

BARCELONA VALLEY
VILLA LA SIERRA



DESIGN A
320 sq.m.



DESIGN B
370 sq.m.



DESIGN C
530 sq.m.



DESIGN D
580 sq.m.



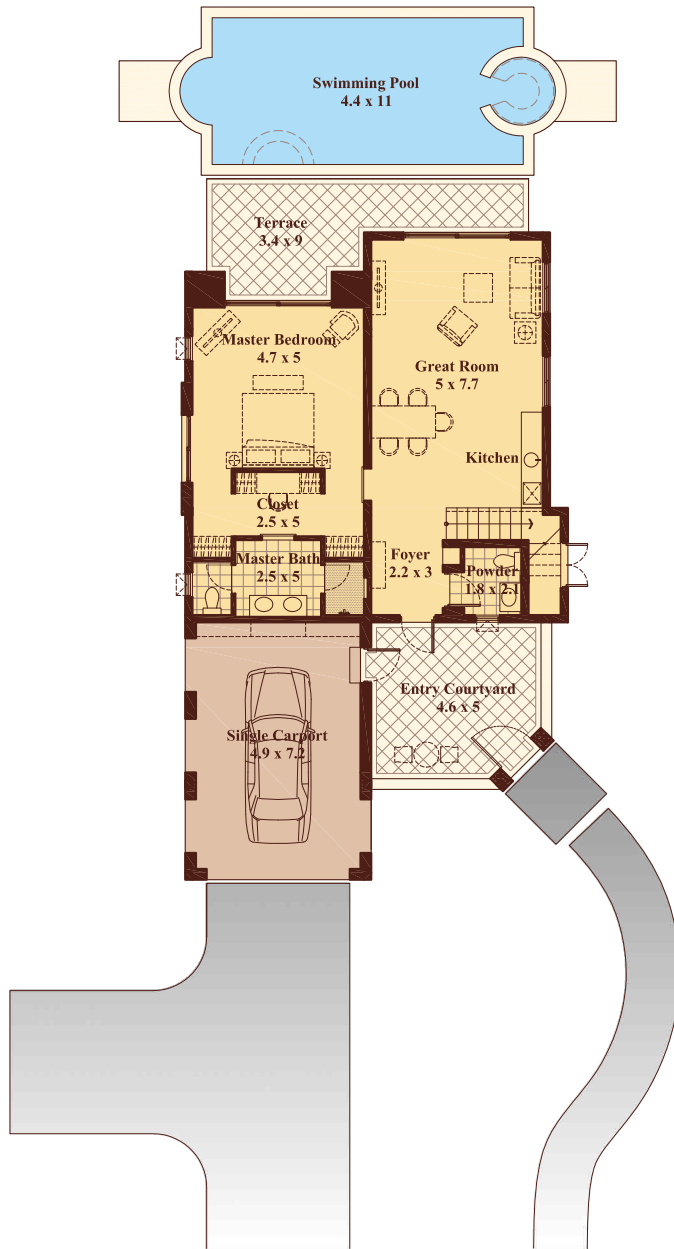
DESIGN E
645 sq.m.



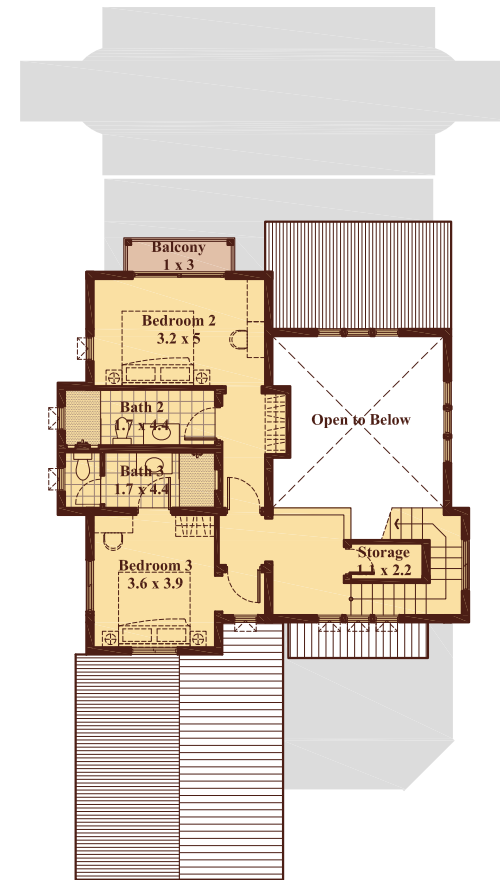
Design A - 320 sq.m.

Three bedrooms, each with ensuite bathroom / Master bathroom with walk-in closet / Double-height family room and dining / Open kitchen
Loggia (covered terrace) / Upstair bedroom's balcony / Storage / Single carport / Entry courtyard

MAIN LEVEL
FLOOR PLAN



UPPER LEVEL
FLOOR PLAN

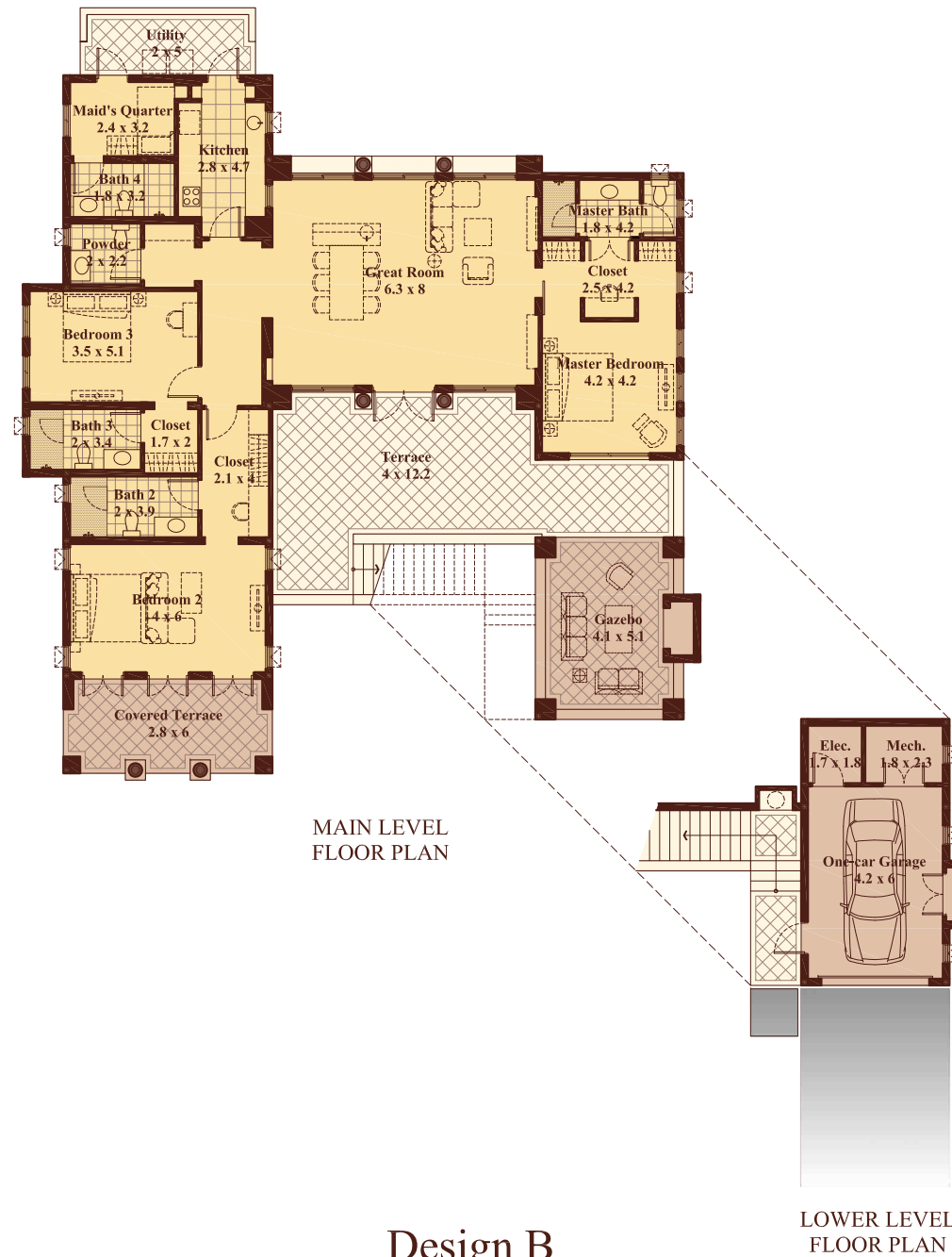


Design A



Design B - 370 sq.m.

Three bedrooms, each with ensuite bathroom and walk-in closet / Double-height family room with dining area / Separated kitchen
Sizeable front terrace / Front bedroom with loggia (covered terrace) / Gazebo / One-car garage / Maid's quarter





Design C - 530 sq.m.

Four bedrooms, each with ensuite bathroom and walk-in closet / Master bathroom with extra WC / Double-height family room with dining area / Separated kitchen
Gazebo / Swimming pool with sizeable pool deck / Enormous upper terrace / Storage / Maid's quarter / Laundry / Double carport



MAIN LEVEL
FLOOR PLAN

Design C



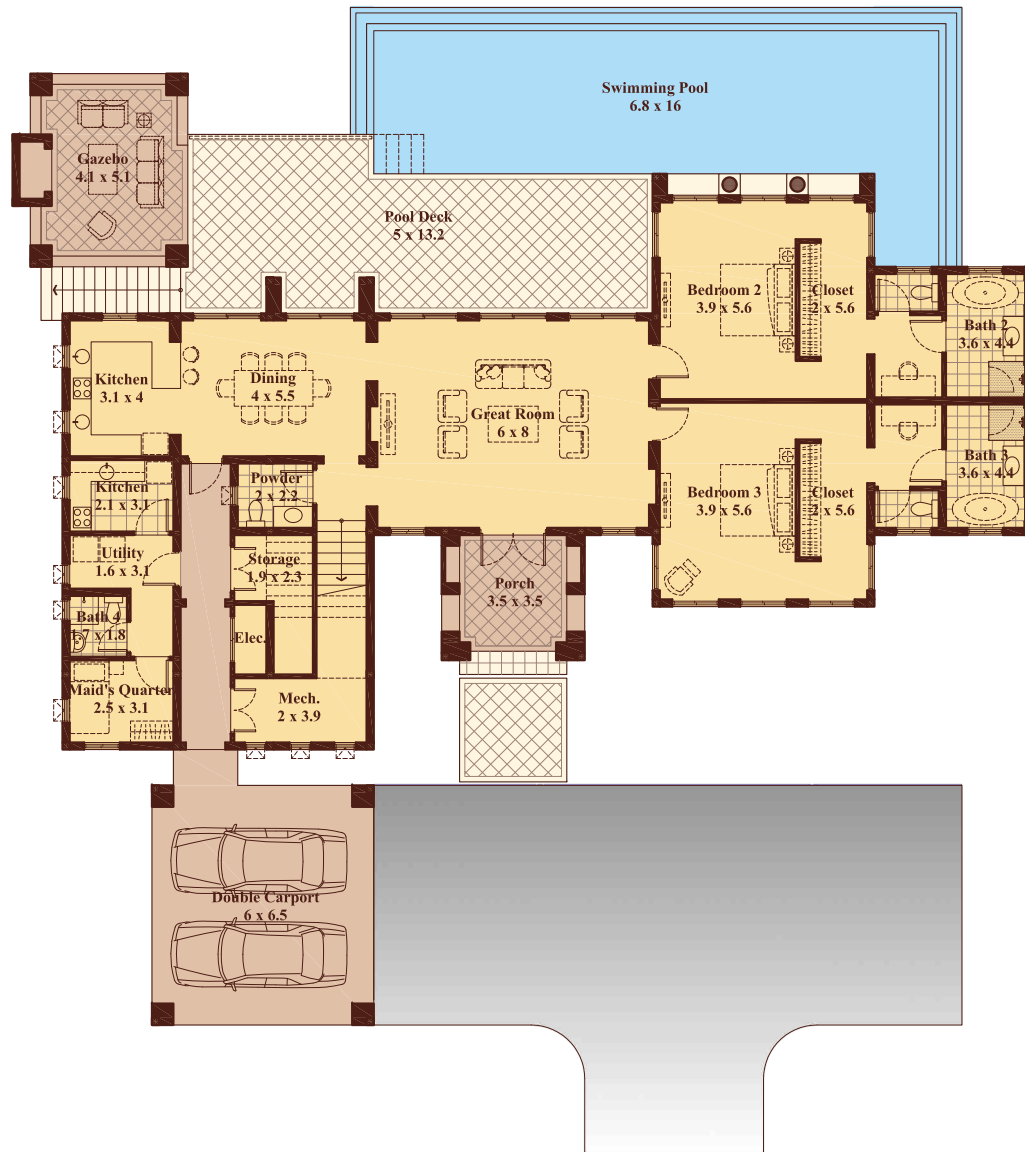
UPPER LEVEL
FLOOR PLAN

Design C



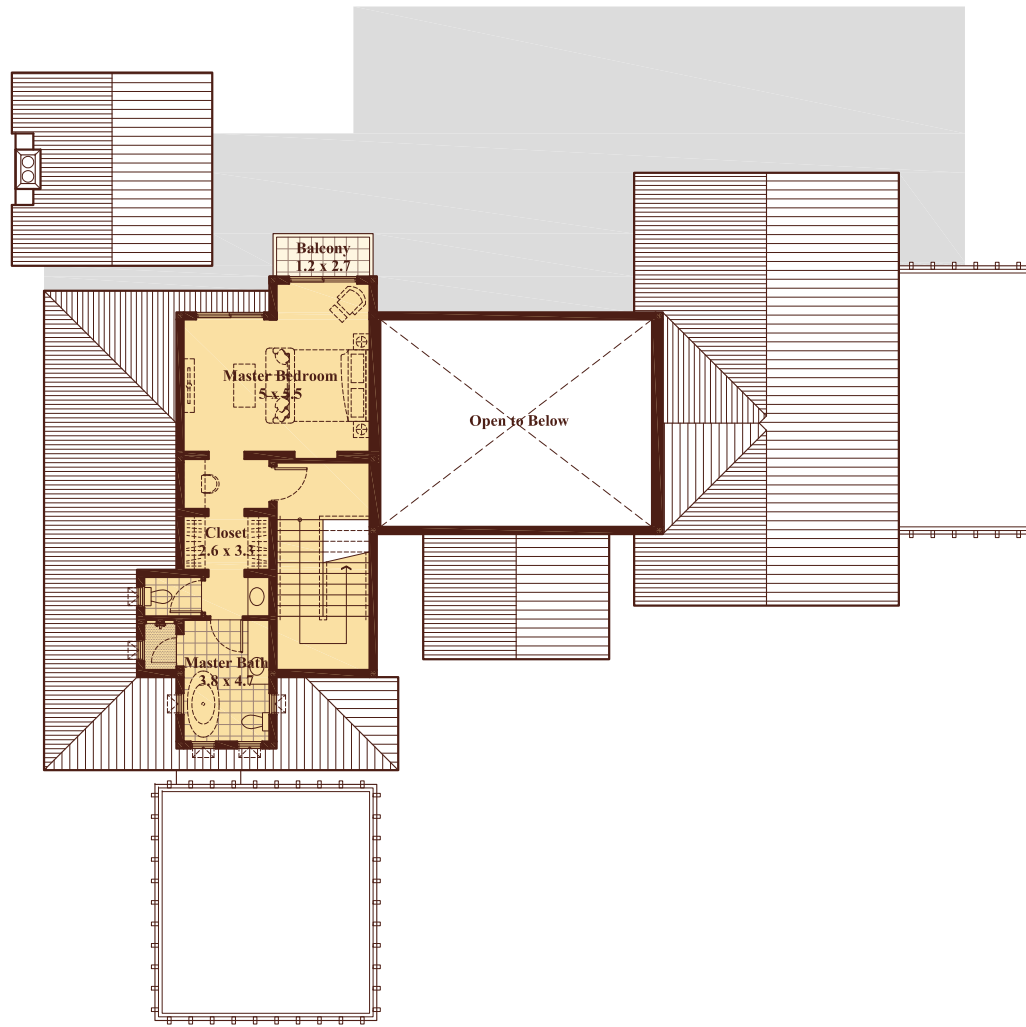
Design D - 580 sq.m.

Three sizeable bedrooms, each with ensuite bathroom and walk-in closet / Master bathroom with extra WC / Double-height family room / Dining room / Two separated kitchens
Gazebo / Swimming pool with enormous pool deck / Storage / Maid's quarter / Laundry / Double carport



MAIN LEVEL
FLOOR PLAN

Design D



UPPER LEVEL
FLOOR PLAN

Design D



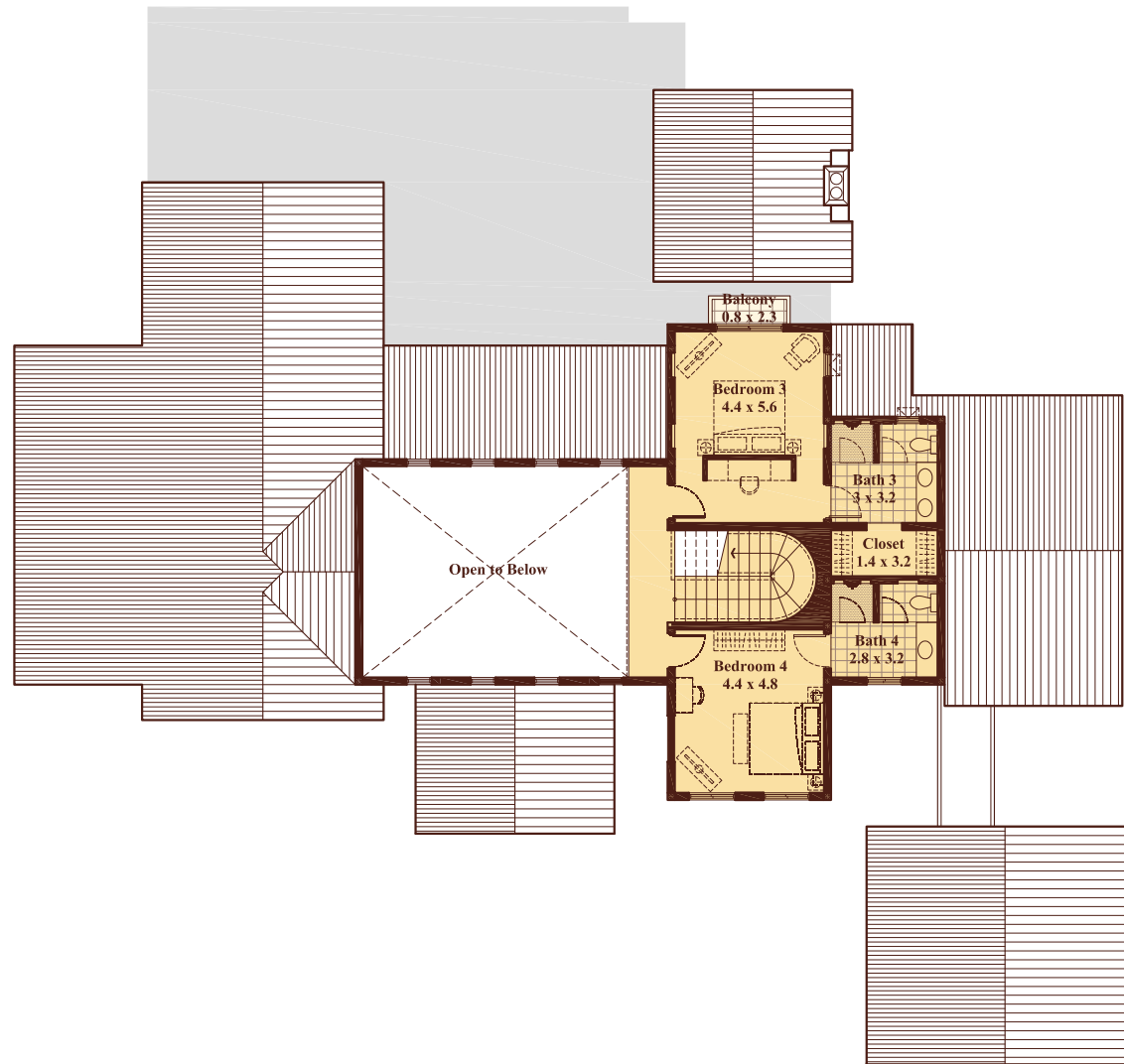
Design E - 645 sq.m.

Four bedrooms, each with ensuite bathroom and walk-in closet / Master bathroom with extra WC / Double-height living room / Split-level family room / Dining room / Separated kitchen
Loggia (covered terrace) / Gazebo / Swimming pool with enormous pool deck / Storage / Maid's quarter / Laundry / Double carport



MAIN LEVEL
FLOOR PLAN

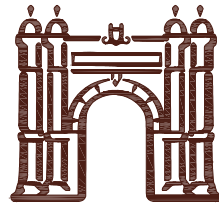
Design E



UPPER LEVEL
FLOOR PLAN

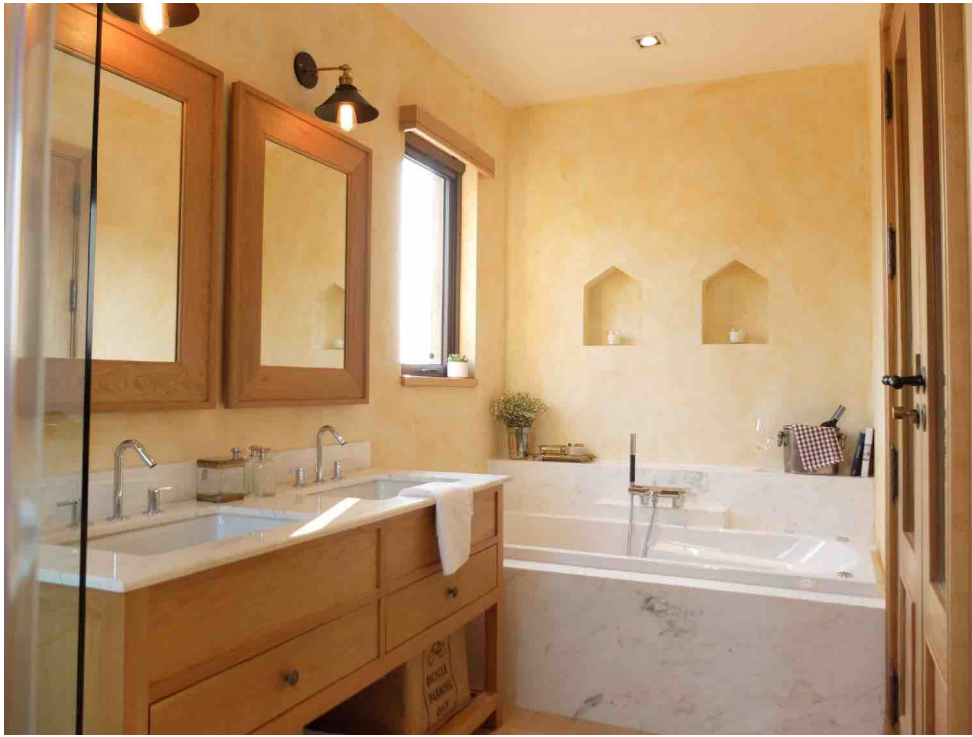
Design E

VILLA LA SIERRA
Interior Design Concept

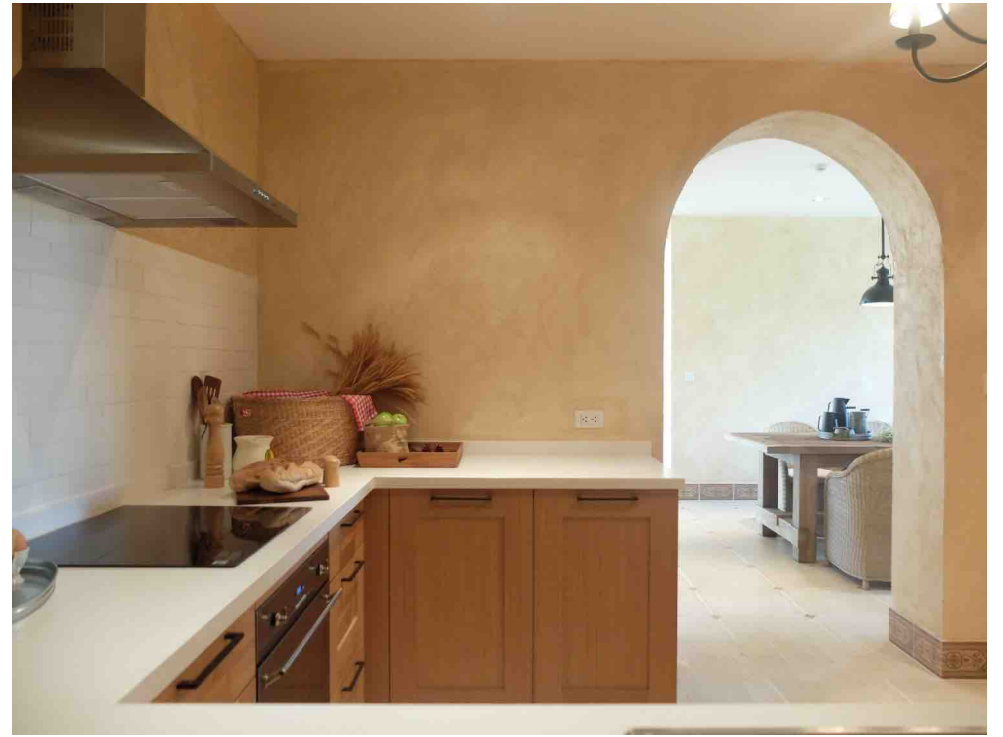




Double-height Family Room



Master Bathroom



Seperated Kitchen



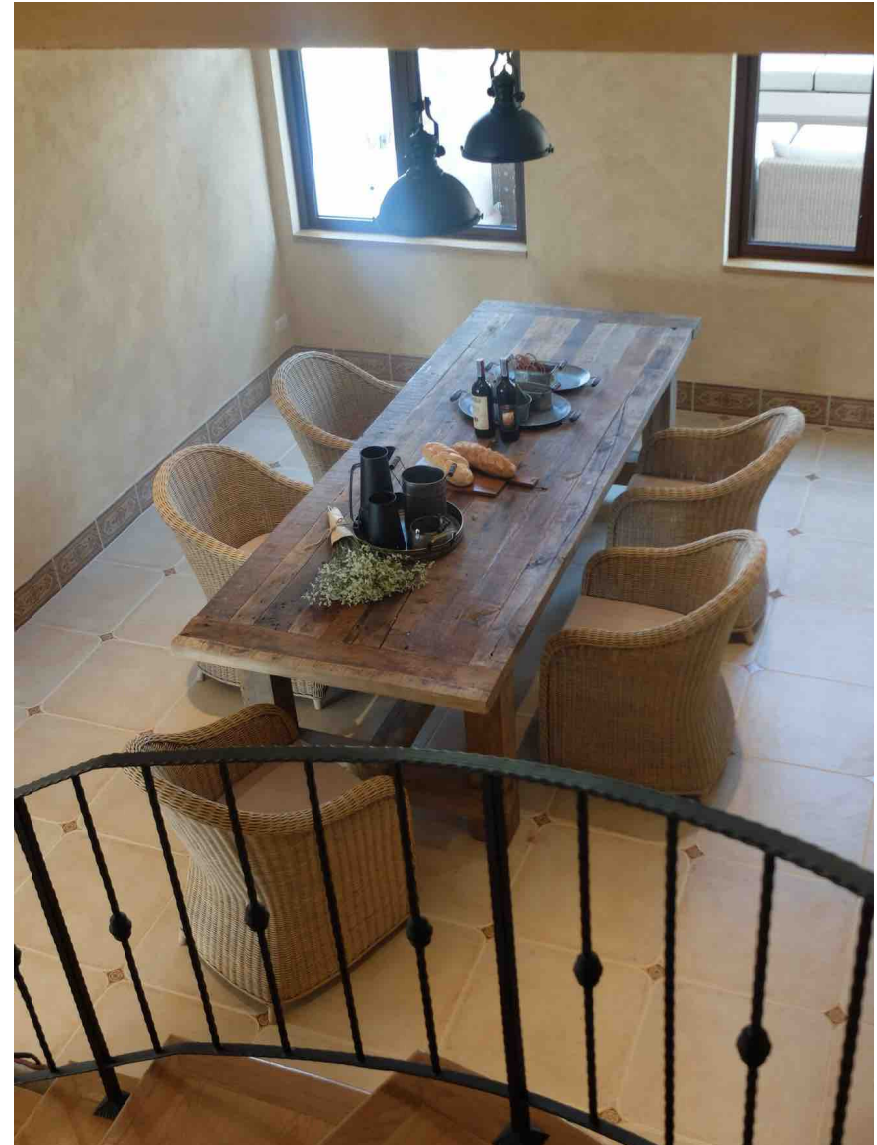
Great Room



Bathroom



Seperated Kitchen



Dining Room

Villa la Sierra

Design and Specification

Structure

Foundation	0.26 x 0.26 x 4-6 m Concrete Piles or Raft Foundation
Structures	Reinforced Concrete
Floor	Reinforced Concrete
Wall	Masonry or Precast Concrete Wall
Roof Structure	Steel
Roof Tiles	Concrete Roof Tiles

Architecture

Wall Finishes

External	Textured Colour Cement
Internal	Painted Texture Cement and/or Polished Plaster
Bathroom	Terrazzo and/or Ceramic Tiles and/or Paint

Floor Finishes

Foyer	Ceramic Tiles
Kitchen	Ceramic Tiles
Family Room & Dining	Ceramic Tiles
Bedroom	Ceramic Tiles
Bathroom	Exposed Aggregate and/or Ceramic Tiles
Terrace, Balcony, Gazebo	Terracotta Tiles

Ceilings

Foyer, Kitchen, Bathroom	Timber Beam Decoration, Plywood and/or Painted and Plastered Gypsum Board
Family Room, Dining, Bedroom	Painted and Plastered Gypsum Board

Windows & Doors

Frame	Powder Coated Aluminium
Panel	Clear Glass
Hardware Fittings	Hafele or Equivalent
Entry Door	Wrought Iron or Wooden Door
Bathroom Door	Oak and Wired Glass Panel

Sanitary Wares & Fittings

Wares	Kohler or Equivalent
Fittings & Accessories	Rasland or Equivalent

Kitchen

Systems	M&E Provisions for Built-in Kitchen
Wash Basin	Mex or Equivalent
Wash Basin Tap	Mex or Equivalent
Refrigerator	Not Included
Electric Hob	Smeg or Equivalent
Cooker Hood	Smeg or Equivalent

Furniture

Built-in Furniture	Kitchen Cabinets and Countertops, Wardrobes
Loose Furniture	Not Included
Outdoor Furniture	Not Included

Electrical Systems

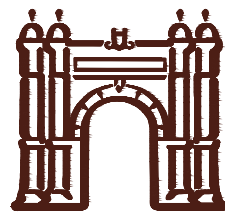
Systems	3-Phase Incoming Low Voltage (underground)
Load Center	Square D, ABB or equivalent
Cable	Thai Yasaki, Bangkok Cable or Equivalent
Receptacles	Haco or Equivalent
Lighting	L&E, Lighting House or Equivalent

Water System

Water Supply	Pressure Pump and Storage Tank
Water Heater	Siemens, Stiebel Eltron or Equivalent in Bathroom
Pipe & Fittings	Polypropylene Copolymer Random (PPR)

Air Conditioning System

	Daikin, Trane or Equivalent in All Units (Split Type)
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