

STRUCTURE

- Appointed architect company: WANDEEGROUP
- architect: Mario Kleff
- Driven pile footing system
- Reinforced concrete slabs, columns and beams

COMMON AREAS

- Floor tile as per material samples
- Rendered masonry walls with paint finish
- Gypsum board ceiling with paint finish
- Aluminum window and door suites incorporating powder coat finish
- Integrated air conditioning to lounge, lobby
- **13M High Lobby**

CAR PARKING

- 3500 SQM car parking space
- Access controlled entry and exit to basement
- Valet car parking

SWIMMING POOLS

- 2 swimming pools on ground level with water features.
- Stand alone shower area .
- Outdoor tables and chairs suites

GARDEN AND TERRACES

- tropical style landscaping
- extensive water features
- roof top relaxation area.
- Roof top view point over Pattaya bay, Lamchabang port and local islands.

Gymnasium

- High tech Gymnasiums room with all facilities
- Stand alone shower area .
- Air conditioned

W Tower Services

- SPA
- Sauna
- Restaurant
- Coffee shop
- Laundry services
- Porter service
- Free Wifi to all units and public area. (**including swimming pool** area)
- Commercial area with convenient shops.

BULDING SERVICES

Elevators

- 5 high speed elevators
- Access at basement level
- Access to rooftop level

- Security card access at basement

Fire Protection

- Engineered designed and supported
- Sprinkler system and fire detection in all units and common areas.
- Substation on each floor incorporating rapid delivery hoses and equipment
- Fire alarms
- Emergency lightning to all common areas
- On site stand alone water reservoir

SECURITY

- On site 24 hours security personal
- Closed circuit television camera network
- Disk backup
- 24 hours recording
- Card access from lounge lobby through the building corridors

ELECTRICAL

- High specification electrical engineer designed system
- Individual electric meters to all units
- Emergency power supply to all common areas including elevators and emergency response stations
- Diesel generators with minimum 24 hours stand alone operation time

RESIDENTIAL UNITS

Floors

- Ceramic tile as per material samples

Walls and Doors

- Timber veneer door with solid timber frame, imported door furniture
- Hafele or equivalent door fittings
- Living, dining, kitchen, bedroom. Gypsum board ceiling with paint finish
- Party walls 200 millimeters thick
- Internals walls 100-150 millimeters thick
- Timber main entry doors to all units 1100 millimeters wide

Internal Ceiling

- **2.65-2.7 meters high** (floor to ceiling)
- Gypsum internal lining including paint finish

Kitchen and Cabinets

Kitchen appliances

- Oven
- Hob
- Hood
- Sink
- Tap ware
- Splash backs ceramic tile

Cabinets

- Melamine carcass and base
- Gloss doors

- Hafele cabinet furniture
- Natural stone tops

Bathrooms

- Luxury sanitary fixtures and fittings,
- Frameless glass shower enclosures
- Concealed instant electric water heaters.

Exterior Soffits

- Fiber cement exterior lining with paint finish

Aluminum Exterior window and door suites

- Powder coated aluminum
- Floor to ceiling

Air Conditioning

- Engineered designed integrated system to lobby and lounge area
- Air conditioning provided to all units
- Integrated air conditioning heads fitted to all units, stand alone compressors.

Television and Telephone

- TV outlet provided to living area and bedroom receiving local channels with provision for cable connection to each unit as required
- Telephone outlet provided for one telephone per residential unit

Water System

- Engineered designed and supported
- Individual water meters for all residential units
- Hot water heaters fitted to bathroom and kitchen

Waste Water Treatment System

- Engineered designed and supported
- Waste water discharged to public system

Lightning Protection

- Lighting protection system in accordance with international standard

Additional Information

- Car park entrance width 6 meters
- Common corridor width maximum of 2.5 meters

MAINTENANCE

- Paid annually charged at 60THB per m²

SINKING FUND

- One off payment charged at 600 THB per m²

DISCLAIMER

- Finished/material standards mentioned in this document are subject to availability therefore at the relevant construction stage and may be replaced by equivalent materials without notifying the buyer.
- Selected natural materials such as stone and timber will have some variations in tone and colour.

