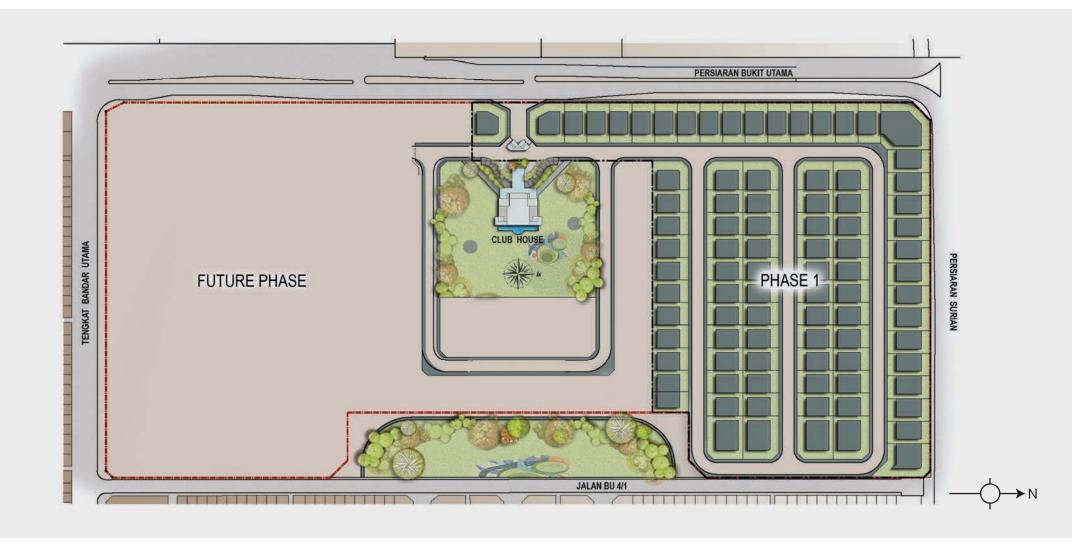
THE EFFINGHAM Bandar Utama

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PLANS AND SPECIFICATIONS

SITEPLAN



SITEPLAN



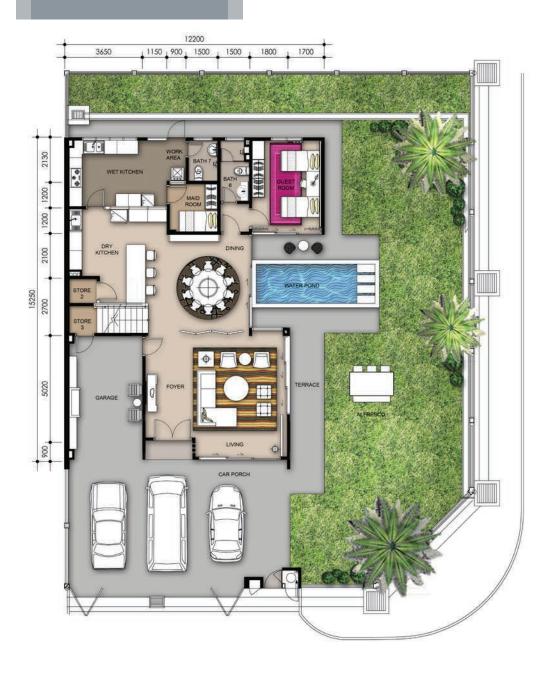
TYPE A

 Land area
 : 4,000 - 4,951 sq. ft.

 Built-up area
 : 5,942 sq. ft.

 Bedrooms
 : 6 + 1

 Bathrooms
 : 7



TYPE A

First Floor



Second Floor





Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Timber/glass door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External wall External grade paint / Artificial stones

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6
Maid bathroom
Work area
Porcelain tiles (full height)
Emulsion paint / Glass cladding

Floor Finishes

Natural marble Living Natural marble Dining Bedrooms Solid timber strips Natural marble Guest room Porcelain tiles Utility / Maid room Natural marble Dry kitchen Wet kitchen Porcelain tiles Porcelain tiles Bathrooms Work area Porcelain tiles Porcelain tiles Stores Family area Solid timber strips Solid timber strips Staircase Balcony Homogenous tiles Homogenous tiles Terrace Homogenous tiles Car porch / Garage



Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank		Nos No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 2 1 1 1 1	No. Nos No. No. No. No. No.
Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 1 1 1	No. No. No. No. No. No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 1 1	No. No. No. No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink		No.
Work Area Bib tap	1	No.

^{*} power point available for conversion to jacuzzi

			_		
Groun	d F	loor	Terrace	/ Car	Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	1 No.

Landscape

Bib tap	2 Nos.
Bib tap (rain water harvest)	1 No.

Electrical installation	
Fan point	11 Nos.
Ceiling light point	65 Nos.
Wall light point	45 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	14 Nos.
TV point	8 Nos.
Tel point	10 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	53 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

Others

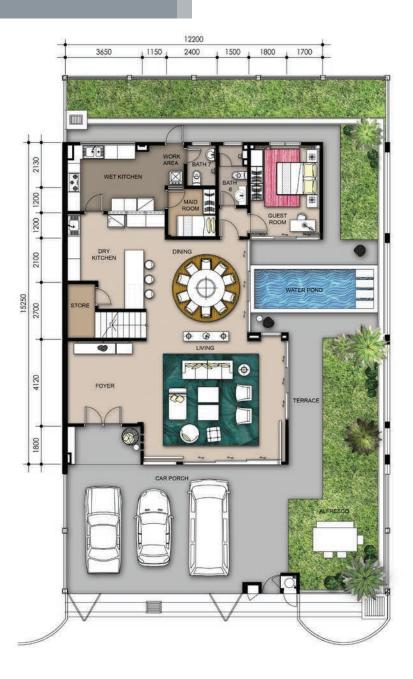
Autogate

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)

Provided

TYPE B

: 4,000 - 4,951 sq. ft.
: 5,933 sq. ft.
: 6 + 1
: 8



TYPE B

First Floor 12200 1800 1850 3000 2050 1800 1700 900 1200)(())(

Second Floor





Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External grade paint / Artificial stones

Internal wall & ceiling
Metal work
Timber (door & frame)

Emulsion paint
Gloss paint
Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6

Bathroom 1a

Porcelain tiles (full height)

Maid bathroom

Work area

Porcelain tiles (full height)

Emulsion paint / Glass cladding

Floor Finishes

Natural marble Living Dining Natural marble Solid timber strips Bedrooms Natural marble Guest room Porcelain tiles Utility / Maid room Dry kitchen Natural marble Porcelain tiles Wet kitchen Porcelain tiles Bathrooms Porcelain tiles Work area Store Porcelain tiles Solid timber strips Family areas Staircase Solid timber strips Homogenous tiles Roof terrace Homogenous tiles Balcony Terrace Homogenous tiles Homogenous tiles Car porch



Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos. 1 No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 No. 1 No. 2 Nos. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Bathroom 1a, Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.

*	power	point	available	for	conversion	to jac	uzzi
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Ground Floor	Terrace /	' Car	Porch
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Bib tap	3 Nos.
Bib tap (rain water harvest)	2 Nos.

Landscape

Bib tap	1 No.

Electrical Installation

Ceiling light point Wall light point Gate light point Bell point Auto gate point Spot light point Air-conditioner point TV point Tel point Pond light point Pond water pump point (20A) c/w w/p isolator Landscape power point (20A) c/w w/p isolator Landscape power point (20A) c/w w/p isolator 13A power point 13A power point c/w switch Water heater point (20A) c/w switch 13A power point (Telekom panel) 13A power point (Alarm panel) Smoke detector Solar water heater point (20A) c/w switch	10 Nos. 62 Nos. 40 Nos. 2 Nos. 1 No. 4 Nos. 12 Nos. 8 Nos. 9 Nos. 1 No. 1 No. 56 Nos. 4 Nos. 2 Nos. 1 No.
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Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

TYPE B1

 Land area
 : 4,500 sq. ft.

 Built-up area
 : 6,115 sq. ft.

 Bedrooms
 : 6 + 1

 Bathrooms
 : 8



TYPE **B1**

First Floor



Second Floor





Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External grade paint / Artificial stones

Internal wall & ceiling
Metal work
Timber (door & frame)

Emulsion paint
Gloss paint
Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6
Bathroom 1a
Porcelain tiles (full height)
Maid bathroom
Work area
Porcelain tiles (full height)
Porcelain tiles (full height)
Porcelain tiles (full height)
Porcelain tiles (full height)
Emulsion paint / Glass cladding

Floor Finishes

Natural marble Living Dining Natural marble Solid timber strips Bedrooms Guest room Natural marble Porcelain tiles Utility / Maid room Dry kitchen Natural marble Porcelain tiles Wet kitchen Bathrooms Porcelain tiles Porcelain tiles Work area Store Porcelain tiles Solid timber strips Family areas Staircase Solid timber strips Homogenous tiles Roof terrace Homogenous tiles Balconv Terrace Homogenous tiles Homogenous tiles Car porch

TYPE B1 SPECIFICATIONS

Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos. 1 No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 No. 1 No. 2 Nos. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Bathroom 1a, Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.

 $[\]ensuremath{^*}$ power point available for conversion to jacuzzi

Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	2 Nos.

Landscape

Bib tap	1 No.

Electrical Installation

Fan point	10 Nos.
Ceiling light point	62 Nos.
Wall light point	40 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	12 Nos.
TV point	8 Nos.
Tel point	9 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	56 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socke	et 1 No.

Others

Officia	
Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

TYPE C

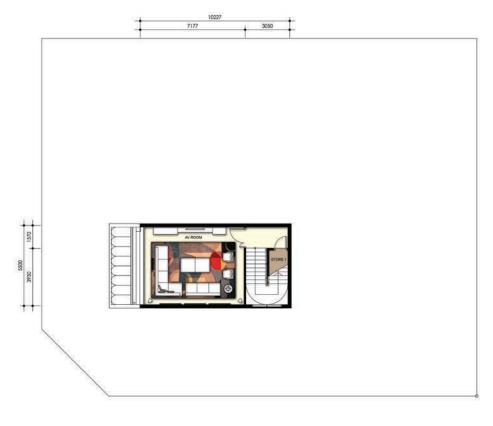
Land area : 7,685 sq. ft.

Built-up area : 7,850 sq. ft.

Bedrooms : 6 + 1

: 7 Bathrooms

Lower Ground Floor





TYPE C

First Floor Second Floor







Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Timber/glass door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External wall External grade paint / Artificial stones

Internal wall & ceiling
Metal work
Timber (door & frame)

Emulsion paint
Gloss paint
Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6
Maid bathroom
Powder room
Work area
Wet kitchen
Porcelain tiles (full height)

Dry kitchen Emulsion paint

Floor Finishes

Natural marble Living Natural marble Dining Solid timber strips Bedrooms Natural marble Guest room Porcelain tiles Utility / Maid room Dry kitchen Natural marble Porcelain tiles Wet kitchen Bathrooms Porcelain tiles Porcelain tiles Work area Porcelain tiles Stores Natural marble Family area Solid timber strips Gymnasium Porcelain tiles Audio / Visual room

Staircase Solid timber strips / Porcelain tiles

Roof terrace Homogenous tiles
Balcony Homogenous tiles
Terrace Homogenous tiles
Car porch Homogenous tiles



Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos. 1 No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 No. 1 No. 2 Nos. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer** Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.

Powder Room Wash down dual flush WC Wash basin with shelf and tap Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.
Ground Floor Terrace / Car Porch Bib tap Bib tap (rain water harvest)	3 Nos. 2 Nos.
Landscape Bib tap	1 No.
Electrical Installation Fan point Ceiling light point Wall light point Gate light point Bell point Auto gate point Spot light point Air-conditioner point TV point	10 Nos. 67 Nos. 37 Nos. 2 Nos. 1 No. 1 No. 4 Nos. 12 Nos. 8 Nos.

Tel point Pond light point Pond water pump point (20A) c/w w/p isolator	7 Nos. 2 No. 2 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	43 Nos.
13A power point c/w switch	23 Nos.
Water heater point (20A) c/w switch	7 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.
SP power point (w/o socket & cover)	1 No.

Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Swimming pool	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

^{*} power point available for conversion to jacuzzi ** Bathroom 3 & 6 without vanity top and cabinet, only shelf

TYPE **D**

 Land area
 : 6,480 sq. ft.

 Built-up area
 : 6,879 sq. ft.

 Bedrooms
 : 6 + 1

 Bathrooms
 : 7

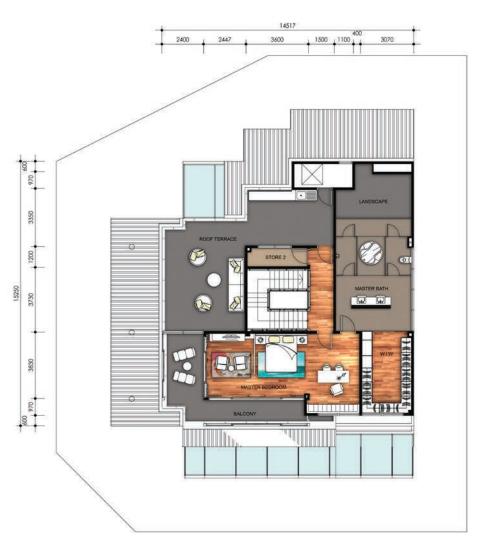
Ground Floor



TYPF D

First Floor Second Floor







Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External grade paint / Artificial stones

Internal wall & ceiling
Metal work
Timber (door & frame)

Emulsion paint
Gloss paint
Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6 Porcelain tiles (full height)
Maid bathroom Porcelain tiles (full height)
Work area Porcelain tiles (full height)
Wet kitchen Porcelain tiles (full height)
Dry kitchen Emulsion paint / Glass cladding

Floor Finishes

Living Natural marble Natural marble Dining Solid timber strips Bedrooms Natural marble Guest room Porcelain tiles Utility / Maid room Dry kitchen Natural marble Wet kitchen Porcelain tiles Porcelain tiles Bathrooms Work area Porcelain tiles Porcelain tiles Stores Natural marble Family area Solid timber strips Staircase Roof terrace Homogenous tiles Homogenous tiles Balcony Homogenous tiles Terrace Homogenous tiles Car porch



Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos. 1 No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 No. 1 No. 2 Nos. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer** Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.

* power	point ava	illable for	conversion	to jacuzzi
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^{**} Bathroom 3, 5 & 6 without vanity top and cabinet, only shelf

Ground F	loor Terrace /	Car Porch
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Bib tap	3 Nos.
Bib tap (rain water harvest)	1 No.

Landscape

Bib tap	1	No
DID IGP		

Electrical Installation

Fan point Ceiling light point Wall light point Gate light point Bell point Auto gate point Spot light point Air-conditioner point TV point Tel point Pond light point Pond water pump point (20A) c/w w/p isolator Landscape power point (20A) c/w w/p isolator 13A power point 13A power point c/w switch Water heater point (20A) c/w switch 13A power point (Alarm panel) Smoke detector Solar water heater point (20A) c/w switch 13A water supply booster pump c/w w/p switch socket	10 Nos. 61 Nos. 44 Nos. 2 Nos. 1 No. 1 No. 4 Nos. 12 Nos. 6 Nos. 9 Nos. 1 No.
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Others

Autogate

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven,	Dry kitchen & wet kitchen
microwave oven, and dish washer	
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button,
•	smoke detector with siren & intercom system)

Provided

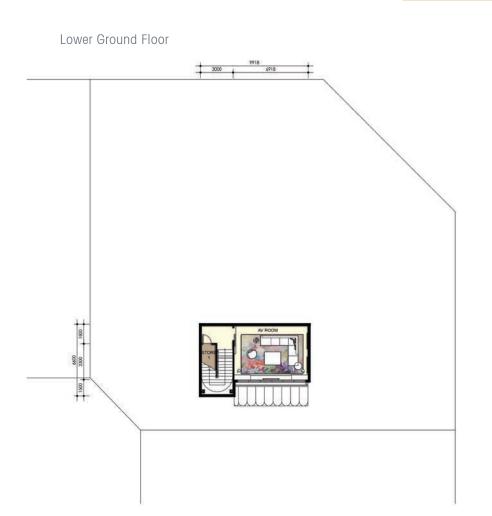
TYPE E

Land area : 10,753 sq. ft.

Built-up area : 12,713 sq. ft.

Bedrooms : 6 + 2

Bathrooms : 9





TYPF E

First Floor Second Floor





Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated metal louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External wall External grade paint / Artificial stones

Internal wall & ceiling
Metal work
Timber (door & frame)

Emulsion paint
Gloss paint
Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-7
Bathroom 9
Porcelain tiles (full height)
Maid bathroom
Powder room
Porcelain tiles (full height)
Porcelain tiles (full height)
Porcelain tiles (full height)
Work area
Porcelain tiles (full height)
Wet kitchen
Porcelain tiles (full height)
Emulsion paint / Glass cladding

Floor Finishes

Living Natural marble Natural marble Dining Solid timber strips Bedrooms Solid timber strips Guest room Porcelain tiles Utility / Maid room Natural marble Dry kitchen Wet kitchen Porcelain tiles Porcelain tiles Bathrooms Work area Porcelain tiles Porcelain tiles Stores Natural marble Family area Gymnasium Natural marble Porcelain tiles Audio / Visual room Solid timber strips Study room

Staircase Solid timber strips / Porcelain tiles

Roof terrace Homogenous tiles
Balcony Homogenous tiles
Terrace Homogenous tiles
Car porch Homogenous tiles

Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos. 1 No.	Maid Bath Wash dow Wash bas Hand sho
Bathroom 1 Bathtub*	1 No.	Toilet roll Bib tap
Wash down dual flush WC	1 No.	Вів тар
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.	Powder R Wash dov
Rain shower and hand shower with mixer	1 No.	Wash bas Toilet roll
Shower cubicle	1 No.	Bib tap
Soap dish	1 No.	
Toilet roll holder	1 No.	Kitchen
Towel shelf	1 No.	Double bo
Towel rail	1 No.	Single boy
Bib tap	1 No.	· ·
Bathroom 2-7		Work Are Bib tap
Wash down dual flush WC	1 No.	
Wash basin with vanity top and cabinet/shelf and mixer**	1 No.	Ground F l Bib tap
Hand shower with mixer	1 No.	
Shower cubicle (frameless)	1 No.	Landscap
Soap dish	1 No.	Bib tap
Toilet roll holder	1 No.	Bib tap (r
Bib tap	1 No.	
		Electrical
Bathroom 9		Fan point
Wash down dual flush WC	1 No.	Ceiling lig
Wash basin with shelf and tap	2 Nos.	Wall light
Toilet roll holder	1 No.	Gate light
Bib tap	1 No.	Bell point
•		Auto gate

Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.
Powder Room Wash down dual flush WC Wash basin with shelf and tap Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.
Ground Floor Terrace / Car Porch Bib tap	3 Nos.
Landscape Bib tap Bib tap (rain water harvest)	4 Nos. 2 Nos.
Fan point Ceiling light point Wall light point Gate light point Bell point Auto gate point Spot light point	12 Nos. 92 Nos. 58 Nos. 2 Nos. 1 No. 1 No. 4 Nos.

Air-conditioner point TV point Tel point Pond light point Pond water pump point (20A) c/w w/p isolator	16 Nos. 10 Nos. 9 Nos. 2 Nos. 2 Nos.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point 13A power point c/w switch Water heater point (20A) c/w switch 13A power point (Telekom panel) 13A power point (Alarm panel) Smoke detector Solar water heater point (20A) c/w switch	75 Nos. 4 Nos. 2 Nos. 1 No. 1 No. 1 No. 1 No.
13A water supply booster pump c/w w/p switch socket	1 No.
SP power point (w/o socket & cover)	1 No.

Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Swimming pool	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided .
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

^{*} power point available for conversion to jacuzzi ** Bathroom 2 & 3 without vanity top and cabinet, only shelf

TYPE F

 Land area
 : 4,750 sq. ft.

 Built-up area
 : 6,717 sq. ft.

 Bedrooms
 : 6 + 1

 Bathrooms
 : 7



TYPE F

First Floor Second Floor







Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Timber/glass door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External wall External grade paint / Artificial stones

Internal wall & ceiling Emulsion paint
Metal work Gloss paint
Timber (door & frame) Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6 Porcelain tiles (full height)
Maid bathroom Porcelain tiles (full height)
Work area Porcelain tiles (full height)
Wet kitchen Porcelain tiles (full height)
Dry kitchen Emulsion paint / Glass cladding

Floor Finishes

Living Natural marble Natural marble Dining Bedrooms Solid timber strips Natural marble Guest room Porcelain tiles Utility / Maid room Dry kitchen Natural marble Wet kitchen Porcelain tiles Porcelain tiles Bathrooms Work area Porcelain tiles Porcelain tiles Store Solid timber strips Family area Gymnasium Solid timber strips Study Room Solid timber strips Solid timber strips Staircase Homogenous tiles Balconv Homogenous tiles Terrace Homogenous tiles Car porch



anitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos 1 No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 No. 1 No. 2 Nos. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.

^{*} power point available for conversion to jacuzzi

Ground	Floor	Terrace	/	Car	Porch
Bib tap					

Landscape	
Bib tap	2 Nos.
Rib tan (rain water harvest)	2 Nos.

Electrical Installation

Fan point Ceiling light point Wall light point Gate light point Bell point Auto gate point Spot light point Air-conditioner point TV point Tel point Pond light point Pond light point Pond water pump point (20A) c/w w/p isolator Landscape power point (20A) c/w w/p isolator 13A power point 13A power point c/w switch Water heater point (20A) c/w switch 13A power point (Telekom panel) 13A power point (Alarm panel) Smoke detector Solar water heater point (20A) c/w switch	11 Nos. 62 Nos. 28 Nos. 2 Nos. 1 No. 1 No. 4 Nos. 15 Nos. 9 Nos. 8 Nos. 1 No. 1 No. 59 Nos. 2 Nos. 2 Nos. 1 No.
Solar water heater point (20A) c/w switch 13A water supply booster pump c/w w/p switch socket	1 No. 1 No.
h h A man a h m m h m m h	

Others

Officia	
Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

3 Nos.

TYPE G

 Land area
 : 7,750 sq. ft.

 Built-up area
 : 8,720 sq. ft.

 Bedrooms
 : 6 + 1

 Bathrooms
 : 8



TYPE G

First Floor



Second Floor





Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Timber/glass door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External wall External grade paint / Artificial stones

Internal wall & ceiling Emulsion paint
Metal work Gloss paint
Timber (door & frame) Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6

Bathroom 1a

Porcelain tiles (full height)

Maid bathroom

Work area

Porcelain tiles (full height)

Porcelain tiles (full height)

Porcelain tiles (full height)

Wet kitchen

Porcelain tiles (full height)

Porcelain tiles (full height)

Emulsion paint / Glass cladding

Floor Finishes

Natural marble Living Dining Natural marble Solid timber strips Bedrooms Natural marble Guest room Porcelain tiles Utility / Maid room Dry kitchen Natural marble Porcelain tiles Wet kitchen Porcelain tiles Bathrooms Porcelain tiles Work area Store Porcelain tiles Natural marble Family area Audio / Visual room Solid timber strips Solid timber strips Study room

Staircase Solid timber strips / Porcelain tiles

Roof terrace Homogenous tiles
Balcony Homogenous tiles
Terrace Homogenous tiles
Car porch Homogenous tiles

TYPE G SPECIFICATIONS

Sanitary & Plumbing Fittings		Ground Floor Terrace / Car Porch	
Water storage tank	2 Nos.	Bib tap	3 Nos.
Rain water harvest storage tank	1 No.		
		Landscape	
Bathroom 1		Bib tap	4 Nos.
Bathtub*	1 No.	Bib tap (rain water harvest)	2 Nos.
Wash down dual flush WC	1 No.		
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.	Electrical Installation	
Rain shower and hand shower with mixer	1 No.	Fan point	11 Nos.
Shower cubicle	1 No.	Ceiling light point	74 Nos.
Soap dish	1 No.	Wall light point	33 Nos.
Toilet roll holder	1 No.	Gate light point	2 Nos.
Towel shelf	1 No.	Bell point	1 No.
Towel rail	1 No.	Auto gate point	1 No.
Bib tap	1 No.	Spot light point	4 Nos.
210 100		Air-conditioner point	13 Nos.
Bathroom 1a, Bathroom 2-6		TV point	11 Nos.
Wash down dual flush WC	1 No.	Tel point	8 Nos.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.	Pond light point	1 No.
Hand shower with mixer	1 No.	Pond water pump point (20A) c/w w/p isolator	1 No.
Shower cubicle (frameless)	1 No.	Landscape power point (20A) c/w w/p isolator	1 No.
Soap dish	1 No.	13A power point	77 Nos.
Toilet roll holder	1 No.	13A power point c/w switch	4 Nos.
Bib tap	1 No.	Water heater point (20A) c/w switch	2 Nos.
ыр іцр	1 110.	13A power point (Telekom panel)	1 No.
Maid Bathroom		13A power point (Harm panel)	1 No.
Wash down dual flush WC	1 No.	Smoke detector	1 No.
	1 No.	Solar water heater point (20A) c/w switch	1 No.
Wash basin and tap	1 No.	13A water supply booster pump c/w w/p switch socket	1 No.
Hand shower and stop cock	1 No.	13A waler supply boosier pump c/w w/p swiich socker	I NO.
Toilet roll holder	1 No.	Othoro	
Bib tap	I INO.	Others	All le able de conse es consent de cirl le able de cons
171. 1		Mirror	All bathrooms except maid bathroom
Kitchen	1 No	Water pond with timber deck	1 No.
Double bowl kitchen sink	1 No.	Kitchen cabinet complete with hood, hob, oven,	Dry kitchen & wet kitchen
Single bowl kitchen sink	1 No.	microwave oven, and dish washer	
		Wardrobe	All bedrooms except maid room
Work Area		Air-conditioner unit	Provided
Bib tap	1 No.	Solar water heater	66 gallons for all bathrooms except maid bathroom
		Storage water heater	5 gallons for wet kitchen
* power point available for conversion to jacuzzi		Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
		Autogate	Provided

TYPE RB

 Land area
 : 3,680 - 3,760 sq. ff.

 Built-up area
 : 5,654 sq. ff.

 Bedrooms
 : 6 + 1

 Bathrooms
 : 7



TYPE RB

First Floor Second Floor







Wall Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition

(where applicable)

Roof Covering Reinforced concrete slab / Metal deck / Glass

Roof Framing Metal

Ceiling R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)

Windows Powder coated aluminium framed with glass panel

Slide/fixed powder coated aluminium louvred screen

Doors Aluminium frame glass door

Tubular core door with nyatoh plywood veneer in spray paint finish

Timber/glass door with nyatoh plywood veneer in spray paint finish

Ironmongery Quality locksets and ironmongery

Decoration

External wall External grade paint / Artificial stones

Internal wall & ceiling Emulsion paint
Metal work Gloss paint
Timber (door & frame) Spray paint

Staircase Glass railing with timber handrail

Balcony Glass railing with stainless steel baluster & handrail

Fencing

Fencing wall

Main entrance gate

Sand brick wall / Metal grille

Metal with composite timber panel

Wall Finishes

Bathroom 1-6
Maid bathroom
Work area
Porcelain tiles (full height)
Emulsion paint / Glass cladding

Floor Finishes

Natural marble Living Natural marble Dining Bedrooms Solid timber strips Natural marble Guest room Porcelain tiles Utility / Maid room Natural marble Drv kitchen Wet kitchen Porcelain tiles Porcelain tiles Bathrooms Work area Porcelain tiles Porcelain tiles Stores Family area Solid timber strips Solid timber strips Study room Solid timber strips Staircase Homogenous tiles Balcony Homogenous tiles Terrace Homogenous tiles Car porch / Garage

TYPE RB SPECIFICATIONS

Sanitary & Plumbing Fittings Water storage tank Rain water harvest storage tank	2 Nos. 1 No.
Bathroom 1 Bathtub* Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Rain shower and hand shower with mixer Shower cubicle Soap dish Toilet roll holder Towel shelf Towel rail Bib tap	1 No. 1 No. 2 Nos. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Bathroom 2-6 Wash down dual flush WC Wash basin with vanity top and cabinet/shelf and mixer Hand shower with mixer Shower cubicle (frameless) Soap dish Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No. 1 No. 1 No.
Maid Bathroom Wash down dual flush WC Wash basin and tap Hand shower and stop cock Toilet roll holder Bib tap	1 No. 1 No. 1 No. 1 No. 1 No.
Kitchen Double bowl kitchen sink Single bowl kitchen sink	1 No. 1 No.
Work Area Bib tap	1 No.

^{*} power point available for conversion to jacuzzi

Ground	Floor	Terrace	/ Car	Porch
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Bib tap	3 Nos.
Bib tap (rain water harvest)	1 No.

Landscape

Bib tap	2 Nos.
Bib tap (rain water harvest)	1 No.

Electrical Installation

Electrical installation	
Fan point	11 Nos.
Ceiling light point	65 Nos.
Wall light point	36 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	14 Nos.
TV point	7 Nos.
Tel point	8 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	59 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

Others

Autogate

All bathrooms except maid bathroom
1 No.
Dry kitchen & wet kitchen
All bedrooms except maid room
Provided
66 gallons for all bathrooms except maid bathroom
5 gallons for wet kitchen
Provided (Strobe light, panic button,
smoke detector with siren & intercom system)

Provided



(Company No. 74255-D)



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