

GROUND FLOOR

ENTRANCE FOYER	
Floor	Marble Tile (same as Living/dining/recreation/cooridor)
Wall	Textured Paint Finishes
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Teak Main Door

OUTDOOR LIVING AREA	
Floor	Granite Tile

LIVING /DINNING/RECREATION/CORRIDOOR	
Floor	Marble Tile (same as entrance foyer)
Wall	Paint Finishes, Full Height Glass with Aluminium Frame Sliding Door
Ceiling (Living)	Engineered Wooden Texture ceiling
(Recreation/ Dinning & Corridor)	Gypsum Ceiling Board with Paint Finishes

POWDER ROOM	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Built-in Fitment	Vanity Basin Counter

KITCHEN	
Floor	Non-Slip Homogenous Tile
Wall	Back Splash Homogenous Wall Tile and Plaster & Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Built-in Fitment	Kitchen Cabinet and Island with Quartz/Solid Surface counter top, Back splash Tile, oven, hood & hob

UTILITY/LAUNDRY	
Floor	Non-Slip Homogenous Tile
Wall	Paint Finishes
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame

MAID ROOM	
Floor	Non-Slip Homogenous Tile
Wall	Paint Finishes
Door	Timber Door and Frame
Ceiling	Gypsum Ceiling Board with Paint Finishes



GROUND FLOOR

MAID ROOM - BATH & WC	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Built-in Fitment	Wall Hung Basin

STAIRCASE	
Structure	Reinforced Concrete Stair
Floor Tread & Riser	Engineered Wood Treads & Risers
Handrail	Engineered Wood Handrail
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes

MASTER BEDROOM-1	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

MASTER BEDROOM-1 - BATH & WC	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Built-in Fitment	Vanity Basin Counter

BEDROOM-1	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

BEDROOM-1 - BATH & WC	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Built-in Fitment	Vanity Basin Counter



FIRST FLOOR

SHRINE	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes

CORRIDOR	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Cement Ceiling Board with Paint Finishes

MASTER BED ROOM	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

MASTER BATHROOM	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Partition	Tempered Glass Shower Partition
Built-in Fitment	Vanity Basin Counter

BEDROOMS	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

BEDROOMS - BATH & WC	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Built-in Fitment	Vanity Basin Counter

BALCONY	
Floor	Non-Slip Homogenous Tile
Wall	Paint Finishes
Handrail	Glass panel with aluminium capping

MEP FACILITIES	
Living/Dinning/ Family/Bedrooms	Split Type AC Unit
Bedrooms Bath & WC	Toilet & Shower, Exhaust Fan, water heater
Maid room Bath & WC	Toilet & Shower, Exhaust Fan
Building Back Up Power Supply	Integrated Solar System
Lighting	General Lighting

BUILDING EXTERIOR

Facade	Weather shield paint (Textured & Regular Paint) on exterior façade Decorative timber Lattice panel on foyer, balcony railing
Doors & Windows	Powder coated Aluminum frame with double glazed tempered glass (living and dining hall)
Roof	Asphalt shingle roof Waterproofed Slab roof with parapet wall Poly carbonate Roofing with Engineered wood trellis for outdoor hallway and carport
Fence	Low height fencing with wooden hollow attached aluminium frame (Front) Medium height metal fence (Divider) Full Height brick wall (Back)
Drive way & Walkway	Granite pavers
Drain	Brick perimeter drain
Gate Door & Side Door	Sliding metal gate door
Signage	RC wall with plaster & textured paint - House number sign
Garden	Landscaping including Taiwan grass, shrubs, hedges and trees, subsoil drain catch basin

UTILITY AND INFRASTRUCTURE

Main Road	Main road with Heavy duty decorated paver block & walkway with good quality paver block
Drainage	Road side drainage with cover
Landscape	Landscape at road sides and walkway
Lighting	General lighting for main road, landscape and public area
Power	Uninterrupted 24 hrs power supply
Water	Centralized treated water supply system for all residential building
Waste Water	Centralized waste water treatment system for all residential building
Security	Main gate with automatic barrier system and 24 hr security service. CCTV surveillance system at internal road
Internet	Pre-installed underground internet cabling system
Fire Safety	Hydrant system at internal roads

GROUND FLOOR

SPECIFICATION

ENTRANCE FOYER	
Floor	Non-Slip Homogenous Tile
Wall	Textured Paint Finishes
Door	Teak Main Door

LIVING, DINING, CORRIDOR	
Floor	Homogenous Tile
Wall	Paint Finishes, Full Height Glass with Aluminium Frame Sliding Door
Ceiling (Living)	Engineered Wooden Texture ceiling
Ceiling (Kitchen & Corridor)	Gypsum Ceiling Board with Paint Finishes

POWDER ROOM	
Floor	Non-Slip Homogenous Tile
Wall	Homogeneous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame

KITCHEN	
Floor	Non-Slip Homogenous Tile
Wall	Back Splash Homogenous Wall Tile and Plaster & Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Built-in Fitment	Kitchen Cabinet and Island with Quartz/Solid Surface counter top, Back splash Tile, oven, hood & hob

OUTDOOR KITCHEN	
Floor	Non-Slip Homogenous Tile
Wall	Homogenous Wall Tile and Plaster & Paint Finishes
Door	Timber Door and Frame

UTILITY	
Floor	Non-Slip Homogenous Tile
Wall	Paint Finishes

MAID ROOM - BATH & WC	
Floor	Non-Slip Homogenous Tile
Wall	Homogeneous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Timber Door and Frame
Built-in Fitment	Wall Hung Basin



GROUND FLOOR

SPECIFICATION

STAIRCASE	
Structure	Reinforced Concrete Stair
Floor Tread & Riser	Engineered Wood Treads & Risers
Handrail	Engineered Wood Handrail
Wall	Paint Finishes

MASTER BEDROOM -1	
Floor	Engineered Wood Floor
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

BATHROOM & TOILET	
Floor	Homogeneous Non -Slip Tile
Wall	Homogeneous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Tempered Glass Door
Built-in Fitment	Vanity Basin Counter

BEDROOM -1	
Floor	Engineered Wood Finishes
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

BEDROOM-1 BATH & WC	
Floor	Non-Slip Homogeneous Tile
Wall	Homogeneous Tile
Ceiling	Moisture Resistant Gypsum Ceiling Board with Paint Finishes
Door	Tempered Glass Door
Built-in Fitment	Vanity Basin Counter

BEDROOM -2	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

BEDROOM-2 BATH & WC	
Floor	Non-Slip Homogeneous Tile
Wall	Homogeneous Tile
Ceiling	Moisture Resistant Gypsum Ceiling Board with Paint Finishes
Door	Tempered Glass Door
Built-in Fitment	Vanity Basin Counter

FIRST FLOOR

SPECIFICATION

LIVING / FAMILY	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes

CORRIDOR	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Cement Ceiling Board with Paint Finishes

BEDROOM 3 & 4	
Floor	Engineered Wood Flooring
Wall	Paint Finishes
Ceiling	Gypsum Ceiling Board with Paint Finishes
Door	Timber Door and Frame

BATHROOMS	
Floor	Non-Slip Homogeneous Tile
Wall	Homogeneous Tile
Ceiling	Moisture Resistant Ceiling Board with Paint Finishes
Door	Tempered Glass Door
Built-in Fitment	Vanity Basin Counter

BALCONY	
Floor	Non-Slip Homogeneous Tile
Wall	Paint Finishes

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Carport	Steel frame structure with cladding
Doors & Windows	Powder coated Aluminum frame with double glazed tempered glass (living and dining hall)
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