

STRUCTURE	Reinforced concrete framework	
WALLS	Masonry blockwork / reinforced concrete	
ROOFING	Reinforced concrete flat roof with waterproofing	
CEILING FINISHES	Skim coat & paint / suspended fibrous board & paint	
WINDOWS	Curtain wall aluminium system / aluminium framed glass window	
DOORS	Solid timber / flush timber / aluminium framed glass / frameless glass	
LOCKS	Selected quality lockset including proprietary system for main entrance	
FLOOR FINISHES	Foyer, living, study, dining, kitchen, family room	Imported quality marble
	Master bathroom, powder room, other bathrooms	Imported quality marble
	Bedrooms	Teak / oak timber
	Laundry, yard, balcony	Selected quality tiles / pebble wash
WALL FINISHES	Master bathroom, powder room, other bathrooms	Marble / glass / plaster & paint
	Kitchen	Selected quality tiles / panel / plaster & paint
	Others	Plaster & paint

		SKY VILLA	MANSIONARY VILLA
SANITARYWARE	Long bath (whirlpool)	1	1
INSTALLATIONS	Long bath	–	1
	Glass screened shower	3	5
	Basin with marble / granite vanity top	4	6
	One piece water closet	4	6
	One piece bidet	–	1
	Hot water supply to powder room, kitchen and bedroom bathrooms		

		SKY VILLA	MANSIONARY VILLA
ELECTRICAL	Light points	40	60
INSTALLATION	Ceiling fan points	6	10
	Air-conditioner points with units	6	10
	13-amp power points	30	40
	30-amp power points	3	4
	SMATV points	6	10
	Telephone points	6	10
	Data points	6	10

OTHERS	Designer kitchen cabinets with sink, cooker hob, hood, oven and microwave	
	Security with visitor, vehicular & building access control system	
	Smartcard to access private lift lobby and activate allocated lift floor button	
	24-hour guard patrol and cctv monitoring at strategic areas	
	Audio intercom with video link	

Disclaimer: Whilst reasonable care has been taken to ensure the accuracy of the information in this brochure, the information in this brochure does not constitute any representation, promise, and/or warranty. The parties should rely only on the Sale and Purchase Agreement to be executed between the Purchaser and the Vendor.

Visual representations including models, drawings, illustrations, photographs and art renderings ('the Visual Representations') portray artist's impressions only. The information contained herein, the fittings, finishes, features and other displays in the show unit(s) or elsewhere (the 'Materials'), do not necessarily represent 'as built' standard specifications. Floor areas are approximate measurements and are subject to final survey. The Vendor reserves its right to modify, vary, change or substitute the features, any unit, plans, the development, or any part thereof as may be deemed necessary by the Vendor.

The Vendor shall not be howsoever bound by any statement, representations, or promise (whether written or oral) by the Vendor's agents or otherwise with respect to the development and/or any unit, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire agreement between the Vendor and the Purchaser and shall not be in any way modified by any statement, representation, or promise (whether or not contained in the Visual Representations, the Materials and/or by the Vendor's Agents or otherwise) made prior to the signing of the Sale and Purchase Agreement.