

## SPECIFICATIONS

STRUCTURE	- Reinforced concrete frame / wall
WALL	- Brick wall / reinforced concrete wall / dry wall (wherever applicable)
ROOF FRAMING	- Reinforced concrete roof / metal roof (wherever applicable)
ROOF CANOPY	- Reinforced concrete / Steel framing (wherever applicable)
CEILING	- Plaster board / skim coat and paint (wherever applicable)
WINDOWS	- Powder-coated aluminium frame windows with laminated glazing
DOORS	
Main Entrance	- Selected quality fire rated timber door
Bedrooms	- Quality solid core timber door with painted finish
Balcony	- Powder-coated aluminium frame sliding door with laminated glass
General Interior	- Quality solid core timber doors with painted finish
IRONMONGERY	- High quality imported selections including Formani / Piet Boon Series and other selected quality locksets and handles (wherever applicable)
WALL FINISHES	
Dining, Living, Kitchen Hallway, Bedrooms, Wardrobe, Yard, Entrance	- Plaster and high quality low-VOC water-based paint
Utility (where applicable)	- Plaster and high quality low-VOC water-based paint
Bathroom 1 & 2, Powder Room	- Imported quality natural stone
Balcony, A/C Ledge	- Aluminium cladding / GRC cladding / plaster and high quality low-VOC paint / metal balustrade with glass infill (wherever applicable)
FLOOR FINISHES	
Living, Bedrooms, Wardrobe	- Engineered timber floor
Dining, Hallway, Bathroom 1 & 2, Powder Room	- Imported quality natural stone
Kitchen, Yard	- Imported quality natural stone
Balcony	- Selected quality homogenous tiles
A/C Ledge	- Cement screed
FITTINGS*	
Sanitary and Plumbing Fittings	- High quality imported selections including Formani Piet Boon series, Duravit and Vola. Undermount basins for Bathroom 1, 2 and Powder Room. Wall hung ceramic basin for Bathroom 3 (where applicable)
Vanity and Countertops	- Counter top finished with selected imported quality natural stone to all bathrooms and Powder Room except Bathroom 3 (where applicable) - Kitchen countertop of quality quartz
Air-conditioning	- Individually controlled concealed ducted air-conditioning
Intercom	- Video-equipped intercom system
Switches	- Quality switches
Water heater	- Storage / instantaneous water heater (where applicable)

TYPE  
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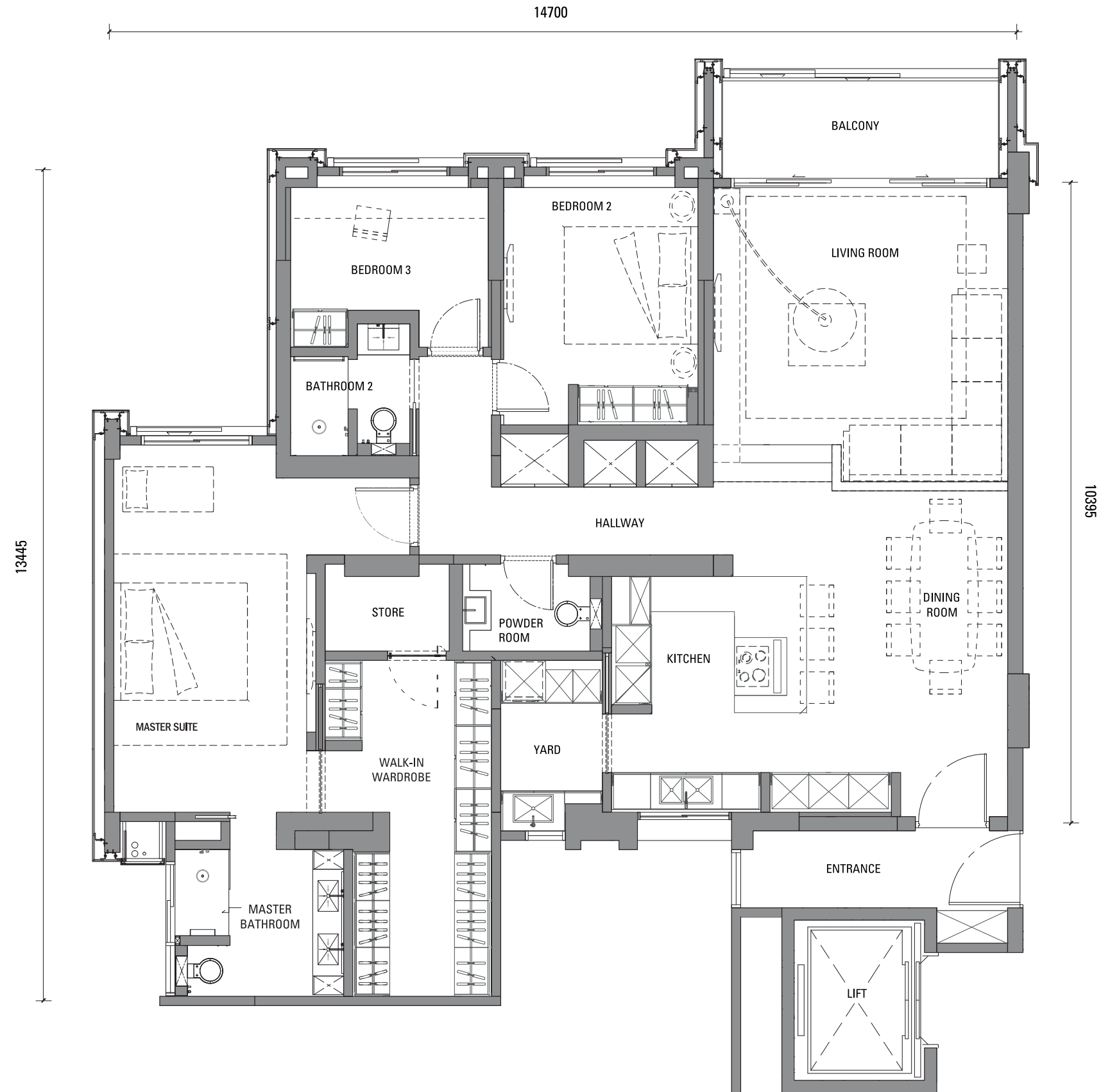
Refers to RESIDENSI AIRA DAMANSARA

A prestigious development by:

 SELANGOR PROPERTIES SDN. BHD.  
The Art of Making Places

Company No. 196301000340 (5199-X)

# TYPE G



TYPE	SPACE	ROOM SIZE	
		Sqm	Sqft
G	Foyer	7.25	78
	Hallway	11.75	126
	Living	24.60	265
	Dining	24.00	258
	Kitchen	10.05	108
	Master Suite	23.10	249
	Bedroom 2	14.15	152
	Bedroom 3	9.45	102
	Walk-in Wardrobe	14.71	158
	Master Bathroom	8.40	90
	Bathroom 2	4.50	48
	Powder Room	3.70	40
	Yard	5.00	54
	Store	3.34	36
Balcony	9.00	97	

Unit Size : 1,894 sf

\*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, and Vola), 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.

• Timber flooring – As timber is a natural material, it is not possible to achieve total consistency of colour and grain in its selection and installation • Natural stone contains veins with tonality differences and there will be colour marking caused by their complex mineral composition and incorporated impurities and they could be sourced from various locations and countries • No wall finishes will be provided at the back of the fixtures such as mirror, cabinets, kitchen cabinets etc. wherever applicable.

TYPE G