

IYARES



"In a class of it's own"

TWO STOREY

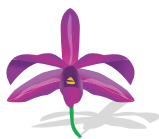
FOUR BEDROOM

FIVE BATHROOM

LAND 360 SQM

90 SQW

HOUSE 256 SQM



WWW.MIKEORCHIDVILLAS.COM

Mike Orchid Villas II, Soi Khao Noi, Pattaya
Chonburi 20260

Tel: 038 376 939 Email: info@mikeorchidvillas.com

 A MEMBER OF THE MIKE GROUP OF COMPANIES

INCLUSIONS:

Site works and Foundations.

- Site fall to estate drainage system.
- Footings 1.4 m to stable substrate.
- 20mm ribbed steel.
- Underground power to site.
- Columns 25 cm with 20mm steel
- Beams 20 and 16 mm steel
- #1 grade cement used.
- Slabs wet cured

Construction, Electrical and External

- All walls red-brick with cement rendering
- Aluminum windows and exterior sliding doors all powder coated
- Electrical grounding from circuit box via copper cable to 2m copper spike in garden.
- Circuit breakers in power box
- Color coding of electrical wiring
- TV and Phone cables separate from electrical cables and circuit box.
- All electrical cables in conduit
- Generous TV , phone and power points throughout
- Tiled, foil-insulated roof
- Underhouse multi-jet tubed pest control grid to pump unit at side of house.
- 2000 litre underground water tank
- Grease trap for waste disposal
- Pebblecrete driveway
- Security wall and security gate
- Insulation batts or foam cover optional
- Generous chemical septic unit
- Landscaped garden
- Granite external terrace areas
- External taps for garden
- Painting as per color selection

Internal

- Internal Marble ground floor
- Parquetry first floor
- Featured timber or stainless steel staircase and handrail
- Recessed moulded ceiling and cornices
- Modern downlighting
- TV and phone points to all bedrooms.
- Multiple power outlets to all rooms.
- Featured power point covers
- Featured 10cm moulded timber skirting board with parquetry floor
- All doors except aluminum solid core timber

Bathroom

- Granite top vanity unit in Bathroom with inset china basin
- Wet and dry areas
- Large vanity mirrors
- Ceramic tiles floor to ceiling with featured tiles
- White full-size bathtub
- Builders' selection chrome mixer taps and bathroom furniture
- American Standard porcelain cistern and pedestal

Kitchen

- All options available to suit taste and budget.
- Water and power appointments generous.
- Grease trap installed

Warranty

- 26 week maintenance period and 5 year structural guarantee.

The above is a guide to our general specifications and some items may not apply due to type of construction. Mike Homes is constantly reviewing their policies and procedures and building specifications in order to provide the best possible service and product.