

IRIS (single-detached)



Area Allocation

Lot area (approx.)	: 130 sqm.
Covered Floor Area (approx.)	: 89.0 sqm.
Gross Floor Area (approx.)	: 121.95 sqm.

GROUND FLOOR AREA

Living Dining & Kitchen	: 28.70 sqm
Bedroom 4	: 7.40 sqm
Storage Room	: 2.80 sqm
Stairs	: 2.40 sqm
TOTAL	: 41.30 sqm

SECOND FLOOR AREA

Bedroom 1	: 17.77 sqm
Bedroom 2	: 7.75 sqm
Bedroom 3	: 7.75 sqm
T & B 1	: 4.30 sqm
T & B 2	: 2.86 sqm
Hallway	: 3.27 sqm
Stair	: 4.00 sqm
TOTAL	: 47.70 sqm

EXTERIOR AREA

Entrance walk	: 4.50 sqm
Carport	: 19.25 sqm
Porch	: 0.60 sqm
Laundry/Service Area	: 6.40 sqm
Balcony	: 2.20 sqm
TOTAL	: 32.95 sqm

House features:

Modern tropical design

Full two-storey

Provision for : • Cable TV

- Telephone
- Aircon outlet



Ground Floor



Second Floor

Turnover Finishes

Residential Areas

Specification of Finishes

Floor Finishes

- Living, Dining, & Kitchen
- Bedrooms
- Toilet and Bath
- Laundry Area
- Carport
- Step-up / Entrance pathway

Ceramic tiles
Vinyl strips
Unglazed ceramic tiles
Concrete paver blocks
Plain cement finish
Pebble washout

Wall Finishes

- Interior Walls
- Exterior Walls
- Toilet and Bath

Painted finish
Painted finish with plain cement moulding
Painted plain cement finish above tile

Ceiling Finishes

- Ground Floor
- Second Floor
- Toilet and Bath
- Stairwell

Painted plain cement finish
Painted board ceiling
Painted board ceiling
Painted plain cement finish

Countertops

- Kitchen Area
- Master's Toilet and Bath
- Laundry Area

Granite countertop with base and overhead cabinets
Granite countertop
Ceramic tiles

Doors

- Entrance Door
- Bedroom Door
- Kitchen to Laundry Area Door
- Dining Area to Outside
- Toilet and Bath Door
- Balcony Door

Wooden panel door on wood jamb
Wooden door on wood jamb
Wooden door on wood jamb
Aluminum framed glass panel
Wooden door with louver on wood jamb
Wooden door on wood jamb

Windows

Aluminum framed glass panel

Finishing Hardware

- Main Door Lockset
- Bedroom / Laundry Area Lockset
- Toilet Lockset

Lever-type keyed lockset
Knob-type keyed lockset
Knob-type privacy lockset

Toilet & Kitchen Fixtures

- Water Closet
- Lavatory
- Kitchen Sink
- Kitchen Faucet
- Shower Head and Fittings

White, elongated type
Under the counter with lever-type faucet for master's bedroom
Wall-hung lavatory and lever-type faucet for other toilet and bath
Single bowl
Lever-type
Wall-mounted shower head and faucet