

## Property specifications

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The houses and apartments in Seagarden Villas are finished using higher "commercial" grade materials, commonly used in hotels, public buildings and shops.

For the roof terraces, Mekoa uses the same techniques as for large commercial buildings, to ensure problem free utilisation for the lifetime of the building.

### Materials

Building	
Structure	Reinforced concrete pillars, reinforced concrete floors.
Roof terrace	Reinforced concrete, hydro insulation.
Walls	Quality clay bricks, aerated concrete blocks, fibre reinforced gypsum
Sound insulation	Floating screed over sound insulating board.
Thermal Insulation	EPS, XPS thermal insulation or thermal insulating bricks.
Windows	Double glazing sealed. Choice of wood, PVC or aluminium frames.

Corridor	
Flooring	Porcelain tiles - hard wearing highest grade (class 1).
Walls	Latex painted; washable, antibacterial.
Ceiling	Latex painted; washable, antibacterial.
Entrance Door	Metal, fire resistant.
Doorbell	Electric chime.
Lights	E27 screw fit ceiling light.
Staircase	Marble staircase.

Living room	
Flooring	Porcelain tiles - hard wearing highest grade (class 1).
Walls	Latex painted; washable, antibacterial.
Ceiling	Latex painted; washable, antibacterial.
Door	Hoermann, cavity sound insulation, door handles, lock.
Lights	E27 screw fit ceiling light.
Heating / AC	Dual purpose air-conditioning and heating equipment. Energy efficient, with heat pump technology for operation in freezing conditions. Local unit, independent control.
Heating	Underfloor electric heating.
Services	Dual RJ45/RJ11 outlet for gigabit Ethernet and telephone connection. F-Type high grade coaxial output for cable TV or satellite.
Chimney	Chimney for connection to optional wood-burning stove.
Kitchen area	Fittings for hot and cold water, waste water, and electrical outlets, for optional fitted kitchen.

Bedrooms	
Flooring	Porcelain tiles - hard wearing highest grade (class 1).
Walls	Latex painted; washable, antibacterial.
Ceiling	Latex painted; washable, antibacterial.
Door	Hoermann, cavity sound insulation, door handles, lock.
Lights	E27 screw fit ceiling light.
Heating / AC	Dual purpose air-conditioning and heating equipment. Energy efficient, with heat pump technology for operation in freezing conditions. Local unit, independent control.
Heating	Underfloor electric heating.
Services	Dual RJ45/RJ11 outlet for gigabit Ethernet and telephone connection. F-Type high grade coaxial output for cable TV or satellite.

Bathrooms	
Flooring	Terracotta tiles highest grade (class 1).
Walls	Terracotta tiles highest grade (class 1).
Ceiling	Ceiling - triple layer coating, protecting against moisture and mould.

Door	Hoermann, cavity sound insulation, door handles, lock.
Lights	E27 screw fit light.
Heating	Underfloor electric heating.
Fittings	Ideal Standard toilet and wash-basin. Mixer tap, shower / bath (acrylic bathtub), towel rail.
Hot water	Electric boiler / heater 80L.

<b>Roof terrace</b>	
Railings	Metal, brick.
Jacuzzi	Fittings for open air Jacuzzi, (Jacuzzi costs extra, choice of types). Rooftop shower fittings.
Flooring	Weatherproof tiles - hard wearing highest grade (class 1).
Lights	E27 screw fit light.
Services	Dual RJ45/RJ11 outlet for gigabit Ethernet and telephone connection. F-Type high grade coaxial output for cable TV or satellite.

<b>Garden</b>	
Fences / hedges	Lattice wood fencing, Privet hedging.
Watering	Equipment provided by estate management company as part of service packet.
Parking	Two spaces provided next to house (one per apartment).