

SCHEDULE OF FINISHES

1 - 3 BEDROOM CONDOMINIUMS

General	
Internal Walls	Block wall with plaster and paint finish
Internal Walls	Plaster and paint finish / Laminate finish wall or equivalent
Internal Ceilings	Gypsum with paint finish
Entry Door	Solid core with paint finish or equivalent
Internal Doors	Hollow core with laminate finishes or equivalent
Floor	Porcelain tiles
Lighting	Recessed or surface mounted LED downlights
Air Conditioning	One-way cassette type
Communication	Data outlet
Television	Data outlet
Bedrooms & Wardrobes	
Floor	Engineered wood
Internal Ceiling	Gypsum board with paint finish / Ceiling fan
Built-in Wadrobe	PB / Melamine or equivalent
Bathrooms	
Walls	Porcelain tiles
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & basin mixers
Sanitary Ware	Ceramic toilet / Ceramic washbasin / Bathtub
Accessories	Towel rails & robe hooks
Hot Water	Instantaneous water heater
Shower Screen	Tempered glass
Living Area	
Internal Ceiling	Gypsum board with paint finish / Ceiling fan
Cabinet	PB / Melamine or equivalent / Aluminium frame with glass filler
Countertop	Granite or equivalent
Kitchen & Pantry	
Sink & Tapware	Sink, mixer and garbage disposer
Countertop	Granite or equivalent
Joinery / Cabinet	High moisture resistance board / Melamine finishes or equivalent
Hot Water	Instantaneous water heater
Backsplash	Homogeneous tile or equivalent
Appliances	Induction Hob / Extractor hood / Combi-microwave / Dishwasher
Outdoor Terrace	
Floor	Wood porcelain tiles (non-slip)
Appliances	Ceiling fan
External	
External Walls	Plaster and paint finish
Windows & Doors	uPVC / Aluminium
Railing	Tempered glass on steel frame

Disclaimer: This project is being developed by Phuket Grande Resort Limited (PGRL) only. Descriptions used are limited to the intended descriptions only at the time of issuing this preliminary schedule of finishes. The finishes are based on the current concept of the project which is subject to change by PGRL in consultation with designers, architects, and in relation to finalization of procurement of materials from any contractors/third parties. All such materials are also subject to availability and testing during the construction process. PGRL may change any of the finishes including any item, fixture, fitting or equipment to be installed to be a different, varied in part of whole or wholly substituted finish of substantially similar quality and type with regard to the functionality of the relevant finishes. Any finishes that are attached to any full sale and purchase, leasehold and related agreements ("Agreements") shall also be subject to terms and conditions of variation as set out under those Agreements. Natural and synthetic products included in the design have characteristics and inherent flaws that may lead to uneven wear, minor distortion, colouring, discolouration, fading, warping and/or may have different inconsistent textures and appearances and any feature shall be accepted as a natural consequence of the use of such natural or synthetic product.

LAGUNA BAYSIDE - MATERIALS SELECTION :

1 - 3 BEDROOM CONDOMINIUMS & PENTHOUSE



1. CEILING - GENERAL AREA

Painted

2. TERRACE - FLOOR

Wood porcelain tiles (non-slip)

3. LIVING - FLOOR

Porcelain tiles

4. LIVING / BEDROOMS - WALL

Paint

5. LIVING / BEDROOMS - GENERAL WALL

Wallpaper

6. LIVING / BEDROOMS - SKIRT

Plastered cement skirting

7. LIVING - WORK FROM HOME CABINET

Laminate

8. LIVING - WORK FROM HOME CABINET (INSIDE)

Wallpaper

9. KITCHEN - FURNITURE

Laminate

10. TOP KITCHEN

Granite

11. SKIRT KITCHEN

Aluminum extrusion

12. BEDROOMS - FLOOR

Engineered wood

13. BEDROOMS - CLOSET

Laminate

14. BATHROOMS - FLOOR

Porcelain tiles

15. BATHROOMS - WALL

Porcelain tiles

16. BATHROOMS - ACCENT WALL

Porcelain tiles

17. BATHROOMS - ACCENT WALL

Synthetic stone

18. BATHROOMS - COUNTER

Synthetic stone - quartz

19. BATHROOMS - BATHTUB

Solid surface

**20. BATHROOMS - OUTDOOR BATHTUB
(FOR 3B-1 & 3B-2 ONLY)**

Solid surface

**21. STAIRS TO ROOFTOP - FLOOR
(FOR PENTHOUSE ONLY)**

Solid surface

**22. ROOFTOP - FLOOR
(FOR PENTHOUSE ONLY)**

Homogeneous tiles (non-slip)