



MONTAÑA

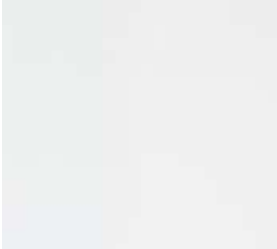
LAS CATALINAS

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



Faucets
Helvex Alabe or similar



Toilet
Helvex Cardo or similar



Cabinets
melamine flat panel
light, neutral or similar



Shower Tiles
ceramic
light, neutral 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 terrace, 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