



STANDARD - SPECIAL

ELECTRICAL / MECHANICAL STRUCTURE

ITEM	DETAIL
Audio/Video/IT System	Outlets provided in all main rooms.
Telephone. System	Outlets in all Bedrooms, Living and Dining Rooms to be connected to Main Telephone Network
Fire Alarm	Standalone smoke / heat detectors with sounders strategically placed
Light Controls	The lighting controls for the chandeliers in the Bedrooms/Living/Dining area will be through electronic dimmer units. All other rooms will have a manual switching facility located at room entry. External Lights are controlled through photocell/timer system or manual switches inside the villa.
Light fittings	Dining Area: Chandelier, surface mounted compact fluorescent spotlights and low voltage down lights where appropriate. Front Kitchen: Down lighters Back Kitchen : Fluorescent. Bedrooms: Surface mounted chandelier and wall lights and down lighters. Toilets: Either recessed or surface mounted compact fluorescent. Maid's Room: Surface mounted fluorescent Staircase: Compact fluorescent and down lighters as appropriate. Entrance Lobby, Bedroom Corridor: Down lighters. External Lights/Courtyard: Weatherproof wall lights with compact fluorescent lamps, bollard lights
Air Conditioning	Ducted system of hidden split units or a cassette type system as appropriate with design criteria to maintain an internal temperature of 22.5 to 24.5 C ± 1 C. All major rooms to have individual controls.
Air extraction	All bathrooms, WCs and kitchens will have fume extraction to meet international codes.
Water System	Hot water will be provided by a system of electric storage heaters as required



STANDARD - SPECIAL

MAIN STRUCTURE

MAIN HEADING	SUB HEADING	DETAIL
Walls	Internal Walls	Concrete or block work walls of varying thicknesses, plastered, skimmed and painted.
	External Walls	Mix of single skin and cavity walls, comprising a range of materials including concrete bricks and cavity blocks
Roofing	Flat	Conventional flat or gently sloping roofs made up, in the main of concrete with full waterproofing and insulation.
Carpentry & Joinery	Front door	40mm thick painted solid with toughened frosted glass panels where applicable.
	Other external doors	40mm thick, painted, semi-solid
	Internal doors	40mm thick painted semi-solid with half hour fire rating to rear kitchen and stairs.
	Cabinets and fitted cupboards	Solid wood doors and carcasses 18mm White-wood for staff rooms
Ironmongery	All doors	Very high quality stainless steel or similar door lever handles, plates, escutcheons, door closers, hinges, door stops, etc. International standard sash and bathroom locks with cylinders for all doors
Metalwork	Windows	Quality finished aluminium sections
	External doors	Quality finished aluminium with fully glazed shutters
	Balcony rails	Factory painted steel balusters and infills
	Stair rails	Factory painted steel balusters and infills
	Shades, sun breakers, etc	Quality finished aluminium and stainless steel sections & profiles.
	Fly screens	Fine mesh in aluminium frames
Glazing	Double glazing	All main external glazing will conform to international standards to reduce glare and heat gain. Internal panels will be low E coated glass. There will be a sufficient gap between internal and external panels and glass will be minimum 4mm thick. Colour tinted, heat strengthened reflective glass will be used as an outer layer. Clear frosted inner leaf for bathrooms
External finishes	Painting	A smooth and textured emulsion render
External works	Walkways	Concrete paviors
	Driveways	Concrete Interlock paviors
	Garage	Double car garage with remotely operated up and over door or roller shutter of good quality as appropriate
	Boundary walls	Rendered and painted privacy wall



STANDARD - SPECIAL INTERNAL FINISHES

DESCRIPTION	FLOORS	CEILINGS	WALLS	SKIRTING
Entrance hall and living rooms	Marble tiles in large size	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted	Marble tiles or wood
Stairs	Marble tiles	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted	Marble tiles or wood
Kitchen	Marble tiles	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted with part ceramic tiles.	Marble tiles or wood
Bathrooms	Marble tiles	Skimmed and painted gypsum boards as appropriate	Ceramic tiles	
Bedrooms	Marble tiles	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted	Marble tiles or wood.
Dressing rooms (Only for C types)	Marble tiles or wood as appropriate	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted	Marble tiles or wood





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INTERNAL FITTINGS

ROOM	ITEM	SPECIFICATION
Bedrooms	Wardrobes	Solid wood panels and laminated shelves.
Bathrooms, Shower rooms, WCs	Sanitary ware	White wash hand basins / bowls throughout with the same in matching styles for bidets, WCs, bath tubs. Standard will be of very high quality international standard. Single outlet mixer taps will be used throughout. Bottle traps and exposed to view pipework to be chrome finished.
	Vanity tops	Marble or granite as appropriate.
	Cabinets	Solid hard wood for panels and laminated shelves.
Front kitchen	Fittings	'White Goods' will be provided in main kitchens to a very high international quality. All front kitchens will be professionally laid out by a specialist kitchen designer. White goods will include fridge freezer, electric hob and electric oven. The sink will be stainless steel or Corian.
	Cabinets	Solid wood with laminated shelves. High quality Corian work surfaces.
Staff Rooms	Sanitary ware	Wash hand basins on pedestals, WC and shower. Single taps (1 for hot and 1 for cold) or single outlet mixer taps for each appliance. Back Kitchen will have double bowl stainless steel sink with single taps or single outlet mixer tap and open preparation area.

