



## General Construction

- Foundation: Steel Rods and Concrete
- Columns and Beams: Steel Rods and Concrete
- Walls: Steel Rods and Cement Blocks
- Roof: Steel Rods and Concrete
- Facade: Aluminum and Dens Glass
- Staircase: Steel and Wood

## Exterior Finishing

- Walls: Cement Plastered and Exterior Paint
- Facade: Cement Laminated Illusion and Exterior Paint
- Columns 1: Cement Plastered and Exterior Paint
- Columns 2: Ceramic Tiles (*wood effect*)
- Windows 1: Fixed Aluminum Frames and Clear Glass
- Windows 2: Horizontal Sliding Aluminum Frames and Clear Glass
- Doors (Entrances): Solid Wood
- Doors (Terrace): Horizontal Sliding Aluminum Frames and Clear Glass
- Gazebo: Steel Rods, Concrete and Wood
- Parking Lot: Grass Cobblestones or something similar
- Pathways: Tiles, Rocks, Cement (*or a combination of all*)
- Landscaping: Grass and Areca Palms (*or something similar*)

## Interior Finishing

- Walls: Cement Plastered and Acrylic Paint
- Floors: Ceramic Tiles
- Doors: Paneled wood
- Ceiling: Cement Plastered and Acrylic Paint
- Ceiling Pipe Cover: Sheetrock and Acrylic Paint

## Bathrooms

- Walls: Ceramic Tiles, Cement Plastered and Acrylic Paint
- Floors: Ceramic Tiles
- Vanity: Wood
- Sinks and Toilets: Ceramic and Imported
- Bathing Area: Walking Type with Ceramic Tiles
- Fixtures: Stainless Steel Imported
- Components: Electrical Heathers (*in the upper bathrooms*)



### Kitchen

- Walls: Ceramic Tiles, Cement Plastered and Acrylic Paint
- Floors: Ceramic Tiles
- Furniture: Modular Cabinets
- Countertop: Granite or similar
- Sink and Fixture: Stainless Steel Imported

### Pool

- Floor and Walls: Cement and Pool Coat
- Walls (*upper part*): Pool Coat
- Components: Pool Pump
- Pool Coping: No Slippery Ceramic Tiles

### Others

- Electrical 110/220 V Yes
- Data and Cable Yes, (*Upper Bedrooms, Living Room, and Dinning Area*)
- A/C Prep: Yes, Electrical and Drainage  
(*Upper Bedrooms, Living Room, and Dinning Area*)

### Disclaimer

- Materials may change due to market availability; however, quality and design will not be compromise.
- The glass on the windows and doors does not include UV lamination protection. In case the owner requires it, it can be installed once the villa is delivered.
- Sheetrock will be used to cover ceiling pipes. In case of sheetrock requirement for aesthetic appearance or illumination effects, the owner must cover the installation.
- Furniture's, All Type of Electrical Appliances (*except for the pool pump and electrical heater for the showers*), Cooling Systems, Kitchen Appliances, Illumination and Lighting Systems, Alarm and Sound Systems, Shutters, BBQ Sets, Irrigation Systems, or any other object not mentioned above is not included in the price and delivery of the villa.
- Since landscaping is a personal preference, villa will be delivered with the basic landscaping mentioned above.
- Some materials in the service area may not have the same quality as the rest of the villa.