LIGHTWELL LAND INC.

Balai Asya de Malvar

IBARRA TOWNHOUSE

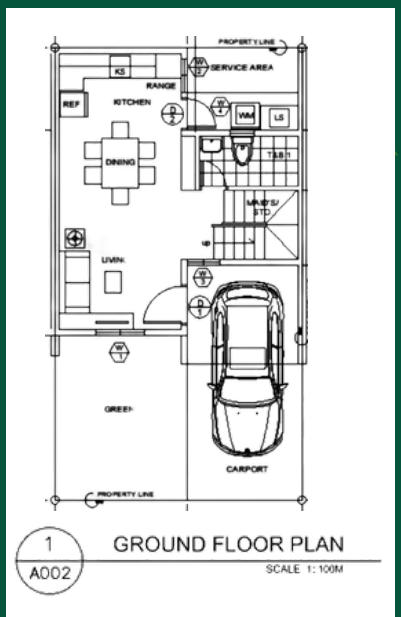
COMPLETE - INNER



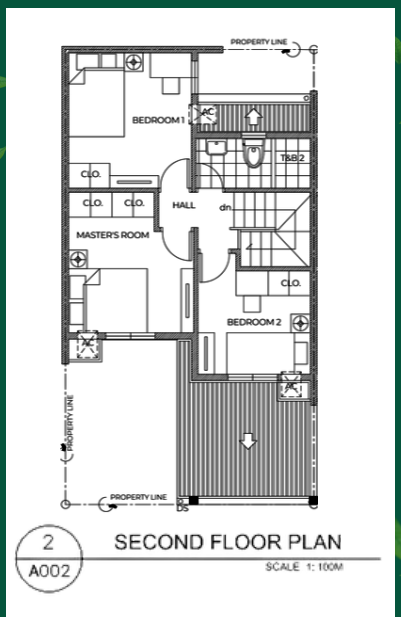
Lot Area: 66 sqm
House Area: 71 sqm / 93 sqm

PROPERTY FEATURES

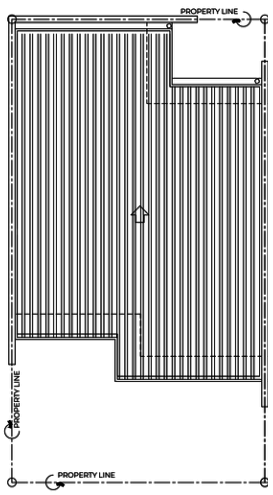
- 3 Bedrooms
- 1 Car Garage
- 2 Toilet & Bath
- Storage Area
- Pocket Garden
- Fence & Gate
- Service Area



1 A002 GROUND FLOOR PLAN
SCALE 1: 100M



2 A002 SECOND FLOOR PLAN
SCALE 1: 100M



3 A002 ROOF PLAN
SCALE 1: 100M

DHSUD LTS NO. 3267
WWW.BALAIASYA.COM

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

SPECIFICATIONS

IBARRA TONWHOUSE COMPLETE - INNER

Lot Area: 66 sqm
House Area: 71 sqm / 93 sqm



EXTERIOR

- **Windows** - Aluminum Sliding Window
- **Wall Material -** Solid Concrete, Cast-in-Place
- **Walls** - Smooth Plain Cement Finish, Painted
- **Wall Accent** - Concrete Mouldings
- **Ceiling/Eaves** - Fiber Cement Board Panel, Painted
- **Service Area Flooring** - Plain Cement Finish
- **Carport Flooring** - Cement
- **Carport Roof** - Steel Roof Framing
- **Gate** - Steel Gate
- **Fence** - Concrete with Steel Grills

INTERIOR

FLOORS:

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

WALLS:

- **Living/Dining/Kitchen** - Smooth Plain Cement Finish, Painted 2 coats
- **Bedroom -** Fiber Cement Board Panel Partitions, Painted 2 coats
- **Toilet & Bath -** Smooth Plain Cement Finish, Painted with Ceramic Tiles

DOORS

- **Main Door** -Steel Door
- **Bedrooms -** Wooden Flush Door ; Steel Door Jamb
- **Service Area** - Wooden Flush Door ; Steel Door Jamb
- **Toilet & Bath** - Wooden Flush Door ; Steel Door Jamb

KITCHEN COUNTER

- **Kitchen Countertop -** Quartz Countertop
- **Kitchen Sink -** Single Bowl with Drain Board Kitchen Sink and Stainless Steel Faucet
- **Base Cabinet -** Laminated Cabinet
- **Overhead Cabinet -** Laminated Cabinet

TOILET & BATH

- **Lavatory -** Short Pedestal Wall Hung Type
- **Faucet -** Single Line Basic Faucet
- **Water Closet & Accessories -** Push Button Dual Flush Type Water with Seat Cover
- **Shower Set Fixtures -** Single Line concealed shower set with Hand Shower and Quarter Turn Wall Bibb Tap

LAUNDRY & UTILITY AREA

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

UTILITIES & SERVICES

- **Water Line** - PPR Pipes with Complete Fittings
- **Electrical** - Complete set of Electrical Fixtures
- **Electrical Provisions** - Wiring for provision for water heater, A/C, Electrical Range & Rangehood
- Provision for LPG Piping Location.

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