

# SULTAN - SINGLE DETACHED EXPANDED

Balai Asya  
de Manila



Lot Area: 132 sqm  
House Area: 166 sqm / 186 sqm

## HOUSE FEATURES

- 4 Bedrooms
- 3 Toilet & Bath
- Carport
- Carport Deck
- Master's Bedroom Balcony
- Full Attic
- Porch
- Service Area
- Fence & Gate
- Landscape

## SPECIFICATION

### EXTERIOR

- Roofing - Prepainted Long Span Sheets with Insulation, "Satori Tile" or equivalent design; Steel Roof Framing
- Windows - Aluminium Sliding Window
- Window Screen - with screen
- Walls - Smooth Plain Cement Finish, Painted
- Wall Accent - Concrete Moulding and Grooves
- Ceiling/Eaves - Fiber Cement Board Panel, Painted
- Service Area Flooring - Smooth Plain Cement Finish
- Carport Flooring - Cement with Grass Paver
- Carport Roof - 12" x 12" Ceramic Tiles
- Gate - Steel Gate
- Fence - Concrete with Steel Grills

### BEDROOM CABINETS

Master's Bedroom, BR1 & BR2  
- Laminated Cabinet

### ATTIC

- Made with Lightweight Materials

### INTERIOR

#### FLOORS:

- Living/Dining/Kitchen - 24" x 24" Ceramic Floor Tiles
- Bedrooms - Premium Vinyl Tiles
- Attic - 6" x 36" Premium Vinyl Tiles or equivalent
- Toilet & Bath - 12" x 12" Ceramic Floor Tiles
- Stairs - Composite Wood

#### WALLS:

- Walls - Smooth Plain Cement Finish, Painted
- Bedroom Partition - Smooth Plain Cement Finish, Painted

### CEILING

- Ground Floor - Painted Concrete underslab with Gypsum Board Panel on some portions
- Second Floor - Gypsum Board Panel, Painted
- Attic - Gypsum Board Panel, Painted
- Toilet & Bath - Fiber Cement Board, Panel, Painted

### DOORS

- Main Door - Wooden Solid Panel Door
- Lanai/Balcony - Aluminium Sliding Door with Screen
- Service Area/ Bedrooms / Carport Deck - Wooden Flush Door
- Toilet & Bath - Wood/ Composite Door

### KITCHEN COUNTER

- Kitchen Countertop - 24" x 24" Granite Tiles
- Kitchen Sink - Stainless Kitchen Sink with Faucet
- Base & Overhead Cabinet - Laminated Kitchen Cabinet

### TOILET & BATH

- Lavatory - HCG Wall Hang with Faucet
- Water Closet - HCG Dual Flash Type with Seat Cover
- Shower Set Fixtures - Rain Shower
- Walls - Smooth Plain Cement Finish, Painted with 12" x 12" Ceramic Tiles (1.2mH). Full Height Tiles at Shower Area

### UTILITIES & SERVICES

- Water Line - PPR Pipes with Complete Fittings; Dual Piping for Hot and Cold with Provision for Multi-point Heater
- Electrical - Complete set of Electrical Fixtures with Aicon Outlet at Bedrooms and Water Outlet at T&B
- Electrical Provisions - Wiring for provision for water heater, A/C, Electric Range & Range Hood
- Other Provisions - Provision for Telephone

#### GROUND FLOOR



#### SECOND FLOOR



#### ATTIC

