

Reinvented to give you a fresh take
on plush suburban living



3-BEDROOM UNIT

4-BEDROOM UNIT



GROUND FLOOR



2nd FLOOR



Roof DECK



GROUND FLOOR



2nd FLOOR



Roof DECK

Sophia offers finishes of glass, wood, and granite, the interiors exude a quietly stated elegance that is both modern and timeless. The high ceilings, generously sized doorways, picturesque windows, and extensive glass panels maximize space and allow light to flood the interiors to make a truly warm and luxurious domestic dwelling.

Sofia

3-BEDROOM UNIT

AREA TABULATION

Lot Areas	75.00	sqm
Storeys	3.00	storeys

GROUND FLOOR

Living, Dining, Kitchen	30.76	sqm
Powder Room	1.50	sqm
Stairs	16.86	sqm

SECOND FLOOR

Loft Lounge	6.11	sqm
Masters Bedroom with WIC	21.28	sqm
Masters T&B	3.58	sqm
Bedroom 1	10.95	sqm
Bedroom 1 T&B	2.67	sqm
Stairs	8.50	sqm

SERVICE

Maid's Room	5.39	sqm
Maid's Room T&B	1.26	sqm

EXTERIOR

Garden Deck	34.68	sqm
Bedroom 1 Balcony	3.96	sqm
Masters Balcony	1.79	sqm
Service Area	10.00	sqm
Carport Slots	2.00	cars
Carport	24.08	sqm

CFA	108.86	sqm
TFA	183.37	sqm

4-BEDROOM UNIT

AREA TABULATION

Lot Areas	75.00	sqm
Storeys	3.00	storeys

GROUND FLOOR

Living, Dining, Kitchen	30.76	sqm
Powder Room	1.50	sqm
Stairs	16.86	sqm

SECOND FLOOR

Masters Bedroom with WIC	21.28	sqm
Masters T&B	3.58	sqm
Bedroom 1	12.78	sqm
Bedroom 1 T&B	3.33	sqm
Loft Lounge	6.11	sqm
Stairs	7.52	sqm

THIRD FLOOR

Bedroom 2	5.39	sqm
Bedroom T&B	1.26	sqm
Hallways	3.89	sqm

SERVICE

Maid's Room	5.39	sqm
Maid's Room T&B	1.26	sqm

EXTERIOR

Garden Deck	13.49	sqm
Carport Slots	2.00	cars
Carport	24.08	sqm
Service Area	10.00	sqm
Masters Balcony	1.79	sqm
Bedroom 1 Balcony	2.20	sqm
Bedroom 2 Balcony	3.96	sqm

CFA	127.88	sqm
TFA	183.40	sqm



Unit Finishes

Floor Finishes

Living/Dining/Kitchen
Bedrooms/Hallways
Balcony
Toilet & Bath
Service Area / Carport
Roof Deck Exterior

Homogeneous Granite Tiles, with baseboard
Narra wood Planks with baseboard
Ceramic Tile
Unglazed Ceramic Tiles
Stone with Pebble Washout
Topsoil and Grass

Wall Finishes

Interior Walls
Exterior Walls
Toilet & Bath
Toilet & Bath (4BR ONLY)

Highend Painted Finish
Stucco Finish with Feature Walls
Highend Painted Finish above tile
Natural Wood Accents

Ceiling Finishes

Ground Floor Kitchen and Dining
Master's Bedroom
Living Room
Bed Room 1
Bed Room 2 (4BR ONLY)
Loft Lounge
Toilet and Baths
Stairwells
Service Quarters and Service TnB

Gypsum Board Ceiling with recessed lightning
High Ceilings
High Ceilings
Gypsum Board Ceiling with recessed lightning
High Ceilings
Painted Cement Finish
Gypsum Board Ceilings with recessed lightning
High Ceilings
Painted Cement Finish

Wardrobe Closets

Laminated Finish with Full Lenght Mirrors

Kitchen Closets

Laminated Finish with Full Lenght Mirrors

Specialities

Kitchen Area
Laundry Area
Master's Toilet & Bath
Other Toilet and & Baths (Excluding Service TnD)
Mirrors

Granite Countertop with base & overhead cabinets
Ceramic tiles
Granite Countertop
Granite Countertop

Included

Doors

Entrance Door
Bedroom Door / Service Area
Toilet & Bath Door
Balcony Door

Wooden Panel Door on Wood Jamb, 2.4M Height, with casement
Wooden Panel Door on Wood Jamb, 2.4M Height, with casement
Wooden Panel Door on Wood Jamb, 2.4M Height, with casement
PVC Framed Glass Panel or Wood Panel Door as Specified

Windows

Operable Windows
Fixed Glass Panels

PVC Framed Glass Panels
Fixed Glass with Wood Trim

Finishing Hardware

Main Door Lockset
Bedroom / Service Area Lockset
Toilet Lockset

Lever-type keyed lockset
Lever-type keyed lockset
Lever-type Privacy lockset

Toilet & Kitchen Fixtures

Water Closet
Lavoratory
Kitchen Sink
Shower Head & Fittings

HCG Brand Fixtures
HCG Brand Fixtures
HCG Brand Fixtures
HCG Brand Fixtures