LIGHTWELL LAND INC.

Balai Asya de Malvar

SULTAN EXPANDED

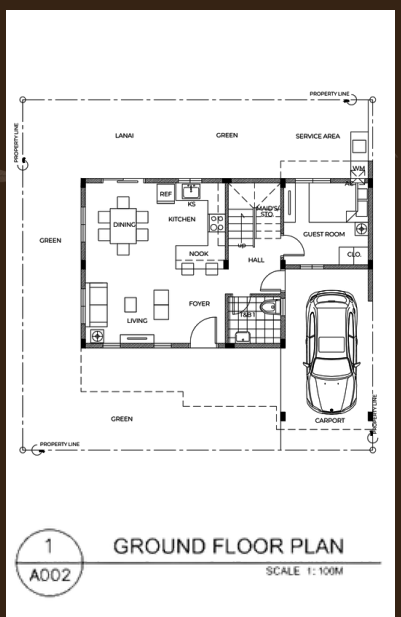
SINGLE DETACHED - 4BR



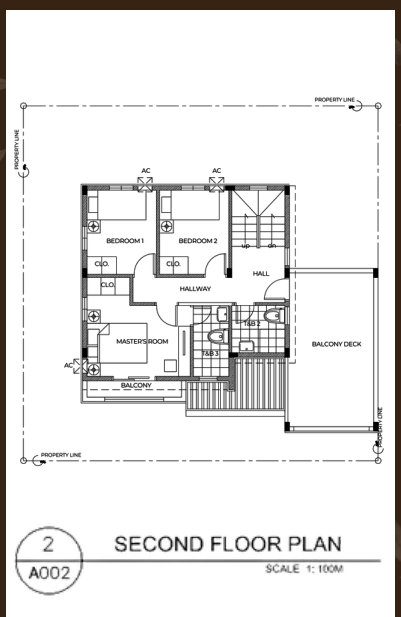
Lot Area: 160 sqm
House Area: 155 sqm / 175 sqm

PROPERTY FEATURES

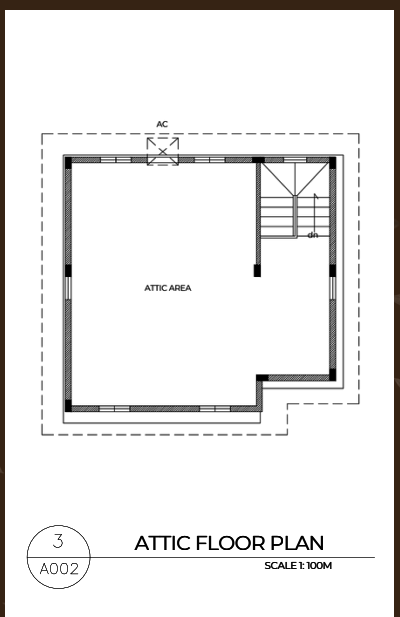
- 4 Bedrooms
- Full Attic
- 3 Toilet & Bath
- Storage Area
- Landscape Garden
- Fence & Gate
- Service Area
- Carport Roof with Deck
- Car Garage



1 A002 GROUND FLOOR PLAN
SCALE 1: 100M



2 A002 SECOND FLOOR PLAN
SCALE 1: 100M



3 A002 ATTIC FLOOR PLAN
SCALE 1: 100M

DHSUD LTS NO. 3267
WWW.BALAIASYA.COM

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

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.