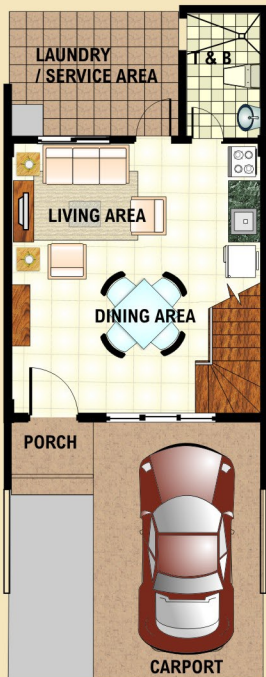


# OLEA (townhouse)



Ground Floor



Second Floor

## Area Allocation

Lot area (approx.)	:	65.00 sqm.
Covered Floor area (approx.)	:	67.37 sqm.
Gross Floor Area (approx.)	:	103.05 sqm.

### GROUND FLOOR AREA

Living Dining & Kitchen	:	27.00 sqm
T & B 1	:	4.30 sqm
<b>TOTAL</b>	:	<b>31.30 sqm</b>

### SECOND FLOOR AREA

Bedroom 1	:	14.62 sqm
Bedroom 2	:	9.00 sqm
T & B 2	:	4.30 sqm
Hallway	:	4.16 sqm
Stair	:	3.99 sqm
<b>TOTAL</b>	:	<b>36.07 sqm</b>

### EXTERIOR AREA

Entrance walk	:	6.27 sqm
Carport	:	16.39 sqm
Porch	:	2.42 sqm
Laundry / Service Area	:	8.69 sqm
Balcony	:	1.91 sqm
<b>TOTAL</b>	:	<b>35.68 sqm</b>

## House features:

Modern tropical design  
Full two-storey  
Provision for :

- Cable TV
- Telephone
- Aircon outlet

## Turnover Finishes

### Residential Areas

### Specification of Finishes

#### Floor Finishes

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

Ceramic tiles  
Vinly strips  
Unglazed ceramic tiles  
Ceramic tiles  
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
- Laundry Area

Granite countertop with base and overhead cabinets  
Ceramic tiles

#### Doors

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

Wooden panel door on wood jamb  
Wooden door on wood jamb  
Wooden door on wood jamb  
Wooden door with louver on wood jamb  
Wooden door on wood jamb

#### Windows

Aluminum framed glass panel

#### Finishing Hardware

- Main Door Lockset
- Bedroom / Balcony / 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  
Wall-hung lavatory and lever type faucet  
Single bowl  
Lever-type  
Wall-mounted shower head and faucet