# SINGLE-DETACHED HOMES



Lot Area: 132 sqm House Area: 155/175 sqm

### PROPERTY FEATURES

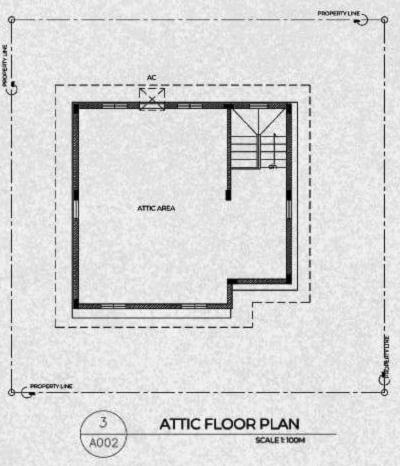
- 4 Bedrooms
- 3 Toilet & Bath
- Storage Area (Underneath the Stairs)
- Pocket Garden

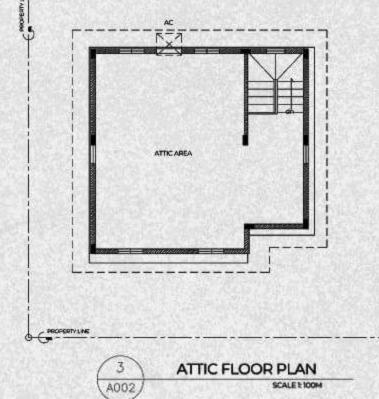
- Carport
- Carport Deck
- Full Attic
- Service Area
- Fence & Gate

# FLOOR PLAN













# SPECIFICATIONS

### **EXTERIOR**

- Roofing Pre-painted Long Span Sheets with Insulation; Steel **Roof Framing**
- Windows Aluminium Sliding Window with screen
- Wall Material Aerated Concrete Hollows Block, 800 psi strength with thermal insulation properties
- Walls Smooth Plain Cement Finish, Painted
- Wall Accent Concrete Moulding and Grooves
- Ceiling/Eaves Fiber Cement Board Panel, Painted
- Service Area Counter Smooth Plain Cement Finish
- Carport Flooring Cement with grass paver
- Carport Deck / Balcony- 60cm x 60cm Ceramic Floor Tiles
- Gate Steel Gate
- Fence Concrete with Steel Grills

### INTERIOR

### FLOORS:

- Living/Dining/Kitchen 60cm x 60cm Ceramic Floor Tiles
- Bedroom/Attic/Stairs 9" x 48" Premium Vinyl Planks or equivalent
- Toilet & Bath 60cm x 60cm Ceramic Floor Tiles

### **WALLS/BEDROOM PARTITION:**

Smooth Plain Cement Finish, Painted 2 coats

### CEILING

- Ground Floor Painted Concrete underslab with Gypsum Board Panel on some portions
- Second Floor/Attic Gypsum Board Panel, Painted 2 coats
- Toilet & Bath Fiber Cement Board Panel, Painted 2 coats

### **BEDROOM CABINETS:**

• Master's BR/ BR 1/ BR 2 - Laminated Cabinet

### **DOORS**

- Main Door/ Carport Deck -Steel or Solid Wood Door; Steel Door Jamb, Painted
- Lanai/Balcony Aluminum Sliding Door with Screen
- Bedrooms Molded HDF Door; Steel Door Jamb
- Service Area/Carport Deck Steel or Solid Wood Door; Steel Door Jamb, Painted
- Toilet & Bath Wooden Flush Door; Steel Door Jamb

### ATTIC

Tubular Steel Framing with 18mm Ficem Board

### KITCHEN COUNTER

- Kitchen Countertop/Nook -60cm x 60cm Porcelain Tiles
- Kitchen Sink Stainless Steel Double Bowl Kitchen Sink Black Series and Stainless Steel
- Kitchen Sink Stainless Steel Pull Out (Mixer) Hot and Cold Faucet Black Series
- Base Cabinet High Gloss Laminated Cabinet
- Overhead Cabinet Laminated Cabinet

### **TOILET & BATH**

- Lavatory Wash Basin with short pedestal Mixing faucet supplied with complete fittings
- Water Closet Dual Push Button Type Water Closet
- Master's Bathroom Shower Fixture Exposed mixing shower set with 9" shower head
- Common Bathroom Shower Fixtures Concealed mixing shower set
- Bathroom Accessories Towel Bar, Towel Ring, Tissue Holder Soap Holder
- · Walls Smooth Plain Cement Finish, Painted with 60cm x 30cm Ceramic Tiles @ 1.2mH. Full Height Tiles at Shower Area

## **LAUNDRY & UTILITY AREA**

- Laundry Faucet & Hose Bib Stainless Steel Faucet
- Laundry Sink Concrete with 60cm x 60cm tiles on counter and sink
- Laundry Area Countertop 60cm x 60cm Ceramic Tiles
- Provision With Electrical & Drainage provision for Washing Machine

### **UTILITIES & SERVICES**

- Water Line PPR Pipes with Complete Fittings; Dual Piping for Hot & Cold with provision for Multipoint Heater
- Electrical Complete Set of Electrical Fixtures with Aircon Outlet at Bedrooms and Water Heater Outlet at T&B
- Electrical Provisions Wiring for provision for water heater, A/C, Electric Range & Range Hood

DISCLAIMER: HOUSE SPECS MAY CHANGE WITHOUT PRIOR NOTICE BY THE DEVELOPER