

LACOVIA

CAYMAN ISLANDS

/ Floor Plans

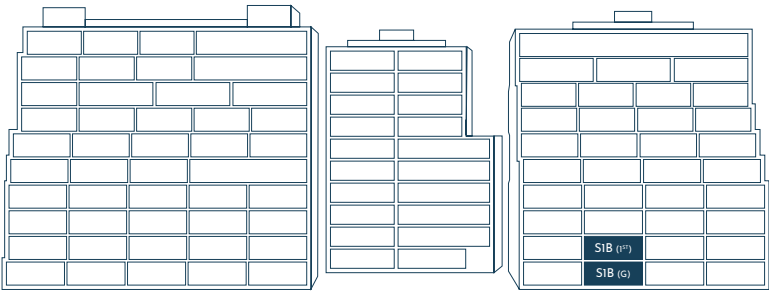
UNIT S1B

LACOVIA

FLOOR PLAN - S1B



ROOM	SIZE	POSITION	ROOM	SIZE	POSITION	ROOM	SIZE	POSITION
KITCHEN	14'-0" X 22'-3"	1	BEDROOM 2	17'-1" X 11'-5"	10	OFFICE	8'-0" X 8'-11"	19
LIVING ROOM	18'-1" X 14'-3"	2	ENSUITE 2	9'-2" X 5'-11"	11	LAUNDRY	11'-11" X 12'-4"	20
DINING ROOM	18'-1" X 14'-3"	3	CLOSET 2	7'-6" X 5'11"	12	BEDROOM 3 & 4	15'-7" X 13'-10"	21
MAIN PATIO	32'-10" X 28'-6"	4	REAR PATIO 1	8'-0" X 19'-8"	13	ENSUITE 3	5'-6" X 12'-4"	22
FAMILY ROOM	15'-3" X 12'-3"	5	PRIMARY BEDROOM:	16'-7" X 15'-5"	14	CLOSET 3	5'-7" X 7'-11"	23
POWDER ROOM	4'-10" X 6'-6"	6	PRIMARY LOUNGE	16'-7" X 12'-7"	15	ENSUITE 4	5'-6" X 9'-9"	24
BEDROOM 1	11'-6" X 12'-11"	7	PRIMARY PATIO	15'-2" X 28'-1"	16	CLOSET 4	5'-7" X 9'-10"	25
ENSUITE 1	9'-4" X 5'-6"	8	PRIMARY ENSUITE	15'-0" X 12'-4"	17	REAR PATIO 2	29'2" X 15'7"	26
CLOSET 1	5'-7" X 7'-0"	9	PRIMARY CLOSET	16'-1" X 9'-6"	18			



All dimensions, areas, and square feet are approximate and subject to normal construction variances and tolerances.







COMMON PROPERTY SPECIFICATIONS

LOBBY/RECEPTION BUILDING

- Three Levels
- Covered Porte Cochere Entrance
- Feature Pivot Glass Entrance Door with Controlled Access Security Program
- Reception/Concierge
- Guest Lounge and Waiting Area
- Bathroom
- Manager’s and Administrative Offices
- Elevator Access to Second Floor Fitness Centre
- Elevator Access to Third Floor Owners’ Lounge with Bathrooms
- Outdoor Garden Terrace off Owners’ Lounge

ELEVATORS

- Nine ThyssenKrupp Elevators with Custom Finishes
- LED lighting
- Security Fob Floor-Controlled Access Program with Video Intercom

SWIMMING POOLS

- Concrete Negative Edge/Infinity Edge Swimming Pools with Diamond Bright and Mosaic Glass Tile Finish
- Tiered Travertine and IPE Brazilian Hardwood Decking Surround Swimming Pool
- Contemporary Outdoor Chaise Loungers, Coffee Tables and Cabanas
- Outdoor Showers

LANDSCAPING

- Lush Tropical Gardens Featuring Canopy and
- Ornamental Trees, Palms, Shrubs and Hedges with LED and Solar Lighting Throughout
- Private Courtyard Gardens In-Between Buildings
- Automatic Irrigation
- Feature Coral Stone Paving from Lobby to Pool and Beach Access

BASEMENT

- Secured Parking Basement with Controlled Access
- Elevator Access Locations from Basement to all Residence levels
- Owner Storage Units
- Laundry and Housekeeping
- Cleaning Storage Room and Staff Toilets
- Commercial Kitchen for Room Service
- Generators for Emergency Building Supply to Common Areas and Life Safety Equipment
- Concrete Cistern for Grey Water Collection and Fire Sprinklers
- Enclosed Refuse Collection Area

TERRACES & BALCONIES

- Tile Flooring on all Terraces and Balconies
- Tempered Glass Railings on Oceanside Terraces
- Aluminum Feature Railings on Roadside Balconies with IPE Brazilian Hardwood Top Rail

STRUCTURE

- Engineered Poured Concrete Slabs with Steel Reinforcement
- Exterior Walls are Either Structural Poured
- Concrete Walls or Concrete Block with Steel Reinforcement and Acoustic Insulation
- Exterior Wall Insulated with 2” Rigid Insulation EIFS Cladding System
- Roof is Engineered Poured Concrete with Steel Reinforcement, Insulation and Rubberized Ultra-Membrane Waterproofing

WINDOWS & SLIDING GLASS DOORS

- Hurricane Impact (Miami Dade Certification and Rating) Aluminum Windows and Sliding Doors with White Kynar 500 Coating and Grey UV Laminated Tint Glazing
- Clear Low E Glass
- Marine Grade Stainless Steel Hardware

OWNER RESIDENCES SPECIFICATIONS

KITCHEN

APPLIANCES

- Sub-Zero Integrated Column Refrigerator with Advanced Food Storage Technology
- Sub-Zero Integrated Column Freezer with Ice Maker
- Sub-Zero Integrated Wine Storage
- Miele Induction Ceramic Glass Cooktop with Flush-Mounted Installation Seamlessly Integrated into the Countertop
- Miele Convection Oven
- Miele Microwave
- Miele Fully Integrated Dishwasher

CABINETRY & COUNTERTOPS

- Custom Designed and Manufactured Lacquered Cabinetry with Blum Soft-Close Drawers and Doors
- Custom Organized Shelving and Drawer Systems
- 3" Thick Solid Caesarstone Quartz Surface Countertops with Feature Waterfall Edge on Back and Sides of Island
- Full Height Quartz Wrapped Backsplash
- Kitchen Island
- Integrated Hafele Double Bin Trash Bins with Soft-Close Drawer

PLUMBING

- Blanco Culina Professional Faucet with Quick Release Magnetic Hand Spray and Dual Spray Feature
- Stainless Steel Franke Kitchen Sink, Large Single Bowl
- In-Sink-Erator Evolution Series Disposal & Polished Chrome Sink Top Switch Kit

BATHROOMS

POWDER ROOM

- Rohl Wave High Wall Mount
- Widespread Lavatory Faucet in Polished Chrome
- Laufen Ilbagnoalessi Countertop Washbasin
- Duravit Durastyle One-Piece Toilet
- Feature Tiling

GUEST BATHROOMS CABINETRY & COUNTERTOPS

- Custom Designed Wood with Premium Rift White Oak Veneer with Custom Stain and Satin Lacquer Finish
- Thick Caesarstone Quartz Surface Countertops

GUEST BATHTUBS & BATH ENCLOSURES

- WC3 has Duravit Built-in Tub with Tiled Tub Surround
- Custom Frameless Tempered Glass, with Sliding Doors and Chrome Finish Hardware

GUEST BATHROOMS PLUMBING

- Grohe Allure Faucets in Polished Chrome
- Nameek Scarabeo Teorema Sink Basin
- Allure Bath Spout Combination in Polished Chrome [WC3]
- Duravit Starck Tub, Built-in, Tiled Surround [WC3]
- Hansgrohe Axor Shower Collection Wall Mounted Showerhead Trim with Shower Arm in Polished Chrome
- Hansgrohe Axor Starck 2-Jet Hand Shower with Wall Bar in Polished Chrome [WC2]
- Duravit Durastyle One-Piece Toilet
- Nameek Geesa Towel Bar in Polished Chrome
- Nameek Gedy Hand Towel Bar in Polished Chrome
- Nameek Gedy Toilet Roll Holder in Polished Chrome

GUEST SHOWER ENCLOSURES

- Custom Frameless Tempered Glass with Chrome Finish Hardware

MASTER BATHROOM SHOWER ENCLOSURES

- Custom Frameless Tempered Glass with Chrome Finish Hardware
- Feature Tiling

MASTER BATHROOMS CABINETRY & COUNTERTOPS

- Custom Designed Wood with Premium Rift White Oak Veneer with Custom Stain and Satin Lacquer Finish
- Thick Solid Caesarstone Quartz Surface Countertops

MASTER BATHROOMS PLUMBING

- Freestanding Soaking Bathtub, Custom Fabricated Cast Stone & Resin Material, with Gloss White Finish
- Grohe Allure Bathtub Spout in Polished Chrome
- Rohl Wave High Wall Mount Widespread Lavatory Faucet in Polished Chrome
- Nameek Scarabeo Teorema Sink Basin
- Hansgrohe Axor Shower Collection Showerhead Trim with Shower Arm in Polished Chrome
- Hansgrohe Axor Starck 2-Jet Hand Shower with Wall Bar in Polished Chrome
- Nameek Geesa Towel Bar in Polished Chrome
- Nameek Gedy Hand Towel Bar in Polished Chrome
- Nameek Gedy Toilet Roll Holder in Polished Chrome

OWNER RESIDENCES SPECIFICATIONS

LIVING & DINING

WINDOWS & SLIDING GLASS DOORS

- Double Sliding Glass Impact Rated Doors to Beachfront Terrace/Balcony
- Double Sliding Glass Impact Rated Doors to Side Terrace/Balcony

DIMENSIONS & CEILING HEIGHTS

- 10' Ceilings

LAUNDRY

APPLIANCES

- Mega Capacity Washer & Dryer, ENERGY STAR and
- SMARTTHINQ Technology

CABINETRY & COUNTERTOPS

- Custom Wood Cabinetry, with High Gloss White Lacquer Finish
- Blum Legrabox Grey Metal Interior Finish with Blum Soft-close Hardware
- Custom Shelving and Drawer Systems
- Convenience Clothing Hanging Rods with Polished Chrome Finish
- 3" Thick Solid Caesarstone Quartz Surface Countertops

PLUMBING & SINKS

- Large Undermount, Single Bowl Sink with Stainless Steel Finish
- Blanco Culina Professional Faucet with Quick Release Magnetic Hand Spray and Dual Spray Feature

GENERAL

ELECTRICAL

- Recessed LED Lights Throughout
- Vanity Lights in all Bathrooms
- Modern Fan Co Brushed Aluminum Fans in Living Room and Bedrooms
- High-speed Fiber Optic Internet and TV Distribution to Main Living Areas, Office and Bedrooms to Main Living Areas, Office and all Bedrooms
- Lutron Screwless Outlets and Switches Throughout
- Fire/Smoke Alarm System to Each Residence

PLUMBING

- Panasonic Whisper Quiet Recessed LED Fan/Light Combo, 80CFM
- Residential Heat Pump Electric Water Heater, 80gal Capacity
- Commercial Grade Water Booster Pumps

BASEBOARD TRIM

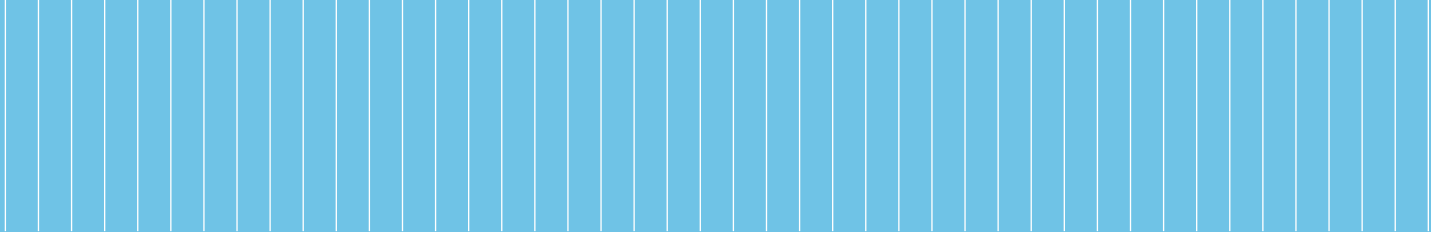
- 8" Baseboard Moldings

INTERIOR INSULATION

- All Interior Walls Furred, Insulated and Painted Gypsum Board (Sheetrock) Finish
- All floor slabs Insulated with Acoustic Reduction Insulation

INTERIOR DOORS

- 8' Trustile Infinite Rail (TMIR Series) with 1/4" Kerf Cut Reveals
- Designer Hardware with Polished Chrome Finish



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