

SPECIFICATIONS

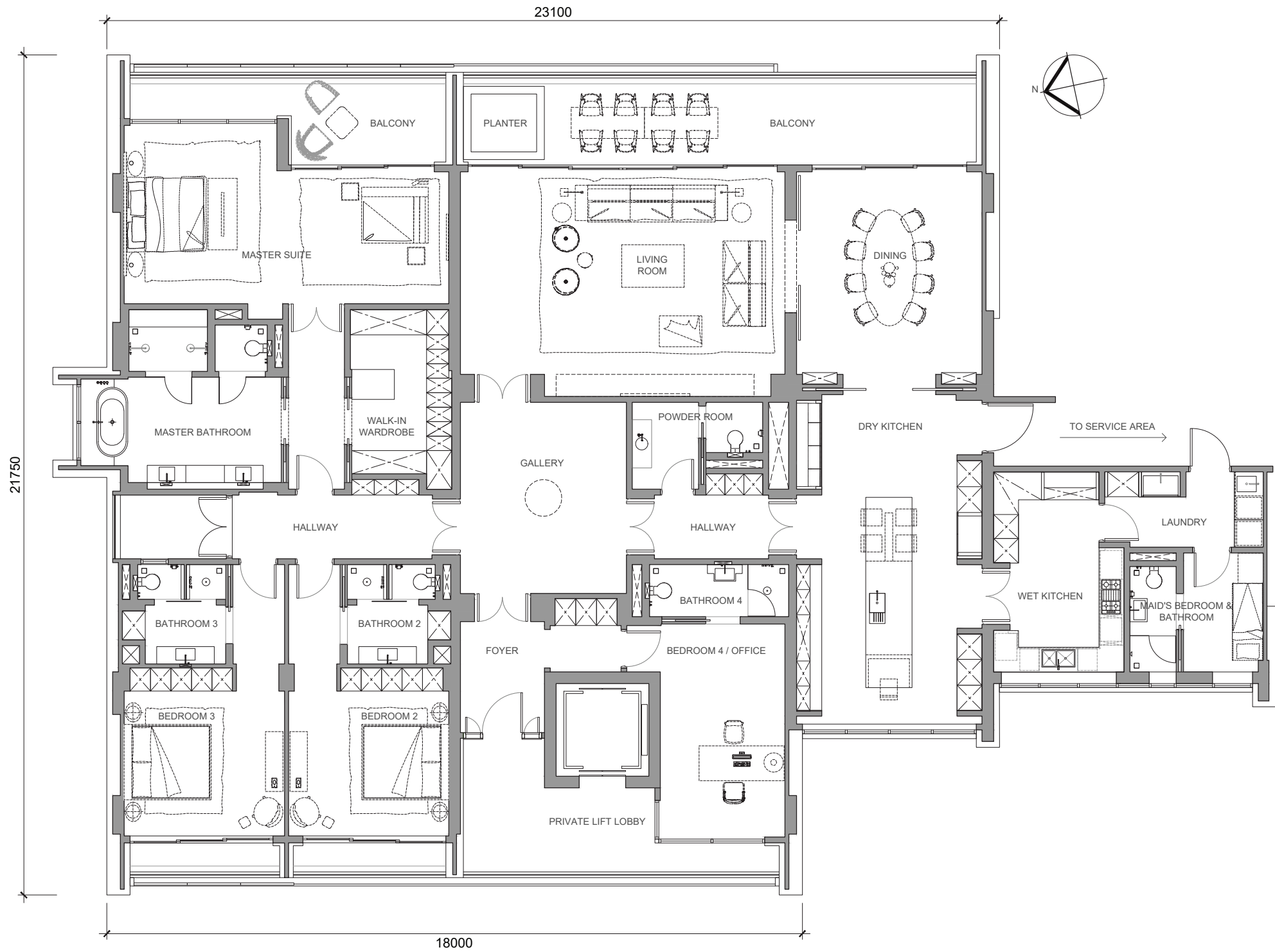
STRUCTURE	- Reinforced concrete frame
WALLS	- Brick wall / Reinforced concrete wall / Dry wall
CEILINGS	- Fibrous plaster / Skim coat paint
WINDOWS	
Frame	- Powder-coated aluminium frame windows
Glazing	- Low-E laminated glazing to main spaces and bedrooms - Laminated glass to all other areas
*BALUSTRADE	- Tempered glass balustrade
*SUN SHADE DOORS	- High-quality sliding louvers in PVDF coated aluminium frame
Main Entrance	- Custom design solid core timber door
Bedrooms	- Custom design solid core timber door
Balcony	- Powder-coated aluminium frame sliding door with Low-E glazing
Shower screens	- Quality tempered glass shower screen
General Interior	- Selected quality timber doors or concealed joinery doors
Ironmongery	- High quality imported selections including Formani® Piet Boon series, Frits Jurgens® and others
WALL FINISHES	
Private Lift Lobby	- High quality low-VOC water-based paint
General Living, Kitchens and Bedrooms	- High quality low-VOC water-based paint
Bathrooms and Powder Room	- Quality imported marble / plaster & high quality low-VOC water based paint (wherever applicable)
Other Wet Areas and Maid's Bathroom	- Selected quality homogenous tiles
Balcony	- Aluminium cladding / GRC cladding / Plaster and paint
FLOOR FINISHES	
Private Lift Lobby	- Quality imported marble
Gallery, Hallway, Dry and Wet Kitchens, Bathrooms, Walk-in Wardrobe, Powder Room, Foyer	- Quality imported marble with matching wall skirting (wherever applicable)
Living, Dining, Bedrooms, Study	- Engineered white oak timber floor laid in herringbone pattern
Other Wet Areas and Maid's Bathroom	- Selected quality homogenous tiles
Balcony	- Selected quality homogenous tiles
FITTINGS*	
Sanitary and Plumbing Fittings	- High quality imported selections including Formani® Piet Boon series, Duravit, Vola and Cocoon
Vanity and Countertops	- Counter top finished with selected quality imported marble to all bathrooms except Maid's Bathroom (wherever applicable) - Dry Kitchen countertop with imported engineered ceramic - Wet Kitchen countertop with imported quartz
Cabinetry and Wardrobe	- Exclusively designed by Studio Piet Boon
Air-conditioning	- Individually controlled concealed ducted air-conditioning
Intercom	- Video-equipped intercom system
Switches	- JUNG switches
Water heater	- Storage and instantaneous water heater (wherever applicable)

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A prestigious development by:
 SELANGOR PROPERTIES SDN. BHD.
The Art of Making Places
Company No. 196301000340 (S199-X)

T Y P E
A¹



Unit Size : 5,253 sf
Floor - Ceiling Height : 3 m

*These items are additional to and shall not be set out in the building description under the Fourth Schedule of the Sale and Purchase agreement, but shall be contained in the relevant agreement or document with the developer.

The sanitary and plumbing fittings shall comprise but not limited to the product or material from, (Formani Piet Boon Series, Duravit, Vola and Cocoon), wherever applicable.

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Purchasers are advised to refer to the actual information, specifications and plans as contained in the Sale and Purchase agreement and the deed of mutual covenants to be entered into between the developer and the purchaser.

TYPE	SPACE	ROOM SIZE	
		Sqm	Sqft
A1	Foyer	12.85	138
	Gallery	22.85	246
	Hallway	19.85	214
	Living	52.20	562
	Dining	29.20	314
	Dry Kitchen	45.00	484
	Wet Kitchen	18.10	195
	Master Suite	44.65	481
	Bedroom 2	24.00	258
	Bedroom 3	24.00	258
	Bedroom 4 / Office	21.10	227
	Walk-in Wardrobe	12.60	136
	Master Bathroom	22.70	244
	Bathroom 2	7.80	84
	Bathroom 3	7.80	84
	Bathroom 4 / Office Toilet	6.45	69
	Maid's Bathroom	4.50	48
	Powder Room	9.20	99
	Utility / Maid's Room	7.35	79
	Laundry / Yard	8.80	95
	Private Lift Lobby	19.00	205
	Balcony & Planter	62.00	667
	A/C Ledge	6.00	65

PIET BOON DESIGNED WARDROBE CABINETS

TYPE	AREA	TOTAL USABLE SPACE (m²)
A1	Master	13.4
	Bedroom 2	3.6
	Bedroom 3	3.6
Grand Total		20.6

PIET BOON DESIGNED KITCHEN CABINETS

TYPE	AREA	ISLAND CABINETS (m²)	BASE AND WALL CABINETS (m²)	TALL CABINETS (m²)	TOTAL USABLE SPACE (m²)
A1	Dry	2.6	4.1	4.8	11.5
	Wet		2.9	4.7	7.6
	Laundry		1.1	1.2	2.3
Grand Total					21.4