



MONTAÑA

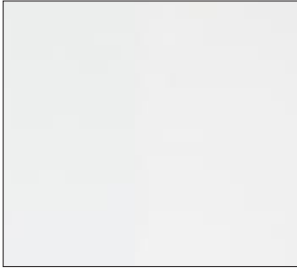
L A S C A T A L I N A S

MONTAÑA FLATS | **Standard Inclusions Package**

THROUGHOUT

Light & Bright, Neutral, Durable Finishes

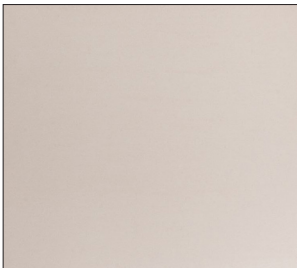
Interior Walls
White Paint or similar



Baseboards
*3-inch pre-fabricated wood
baseboard or similar*



Floors
*Ceramic
Light neutral or similar*



**Models for reference*

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



Hardware
Yale or similar

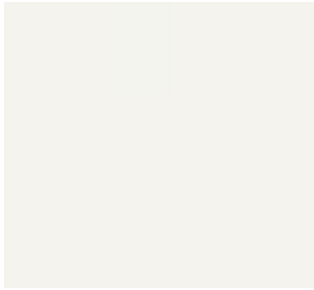


Exterior Doors &
Windows
PVC, Dark color



KITCHEN & BATH

Countertops & 4-inch
Backsplash
White Quartz or similar



Faucets
Helvex Alabe or similar



Toilet
Helvex Cardo or similar



Melamine flat panel cabinetry, Light Neutral & Chrome



**Models for reference*



**Models for reference*

Shower
*Ceramic Light Neutral
or similar up to 2.20m*

Sink:
White Caxton Rectangular Sink, or similar

Shower Niche:
One built-in shower niche for added convenience.

Glass Panel:
Tempered glass panel, 2.20 m in height.

Cabinets
*Light Neutral Flat
Panel or similar
Height: 2.40m*



Garbage Disposal
Food & garbage disposal



Bathroom Accessories
Helvex or similar



ELECTRICAL STANDARD PACKAGE

Las Catalinas Typical Interior Lighting



**Models for reference*

LED Lighting Fixtures

- 3 Additional Spotlights per room (4 total)
- 1 Additional 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 and Living Room
- 1 Ceiling fan in Covered Terrace, where applicable

MONTAÑA FLATS | **Upgrade Packages**

KITCHEN FINISHES UPGRADE PACKAGE

Las Catalinas Typical Plumbing Finishes & High-End Melamine Cabinetry | Available before Bidding Process Phase



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 up.



Cabinetry

- Melamine Cabinets up to ceiling.
- 3 options of solid colors: Light, Medium, Dark tones.
- High-quality knobs for kitchen cabinets.



Upgrade Package Pricing

- 1 Bedroom \$25,000
- 2 Bedroom \$27,000
- 3 Bedroom \$30,000



BATH & CLOSET UPGRADE PACKAGE

Las Catalinas Typical Plumbing Finishes & High-End Melamine Cabinetry | Available before Bidding Process Phase



Bathroom Plumbing Fixtures

- Kohler, Brushed Nickel
- Avid Bathroom Faucet (or similar)
- Avid/Awaken Shower (or similar)
- Avid Bathroom Accessories (or similar)
- Wellworth Toilet, white (or similar)



Bathroom and Closet Cabinetry

- Melamine Cabinets: 3 options of colors: Light, Medium, Dark tones.
- Mirror: Option to choose between two alternatives.



Shower

- Tempered Glass Panel + Swinging glass door
- Solid Color Baldosa Tile Walls, Brick or Net Pattern, up to ceiling



Upgrade Package Pricing

- 1 Bedroom \$16,000
- 2 Bedroom \$21,000
- 3 Bedroom \$25,000



FIXED FINISHES UPGRADE PACKAGE

Las Catalinas Typical Timeless Touch for Interiors | Available before Bidding Process Phase



Tile Finishes

- 3 Options of Tile Floors for Interior
- Rectangular Exotic Shell Exterior Floors and Pool (when applicable)



Interior Doors

- 2.1 m tall Solid Guanacaste wood doors, sealed finish
- 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 tones
- 2 options of Profiles



Upgrade Package Pricing

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



RENTAL UPGRADE PACKAGE

Standard Main Door Lock & Rendered Floor Plans for Las Catalinas Collection Rental Program | Available before Bidding Process Phase



Main Entry Door

- 3 options of Main Door Models
- 3 Options of Colors: Light, Medium, Dark tones

Lock

- 1 Salto Ottawa Lever, black finish
- 2 wrist bands

Rental Plans

- PDF Set of Floor Plans in LCC Standard Format

Upgrade Package Pricing

- 1, 2 or 3 Bedrooms \$4,000