

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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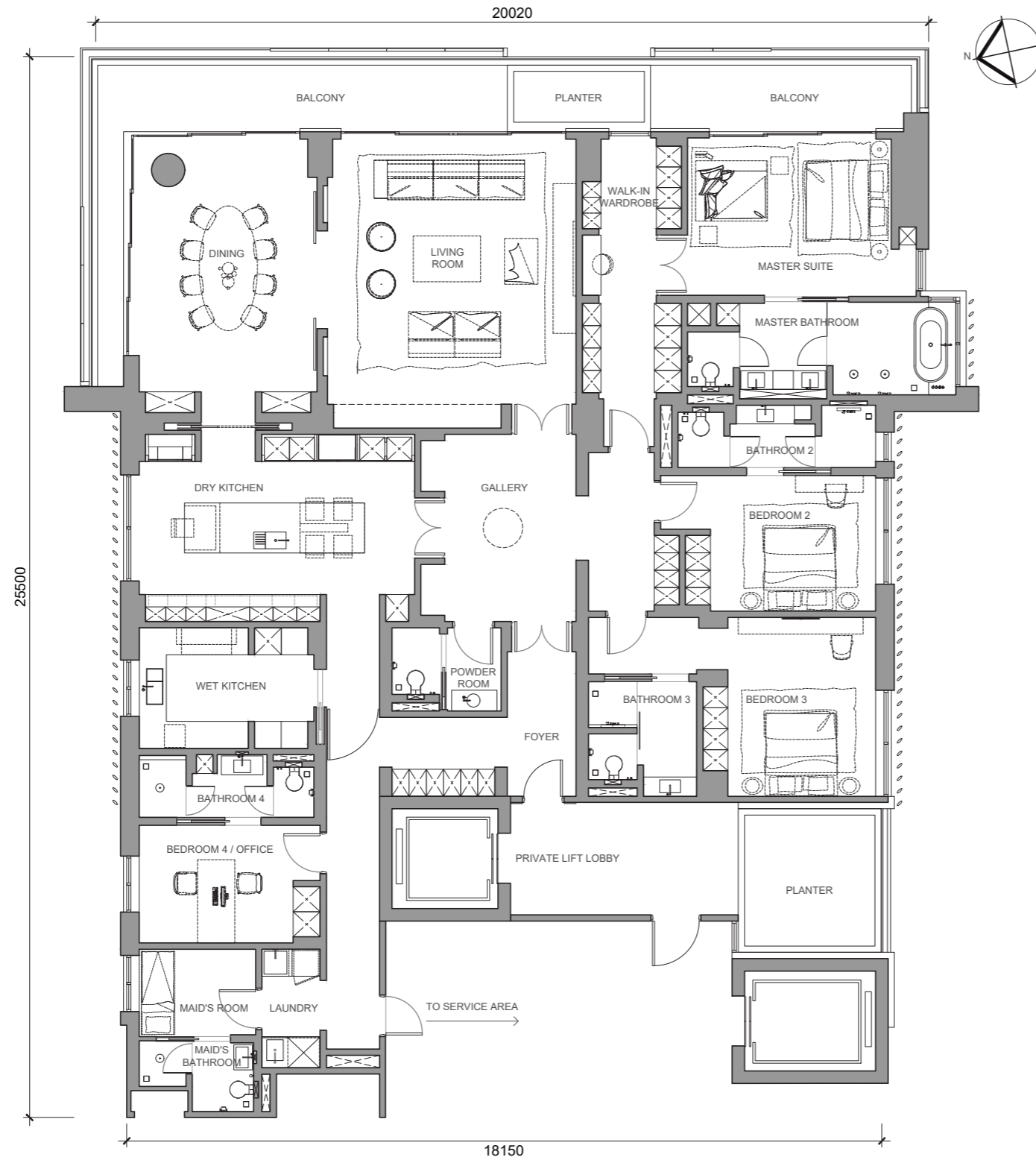
Refers to RESIDENSI AIRA DAMANSARA

A prestigious development by:

SPB SELANGOR PROPERTIES SDN. BHD.
The Art of Making Homes

Company No. 196301000340 (S199-X)

TYPE
B



Unit Size : 4,489 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
B	Foyer	26.50	285
	Gallery	25.60	276
	Living	44.30	477
	Dining	32.60	351
	Dry Kitchen	36.45	392
	Wet Kitchen	13.95	150
	Master Suite	34.75	374
	Bedroom 2	17.30	186
	Bedroom 3	23.80	256
	Bedroom 4 / Office	13.95	150
	Walk-in Wardrobe	5.85	63
	Master Bathroom	15.95	172
	Bathroom 2	9.10	98
	Bathroom 3	8.25	89
	Bathroom 4 / Office Toilet	7.80	84
	Maid's Bathroom	5.15	55
	Powder Room	6.20	67
	Utility / Maid's Room	6.85	74
	Laundry / Yard	4.65	50
	Private Lift Lobby	31.00	334
Balcony & Planter	41.00	441	
A/C Ledge	6.00	65	

PIET BOON DESIGNED WARDROBE CABINETS

TYPE	AREA	TOTAL USABLE SPACE (m ²)
B	Master	10.9
	Bedroom 2	2.4
	Bedroom 3	3.2
Grand Total		16.5

PIET BOON DESIGNED KITCHEN CABINETS

TYPE	AREA	ISLAND CABINETS (m ²)	BASE AND WALL CABINETS (m ²)	TALL CABINETS (m ²)	TOTAL USABLE SPACE (m ²)
B	Dry	2.5	3.7	3.6	9.8
	Wet		3.1	3.0	6.1
	Laundry		0.9	1.1	2.0
Grand Total					17.9