

# MONTAÑA

LAS CATALINAS

MONTAÑA FLATS | Standard Inclusions

# THROUGHOUT

Light, Bright, Neutral and Durable Finishes

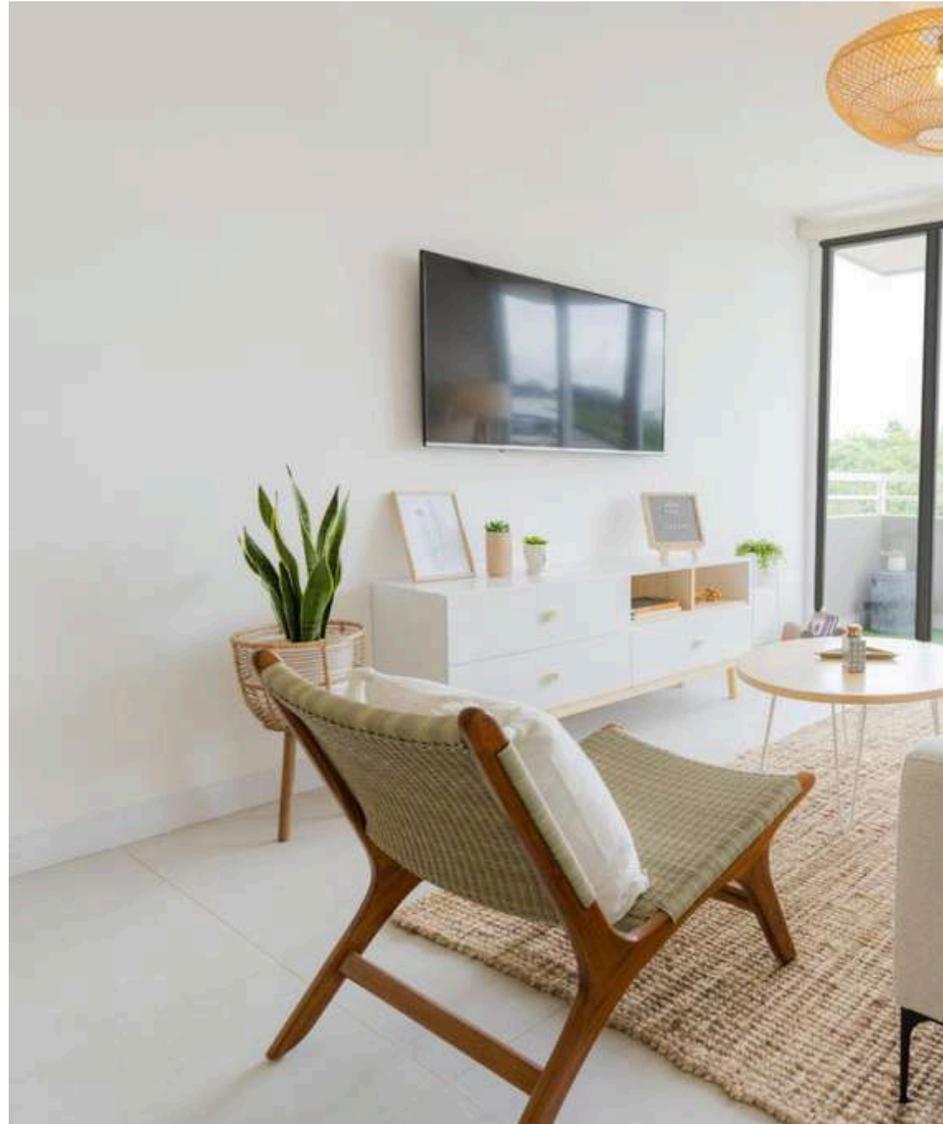
Interior Walls  
White Paint or similar



Baseboards  
3-inch pre-fabricated wood  
baseboard or similar



Floors  
Ceramic  
Light neutral or similar



*photo for reference, subject to availability.*

Interior Doors  
*Pre-fabricated Wood 2.1  
meter tall, stained*



Hardware  
*Yale or  
similar*



Exterior Doors  
& Windows  
*PVC, Dark color*



# KITCHEN & BATH

Melamine Flat Panel Cabinetry, Light Neutral & Chrome Finishes

Countertops & Backsplash  
granite  
beige or similar



Cabinets  
melamine flat panel  
light, neutral or similar



Faucets  
Helvex Alabe or similar



Shower Tiles  
ceramic  
light, neutral or similar



Toilet  
Helvex Cardo or similar



*photo for reference, subject to availability.*

Bathroom Accessories  
*Helvex or similar*



# ELECTRICAL SYSTEMS

## Standard Interior Lighting & Security System



photo for reference, subject to availability.

### LED Lighting Fixtures

- 4 Spotlights per room (4 total)
- 1 Spotlight in bathroom ceiling
- 1 Electrical stubout over bathroom mirror\*
- 3 Electrical stubouts for pendants over island\*
- 1 Under-cabinet kitchen lighting

\* Only stub out. Fixture not included.



### Fans

- 1 Ceiling fan per bedroom
- 1 Ceiling fan in living room
- 1 Ceiling fan in covered rerrace, if applicable



### Switches

Dimmers in bedrooms and interior social spaces



### Alarm System

- 1 Alarm panel and motion sensor



## MONTAÑA FLATS | Upgrade Packages

# KITCHEN UPGRADE PACKAGE

High-End Plumbing Fixtures & Upgraded Melamine Cabinetry



photo for reference, subject to availability.

## Plumbing Fixtures

Stainless Steel 24" Undermount Sink  
Kohler Simplice Pull-Down Faucet, or similar



## Countertops & Backsplash

White quartz Countertop throughout  
kitchen  
White quartz Backsplash up to cabinets



## Cabinetry

Melamine Cabinets  
3 options of colors: Light, Medium, Dark  
tones



## Kitchen Upgrade Package Pricing

1-Bedroom	\$18,000
2-Bedroom	\$20,000
3-Bedroom	\$23,000



# BATH & CLOSET UPGRADE PACKAGE

High-End Plumbing Fixtures & Upgraded Melamine Cabinetry



*photo for reference, subject to availability.*

## Plumbing Fixtures

Stainless Steel 24" Undermount Sink  
Kohler Simplice Pull-Down Faucet, or similar



## Bathroom Countertops & Backsplash

White quartz countertop & 4-inch backsplash  
White Caxton rectangular sink, or similar



## Bathroom and Closet Cabinetry

Melamine cabinets  
3 options of colors: light, medium, dark  
Coordinating rectangular mirror



## Shower

Tempered glass panel  
Solid color baldosa tile walls, brick or net pattern, up to ceiling



## Bath & Closet Upgrade Package Pricing

1-Bedroom	\$10,000
2-Bedroom	\$15,000
3-Bedroom	\$18,000

# FIXED FINISHES UPGRADE PACKAGE

Timeless Tropical Finishes

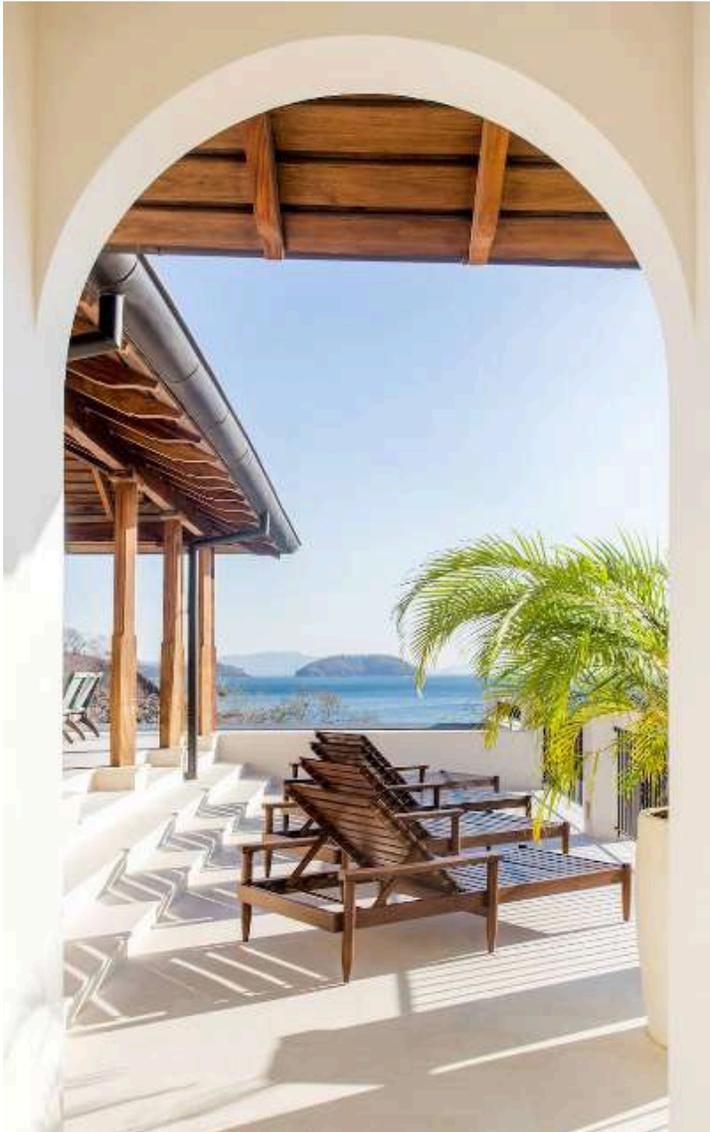


photo for reference, subject to availability.

## Tile Finishes

3 Options of interior tile floors  
Exotic shell exterior Floors and Pool in rectangular pattern (when applicable)



## Interior Doors

2.1m solid guanacaste wood doors, sealed  
Emtek hardware, Myles lever with rectangular plate, brushed nickel finish (or similar)



## Baseboards

4-inch solid wood baseboard, stained finish  
3 options of colors: light, medium, dark  
2 options of profiles



## Fixed Finishes Upgrade Package Pricing

1-Bedroom	\$25,000
2-Bedroom	\$30,000
3-Bedroom	\$40,000



# RENTAL UPGRADE PACKAGE

Unique front door, Salto Lock, and Rental Floorplans



*photo for reference, subject to availability.*

## **Main Entry Door**

3 options of front door models  
3 options of colors: light, medium, dark

## **Programmable RFID Lock**

1 Salto Ottawa Lever, black finish  
2 RFID wrist bands

## **Rental Floorplans**

PDF set of rendered floor plans in the standard  
format for Las Catalinas Doorway Rental Program

## **Upgrade Package Pricing**

1, 2 or 3 Bedrooms \$4,000