



SPECIFICATIONS & PRICES

Specifications

The apartments are designed and finished to highest Western standards, with finishing overseen by a team of skilled and experienced craftsman.

Floors

Imported wooden laminate floors with wooden laminate skirting and borders (www.kaindl-phuket.com) (Included on the price)

Walls

Interior walls are constructed of a special single skin of lightweight insulating block, the best insulating material on the market for fire, heat and sound, and finished with rendered plaster then painted with highest quality paints (www.qcon.co.th) (Included on the price)

Ceilings

Suspended gypsum board painted ceilings. (Included on the price)

Doors

Entrance doors are made of solid hardwood frames using imported hardware
Interior doors are custom built hardwood frames with high quality fixing and sliding mechanisms. Both sliding and swing they are in a contemporary western style.
Specially imported PVC "u" framed doors to terraces and windows with double glass for acoustic and thermo insulation (www.duro-products.com) windows (Included on the price)

Woodwork

Factory manufactured and pre-assembled, built-in wardrobes, of treated hardwood framing, with high quality fittings and accessories (Not included on the price).

Bathrooms

Beautifully innovative, well designed and decorated bathrooms, including luxury double outlet shower areas with 300mm rain shower heads, with a double flow system
W.C. and washing twin sinks, made from only the best available materials on the market. (www.cottotiles.com) (Included on the price)

Kitchen

With granite worktops, stainless steel washing surface, cooking stove, extractor hood, oven, are included on the price.

Any style of built in, microwave, dishwasher and any size of stand up fridge and freezer can be installed F.O.C. but utilities are not included on the price.

Air-conditioning

Individual split type units, with ultra discreet fan coil units, concealed in ceiling voids with insulated air ducting and twin outlet air supply slots, all controlled by infrared remote controls. This type of condenser units are remotely located in well ventilated areas and are noise free. Air-conditioning system is included on the price.

OCEANIC GLOBAL LIVING CO., LTD.

9/52 Moo 9, Chaofa (East) Rd., Chalong, Muang, 83100 Phuket Tel: +66 (0) 76 283445 Fax: +66 (0) 76 283447
e-mail: patrick@oceanic-global.com www.oceanic-global.com



Ventilation

Exhaust fans provided to all kitchens and bathrooms. All balcony doors and windows can open to provide a full flow of fresh air.

Electrical, Telephone, Data, and Television

Electrical wiring, power outlets and switches throughout the units, are protected by 30mA RCCB automatic.

(http://www.international.bticino.com/site_com/jsp/home/home.do)

(Power cut fault detectors, for ultimate safety. Well located telephone, satellite TV pre-installation, and Internet data outlets throughout. Most areas have halogen lighting, with indirect rope lighting to the bathrooms and bedroom ceilings.

Underground cable from the mains transformer supplies the mains distribution panel housed in a purpose built utilities room. From here domestic power is supplied to each apartment load center at 220 volts. Included on the price.

Pathways and stairways

Ceramic tiles with cut stone skirting and borders. Included on the price.

Water supply

The main underground re-enforced concrete tank will contain a fifteen day water storage capacity for domestic and fire protection. There are three independent sources for water supply:

1. An artesian well.
2. A purpose built rain water catchments area on the roof.
3. Tanker delivery from local reservoirs.

The water collected from these sources is filtered and sanitized, then supplied throughout the building by a constant pressure pumping system. Each apartment has its own pressure pump. Included on the price.

Sewage water Storm drainage

Soiled water will be treated in a common treatment plant.

The independent site and underground parking drainage system will harmonize with the landscaping. Included on the price.

Fire protection

Dry powder canisters are supplied to all apartments and are located at designated strategic positions throughout the development. Included on the price.

Maintenance

Maintenance engineering will be carried out through a scheduled preventive maintenance programmed for all common area equipments and systems.

One person will be everyday on the site for cleaning and checking. Service cost covered by the monthly fees per square meter.

OCEANIC GLOBAL LIVING CO., LTD.

9/52 Moo 9, Chaofa (East) Rd., Chalong, Muang, 83100 Phuket Tel: +66 (0) 76 283445 Fax: +66 (0) 76 283447
e-mail: patrick@oceanic-global.com www.oceanic-global.com



Payment Installments

A deposit of the 2% of purchase price is required at the signing of the Reservation Agreement. To assist Buyers, the purchase price is split into five convenient payments which are linked to the progress of construction:

- The first payment (28% of purchase price) is due upon signing of the Contract (to be signed max one month after signing the Reservation Agreement).
 - The second payment (20% of purchase price) on completion of the foundations.
 - The third payment (20% of purchase price) on completion of the building structure.
 - The fourth payment (20% of purchase price) is due at unit lock-up stage; when all doors and windows are installed.
 - The final payment (10% of purchase price) upon handover of the apartment to the Buyer.
- None of the installment is refundable.