



General Building Standards

VILLA SANEE

		<i>Siam Royal View No.</i>
1. Entrance		
1.1 Main door		
General	Construction according to plot size and-or customer specifications Different variations with either flat- or pitched roof Standard „House Entrance Gate 2“ with lighting, mail box and bell Main door: double wing-type solid wood, with rustic door furniture Magnetic Code Lock system	
Outside floor-type	C-Pac bricks “Moss Grey”	8003b
1.2 Parking		
General	Construction according to plot size and / or customer specifications	
Carport	5 meter wide, double winged type door operating to the outside, with blind, restricting view inward, Remote controlled	
Floor	C-Pac bricks “Moss Grey”	8003b
1.3 Boundary wall type		
Wall	Wall height 1.80 m with posts every 3.00 m all posts capped	
1.4 Border to entrance		
Floor	Teak color Sandwash Border “Sandstone teak”, finish “Polished”, standard length 5 meter	15005 1301b
1.5 House entrance		
Floor	Teak color Sandwash Border “Sandstone teak”, finish “Polished” standard length 5 meter	15005 1301b
1.6 Flower Pot	Border “Sandstone teak”, finish “Polished” “Sierra grey” finish inside	1301b 2510
1.7 Water Pond	Size 0.80 to 1.20 meter, depth 0.40 meter with Pot Border “Sandstone teak”, finish “Bush Hammer” Tiles finish inside	1301b 43002

2. Lounge / Living room

Tiling dimensions Bath room, WC & Shower: Tiling level to a height of 2.00 m

2.1 Living room

Floor	Floor tiles including skirting "Crema Marfil" 30 x 60 cm	2524
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
House door	Solid PVC door, single leaf glazing, quality door furniture Lock and key-system	
Windows	PVC windows, single leaf glazing Quality window-furniture, according to window type	

2.2 Dining room

Floor	Floor tiles including skirting "Crema Marfil" 30 x 60 cm	2524
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

2.3 Kitchen

Floor	Floor tiles including skirting "Crema Marfil" 30 x 60 cm	2524
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
Wall tiling	Tiles "Canton Crema" 30 x 45 cm	2056
Windows	PVC windows single leaf glazing, Quality window-furniture, according to window type	
Equipment	According to individual specifications, see point 8	

2.4 Patio

Floor	Teak color Sandwash, Border "Sandstone teak", finish "Polished"	15005 1301b
Ceiling	Render, painted off-white	

3. Master Bedroom

3.1 Bedroom

Floor	Tiles and skirting "Sierra white" 40 x 40 cm	2501
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

3.2 Dressing- & Bath room

Floor	Tiles and skirting "Sierra grey" 30 x 40 cm	2510
Ceiling	Render, painted off-white	
Walls	Tiles "Sierra white" 30 x 40 cm Border tiles "Sierra grey" 10 x 40 cm Textured surface coating 1 mm, painted yellow	2502 2511
Specials	Bath surround: Tiles "Sierra grey" 30 x 40 cm Shower floor, marble mosaic "Grey marble" Granite sink tops 1.60 m wide approx. "Africa black"	2510 10104
Interior door	Solid wood, finish "nature", "Mahagoni typ 1"	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

3.3 Master Bedroom Entrance with Pond

Floor	Bridge over water Teak color Sandwash, Border Sandstone "teak", finish "Bush Hammer"	15005 1301d
Pond	Size 5.00 to 1.20 meter, depth 0.40 meter Border "Sandstone teak", finish "Bush Hammer" Tiles finish inside	1301d 43002

4. Guest Rooms

4.1 Guest room 1

Floor	Tiles and skirting "Sierra yellow" 40 x 40 cm	2505
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
Interior doors	Solid wood, finish "nature", "Mahagoni typ 1"	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

4.2 Guest bath room 1

Floor	Tiles and skirting "Sierra grey" 30 x 40 cm	2510
Ceiling	Render, painted off-white	
Walls	Tiles "Sierra yellow" 30 x 40 cm Border "Sierra grey" 10 x 40 cm Textured surface coating 1 mm, painted yellow	2506 2511
Specials	Granite sink-tops 1.20 m wide approx. "Africa black" Shower floor, marble mosaic "Grey marble"	10104
Interior doors	Solid wood, finish "nature", "Mahagoni typ 1"	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

4.3 Guest room 2

Floor	Tiles and skirting "Sierra white" 40 x 40 cm	2501
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
Interior doors	Solid wood, finish "nature", "Mahagoni typ 1"	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

4.4 Guest bath room 2

Floor	Tiles "Sierra grey" 30 x 40 cm	2510
Ceiling	Render, painted off-white	
Walls	Tiles "Sierra yellow" 30 x 40 cm Border tiles "Sierra grey" 10 x 40 cm Textured surface coating 1 mm, painted yellow	2506 2511
Specials	Granite sink-tops 1.20 m wide approx. "Africa black" Shower floor, marble mosaic "Grey marble"	10104
Interior door	Solid wood, finish "nature", "Mahagoni typ 1"	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

5. Other rooms

5.1 Store room(s) & Laundry

Floor	Tiles and skirting "Kansas white" 30 x 30 cm	2633
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	
Interior door	Solid wood, finish "nature", "Mahagoni typ 1"	
Windows	PVC windows single leaf glazing Quality window-furniture, according to window type	

5.2 Veranda

Floor	Floor tiles including skirting "Crema Marfil" 30 x 60 cm	2524
Ceiling	Render, painted off-white	
Walls	Textured surface coating 1 mm, painted yellow	

5.3 Guest toilet

Floor	Tile "Sierra white" 30 x 40 cm	2502
Ceiling	Render, painted off-white	
Walls	Tiles "Sierra white" 30 x 40 cm Textured surface coating 1 mm, painted yellow	2502
Interior door	Solid wood, finish "nature", "Mahagoni typ 1"	

6. Sanitary Ware

Central hot water system with 300 L Hotwaterheater, hot/cold water distribution to bathrooms and kitchen, cold water distribution only to laundry and garden

All drains go to septic tank
Water tank according to the house type

Appliances, "American standard" white
Taps, showers etc. chromium "Haeefele"

6.1 Master bathroom

Sink	Double sink unit, cover in natural stone "Africa black"	
	Sink "Ovalyn 470 LM -WT-0" (2 units)	3502
	Mixer taps "Ceros A-1500-998-100" (2 units)	3004
	Soap dish "Renoir 5Y0.42.000" (2 units)	9511
	Glass holder "Renoir 5Y0.43.000" (2 units)	9510
	Towel ring "Renoir 5Y0.45.00B" (2 units)	9514
	Mirror ca. 150/100 cm	
WC/Unit	WC "Class 2425-WT-0"	3401
	Dispenser "Renoir 5Y0.46.000 "	9512
Bath	Bath "Plaza Saturn TF 8150"	3602
	Mixer tap "A 2518-998-200"	3005
	Towel rail "Renoir 5Y0.48.210" 66 cm	9524
Shower	Slide system "Viola A 6110-978-781"	3101
	Mixer tap "Ceros A-2523-998-300 B"	3003

6.2 Guest bathrooms

Sink	Single sink unit, cover in natural stone "Africa black"	
	Sink "Ovalyn 470 LM -WT-0"	3502
	Mixer taps "Ceros A-1500-998-100"	3004
	Soap dish "Renoir 5Y0.42.000"	9511
	Glass holder "Renoir 5Y0.43.000"	9510
	Towel ring "Renoir 5Y0.45.00B"	9514
	Mirror ca. 120/80 cm	
WC/Unit	WC "Class 2425-WT-0"	3401
	Dispenser "Renoir 5Y0.46.000 "	9512
Shower	Slide system "Viola A 6110-978-781"	3101
	Mixer tap "Ceros A-2523-998-300 B"	3003
	Towel rail "Renoir 5Y0.48.210" 66 cm	9524

6.3 Guest toilet

Sink	Sink	"Rora pedestal 0951/0752-WT-0"	3503
	Mixer taps	"Ceros A-1500-998-100"	3004
	Soap dish	"Renoir 5Y0.42.000"	9511
	Towel ring	"Renoir 5Y0.45.00B"	9514
	Glass shelf	"Renoir 5Y0.49.000"	9516
	Mirror:	ca. 60/80 cm	
WC/Unit	WC	"Class 2425-WT-0"	3401
	Dispenser	"Renoir 5Y0.46.000 "	9512

6.4 Laundry

Sink	"Kimera without pedestal TF-0996	3606
Water tap	"Sassella A-6000-AX"	3506

6.5 Garden

Water taps (2)

7. Electric

Electric installation from meter and distribution board
 Distribution board and trip switches in store room
 Necessary switches and outlets in all rooms
 Connection for kitchen equipments and washing machine
 Telephone and TV outlets in living room, master bedroom, guest bedrooms
 LAN outlet in one of the guest bed rooms
 Electric wiring for fans in living room, bedrooms, dining room and veranda are provided
 Down lights in all rooms
 Electric wiring for garden lights are provided (20 outlets)

8. Kitchen

8.1 Standard Kitchen

Furniture	Floor cabinets with shelves, corner carousel elements		
	Wall cabinets with shelves, open parts with shelving		
	Eye-level cooker cabinet		
Work tops	Stone-surface "Africa black"		
Furniture front	Laminate "Beech colour"		48105
Wall tiling	Tiles "Canton Crema" 30 x 45 cm		2056
Appliances	Siemens	Oven	HB33L550
		Ceramic cooker hob	ET787501E
		Extractor hood	LC45950SG
		Fridge/Freezer	KD35NA40TH
	Franke	Sink	GAX 621
		Mixer Tap	"Azimut pull out"

8.2 Kitchen with cooking island (optional)

Specification	Cooking island to standard kitchen as above		
	Stone-surface "Africa black"		
	Furniture front	Laminate "Beech colour"	
			48105
Appliances	Siemens	Ceramic cooker hob	ET787501E
		Extractor hood	LC95950

9. Air Con Units	Daikin units in all bedrooms (other rooms optional)	
	Master Bedroom	Daikin AT 18 BV1LS 17'000 Btu 5003
	Guest Room 1	Daikin AT 18 BV1LS 17'000 Btu 5003
	Guest Room 2	Daikin AT 18 BV1LS 17'000 Btu 5003
10. Garden	Leveling and lawn included Please see garden packages for landscaped garden	
11. Pool with Waterfall		
Pool	Size 4.00 to 10.00 meter Depth 1.20 to 1.60 meter Fully equipped (pump, 4 lights etc.) Tiling light and dark blue	7011/7012
Overflow-pool	Tiling light and dark blue	7011/7012
Overflow-wall	Granit "natural"	50002
Edged	Edged (Pool and Overflow) with tiles "Sandstone teak" 30 x 40 cm, finish "Bush hammer"	1301d
	Edged overflow "Granit Africa black" finish "Spit fire"	1007b
12. Sala		
Typ 2	Size 4.00 x 4.00 meter, Wooden sala with woodd-shigle Sala-area with wall	
Floor	Teak color Sandwash Border "Sandstone teak", finish "Polished"	15005 1301b
13. Terrace	Teak color Sandwash, Border "Sandstone teak", finish "Polished"	15005 1301b
14. Wood work	(optional)	
Interior / exterior	We can change the following according to your wishes.	
Floors	Sealed wood parquet	
Ceilings	Various shifted wood constructions available	
Built-in wardrobes	To your specification	
15. Stone work	(optional)	
	We can offer a large selection for you to choose from our catalogues	
16. Tiles	(optional)	
	We can offer a large selection for you to choose from our catalogues	

17. Parking (optional)
Garage Sectional door with remote control
Garage floor C-Pac bricks "Moss Grey" 8003b

18. Solar energy water heater (optional)
General Solar panel System Home 900

19. Entrance door Standard "House Entrance Gate 2" as 1.1 Entrance door
Other models: House Entrance Gate 1
House Entrance Gate 3
House Entrance Gate 4
House Entrance Gate 5