

The T Forest

Specifications of Finishes — Modern-Minimalist Earth Tone Style

VILLA PROJECT GUIDE



Overview

A Modern-Minimalist Vision

The T Forest villa project is designed around a **Modern-Minimalist Earth Tone** philosophy — blending refined architecture with natural surroundings. This document outlines the material specifications, standard finishes, and optional upgrade packages available to clients.

Architecture

Reinforced concrete structure with premium finishes

External Works

Landscaping, pool, lighting & parking

Internal Finishes

Premium tiles, terrazzo, hardwood & LED lighting

Extra Options

Customizable upgrades to personalize your villa



Architecture — Structure & Walls

Main Structure

Reinforced concrete foundations and structural frames engineered to professional standards.

Wall System

A combination of **200 mm, 150 mm, and 100 mm** concrete blocks for external and internal walls, finished with smooth plastering per architect's specifications.



Architecture — Roof, Ceilings & Paint

Roof System

Reinforced concrete roof structure. Pitched areas finished with **shingles and OSB board**, including a waterproof membrane installed per specialist specifications.

Ceiling Height

High ceilings at approximately **2.6 to 2.8 meters**, delivering an exceptionally spacious and warm residential atmosphere.

External Paint

External walls finished with **one coat of plaster** and **two coats** of high-quality finishing paint as specified by the architect.



External Works — Landscaping & Lighting

Landscaping

Common and private gardens are professionally designed and landscaped, utilizing plant species selected for their **adaptability and durability** in Phuket's climate.

External Lighting

Exterior feature and landscape lighting for walkways and common areas, installed in line with the architect's design.

External Works — Pool, Parking & Boundaries



Standard Swimming Pool

Concrete pool finished with tiles, fully equipped with a standard filtration system and relevant accessories.



Parking Space

1–2 Bedroom villas: 1 parking bay.
3 Bedroom villas: 2 parking bays, allocated per local regulations.



Boundary Walls

External boundary walls and fences provided per architect's design. No solid walls between individual units in open areas alongside the road.

Villa Impressions



Interior Layout

Thoughtfully designed open-plan living spaces that maximize natural light, airflow, and connection to the surrounding forest environment.



Exterior Design

A seamless blend of modern architecture and tropical landscaping — clean lines, open spaces, and natural materials define the T Forest aesthetic.



Bathroom Finishes

Premium white and grey ceramic tile surfaces with high-quality sanitary ware by American Standard or equivalent, including a rain shower in the master bathroom.

Internal Finishes — Floors & Kitchen

Surface Materials

All common functional areas and **all bedroom floors** are finished with premium-grade ceramic tiles for effortless maintenance.

Kitchen Area

Kitchen counters and splashbacks finished with **ceramic tiles** for easy maintenance, complete with a **built-in kitchen set**.



Internal Finishes — Bathrooms

Surfaces

Bathroom surfaces are finished with **white and grey ceramic tiles** — a sophisticated, durable material that defines the project's earth-tone aesthetic.

Sanitary Ware

High-quality sanitary ware by **American Standard or equivalent**. A **Rain Shower** and Standard-design bathtub are provided exclusively in the Master Bedroom.



Internal Finishes — Doors, Windows & Electrical

External Frames

Sliding door and window frames in **dark grey powder-coated aluminium**, engineered for high wind load resistance.

Internal Doors

All internal doors constructed from **high-quality hardwood**.

Lighting & Power

Energy-saving LED lighting (3–6W) throughout.
International plug outlets with **USB ports**.
Internet conduits pre-installed in living room and master bedroom.

Utilities — Water & Air Conditioning

Water System

Groundwater supplied through a high standard filtration system with individual water meters per villa. Consumption billed at **50 THB per m³**.

Air Conditioning

Inverter split-unit air conditioners (wall type), ranging from **12,000 to 18,000 BTU**, installed with remote controls in all bedrooms.

Utilities — Ventilation & Standard Appliances

Ventilation System

Mechanical extraction fans installed in bathrooms without natural window ventilation. A **cooker hood** is standard in the kitchen area.

Standard Appliances Included

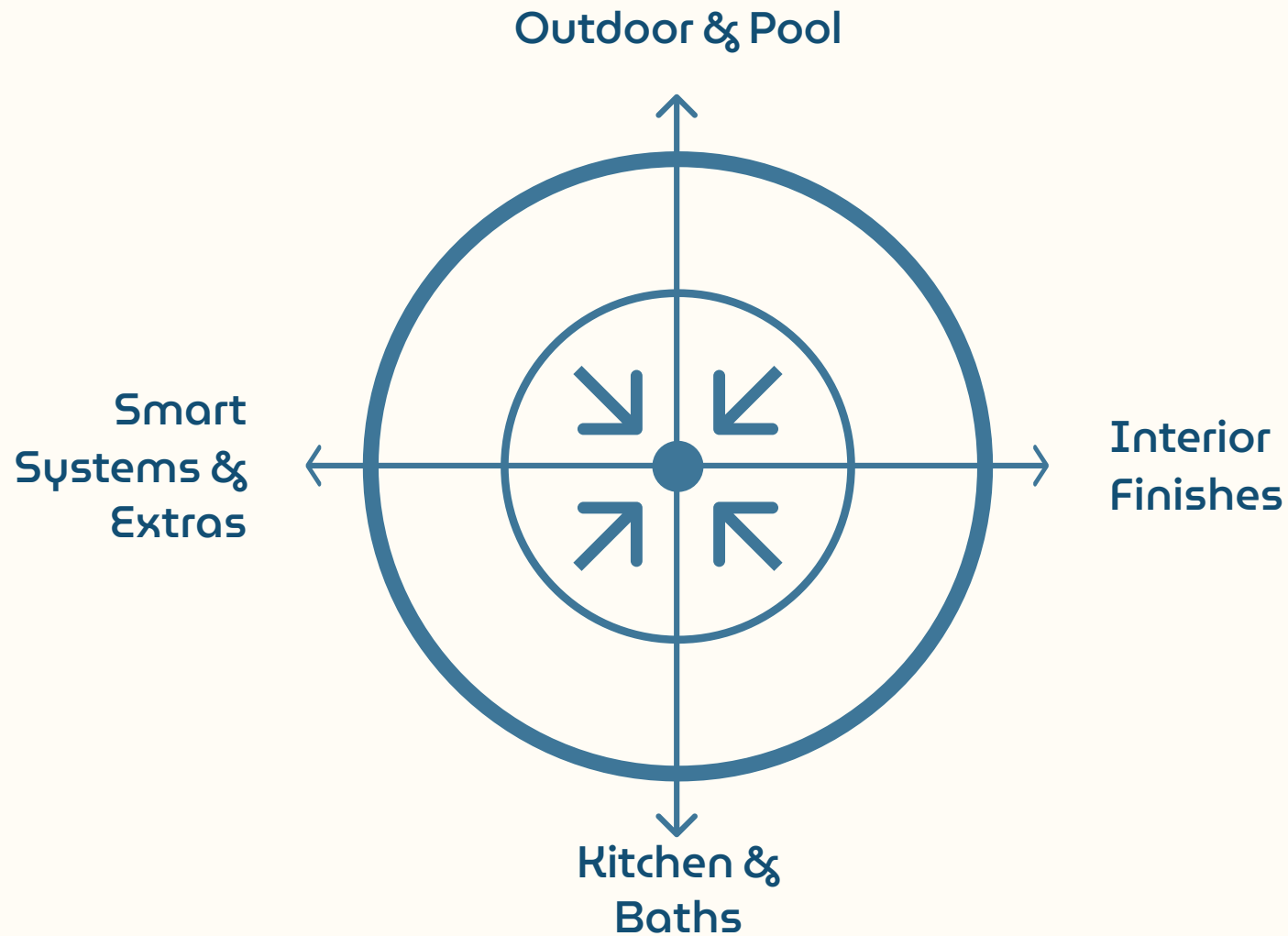
- Premium Build-in kitchen set; Sink, Stove & Range Hood included.
- Microwave Oven (min. 28 liters)
- Refrigerator (min. 10 cubic feet)
- **Exclusive Upgrade:** Get the premium **Island Kitchen Counter** to complete your luxury home experience.



Any appliances not listed above depend on the optional Furniture Package selected and purchased by the client.

Personalize Your Villa

Clients may customize materials and add extra functional features to their villa. The following pages detail all available upgrade packages and their pricing.



Upgrades span outdoor living, interior aesthetics, premium kitchen and bathroom packages, and smart home systems — allowing full personalization of your T Forest villa.

Extra Options — Outdoor & Pool Upgrades

1

Wooden Flooring / Travertine

For pool deck, terraces, and patio floors (various sizes).

1,500 – 6,000 THB / sqm

2

Pool Tile Upgrade

Upgrade to Green Bali Stones or custom mosaic tiles.

1,500 – 6,000 THB / sqm

3

Saltwater Pool System

Upgrade from chlorine to saltwater for healthier skin.

15,000 THB/sqm or 300,000 THB lump sum

4

Robotic Pool Cleaner

Grey/white robotic cleaner for automated pool maintenance.

60,000 THB



Extra Options — Jacuzzi & Water Features

Jacuzzi System

Add massage jet nozzles to the pool or install a standalone external Jacuzzi unit.

250,000 – 500,000 THB / unit

Waterfall Feature

Textured stone cladding wall with an integrated waterfall system at the entrance.

Internal: 200,000 THB / unit

External: 220,000 THB / unit



Extra Options — Interior Finishes

Internal Door Color

Change hardwood door color to White, Black, Grey, or Dark Wood.

1,000 THB / door

Wall Paint Customization

Customize interior wall paint (Grey, Black, Yellow, Red, etc.).

30,000 THB / floor (storey)

Bathroom Expansion

Expand usable bathroom floor area (minimum 5 sqm).

20,000 THB / sqm

Bathtub Upgrade

Upgrade from standard plastic to high-grade acrylic and fiberglass bathtub.

200,000 THB

Extra Options — Luxury Bathroom & Kitchen

Luxury Bathroom Package

Upgrade floor/wall finishes and sanitary ware to a luxury-tier package.

400,000 THB / bathroom

Premium Kitchen Upgrade

Upgrade the standard built-in kitchen to an imported grade:

Premium: 400,000 THB

Luxury: 1,000,000 THB



Extra Options — Smart Systems & Extras



Centralized Air Conditioning

Upgrade to a concealed ducted system for all rooms.

250,000 THB



Ceiling Fans

Modern-design ceiling fans in selected rooms.

1,000 THB / unit



Built-in Dishwasher

Siemens built-in dishwasher in the kitchen cabinet structure.

100,000 THB



External BBQ Grill

Outdoor standalone barbecue grill station for the poolside area.

100,000 THB

Extra Options — Pricing Summary

Upgrade	Description	Price (THB)
Wooden Flooring / Travertine	Pool deck, terraces, patio	1,500–6,000 / sqm
Pool Tile Upgrade	Green Bali Stones or mosaic	1,500–6,000 / sqm
Saltwater Pool System	Healthier chlorine-free pool	300,000 lump sum
Robotic Pool Cleaner	Automated maintenance	60,000
Jacuzzi System	Jets or standalone unit	250,000–500,000
Waterfall Feature	Stone cladding + waterfall	200,000–220,000
Luxury Bathroom	Premium finishes & ware	400,000 / bathroom
Premium / Luxury Kitchen	Imported kitchen upgrade	400,000 / 1,000,000
Centralized AC	Concealed ducted system	250,000
Built-in Dishwasher	Siemens, built-in	100,000
External BBQ Grill	Poolside grill station	100,000



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