

Standard Villa Materials Specification List

No.	System	Materials
1	Structural	<ul style="list-style-type: none"> • Footing post and beam made with reinforced concrete. • Damp proof membrane below ground slab. • Brick walls are made from gypsum using advanced technology and compression make it strong, excellent heat and sound protection, no pollution and environmentally friendly. • Floor structure: construction including pre-formed concrete slabs and poured concrete. • Fine cement rendering painted.
2	Roof	<ul style="list-style-type: none"> • The slab concrete roof is waterproofed and covered with polyurethane roof seal. • Shingle Roofing is durable and stylish. • The steel roof structure is a Smart Truss made from high-tensile steel and coated with rust-proof substances. • Ventilation: via vents roof eaves with protective net (against bugs).
3	Ceiling	<ul style="list-style-type: none"> • Suspended painted SCG gypsum board with high ceilings inside the building. • Suspended painted SCG gypsum board, moisture-proof for bathrooms.
4	Doors & Windows	<ul style="list-style-type: none"> • Exterior Doors and Windows: 2.8m high aluminum frame, 1.2 - 1.8mm thick, with custom color satin grey powder coat finish tempered. Glass 6 mm thick (clear), Multipoint locking system. • Interior Doors In hardwood finish.
5	Entrance for Villa	<ul style="list-style-type: none"> • Custom solid wood entrance door: height 2 - 3 m x width 0.9 - 1.6 m.
6	Living room	<ul style="list-style-type: none"> • Floor: High quality tiles WDC. • Wall: Plastered masonry walls with TOA/Jotun/Beger paint finish. • Ceiling: Moisture resistant Gypsum board with paint finish, install LED strip lights in case there is 2 steps of ceiling.
7	Master bedroom	<ul style="list-style-type: none"> • Floor: Engineering Wood or high quality tiles WDC. • Wall: Plastered masonry walls with TOA/Jotun/Beger paint finish/Wallpaper • Ceiling: Moisture resistant Gypsum board with paint finish, install LED strip lights in case there is 2 steps of ceiling. • Fitted/built-in wardrobe with sliding doors.
8	Master bathroom	<ul style="list-style-type: none"> • Floor tiles WDC, 60 x 60 cm • Wall tiles WDC, 30 x 60 cm • Ceiling: Moisture resistant Gypsum board with paint finish, install LED strip lights in case there is 2 steps of ceiling. • Counter Tops: Composite Stone - Kasch or equivalent • Toilets: Toto or equivalent • Bathtub: Kasch or equivalent • Taps: GROHE or equivalent • Shower Heads & fittings: GROHE or equivalent • Mirrors cut to size to fit as per CGI rendering • Bathroom accessories included: GROHE or equivalent
9	Guest Bedrooms	<ul style="list-style-type: none"> • Floor tiles WDC, 60 x 60 cm • Wall: Plastered masonry walls with TOA/Jotun/Beger paint finish. • Ceiling: Moisture resistant Gypsum board with paint finish, install LED strip lights in case there is 2 steps of ceiling.
10	Bathrooms	<ul style="list-style-type: none"> • Floor tiles WDC, 60 x 60 cm • Wall tiles WDC, 30 x 60 cm

Remarks: Nature's Rest Villa reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are unavailable.

		<ul style="list-style-type: none"> • Ceiling: Moisture resistant Gypsum board with paint finish, install LED strip lights in case there is 2 steps of ceiling. • Counter Tops: Composite Stone – Kasch or equivalent • Toilets: Toto or equivalent • Taps: GROHE or equivalent • Shower Heads & fittings: GROHE or equivalent • Mirrors cut to size to fit as per CGI rendering • Bathroom accessories included: GROHE or equivalent
11	Kitchen	<ul style="list-style-type: none"> • Modern kitchen with an island to include oven, microwave, hob and hood, Double door fridge, dishwasher, Waste Disposer and wine fridge from Teka or equivalent, Countertop: Composite Stone.
12	Swimming pool	<ul style="list-style-type: none"> • Cotto/WDC tiles or equivalent natural stone. • Depth 1.30 m, adjust the ramp to the main drain of the pool system. • Salt chloromatic 'Pool' system, with the pool pump, sand filter with underwater lights. • Outdoor shower: GROHE
13	Pump room	<ul style="list-style-type: none"> • Water reserve tank size not less than 3000 liters. • An aluminum door with ventilation holes.
14	Outside Terraces	<ul style="list-style-type: none"> • Terraces covering: 60x60 cm tiles WDC • Eaves ceiling panels: Use premium grade artificial wood material with excellent moisture resistance.
15	Garden	A variety of local plants and trees finished with laid lawn with pathway stones with built-in water sprinkler system.
16	Surrounding Wall	<ul style="list-style-type: none"> • Painted brick wall, height 1.80 - 2.00 meters, depending on the slope area. • Entrance door as a rust protection sliding steel gate with a remote control.

Infrastructure Specifications (M&E):

No.	System	Materials
1	Electrical	<ul style="list-style-type: none"> • Underground incoming High Voltage 3- phase electricity (33,000 volt), meter size 30/(100) 3P. • Main Distribution Panel with Capacitor Bank protection and surge protection.
2	Internet	<ul style="list-style-type: none"> • The project prepares pipes for underground Fiber-optic cables and links to each villa. • This allows each villa to choose one or more service providers (ISP) and to choose their packages.
3	Water supply	<ul style="list-style-type: none"> • For every villas there will be a "Raw water" storage tank with of not less than 3000 liters. • Three water sources to fill the Raw water tank: <ol style="list-style-type: none"> 1. City water (cheapest, cleanest, preferred) 2. Deep well (backup) 3. Water Truck Connection (most expensive, last resort) • A centralized water filtration and UV sterilization plant which supplies all villas with consistently clean water.

Villa Specifications (M&E):

No.	System	Materials
1	Electrical	Incoming underground 3-phase power (230/380 volt) with full-load generator back-up and surge protection Grounding, Lightning Protection and Electrical safety to British standard.
2	Internet	Incoming multi-core fiber-optic cabling (see Infrastructure) <ul style="list-style-type: none"> • Hard-wired Cat 6 Data cabling to all TV locations

Remarks: Nature's Rest Villa reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are unavailable.



NATURE'S REST

		<ul style="list-style-type: none"> • Hard-wired cat 6 Data cabling to all Wifi locations • Hard-wired cat 6 Data cabling to CCTV locations • POE Switch with UPS protection • WiFi throughout the villa
3	Plumbing	<ul style="list-style-type: none"> • Incoming water supply that is filtered and UV treated from the development's central plant. • Underground water storage tank per villa with capacity of 3 cubic liters (in addition to the central water storage tank) and is equipped with a booster pump capable of providing high pressure water throughout the villa. • Stiebel Eltron central Heat Pump hot water heater which utilizes a heat exchanger that consumes only 600 watts of electricity. • Under-counter Reverse-Osmosis water filtration system at the kitchen sink and the refrigerator supplying drinking quality water. High-quality septic tanks (waste water treatment plant) with proper venting and air-pumps, discharging to a soak-away pit first, and then to isolated site drainage. • LPG (Propane) system for kitchen appliances with safety detectors and automatic cut-off included.
4	Air-conditioning	<ul style="list-style-type: none"> • Daikin/Mitsubishi/Samsung/Carrier energy efficient inverter-type ducted air-con units throughout the villa. • Ventilation fans in all bathrooms and store rooms Dehumidification system in the master wardrobe and the corridor.
5	Pest Control System	Pipes for chemicals built into the foundation.

Remarks: Nature's Rest Villa reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are unavailable.