Roof   | Concrete roof tiles with insulation and waterproofing as recommended by the manufacturer.  |
| Decks  | Non-slip ceramic tiles with sandwash edges and metal balustrades with Timber handrail.   |
| <b><u>C. Internal Building Finishes Schedule</u></b> |  |
| <b><u>Lower Level</u></b>                            |  |
| <b>Entry Lobby</b>                                   |  |
| Walls  | Generally render and paint.  |
| Floors   | Selected Ceramic floor tile on concrete base.  |
| Ceiling  | Plasterboard painted with recessed down lights.  |
| <b>Powder Room</b>                                   |  |
| Walls  | Ceramic wall tiles to dado height. Render and paint above dado height.   |
| Floors   | Non-slip ceramic floor tiles.  |
| Ceiling  | Moisture resistance plasterboard painted with recessed down lights.  |
| Fixtures & Fittings                                  | Vanity unit laminate finished cabinets with granite top. Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent. |

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### Specifications, Materials & Finishes Schedule

#### Materials & Finishes Schedule (continued)

|                       |   |
|-----------------------|---|
| <b>Bedroom 1</b>      |   |
| Walls                 | Render and paint on block wall.<br>Aluminum sliding windows/doors.<br>Mosquito screening optional.                            |
| Floor                 | Parquet or hardwood floor system.   |
| Ceilings              | Plasterboard painted with recessed down lights.   |
| Air Conditioners      | TRANE or approved air conditioner.  |
| <b>Bathroom 1</b>     |   |
| Walls                 | Ceramic wall tile to dado height (except in shower area full height tiling). Render and paint above dado height.              |
| Floors                | Non-slip ceramic floor tiles.   |
| Ceilings              | Moisture resistance plasterboard painted with recessed lightings.<br>Vanity unit laminate finished cabinets with granite top. |
| Fixtures and Fittings | Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent.                         |
| <b>Living Room</b>    |   |
| Walls                 | Generally sliding openable aluminum windows/doors.  |
| Floor                 | Selected ceramic tile on concrete base.   |
| Ceiling               | Plasterboard painted with recessed lighting.  |
| Air Conditioners      | TRANE or approved air conditioner.  |
| <b>Family Room</b>    |   |
| Walls                 | Generally sliding openable aluminum windows / doors.  |
| Floor                 | Selected ceramic tile on concrete base.   |
| Ceilings              | Plasterboard painted with recessed lighting.  |
| <b>Dining Room</b>    |   |
| Walls                 | Render and paint on block work.   |
| Floors                | Selected ceramic floor tile on concrete base.   |
| Ceilings              | Plasterboard painted with recessed down lights.   |
| Air Conditioners      | TRANE or approved air conditioner.  |
| <b>Kitchen</b>        |   |
| Walls                 | Render and paint on block work.<br>Aluminum sliding window / door.<br>Mosquito screening optional.                            |
| Floor                 | Non-slip ceramic tile.  |
| Ceilings              | Moisture resistance plasterboard painted with recessed lighting.  |
| Kitchen Cabinets      | Prefabricated panel system colour finished cabinet with laminate counter top. Stainless Steel sink unit.                      |
| <b>Stairs</b>         |   |
| Walls                 | Generally render and paint on block work.<br>Timber balustrade and handrail.  |
| Treads                | Timber with edge groove on concrete frame.<br>Risers render and paint.  |
| Ceiling               | Plasterboard painted with recessed lighting.  |

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### Materials & Finishes Schedule (continued)

| <b>Upper Level</b>                   |   |
|--------------------------------------|---|
| <b>Corridor</b>                      |   |
| Walls                                | Render and paint on block work.   |
| Floor                                | Selected ceramic floor tile on concrete base.   |
| Ceilings                             | Plasterboard painted with down lights.  |
| <b>Bedroom 2 &amp; Dressing Area</b> |   |
| Walls                                | Render and paint on block work.<br>Aluminum sliding window / door.<br>Mosquito screening optional.  |
| Floor                                | Parquet or hardwood floor system.   |
| Ceilings                             | Plasterboard painted with down lights.  |
| Air Conditioner                      | TRANE or approved air conditioner.  |
| <b>Bathroom 2</b>                    |   |
| Walls                                | Ceramic wall tile to dado height (except in shower area full height tiling). Render and paint above dado height.  |
| Floors                               | Non-slip ceramic floor tiles.   |
| Ceilings                             | Moisture resistance plasterboard painted with recessed down lights.   |
| Fixtures and Fittings                | Vanity unit laminate finished cabinets with granite top.<br>Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent. |
| <b>Bedroom 3</b>                     |   |
| Walls                                | Render and paint on block wall.<br>Aluminum sliding window / door.<br>Mosquito screening optional.  |
| Flooring                             | Parquet or hardwood floor system  |
| Ceilings                             | Plasterboard painted with recessed down lights.   |
| Air Conditioner                      | TRANE or approved air conditioner.  |
| <b>Bathroom 3</b>                    |   |
| Walls                                | Ceramic wall tile to dado height (except in shower area full height tiling). Render and paint above dado height.  |
| Floor                                | Non slip ceramic floor tile laid to fall.   |
| Ceilings                             | Moisture resistance plasterboard painted with recessed lighting.  |
| Fixtures and Fittings                | Vanity unit laminate finished cabinets with granite top.<br>Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent. |

## Majestic Villa Specifications, Materials & Finishes Schedule

### Materials & Finishes Schedule (continued)

|                                      |   |
|--------------------------------------|---|
| <b>Bedroom 4 &amp; Dressing Area</b> |   |
| Walls                                | Render and paint on block work.<br>Aluminum sliding window / door.<br>Mosquito screening optional.  |
| Floor                                | Selected ceramic floor tile on concrete base.   |
| Ceilings                             | Plasterboard painted with down lights.  |
| Air Conditioner                      | TRANE or approved air conditioner.  |
| <b>Bathroom 4</b>                    |   |
| Walls                                | Ceramic wall tile to dado height (except in shower area full height tiling). Render and paint above dado height.  |
| Floor                                | Non-slip ceramic floor tiles.   |
| Ceilings                             | Moisture resistance plasterboard painted with recessed lighting.  |
| Fixtures and Fittings                | Vanity unit laminate finished cabinets with granite top.<br>Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent. |