



OPHELIA

2-Storey Link Villa

Built-up Area : 2,477 sq. ft.
Land Size : 24' x 80'
4+1 Bedrooms & 5 Bathrooms



AZULA

2-Storey Link Villa

Built-up Area : 2,292 sq. ft.
Land Size : 22' x 75'
4+1 Bedrooms & 5 Bathrooms



EMERIA

2-Storey Semi-Detached Home

Built-up Area : 2,797 sq. ft.
Land Size : 36' x 80'
4+1 Bedrooms & 5 Bathrooms



ELIA

2-Storey Semi-Detached Home

Built-up Area : 2,781 sq. ft.
Land Size : 36' x 80'
4+1 Bedrooms & 5 Bathrooms



Ground Floor



First Floor



Ground Floor



First Floor



Ground Floor



First Floor



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Brickwall
ROOF COVERING	: Clay Roof Tiles / Translucent Roof Tiles / Reinforced Concrete Flat Roof
ROOF FRAMING	: Roof Truss System
CEILING	: Skim Coat / Plaster Ceiling / Cement Board Ceiling
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Main Entrance - Solid Core Timber Door Bedrooms - Timber Flush Door Others - Aluminium Frame Sliding Glass Door Aluminium Frame Folding Perspex Door Timber Louvered Door Aluminium Louvered Door Timber Flush Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	: Wet Kitchen - Ceramic Tiles (1500mm height) Dry Kitchen - Ceramic Tiles (Ceiling height) Master Bath - Porcelain Tiles (Ceiling height) All Other Baths - Porcelain Tiles (Ceiling height) Others - Plaster and Paint
PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Dry & Wet Kitchen - Porcelain Tiles Store - Porcelain Tiles Utility - Porcelain Tiles Staircase - Porcelain Tiles Dry Yard - Porcelain Tiles Terrace - Porcelain Tiles Car Porch - Porcelain Tiles

	: Master Bedroom	- Porcelain Tiles	
	: Guest Room	- Porcelain Tiles	
	: All Bedrooms	- Porcelain Tiles	
	: Family Area	- Porcelain Tiles	
	: Master Bath	- Porcelain Tiles	
	: All Other Baths	- Porcelain Tiles	
	: Balcony	- Porcelain Tiles	
	: Others	- Cement Render	
TYPE		INTMD	END
SANITARY	: Water Closet	5	5
INSTALLATIONS	: Wash Basin	5	5
	: Shower	5	5
	: Kitchen Sink	2	2
ELECTRICAL	: Light Points	35 nos.	36 nos.
INSTALLATIONS	: Power Points	30 nos.	30 nos.
	: Air Con Points	7 nos.	7 nos.
	: Fan Points	6 nos.	6 nos.
	: Telephone Points	2 nos.	2 nos.
	: TV Point	1 nos.	1 nos.
	: Astro Points	3 nos.	3 nos.
	: Data Points	2 nos.	2 nos.
	: Intercom Point	1 nos.	1 nos.
	: Doorbell Point	1 nos.	1 nos.
	: Weather-Proof External Power Points	2 nos.	2 nos.
	: Instant Water Heater Point	1 nos.	1 nos.
	: 3-Phase Wiring (60amps TNB Meter Cut-Off Fuse)		
	: Centralized Solar Water Heater System		
FENCING	: 1300mm-High Lightweight Hollow Block		
TURFING	: Spot Turfing		

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ROOF FRAMING	: Roof Truss System
CEILING	: Skim Coat / Plaster Ceiling / Cement Board Ceiling
WINDOWS	: Aluminium Frame Glass Window
DOORS	: Main Entrance - Solid Core Timber Door Bedrooms - Timber Flush Door Others - Aluminium Frame Sliding Glass Door Aluminium Frame Folding Perspex Door Timber Louvered Door Aluminium Louvered Door Timber Flush Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	: Kitchen - Ceramic Tiles (1500mm height) Master Bath - Porcelain Tiles (Ceiling height) All Other Baths - Porcelain Tiles (Ceiling height) Others - Plaster and Paint
PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Kitchen - Porcelain Tiles Store - Porcelain Tiles Utility - Porcelain Tiles Staircase - Porcelain Tiles Dry Yard - Porcelain Tiles Terrace - Porcelain Tiles Car Porch - Porcelain Tiles Master Bedroom - Porcelain Tiles

	: Guest Room	- Porcelain Tiles	
	: All Bedrooms	- Porcelain Tiles	
	: Family Area	- Porcelain Tiles	
	: Master Bath	- Porcelain Tiles	
	: All Other Baths	- Porcelain Tiles	
	: Balcony	- Porcelain Tiles	
	: Others	- Cement Render	
TYPE		INTMD	END
SANITARY	: Water Closet	5	5
INSTALLATIONS	: Wash Basin	5	5
	: Shower	5	5
	: Kitchen Sink	1	1
ELECTRICAL	: Light Points	34 nos.	35 nos.
INSTALLATIONS	: Power Points	30 nos.	30 nos.
	: Air Con Points	7 nos.	7 nos.
	: Fan Points	6 nos.	6 nos.
	: Telephone Points	2 nos.	2 nos.
	: TV Point	1 nos.	1 nos.
	: Astro Points	3 nos.	3 nos.
	: Data Points	2 nos.	2 nos.
	: Intercom Point	1 nos.	1 nos.
	: Doorbell Point	1 nos.	1 nos.
	: Weather-Proof External Power Points	2 nos.	2 nos.
	: Instant Water Heater Point	1 nos.	1 nos.
	: 3-Phase Wiring (60amps TNB Meter Cut-Off Fuse)		
	: Centralized Solar Water Heater System		
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IRONMONGERY	: Quality Lockset
WALL FINISHES	: Kitchen - Ceramic Tiles (Ceiling height) Master Bath - Porcelain Tiles (Ceiling height) All Other Baths - Porcelain Tiles (Ceiling height) Others - Plaster and Paint
PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Foyer - Porcelain Tiles Kitchen - Porcelain Tiles Dry & Wet Kitchen - Porcelain Tiles Guest Room - Porcelain Tiles All Other Baths - Porcelain Tiles Store - Porcelain Tiles Terrace - Porcelain Tiles Utility - Porcelain Tiles Staircase - Timber Flooring

	: Dry Yard	- Porcelain Tiles
	: Terrace	- Porcelain Tiles
	: Car Porch	- Porcelain Tiles
	: Master Bedroom	- Timber Flooring
	: All Bedrooms	- Timber Flooring
	: Master Bath	- Porcelain Tiles
	: Balcony	- Porcelain Tiles
	: Others	- Cement Render
SANITARY	: Water Closet	5
INSTALLATIONS	: Wash Basin	5
	: Shower	5
	: Kitchen Sink	1
ELECTRICAL	: Light Points	41 nos.
INSTALLATIONS	: Power Points	32 nos.
	: Air Con Points	7 nos.
	: Fan Points	6 nos.
	: Telephone Points	3 nos.
	: TV Point	1 nos.
	: Astro Points	3 nos.
	: Data Points	3 nos.
	: Intercom Point	1 nos.
	: Doorbell Point	1 nos.
	: Weather-Proof External Power Points	2 nos.
	: Instant Water Heater Point	1 nos.
	: 3-Phase Wiring (60amps TNB Meter Cut-Off Fuse)	
	: Centralized Solar Water Heater System	
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WALL FINISHES	: Dry & Wet Kitchen - Ceramic Tiles (Ceiling height) Master Bath - Porcelain Tiles (Ceiling height) All Other Baths - Porcelain Tiles (Ceiling height) Others - Plaster and Paint
PAINTING	: External - Weather-Resistant Paint Internal - Emulsion Paint
FLOOR FINISHES	: Living & Dining - Porcelain Tiles Entrance Foyer - Porcelain Tiles Dry & Wet Kitchen - Porcelain Tiles Guest Room - Porcelain Tiles Master Bedroom - Porcelain Tiles All Other Baths - Porcelain Tiles Store - Porcelain Tiles Terrace - Porcelain Tiles Utility - Porcelain Tiles Staircase - Timber Flooring Dry Yard - Porcelain Tiles

	: Terrace	- Porcelain Tiles
	: Car Porch	- Porcelain Tiles
	: Master Bedroom	- Timber Flooring
	: All Bedrooms	- Timber Flooring
	: Family Area	- Timber Flooring
	: Master Bath	- Porcelain Tiles
	: Balcony	- Porcelain Tiles
	: Others	- Cement Render
SANITARY	: Water Closet	5
INSTALLATIONS	: Wash Basin	5
	: Shower	6
	: Kitchen Sink	2
ELECTRICAL	: Light Points	39 nos.
INSTALLATIONS	: Power Points	35 nos.
	: Air Con Points	7 nos.
	: Fan Points	6 nos.
	: Telephone Points	3 nos.
	: TV Point	1 nos.
	: Astro Points	3 nos.
	: Data Points	3 nos.
	: Intercom Point	1 nos.
	: Doorbell Point	1 nos.
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