



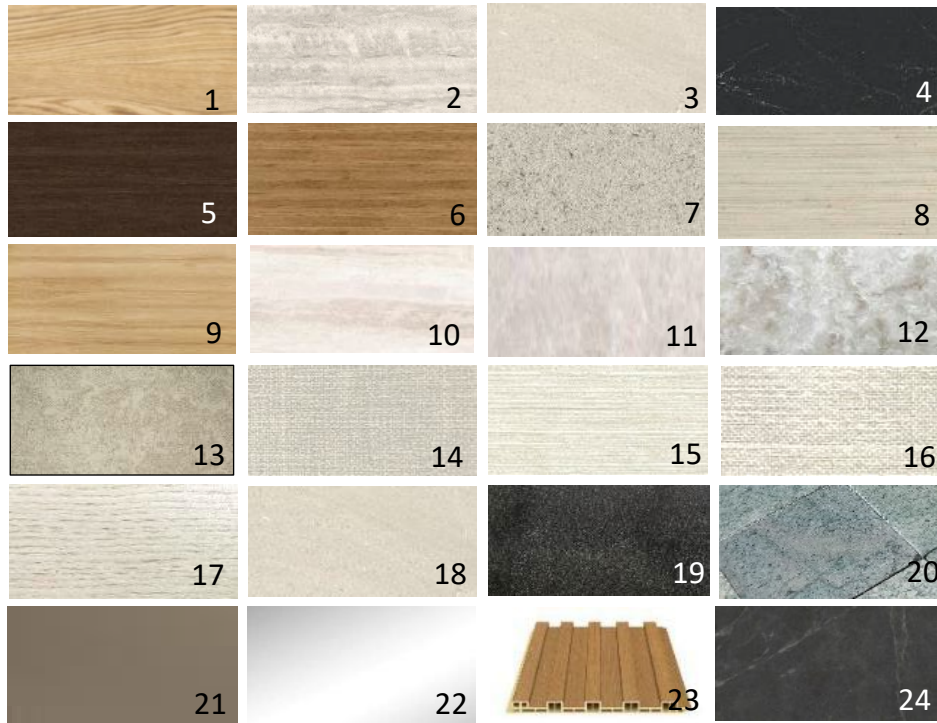
YARA RESIDENCES AT
BANYAN TREE
PHUKET

SCHEDULE OF FINISHES : 4-BEDROOM VILLA

GENERAL	
Internal Walls	Homogeneous tiles / Laminate finish wall or equivalent / Plaster and paint finish
Internal Ceilings	Gypsum with paint finish / Wood Plastic Composite
Entry Door	Solid core with paint finish or equivalent
Internal Doors	Hollow core with laminate finishes or equivalent
Flooring	Homogeneous tiles
Lighting	Recessed or surface mounted LED downlights
Air Conditioning	Concealed split system
Communication	Data outlet
Television	Data outlet
Bedrooms & Wardrobes	
Flooring	Compound timber wood
Built-in Wadrobe	High moisture resistance board or equivalent / Melamine or equivalent
Bathrooms	
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & Basin mixers
Sanitary Ware	Ceramic wash basins / Washlet toilets
Accessories	Towel rails / Robe hooks / Tissue holders
Joinery / Cabinet	High moisture resistance board / Melamine finishes or equivalent
Hot water	Heat pump / Storage Heater
Shower screen	Tempered glass
Kitchen & Pantry	
Sink & Tapware	Stainless steel sink and mixer
Countertop	Solid surface or equivalent
Joinery / Cabinet	High moisture resistance board / Melamine finishes or equivalent
Hot water	Heat pump / Storage Heater
Backsplash	Solid surface or equivalent
Basic Appliances	Hob / Extractor hood
Outdoor Deck Area	
Floor	Homogeneous tiles with rated slip resistance
Appliances	Outdoor grille / BBQ
Pool	
Wall	Natural stone tiles
External	
External Walls	Plaster and paint finish / Homogeneous tiles
External Ceilings	Wood Plastic Composite
Windows & Doors	Aluminium
Parking	Homogeneous tiles

Any information, photographs, maps, plans, descriptions and visualisations used in the marketing materials are provided for illustrative purposes only and shall not be interpreted as a guarantee of a specific view or views. The views described represent 'as is' static views of the natural features and may be subject to changes caused by natural phenomena and/or human intervention. The plans of the project are not drawn to scale and the final designs may be subject to change.

MATERIAL SELECTION – LPV 4-BEDROOM



- 1 General - Cladding, Louver**
Homogeneous Reconstituted Timber
- 2 General - Feature Wall**
Homogeneous tiles
- 3 General - Floor**
Homogeneous tiles
- 4 General - Floor/Skirting**
Homogeneous tiles
- 5 General - Cabinet**
Laminate
- 6 General - Wall&Column**
Laminate
- 7 Entrance - Floor**
Homogeneous tiles R11
- 8 Bedroom2/3/Study room - Wall**
Wallpaper
- 9 All Bedrooms / Study room - Floor**
Compound timber wood
- 10 Bathrooms - Wall**
Homogeneous tiles
- 11 Bathrooms - Floor**
Homogeneous tiles
- 12 Bathrooms / Pantry - Countertop**
Solid surface
- 13 Master bedroom - Bed head**
Wallpaper
- 14 Master bedroom - Bed head**
Wallpaper
- 15 Master bedroom - Wall**
Wallpaper
- 16 Study Room - Wall**
Wallpaper
- 17 Pantry - Cabinet**
Laminate
- 18 Pool Deck - Floor**
Homogeneous tiles R11
- 19 Pool Deck - Skirting**
Stone
- 20 Swimming Pool - Wall**
Natural stone tiles
- 21 General - Cabinet**
Mirror
- 22 General - Walk In Closet**
Mirror
- 23 Exterior - Ceiling**
Wood Plastic Composite
- 24 Parking - Feature Wall**
Homogeneous tiles