

The Attention to Detail Will Amaze You

There is one aspect of the home design and building process which completely excites us: Working with the details. 5 minutes of talking with us and a 10 minute walk-through the house and you will know why we believe we are the best home builders in Thailand.

The information here will give you an excellent understanding of the detail we have put into your home – please use the following table of contents to access the information which is of interest to you.

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Construction and Materials

The very first thing we would like to present to you is our 5 year structural guarantee. We guarantee every part of the structure - foundation, walls, roof – for a period of 5 years against any manufacturing defect. We have worked with our suppliers to give us this agreement on their part, and we will proudly uphold our part for the build. When you talk to us, please ask us for the full details.

Let's start the description from the foundation. We want the most solid home available: Our foundations exceed the depth required for the region by at least 25%. We will show you photos of every step of your house as it is being built, and you will be able to see just what this looks like.

In the basement, we use specially treated, water resistant cement to help protect your home against the elements for decades to come. Elsewhere, we use CPAC ready-mixed, computer adjusted cement which withstands up to 7,000 lbs/sq. inch of pressure; please be assured that this is well above the average. For concrete block work, which is used in places such as walls, we use Q-Con lightweight blocks. These blocks, developed in Germany, are a special brand of block which offers thermal insulation and fire resistance.

For the structure of the house, all of the steel used conforms to TIS and other international standards.

On the roof, we start with specially treated steel which resists corrosion. Our Portland stone roofing tiles protect your home from the elements. And when placed on top of our special roofing insulation, up to 95% of heat is reflected, lowering your energy bill and lengthening the life of the structure.

Finishing Touches

We take extreme pride in the finishing of the house. Our windows and doors are

made of aged teak, giving the homes a sophistication and class which is hard to match. All of the door and window handling is HAFELE made, of international quality and consistency.

Throughout the house we pay attention to the finer points. From premium grade marble and granite floors to teak wood parquets, everywhere you look you will find examples of where we have installed only the best for your living standards.

Even the paint has been designed to the last detail, using exterior and interior acrylic emulsion paint from I.C.I Dulux.

Floor Space Chart

The following floor space chart will tell you everything you need to know about the luxurious standards of space which we are setting.

Master Bedroom	8*4.50	=36 M ²
Master Spa Bathroom	5.125*4.5	=23 M ²
Gallery	2.70*8	=22 M ²
Lounge	6.30*8	=50 M ²
Hall	3*5	=15 M ²
Guest Toilet	2*2.5	=5 M ²
Bed room no.2	4.50*5	=23 M ²
Bathroom no.2	3.2*2.4	=7 M ²
Closet	4*1.60	=6 M ²
Corridor	1.40*4	=6 M ²
Bed room no.3	4.50*4	=18 M ²
Bathroom no.3	2*4	=8 M ²
Terrace	2*3	=6 M ²
Dining + Kitchen	3*4.5 + 6.5*4 + 3*4.5	=53 M ²
Utility room	2*4.5	=9 M ²
Laundry	1.50*2.50	=4 M ²
Games room / Office	13.15*4.5 + 4*7	=87 M ²
Veranda	3*9+3*7	=48 M ²
Total Floor area		426 M²

- Games room floor plan
- Ground floor plan

Kitchen

For us, the kitchen is one of the most important parts of the home. Our designers have gone "tastefully excessive" in their design of the kitchen. We think you will agree this was exactly the right decision. In fact, we will let the details do the rest:

- 1 Acrylic solid surface countertops
- 2 Stainless steel structure with 10 years guarantee
- 3 Oven
 - o Multifunction oven
 - o 9 cooking functions
 - o Digital touch control
 - o Capacity: 56 liters
 - o Automatic disconnection security system when opening the door
- 4 Refrigerator
 - o Fingerprint proof titanium finish
 - o Electronic control with digital display on front door
 - o External dispenser for cool water, ice cubes and crushed ice with water filter system
- 5 Microwave
 - o Built-in design
 - o Digital touch control panel
 - o Quartz grill power (1000 w.)
 - o Capacity: 20 liters
- 6 90 cm. Vitroceramic Hob
 - o Touch control panel
 - o Bevelled glass
 - o Digital programming of cooking time
 - o 4 cooking zones
 - o Security blocking system
- 7 Chimney Hoods
 - o Wall concept
 - o Touch control panel
 - o Glass wind
 - o Stainless steel body

Swimming Pool and Spa

We have given you the perfect relaxation facilities to make your free time exquisitely yours. We have an ample 130 sq. metre swimming pool sitting right outside your house. It is so convenient that we know you will forget to bring your towel.

Again, you will be delighted at the details:

- 1 Reinforced-concrete with water proofing 10 years guarantee.
- 2 Overflow system with automatic pumping mechanics
- 3 One year guarantee on the mechanical equipment
- 4 Underwater lights for beautiful evenings and a swimming pool ladder to ease your entry and exit
- 5 Width: 9.50 metres
- 6 Length: 13.50 metres
- 7 Depth: 1 to 2.50 metres

Attached to the master bedroom is your own private spa: 2 metre x 2 metre, 57 cm deep. No need to leave your house for the perfect relaxing evening – before you dip in the steaming water. Each spa features:

- 1 Whirlpool system
- 2 Air pool system
- 3 2 neck jets
- 4 Faucet set
- 5 3 chromo therapy lights with 7 colours available
- 6 Heater with temperature control

Electrical System

We have invested in all the right systems to make sure you have the finest electrical system available. We use three phase electrical systems supplemented by an emergency light systems/switch board and control panel.

We use underground electric power lines to supply your home with the energy you need. Safe and reliable, these lines do not clutter your view of the golf course and mountains, maintaining the natural feel of this spectacular location.

Our plugs and switches are . They are the makers of some of the best home automation products available. [Scott: Can we link the picture to the bticino website?]

Automation Pre-wiring and Security

We know that in a home like this, you will demand the best. We have pre-wired the house to make sure that you can seamlessly use the latest security and home entertainment features available.

We install a [Bticino](#) intruder alarm system to protect your family and your valuables. Although Thailand, and Hua Hin in particular, has a very low crime rate, we do believe that you should be able to create the safest environment possible. [Scott: Can we link this to the bticino website?]

We have pre-wired the home for use with Closed Circuit Television (CCTV) systems, with a digital video recorder camera system. A must for those who need to really protect their investment.

With our pre-wired Games Room and Lounge, we recommend the following:

- 1 C 3 plays network entertainment system
- 2 Morel stream home theatre speaker
- 3 Samsung 46" LCD TV

Water and Sanitary Works

Water is the most important part of a healthy body, and we have made sure we take care of you. We use reverse osmosis treatments to clean your water so you can always drink straight from the tap, ensuring your family's health.

Water Supply

For hot water, we supply 2 sets of boiler with capacity of 100 liter each and 2 sets of 200,000 liter underground water tank includes 2 sets of control booster pump

Rather than PVC pipe which typically used. We provide special type of pipe. **"PP-R pipe"** which conform to German standard DIN 8077-78 / DIN 16962-5. It can be heavily used for the period of 50 years, at least. **"PP-R Pipe"** made from Polypropylene which be accepted by Green peace that this material is clean to environmental friendly.

Sanitary works are not always an area which people want to think about so we have done the thinking for you. Installed in your home are:

- 1 A wastewater treatment system adhering to standards accepted by the Natural Resources and Environmental Policy and Plan Office
- 2 A fibre septic tank which is utilized for the central waste water treatment system
- 3 Plot drainage to the main drainage pipe with a carefully calculated slope, using 30 cm. diameter piping
- 4 The plumbing system consists of an internal and external water supply which meets or exceeds the specifications of the waterworks authority
- 5 A water proofing system in swimming pool, spa room, and the basement
- 6 Hot and cold water in all sinks

Your bathrooms are all beautifully decorated with COTTO appliances.

Air Conditioning

Thailand is an amazingly beautiful country with fantastic people. One of the reasons you have come here is also because of the great beaches and the warm temperatures. But there are times when we all love the air conditioning, and so we would not let this feature go overlooked. We use Trane remote control air conditioning because of their quality and reliability.



Specifically we use:

Kitchen: 2 air conditioner, 30,000 BTU
Lounge: 2 air conditioner, 36,000 BTU
Games Room/Office: 3 air conditioners, Two of 33,000 BTU and one of 18,000 BTU
Master Bedroom: 1 air conditioner, 30,000 BTU
Bedroom No.2: 1 air conditioner, 24,000 BTU
Bedroom No.3: 1 air conditioner, 18,000 BTU

If you have any questions about any of our specifications, please [contact us](#). We will be more than glad to answer any questions you may have.