



MA Villas Samui Estate

Fixtures & Fittings –Furnishing Packages – Phase 1

Villas 401 + 403; 501 – 503

Issue on 1.4.2022

1 Living, Dining, Corridor	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Air-Conditioning (42-45'000 BTU), ceiling built-in	Standard			all
Fan, ceiling mounted	Standard			all
Lamps, ceiling built-in and wall mounted spots	Standard			all
TV shelf, built-in	Standard			all
Curtains, day and night		Premium		all
Sofa Set with several cushions		Premium		all
Coffee-Table		Premium		all
Dining table		Premium		all
Chairs for dining table		Premium		all
Floor carpets			Deluxe	all
Pictures & Decorating objects			Deluxe	all
TV			Deluxe	all
2 Kitchen	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Kitchen unit with double sink and Cooking Island with Ceramic Hob & Hood	Standard			all
Microwave and Oven	Standard			all
Cutlery, Dishes & Glasses Sets & accessories			Deluxe	all
Refrigerator with Freezer (free standing)			Deluxe	all
Dishwasher			Deluxe	all
3 Bedrooms	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Air-Conditioning (24'000 BTU) ceiling built-in	Standard			all
Fan, ceiling mounted	Standard			all
Lamps, ceiling built-in	Standard			all
Dressing table with mirror or bookshelf, built-in	Standard			all
Sideboard, built-in	Standard			all
Wardrobe, built-in	Standard			all
Closet, built-in (Master bedroom)	Standard			all
Bed (King size) with mattress (Master bedroom)		Premium		all
Bed (King or Queen size) with mattress (other rooms)		Premium		all
Beside tables with bedside lamps		Premium		all
Curtains, day and night		Premium		all
Bed linen Set in each bedroom consisting of: pillows with pillow cases, quilt case, duvet, bedsheet, bed scarf, Mattress saver			Deluxe	all
Bedroom dresses Set in each bedroom consisting of: Bathrobes, pairs of slippers			Deluxe	all
Pictures & Decorating objects & pillows			Deluxe	all
4 Bathrooms, en-suite all bedrooms	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Basin with Mirror and under counter cabinet (Master bathrooms in villas 501 -503 with double basin)	Standard			all
Bathrooms Blinds	Standard			all
Rainfall-Shower	Standard			all
Sanitary facilities built-in and 100% floor to ceiling tiles	Standard			all
Bathroom linen Set in each Bathroom consisting of: bath-, hand-, face- and pool-towels, floor mats			Deluxe	all
Bathroom amenities Set with various utility items			Deluxe	all

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5 Restroom, Storeroom & Technical installations (excl. pool)	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Guest Toilet with built-in sanitary facilities	Standard			501 - 503
Storeroom/Laundry room	Standard			all
Meters for Electricity and Water & Fuse Box	Standard			all
Water Heater, <u>central system</u> with boiler (100 l)	Standard			all
Fresh Water tanks (3000 l) and Antiseptic Wastewater system	Standard			all
Laundry & Drying machine (2 in 1)			Deluxe	all
6 Deck, & Pool	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Swimming pool with deck shower, Pool Pump and Purification System	Standard			all
Patio furniture and Sun beds on deck terrace			Deluxe	all
Sun awning on the deck terrace			Deluxe	all
Outdoor decorating objects			Deluxe	all
7 Others	<i>Standard</i> ①	<i>Premium</i> ②	<i>Deluxe</i> ③	<i>Applicable Villas N°</i>
Doors, door frames and skirtings in all rooms and the made of Teakwood	Standard			all
Walkways/Stairways around villa with wall mounted lamps	Standard			all
Covered carport (Parking) at own Villa			Deluxe	401 + 403
Covered elevated carport (Parking) at own Villa	Standard			501 - 503
Shelter & multifunctional space under carport	Standard			501 - 503
Mailbox	Standard			all
Planted pots, movable			Deluxe	all
*Outdoor elevator from parking level to the entrance level	Option to build at own expense			501 - 503
*Reserved space for Gazebo (Sala) next to pool area	Option to build at own expense			503 only

🔗 **All other furnishings and installations are private matters and not included in any packages**

① **Standard: included.** Brands, design, color or whatsoever are chosen by the developer and cannot be exchanged for free or redeemed for cash.

② **Premium Package. The Premium Package is not included in the Villa prices.**

Special offer villas 401 + 403 which are already furnished: All Premium items as seen are included in the prices ("take it or leave it" and cannot be redeemed for cash)

Villa 501-503: The purchaser is free to bring in all Premium items him-/herself or can ask the developer for a special offer/quotation for selected Premium items

③ **Deluxe Menu. The Deluxe items are not included in the Villa prices.**

Special offer villas 401 + 403 which are already furnished: Some of Deluxe items as seen are included in the prices ("take it or leave it" and cannot be redeemed for cash)

Villa 501-503: The purchaser is free to bring in all Deluxe items him-/herself or can ask the developer for a special offer/quotation for selected Deluxe items.

*For outdoor construction/design specifications the Rules & Regulations of the MA Villas Samui Estate are applicable.