

# The Oaks Construction Details And Finishes

## Exteriors

- Anti seismic concrete columns and rafters
- Sound resistant concrete under floor
- 15 centimeter (5.9 inch) concrete block walls, exterior concrete moldings, stucco
- 3/8 inch and 1/2 inch iron rebar
- Roof structure enclosed in galvanized iron and covered with traditional colonial tiles
- Double-paned aluminum windows for heat and noise protection
- Iron handrails
- Privacy gardens surrounding most ground floor units

## Floors

- White porcellanato PEI4 ceramic floors.  
Porcellanato is a word of Italian origin that is associated with tile that possesses a high degree of toughness and durability. Porcellanato is classified ISO 13006, indicating material compressed to an absorption level less than or equal to 0.5%. It is obtained from base materials of great strength, and then submitted to a heat and pressure treatment greater than that utilized for the production of conventional ceramic tiles. Porcellanato type PEI resists abrasion and scratching. Porcellanato type PEI4 is more scratch-resistant than conventional ceramic tile of the same PEI. It is also heat-resistant, friction-resistant and resists expansion as a result of flooding.

## Living Area

- Solid hand-crafted cedar entrance door
- Halogen spot lighting with outlets permitting low-energy cool lighting
- Ceiling fan with or without light
- 24,000 BTU Carrier mini-split air conditioner
- Venetian stucco accent walls
- Two lighted corner niches
- Lighted wall with acrylic finish and niches
- Elevated platforms for surround sound system

## Kitchen Area

- 5 linear meters of cabinets, computer shelf and wine rack, all hand crafted from Costa Rican cedar
- Granite countertops with breakfast seating area and four hand-crafted

- cedar stools
- Double stainless steel sink with waste disposal and top quality faucets
- Hidden cable TV outlet, for high speed internet connections and placement of wireless router
- Hidden antenna for wireless alarm system
- Built-in cedar storage closet surrounding refrigerator
- Overhead lamps and halogen spot lighting with outlets permitting low-energy cool lighting

### **Laundry Room**

- Cultivated marble sink for hand washing
- Outlets for side by side electric clothes washer and dryer
- 40 gallon electric hot water tank

### **Bedrooms**

- Solid cedar closet with beveled mirror
- Overhead lamp with fan
- Halogen spot lighting with outlets permitting low-energy cool lighting
- 9,000 BTU Carrier mini-split air conditioner
- Venetian stucco accent walls
- Sliding glass door with recessed track leading to patio or balcony
- Cable TV outlets
- Personal safe in first master bedroom
- Elevated platforms for surround sound system in first master bedroom

### **First Master Bathroom**

- Jacuzzi tub with shower
- Tempered glass shower door
- Open lower cedar wood cabinets
- Marble countertop
- Cedar upper cabinet with built-in lights and mirror
- Hair dryer

### **Second Master Bathroom**

- Open lower cedar wood cabinets
- Marble countertops
- Shower with tempered glass door
- Separate toilet area for privacy
- Built-in mirror with indirect lighting

### **Others**

- One privately owned covered parking space per unit
- Ample guest parking
- Gated entrance and 24 hour security, with on-site monitored alarm system
- Underground electric and fiber optic cables
- Paved brick parking areas
- Sidewalks with indirect lighting
- Three infinity edge swimming pools and two barbeque areas
- Children's playground
- Outdoor Vita fitness course
- On-site concierge, porters and maid service
- Adjacent nature area with lake, botanical garden, hummingbird sanctuary, butterfly pavilion and biological corridors
- Careful attention throughout to energy and water conservation

### **Furnishing Options**

Fully furnished (approximately \$17,500) or mix and match furnishing options, guaranteed at developer's cost, including:

- Stainless steel Frigidaire kitchen appliances, or equivalent, including dishwasher, refrigerator, oven, glass top electric ceramic range, white front loading clothes washer and side by side clothes dryer. While more expensive, a front loading washer uses half the water of a top loading washer and is easier on clothes. Total cost approximately \$3,000.
- Complete living, dining and bedroom furniture package, including if desired modern sofa, futon and chairs from world famous Scandinavian furniture brand BO Concept, total cost approximately \$8,500.
- Complete soft goods package, including high quality mattresses, bedding, pillows, linens, towels, kitchen items, everything except your toothbrush, total cost approximately \$2,000.
- Two 42 inch wall mounted flat screen plasma TVs, Samsung or equivalent, DVD player, high quality cable connections, fully installed and tuned, total cost approximately \$4,000 (or less, prices are falling.)