

An Exclusive Opportunity  
Brought To You By

 HomeSolutions



 *eighteen*  
MOKA

Nestled in the lush Moka Valley, a private sanctuary overlooking the fairway of St. Andrew's Golf Course awaits you. 18 Moka is the perfect hideaway for busy professionals or if you simply seek a tranquil home. These units come fully equipped with :

- *Modern luxury finishes*
- *Hurricane resistant glass facade*
- *Advanced HVAC and dehumidifier technology*
- *Extensive security systems*
- *Outdoor pool and deck are designed for optimal entertainment*



## UNIT 3 SITE

### SITE & UNIT FEATURES

There are a total of **8 Units**, each containing **3 Bedrooms**, with **Private Bathrooms** and **Closets**, an **Open Living, Dining and TV Room** with **Kitchen and Pantry**, as well as a **Breakfast Nook**. The Interior Spaces also include a **Powder Room**, a **Laundry, I.T. Room** and **Storage Room**.

### ENTERTAINMENT

Exterior jacuzzi and wood look deck area designed for optimal entertainment with built in seating and grill space.

### PARKING

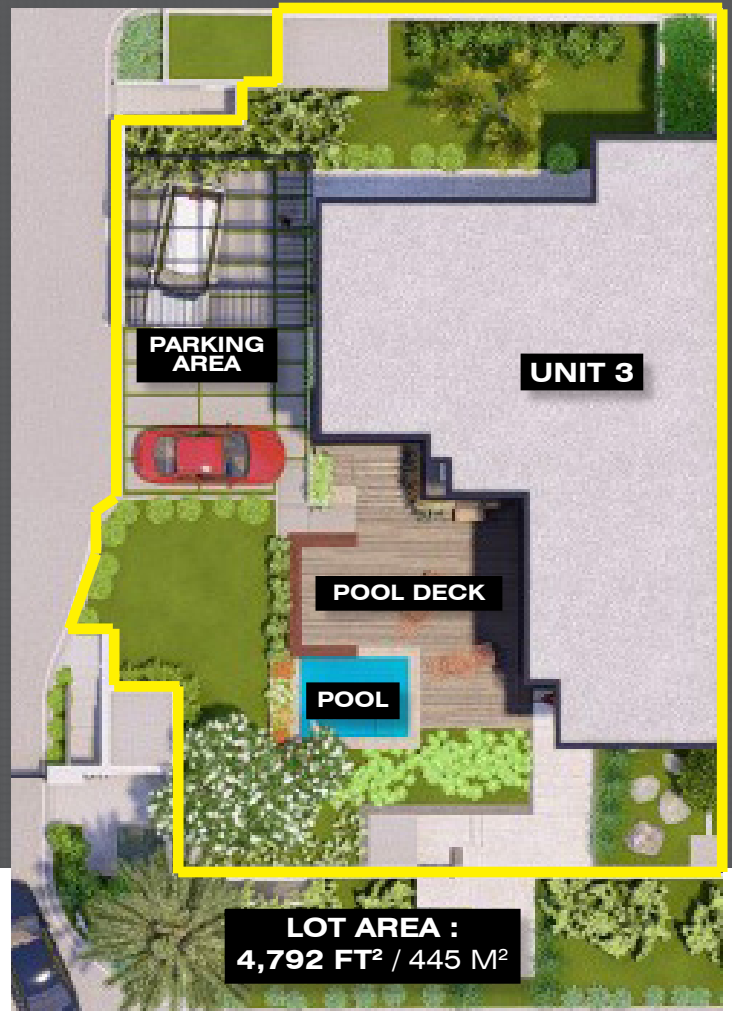
Each Unit has its own designated parking with Pergola.

### WATER STORAGE

Sufficient Water Storage is provided via individual reinforced concrete tanks.

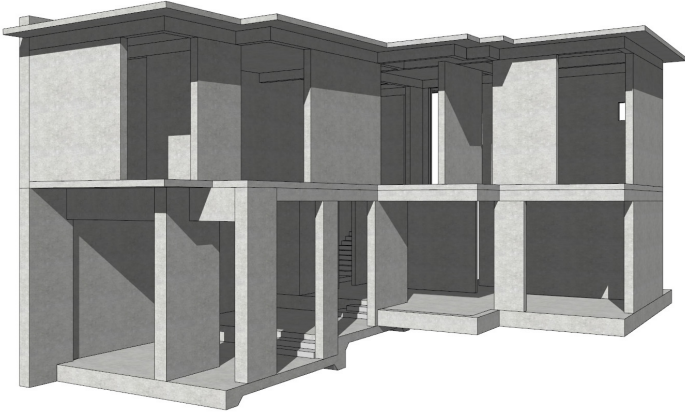
### POWER GENERATOR

Each Unit has allocated space for its own Power Generator



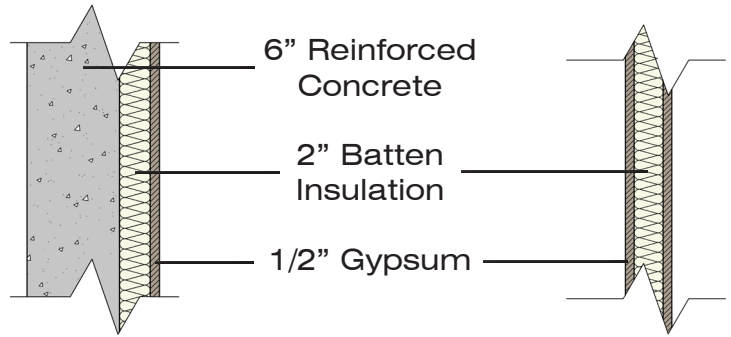
## SUPERSTRUCTURE

Our buildings consist of structurally sound reinforced concrete walls, floors and roofs. The design meets regional seismic requirements.



## WALLS

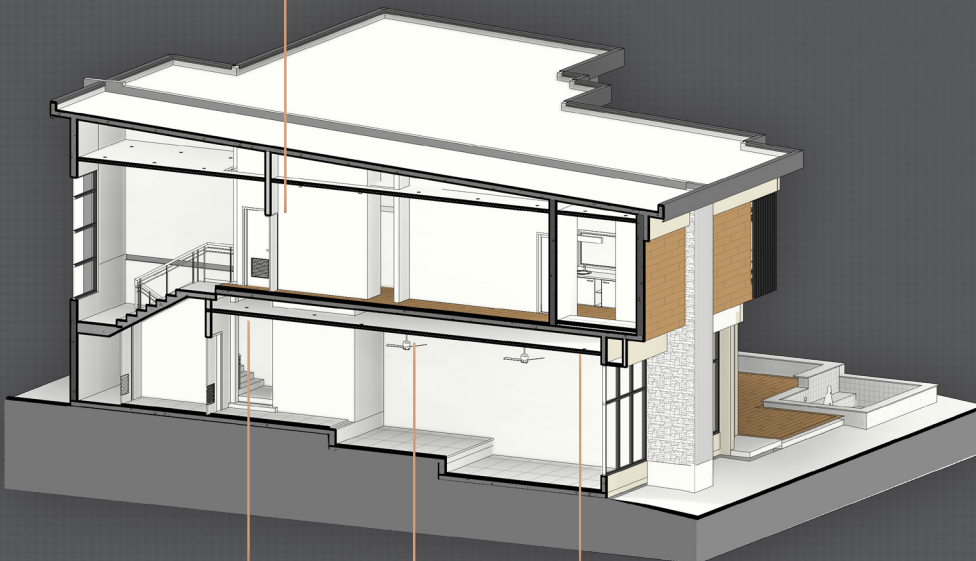
EIFS (Exterior Insulation and Finish Systems) are used to provide an optimal internal environment.



**Typical R.C. Party Wall with Insulation**

**Typical Gypsum Wall with Insulation**

9 FOOT HIGH CEILINGS  
IN UPSTAIRS INTERIOR SPACES



9 FOOT HIGH CEILINGS  
IN TV ROOM & KITCHEN

10 1/2 FOOT  
HIGH CEILINGS  
IN DINING ROOM

12 FOOT HIGH  
CEILINGS IN  
LIVING ROOM

## UNIT FINISHES

### FLOORING

A combination of Luxury Vinyl Tile and porcelain tile.

### WINDOWS

All windows are hurricane resistant laminate glass with aluminium profile framing. They are low maintenance and provide excellent energy savings and thermal performance.

### CEILINGS

Flush painted gypsum ceilings punctuated with high-efficiency surface-mounted LED lighting. Provisions will be made for multiple types of fixtures including decorative lights at various locations.



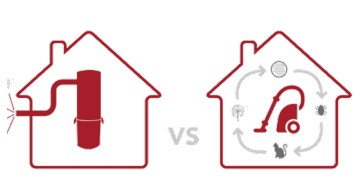
## HVAC SYSTEM

The building features a leading edge inverter system by Mitsubishi Air ®

## DEHUMIDIFIER

Also featured is the Aprilaire ® Dehumidifier, which protects each unit from mildew, eliminates musty odors and reduces growth of allergens, creating a comfortable and healthy home. By doing so, this system can prevent the HVAC system from working overtime and therefore lower energy costs.

Both systems are fully compatible with one another but can be controlled separately via smartphone. Thus ensuring residents their own customized personal comfort.



## CENTRAL VACUUM

Each unit features the Nutone ® Residential Central Vacuum System. This is an integrated in-wall vacuum motor providing powerful self cleaning filtration.

The vacuum operates quietly and ensures in depth cleaning with a system that allows for easy removal of debris, required on average every 6 months.

Compared to portable and other vacuum systems, the Nutone Central Vacuum has stronger more efficient suction that captures dust and dander that can aggravate asthma and allergies, while other vacuum systems leave billions of microscopic particles to settle and be inhaled. This integrated vacuum system vacuums air and allergens outside.



## GROUND FLOOR PLAN

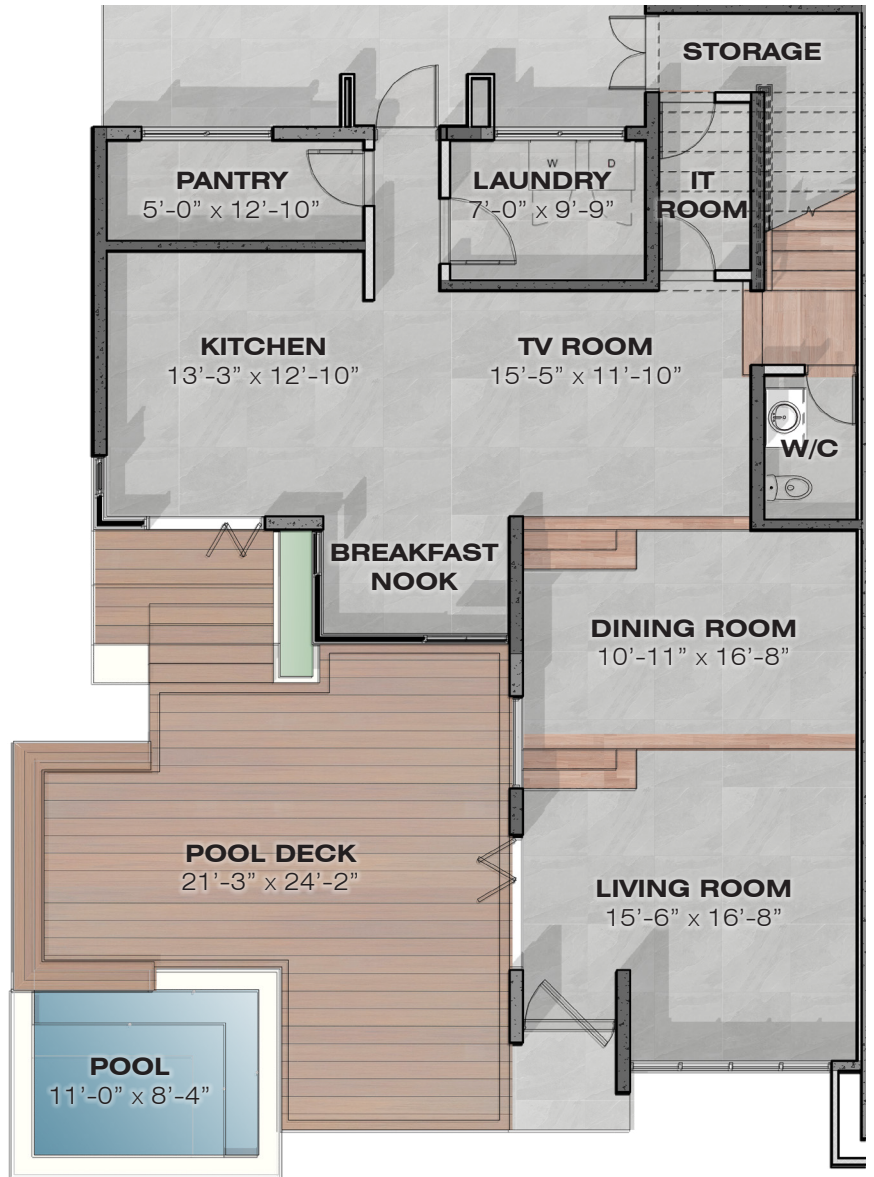
At ground level, the unit features an open plan living, kitchen, dining and tv room experience, with views that cascade towards the neighboring greens of the golf course, and expansive bifold doors that open outward to the pool deck.

**LOT SIZE :**  
**4,792 FT<sup>2</sup> / 445 M<sup>2</sup>**

**GROUND FLOOR AREA :**  
**1,345 FT<sup>2</sup> / 125 M<sup>2</sup>**

**FIRST FLOOR AREA :**  
**1,250 FT<sup>2</sup> / 116 M<sup>2</sup>**

**TOTAL UNIT FLOOR AREA :**  
**2,595 FT<sup>2</sup> / 241 M<sup>2</sup>**



**POOL DECK**



**LIVING, DINING AND TV ROOM**



**KITCHEN**

## FIRST FLOOR PLAN

At the upper level, the 3 Bedrooms feature their own bathrooms and closets, and are purposely placed to maximize the views towards the golf course and overlook the pool deck.

**FLOOR AREA :**  
**1,250 FT<sup>2</sup> / 116 M<sup>2</sup>**



**STUDY**



**BEDROOM 2**



**MASTER BEDROOM**



**MASTER BATHROOM AND CLOSET**