

Sultan Exp-Mid

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 Multi-point 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.