

**SANDAKUU**  
*GARDEN*



BUILDING STRUCTURE | INTERIOR & EXTERIOR FINISHES

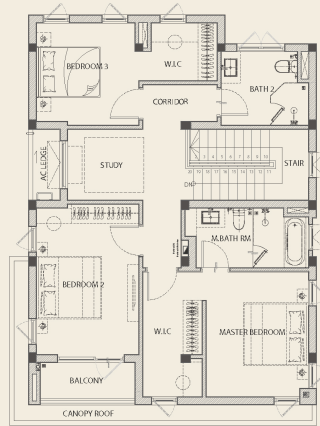
	40 ft x 60 ft / 40 ft x 55 ft	60 ft x 60 ft
Building Structure	<ul style="list-style-type: none"><li>• Pile Foundation, RC Structure</li></ul>	<ul style="list-style-type: none"><li>• Pile Foundation, RC Structure</li></ul>
Roof Ceiling	<ul style="list-style-type: none"><li>• RC Roof Slab</li><li>• Interior - RC Structure with Standard Paint Finishes</li><li>• Exterior – Smart Board with Standard Paint Finishes</li></ul>	<ul style="list-style-type: none"><li>• RC Roof Slab</li><li>• Interior - RC Structure with Standard Paint Finishes</li><li>• Exterior – Smart Board with Standard Paint Finishes/ Aluminium Finishes</li></ul>
Walling Type	<ul style="list-style-type: none"><li>• External Wall - Texture Paint Finishes</li><li>• Interior Faces of External Wall – Standard Paint Finishes</li><li>• Other - Concrete Finishes</li></ul>	<ul style="list-style-type: none"><li>• External Wall - Façade and Texture Paint Finishes</li><li>• Interior Faces of External Wall – Standard Paint Finishes</li><li>• Other - Concrete Finishes</li></ul>
Doors	<ul style="list-style-type: none"><li>• Entry - Local Timber Teak Solid Door</li><li>• Backyard, Outdoor Deck &amp; Balcony - Aluminum Powder Coated Frame with Clear Tempered Glass</li></ul>	<ul style="list-style-type: none"><li>• Entry - Local Timber Teak Solid Door</li><li>• Backyard, Outdoor Deck &amp; Balcony - Double Glazing with Tempered Glass</li></ul>
Windows	<ul style="list-style-type: none"><li>• Aluminum Powder Coated Frame with Single Glazing with Clear Tempered Glass</li></ul>	<ul style="list-style-type: none"><li>• Aluminum Powder Coated Frame with Single Glazing / Double Glazing with Clear Tempered Glass</li></ul>
Handrail	<ul style="list-style-type: none"><li>• Stair – Metal Railing</li><li>• Balcony – Glass Railing</li></ul>	<ul style="list-style-type: none"><li>• Stair – Metal Railing</li><li>• Balcony – Glass Railing</li></ul>
Floor	<ul style="list-style-type: none"><li>• Internal – Bare Concrete</li><li>• Foyer and Balcony – Tile Finishes</li></ul>	<ul style="list-style-type: none"><li>• Internal – Bare Concrete</li><li>• Foyer and Balcony – Tile Finishes</li></ul>
Height	<ul style="list-style-type: none"><li>• Ground Floor – 3.4m ( 11'-2 ") / First Floor – 3.2m ( 10'- 6")</li></ul>	<ul style="list-style-type: none"><li>• Ground Floor – 3.8m ( 12'-6 ") / First Floor – 3.5m ( 11'- 6")</li></ul>
Hardscape Landscape	<ul style="list-style-type: none"><li>• Car Park and Driveway – Concrete Finishes</li><li>• Grass &amp; Irrigation with Perforated Pipe (uPVC)</li></ul>	<ul style="list-style-type: none"><li>• Car Park and Driveway – Paving Block Finishes</li><li>• Grass &amp; Irrigation with Perforated Pipe (uPVC)</li></ul>
Fence Gate and Pedestrian (Doors)	<ul style="list-style-type: none"><li>• 1.5m (5') Height Metal Fence with Brick Footing</li><li>• 1.6m (5'-4") Height Gate Post with Metal Doors (Include Gate Post Light)</li></ul>	<ul style="list-style-type: none"><li>• 1.5m (5') Height Metal Fence with Brick Footing</li><li>• 1.6m (5'-4") Height Gate Post with Metal Doors (Include Gate Post Light)</li></ul>

BUILDING MEP

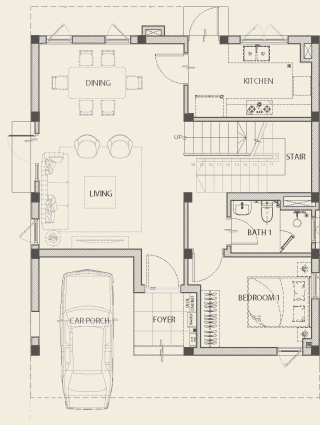
	40 ft x 60 ft / 40 ft x 55 ft	60 ft x 60 ft
Water Supply	<ul style="list-style-type: none"><li>Treated Water with pressurized supply to provision points</li></ul>	<ul style="list-style-type: none"><li>Treated Water with pressurized supply to provision points</li></ul>
Electrical Supply	<ul style="list-style-type: none"><li>Single Phase Power Supply with Generator Backup</li><li>Single Phase Solar Provision with Off Grid Inverter and Battery</li></ul>	<ul style="list-style-type: none"><li>Three Phase Power Supply with Generator Backup</li><li>Three Phase Solar Provision with Inverter and Battery</li></ul>
Electrical Provision	<ul style="list-style-type: none"><li>Building External – Ceiling Light Fixture, Switches, Socket &amp; Outlet</li><li>Building Internal - Lighting Points (cable included), Switches, Socket &amp; Outlet with Base Case Only</li></ul>	<ul style="list-style-type: none"><li>Building External – Light Fixture (Ceiling Light Only), Switches, Socket &amp; Outlet</li><li>Building Internal - Lighting Points (cable included), Switches, Socket &amp; Outlet with Base Case Only</li></ul>
MASTER BATH/ BATHS/KITCHEN	<ul style="list-style-type: none"><li>Water &amp; waste-water provision points only</li></ul>	<ul style="list-style-type: none"><li>Water &amp; waste-water provision points only</li></ul>
Sewage Treatment System	<ul style="list-style-type: none"><li>Centralized Sewage Treatment</li></ul>	<ul style="list-style-type: none"><li>Individual Biofilter</li></ul>

UTILITY & INFRASTRUCTURE

CIVIL & MEP WORKS	
Main Road & Easement	Concrete Road, 7m Width with 2 sides drain with speed hump, 3.2m including walkway one side and 2.5m excluding one side walkway, providing grass and trees and streetlight
Gates	<ul style="list-style-type: none"><li>Main Gate - Main Gate and Barrier and CCTV at entrances</li><li>2<sup>nd</sup> Gate - Metal gate and barrier only with CCTV</li></ul>
BIN Point and BIN Center	Concrete footing pad and Shelter
Electrical Sub-Station	Feeder cable line from Gov' station to estate's sub station. Transformer, Generator, Switch gear, MSB
Fire Hydrant System	Pump station with related piping, valves and hydrants
Main Irrigation System	Pump station with related piping, valves and taps
Street Lighting	Steel Arm with lighting fixture fix on Streetlight Pole



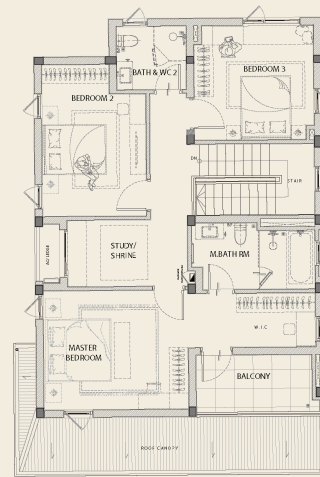
First Floor



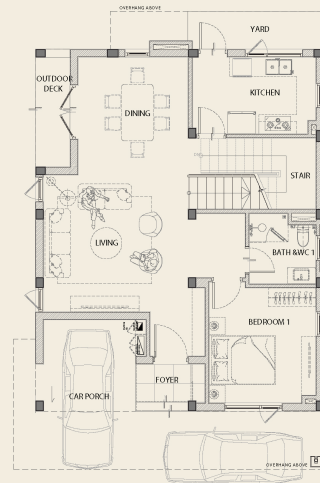
Ground Floor

## 40' x 55' Plot

FIRST FLOOR AREA - **1,205** SQ.FT  
 GROUND FLOOR AREA - **1,245** SQ.FT  
 TOTAL FLOOR AREA - **2,450** SQ.FT



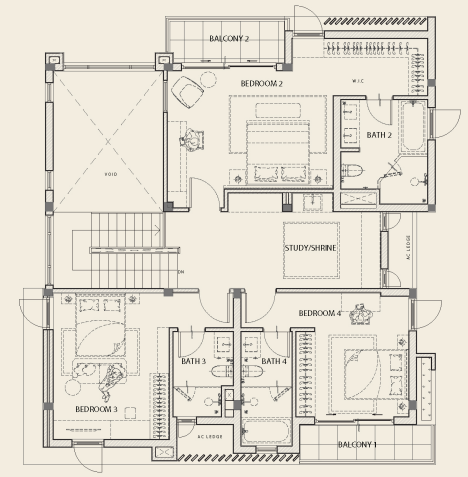
First Floor



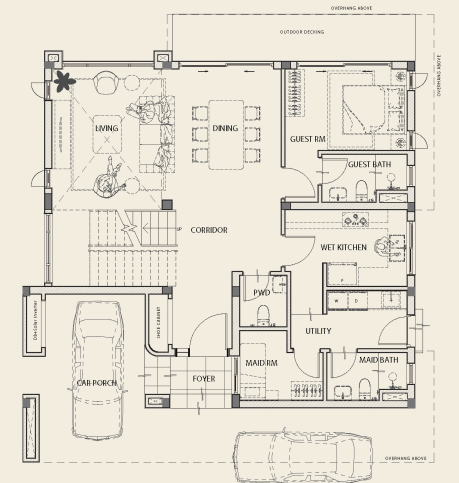
Ground Floor

## 40' x 60' Plot

FIRST FLOOR AREA - **1,447** SQ.FT  
 GROUND FLOOR AREA - **1,203** SQ.FT  
 TOTAL FLOOR AREA - **2,650** SQ.FT



First Floor



Ground Floor

## 60' x 60' Plot

FIRST FLOOR AREA - **1,576** SQ.FT  
 GROUND FLOOR AREA - **1,574** SQ.FT  
 TOTAL FLOOR AREA - **3,150** SQ.FT