

SULTAN EXPANDED

SINGLE DETACHED - 4BR



Lot Area: 160 sqm
House Area: 155 sqm / 175 sqm

PROPERTY FEATURES



4 Bedrooms



Full Attic



3 Toilet & Bath



Storage Area



Landscape Garden



Fence & Gate



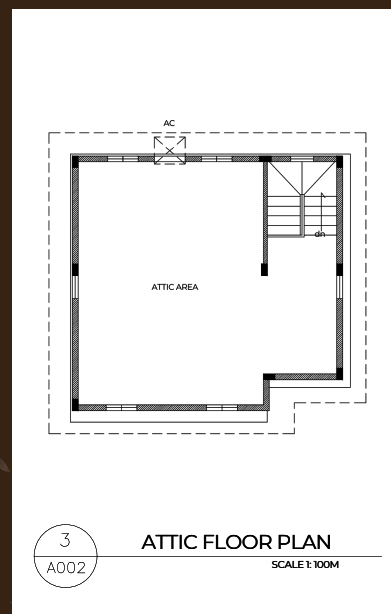
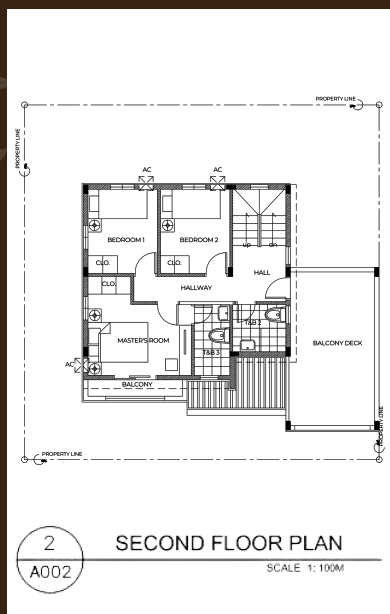
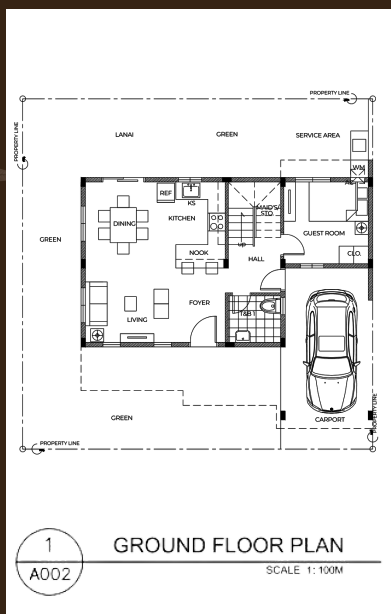
Service Area



Carport Roof
with Deck



Car Garage



DHSUD LTS NO. 772
WWW.BALAIASYA.COM

DEVELOPER: LIGHTWELL LAND INC.
BALAI ASYA HOMES f
BRGY. SAN ANDRES, MALVAR, BATANGAS 9

SPECIFICATIONS

SULTAN EXPANDED SINGLE DETACHED - 4BR

Lot Area: 160 sqm
House Area: 155 sqm / 175 sqm



EXTERIOR

- **Windows** - Aluminium Sliding Window with screen
- **Wall Material** - Aerated Concrete Hollows Block
- **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** - Ceramic Floor Tiles
- **Gate** - Steel Gate
- **Fence** - Concrete with Steel Grills

INTERIOR

FLOORS:

- **Living/Dining/Kitchen** - Ceramic Floor Tiles
- **Bedroom/Attic/Stairs** - Premium Vinyl Planks or equivalent
- **Toilet & Bath** - Ceramic Floor Tiles
- **Stairs** - Premium Vinyl Planks or equivalent

Walls/Bedroom Partition:

- Smooth Plain Cement Finish, Painted 2 coats

BEDROOM CABINETS

- **Master's BR / BR1 / BR2** - Laminated Cabinet

DOORS

- **Main Door/ Carport Deck** - Solid Wooden Panel Door
- **Lanai/Balcony** - Aluminum Sliding Door with Screen
- **Service Area/Carport Deck/ Bedrooms/ Toilet & Bath** - Painted Finish Wooden Flush Door

KITCHEN COUNTER

- **Kitchen Countertop/Nook** - Quartz Countertop
- **Kitchen Sink** - Stainless Steel Single Bowl Kitchen Sink
- **Kitchen Faucet** - Stainless Steel - Pull Out (Mixer) Hot and Cold Faucet
- **Base Cabinet** - 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** - Everglades Towel Bar, Towel Ring, Tissue Holder, Soap Holder
- **Walls** - Ceramic Tiles
- **Attic** - Tubular Steel Framing

LAUNDRY & UTILITY AREA

- **Laundry Faucet & Hose Bib** - Stainless Steel Faucet
- **Laundry Sink** - Concrete with tiles on counter and sink
- **Laundry Area Countertop** - 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, Electrical Range & Range Hood
- **Other** - Provision for LPG Piping Location

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