

THE DUNES

FEATURES AMENITIES AND SERVICES

INTERIOR CONDO FEATURES

A. Kitchen

1. Pre-Wired for Built-In Microwave
2. Energy Efficient Dishwasher
3. Kitchen Cabinetry with Island/Dining Table
4. Hard Countertop
5. Stainless Steel Bowl Sink
6. Kitchen Faucet
7. Water Line for Icemaker

B. Baths

1. Bathroom Cabinets, Sink, Faucets and Mirrors
2. Toilets, And Bathroom Accessories
3. Dual Shower System with Shower Heads and Hand Shower
4. Shower Nook
5. Shower Floor and Walls with Ceramic Tiles
6. Fixed Glass Shower Partition Panel
7. Bathroom Walls Partially Tiled
8. Exhaust Fan, Vent to the Outside
9. Linear Drain

C. Other Interior Features

1. Drop Ceilings of Sheetrock
2. Ceramic Tile Flooring 60cm X 60cm
3. Decorative Baseboards
4. Solid Front Door with Hardware
5. Interior Doors (Solid Core)
6. Closet Doors (Per Plan)
7. Sliding Aluminum Sliding Doors with Double Pane Tinted Glass (Per Plan)
8. Interior Door Hardware
9. Aluminum Windows with Double Pane Tinted Glass
10. Cable/Wi-Fi Outlets in All Bedrooms and Living Area
11. Washer And Dryer Ready, With Dryer Vent to the Outside
12. Interior Paint Colors in Designer Choices
13. Energy Efficient Water Heater Of 30 Gal
14. Split Unit Air Conditions with Inverter and Programmable Thermostat

D. Interior Package

1. Light Fixtures (Per Plan)
2. Window Treatment (Per Plan)
3. Furniture
 - a. Bedrooms
 - i. Bed And Matrass
 - ii. Nightstand
 - iii. Dresser
 - iv. Chair

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- v. Rug
- vi. Table Lamp
- b. Main Living Area and Balconies
 - i. Sofa
 - ii. Lounge Chair
 - iii. Side Table
 - iv. Coffee Table
 - v. Media Console
 - vi. Rug
 - vii. Table Lamp
 - viii. Dining Chairs (4X)
 - ix. Mirror
 - x. Wall Arts
 - xi. Balcony Chairs (2X)
 - xii. Balcony Table

E. Appliances:

1. Refrigerator
2. Built-In Microwave
3. Dishwasher
4. Electric Range
5. Oven
6. Washer/Dryer

BUILDING FEATURES

F. Structural Features

1. Concrete Slab Foundation, Reinforced with Steel, with Termite Protection, and Moisture Barrier
2. Concrete Second Floor, Reinforced with Steel, and Metal Deck
3. Concrete Flat Roof, Reinforced with Steel and Metal Deck Support, with Insulation and Covered with Asphalt Base Sheet and 4mm APP Waterproofing Bitumen Membrane
4. Eight- And Six-Inch Exterior Concrete Block Walls
5. Six And Four Inch Interior Concrete Block Walls
6. 110 Volt Ground Electrical Service
7. 220 Volt Connections For A/C Units
8. Safety Ground Fault Electrical Receptacles in Wet Areas (GFT)
9. Under Slab Termite Protection
10. Under Slab Moisture Barrier

G. Exterior Features

1. Four Staircases
2. Elevator
3. Covered Hallways
4. Rooftop Facilities
5. Paved Driveway, Parking, And Walkways
6. Assigned/Private Parking & Visitor's Parking
7. Landscaping

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8. Common Septic Tank with Capacity for Treating Water for Irrigation
9. Weatherproof Exterior Outlets
10. Decorative Exterior Wall Front Lights (Per Plan)
11. Designer Exterior Color
12. Full Stucco Exterior
13. Perimeter Fencing (Gated Compound)
14. Garbage Area

AMENITIES

H. Amenities

Main Area:

1. Lobby/Reception Area with Lounge Areas, and Restrooms
2. Pool Area with Adult and Kids Pool, Lounge Chairs, Umbrellas, Patio Tables & Chairs, and Outdoor Shower
3. Gate For Beach Access
4. BBQ Area

Roof Top:

5. Air-Conditioned Fitness Facility
6. Covered Terrace with Furniture
7. Al Fresco Lounge Area

I. Services

1. Security (Dusk to Dawn)
- Optional Services:
2. Vacation Rental Program & Management
 3. Property Management
 4. Maintenance And Janitorial Services
 5. Final Inspection and Pre-Delivery Services
 6. Interior Design and Decorating Services (Pre/Post-Delivery)

J. Exclusions

1. Closing Costs (Notary Fee, Property Transfer Tax)
2. Property Tax and Other Government Taxes (When and If Applicable).
3. Connection, Deposits, and Consumption Costs Related to Water, Electricity, Cable/Wi-Fi, and Other Telecommunication Services.
4. All Other Work That is Not Included or Specified Herein or On House Plan.

(Note: Not all features apply to all models. Dimensions, features, and specifications are approximate and are subject to change without notice).