

Building Specifications

Foundations and Ceiling

- Stone plinth foundations with ceilings from painted Dulux Pentalite with gypsum cornices in bedrooms and bathrooms, exposed plantation wood finishes in living room

Roof

- Engineered FSC certified timber structure with steel brackets, covered with iron wood shingles 5mm thick made from re-claimed timber, aluminum thermal sheet insulation

Flooring

- High quality engineered bamboo timber flooring in bedrooms, acid washed marble in bathrooms, high quality local cream marble in kitchen, living room and corridors

Walls and Structure

- Solid timber frames from FSC certified plantations, assembled with stainless steel brackets, with wall inserts in Palimanan stone

Doors and Windows

- All door and window frame solid engineered bamboo with Merbau style finishing. Windows with 6 mm thick glass. Accessories Deckson or equivalent, custom made on architect's design

Cabinetry

- All cabinetry made from coconut wood, engineered bamboo timber and hardwood from FSC certified plantations

Columns

- Coconut trunks from certified plantations

Swimming Pool

- Natural style Indian style stone Atlanta White and FSC certified engineered wood deck

Perimeter Wall

- Natural Lime Stone and River Stone

Sanitary Fixture

- Toto Exclusive Range, Meridien or equivalent for toilets, showers, basins, bathtub, shower and all taps

Kitchen

- Fitted kitchen include large fridge/ freezer, gas cooker, oven hood and oven

Air-conditioning

- All bedrooms and living room equipped with individual air-conditioner, LG Energy Saver or equivalent, ceiling fan in living area and bedrooms

ROOMS PROGRAMME

The Plantation House

		INTERIOR (sqm)	EXTERIOR (sqm)
	Plantation House		
1	Living & Dining	44.00	
2	Kitchen	7.50	
3	Master Bedroom	17.50	
4	Master Bathroom	7.00	
5	Master WIC	3.00	
6	Bedroom 1	17.12	
7	Bathroom	6.02	
8	Bedroom 2	17.12	
9	WC	2.23	
10	Corridor / Walkway	7.00	
11	Wrap-Around Terrace		109.51
	TOTAL FLOOR SPACE MAIN RESIDENCE	128.49	238.00
	Swimming Pool		
12	Swimming Pool		24.00
13	Pool Deck		60.00
	TOTAL FLOOR		84.00
	Optional Guest House		
11	Bedroom	25.00	
12	Bathroom	10.00	
13	Terrace		12.00
	TOTAL FLOOR SPACE GUEST HOUSE	35.00	12.00

