



# AVADINA HILLS

## VILLA 16 | 6 BEDROOMS

TOTAL AREA 3,704.39 SQ.M.

### GROUND FLOOR PLAN

BEDROOM 1	91.00 SQ.M.
BEDROOM 2	49.00 SQ.M.
BEDROOM 3	49.00 SQ.M.
TERRACE	21.00 SQ.M.
TERRACE	22.00 SQ.M.
REFLECTING POND	107.00 SQ.M.
CORRIDOR	65.00 SQ.M.
STORAGE ROOM 1	9.00 SQ.M.
LIFT	6.00 SQ.M.



### LOWER GROUND FLOOR PLAN

MASTER BEDROOM	111.00 SQ.M.
LIVING ROOM	70.00 SQ.M.
DINING ROOM	71.00 SQ.M.
SWIMMING POOL	131.00 SQ.M.
POOL TERRACE	263.00 SQ.M.
LOBBY TERRACE	26.00 SQ.M.
SALA	34.00 SQ.M.
STORAGE ROOM 2	12.00 SQ.M.
STORAGE ROOM 3	29.00 SQ.M.
STORAGE ROOM 4	15.00 SQ.M.
LIFT	6.00 SQ.M.
LIFT SHAFT	6.00 SQ.M.
CORRIDOR 1	34.00 SQ.M.
CORRIDOR 2	7.00 SQ.M.
CORRIDOR 3	12.00 SQ.M.
POWDER ROOM	7.00 SQ.M.
THAI KITCHEN	27.00 SQ.M.
LAUNDRY ROOM	9.00 SQ.M.
RELAX AREA	32.00 SQ.M.
MAID ROOM 1	13.00 SQ.M.
MAID ROOM 2	7.00 SQ.M.
MAID ROOM 3	7.00 SQ.M.
ELECTRIC ROOM	16.00 SQ.M.
MACHINE ROOM 1	39.00 SQ.M.



### BASEMENT FLOOR PLAN

BEDROOM 4	71.00 SQ.M.
BEDROOM 5	63.00 SQ.M.
WINE ROOM	48.00 SQ.M.
GYM ROOM	23.00 SQ.M.
CINEMA ROOM	28.00 SQ.M.
SPA ROOM	70.00 SQ.M.
POWDER ROOM	13.00 SQ.M.
CORRIDOR 4	86.00 SQ.M.
CORRIDOR 5	26.00 SQ.M.
CORRIDOR 6	39.00 SQ.M.
STORAGE ROOM 5	15.00 SQ.M.
LIFT SHAFT	6.00 SQ.M.
SURGE TANK	14.00 SQ.M.
SWIMMING PUMP ROOM	21.00 SQ.M.
HEAT PUMP ROOM	33.00 SQ.M.





BY ANANTARA  
**AVADINA HILLS**



**A PERFECT NATURAL BACKDROP.**

Stunning ocean views and gentle contours inspired by Bang Tao Bay. Exotic flora and lush natural growth in perfect harmony.



**MASTERPLAN**



**VILLA SPECIFICATIONS**

**Structure**

Sub Structure : Reinforced concrete footing  
 Super Structure : Reinforced concrete

**Finishing materials**

Roof material : Natural slate tile, and/or wood shingle (depends on villa)  
 Deck : Sand wash (only a few villas has granite)  
 Living & Dining : Granite  
 Bedroom floor : Engineering wood  
 Ceiling : Engineering wood and gypsum  
 Pool tile : Marble  
 Glass doors / Windows : Sun paradise or equivalent

**Kitchen fittings**

Show kitchen : Cocoon  
 Show kitchen appliances : Gaggenau and siemens

**Bathroom fitting**

Floor tile : Homogeneous tile  
 Wall tile : Homogeneous tile  
 Sanitary ware : Toto or equivalent

**Elevator**

: Thyssenkrupp or equivalent

**Air condition**

: VRV system

**Within the project**

Estate Road : Reinforced concrete road with asphalt finish  
 Emergency Power Supply : Provide 30% of the full capacity during power outage, lighting only  
 Water tank / treatment and filter system : 1 day reserve for cold water  
 Telephone & Internet : Optic fiber cable backbone and CAT6

**Security System**

: CCTV on roadway  
 : 24-hour manned guard service

