

INTERIOR					
	OPTION	FLOOR	WALL	CEILING	INCLUSIONS
Living & Dining Area	Standard	600 X 600 mm imported polished porcelain tiles	Combination: painted plain cement plaster with a wood veneer clad feature wall	Combination: gypsum board with selective grasscloth cladding on recessed ceiling areas	Split type air-conditioning
	Upgrade	600 X 600 mm natural stone flooring			
Breakfast Nook, Kitchen, & Utility Area	Standard	600 X 600 mm imported polished porcelain tiles	Painted plain cement plaster	Gypsum board	Split type air-conditioning Modular kitchen cabinet with solid wood framed doors and natural stone (granite) countertop Built-in range hood Instantaneous hot water system
	Upgrade	600 X 600 mm natural stone flooring			Built-in refrigerator, range-oven, and micro-wave oven
Den / Guest Room	Standard	600 X 600 mm imported polished porcelain tiles	Painted plain cement plaster	Gypsum board	Split type air-conditioning
	Upgrade	600 X 600 mm natural stone flooring			
Master's Bedroom & Dressing Room	Standard	600 X 600 mm imported polished porcelain tiles	Painted plain cement plaster	Combination: gypsum board with selective grasscloth cladding on recessed ceiling areas	Split type air-conditioning for Master's bedroom Modular melamine-finish bedroom closets
Other Bedrooms	Standard	600 X 600 mm imported polished porcelain tiles	Painted plain cement plaster	Gypsum board	Split type air-conditioning Modular melamine-finish bedroom closets
Toilet & Bath	Standard	300 X 300 mm ceramic floor tiles	Combination: painted plain cement plaster with 300 X 300 ceramic wall tiles	Gypsum board	Glass shower enclosure & rainshower head for Master's & Shared T&B Oven fired clay vessel lavatory (crafted by a local artist) for Master's & Den T&B Natural stone (granite) countertop Instantaneous hot water system
	Upgrade	300 X 300 mm imported polished porcelain tiles			
Toilet & Bath for Maid's Room	Standard	200 X 200 mm ceramic floor tiles	Combination: painted plain cement plaster with 200 X 200 ceramic wall tiles	Gypsum board	
Storage Room & Maid's Room	Standard	300 X 300 mm vinyl floor tiles	Painted plain cement plaster		



**ANVAYA
COVE**
An AYALA Leisure Community

The Seaside Villas

Architectural Finishes and Inclusions

EXTERIOR

<ul style="list-style-type: none"> • Main Entrance • Roof • Windows & sliding external doors • Columns • Walls • Base • Eaves 	Double leaf, antique wooden door Asphalt roof shingles with finial Powder coated or anodized aluminum frame Wood or "Permacane" clad external columns Wood trowel painted plain cement plaster wall Split-faced local natural stone Ficem board	<ul style="list-style-type: none"> • Plunge Pool (10 sqm) • Deck • Patio • Drying Yard • Parking Bay 	Ceramic tiles <i>Upgrade: Increase in size to 20, 30, 40 sqm</i> Natural stone (slate) finish Natural stone (slate) finish Asphalt Pea-gravel <i>Upgrade: Inclusive of wood trellis</i>
--	---	---	---

