

# MONTAÑA

LAS CATALINAS

UPGRADE PACKAGES





## ELECTRICAL UPGRADE PACKAGE

Las Catalinas Typical Interior Lighting & Security System  
Available before Architectural Construction Drawings Phase

### 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



### SWITCHES

- Dimmers in Bedrooms and Interior Social Space



### ALARM SYSTEM

- 1 Alarm Panel and Motion Sensor per Unit

### UPGRADE PACKAGE PRICING

- 1 Bedroom \$10,000
- 2 Bedroom \$20,000
- 3 Bedroom \$30,000





## 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

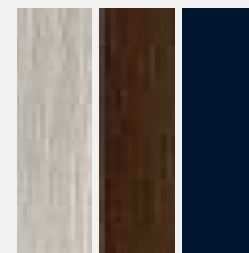
### CABINETS

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



### UPGRADE PACKAGE PRICING

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





## BATH & CLOSET UPGRADE PACKAGE

Las Catalinas Typical Plumbing Finshes & 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)



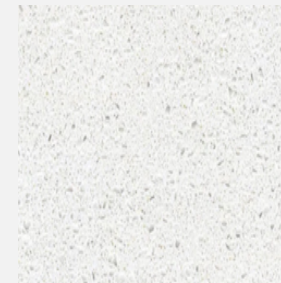
### BATHROOM COUNTERTOPS & BACKSPLASH

- White quartz Countertop & 4 inch backsplash
- White Caxton Rectangular Sink, or similar



### BATHROOM AND CLOSET CABINETRY

- Melamine Cabinets
- 3 options of colors: Light, Medium, and Dark tones
- Coordinating Rectangular Mirror

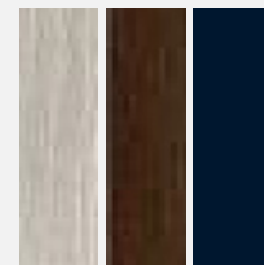


### SHOWER

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

### UPGRADE PACKAGE PRICING

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





## 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)



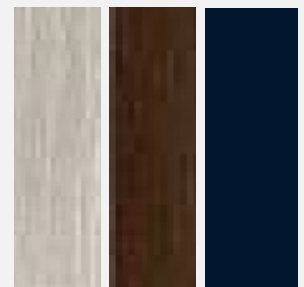
### BASEBOARDS

- 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

For units with wooden swing door

- 3 options of main door models
- 3 Options of stains: light, medium, dark tones

For units with aluminum and glass slider doors

- slider modifies to a fixed glass section and swing door
- the opening size, material and overall design remain the same

### 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