ITL DEVELOPMENT

THE MENARA LUXURY · SI SUNTHON, THALANG, PHUKET

Standard Specifications

What every villa is built and finished with, from the structure to the pool.

VILLAS	LAND, SIX PLOTS	BUILT-UP PER VILLA	TIMELINE
6 (MA11, MA12, MB3, MB4, MB8, MB9)	2,996.03 m²	358.14–1,020 m²	Construction from 2023 · sales from 2024 · Villa MA11 completed 31 August 2025 · the other five villas by 2027

STRUCTURE

- Reinforced-concrete footings, columns and beams
- Damp-proof membrane below the ground slab
- Compressed gypsum-based walls with good heat and sound insulation
- Precast and poured concrete floor slabs; fine cement render, painted

ROOF

- Waterproofed concrete slab roof with a polyurethane seal
- Shingle roofing on a high-tensile, rust-proofed steel Smart Truss
- Ventilated eaves with insect mesh

CEILINGS

- Painted SCG gypsum board with high ceilings; moisture-resistant board in bathrooms
- Concealed LED strip lighting in stepped ceilings

DOORS & WINDOWS

- Exterior aluminium frames up to 2.8 m high, satin grey powder coat, 6 mm clear tempered glass, multipoint locks
- Custom solid-wood entrance door, 2–3 m high
- Interior doors in hardwood finish

LIVING ROOMS & BEDROOMS

- WDC floor tiles; walls in TOA, Jotun or Beger paint
- Master bedrooms: engineered wood or WDC tiles; built-in wardrobes with sliding doors

BATHROOMS

- WDC tiles: 60 × 60 cm floors, 30 × 60 cm walls
- Kasch or equivalent WCs, taps, showers and accessories; bathtub in the master bathroom
- Composite-stone counters; mirrors cut to the design

KITCHEN

- Modern kitchen with an island and composite-stone countertops
- Teka or equivalent oven, microwave, hob and hood, double-door fridge, dishwasher, waste disposer and wine fridge

SWIMMING POOL

- Cotto or WDC tiles, or natural stone; 1.30 m deep
- Salt-chlorination system with pump, sand filter and underwater lights
- GROHE outdoor shower

OUTDOOR & GARDEN

- Terraces in WDC 60 × 60 cm tiles; moisture-resistant artificial-wood eave panels
- Garden of local plants and trees, lawn, stepping stones and sprinklers
- Boundary wall 1.80–2.00 m; remote-controlled sliding steel gate
- Pump room with a water tank of at least 3,000 litres

SERVICES

- Underground three-phase high-voltage supply (33 kV); 30 (100) A three-phase meter
- Main distribution panel with capacitor bank and surge protection
- Underground ducts for fibre-optic internet to every villa

Materials as listed or equivalent. ITL Development may substitute materials of similar quality if a listed item is unavailable.

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