

ALIAS VILLAS

PRESTIGE | TRANQUILITY

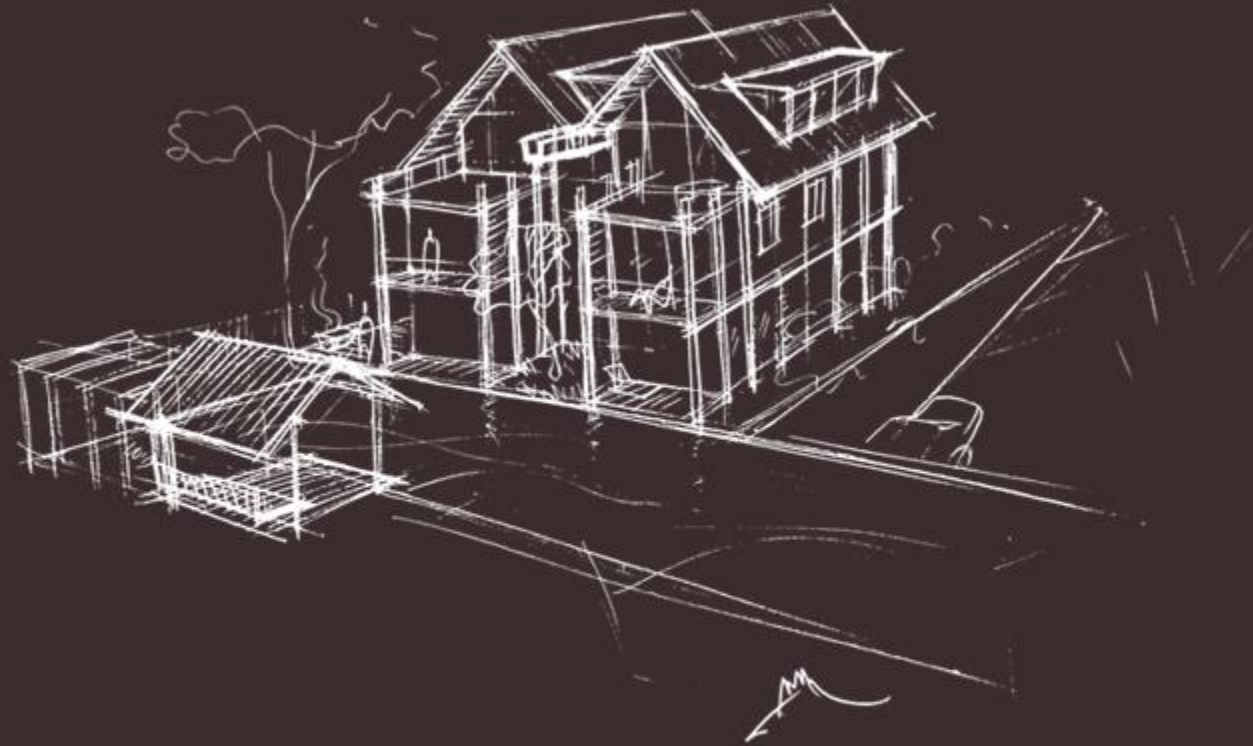


AT THE HEART OF PRESTIGIOUS DISTRICT 10,
AN EXCLUSIVE MASTERPIECE CRAFTED TO YOUR EXQUISITE STYLE.

BE THE PRIVILEGED FEW TO OWN IT.

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*Respecting history of the place &
creating a resort village living lifestyle....*

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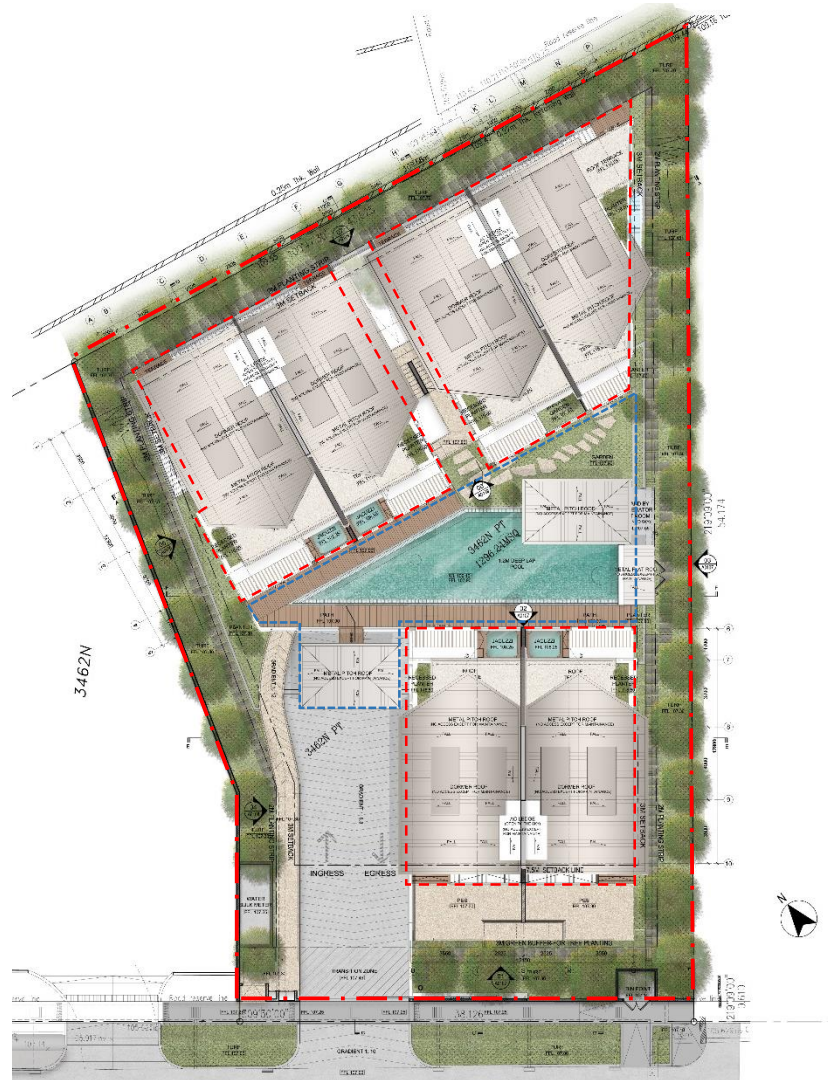
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*A Modern-day Reinterpretation of Culture Heritage at Kampong Tempek.
The use of soaring pavilion-style ceilings and rich timber finishes
brings resort style into the architecture.*

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- LOCATION: DISTRICT 10, 30 JALAN HAJI ALIAS
- SITE AREA: 1323.90 SQM
- 3 PAIRS OF SEMI-D BLOCKS
- TOTAL 6 UNITS
- 3 STOREY + ATTIC
- UNIT FLOOR AREA APPOX. 279-341 SQM
- CENTER COMMUNAL AREA
- BASEMENT CARPARK WITH 6M WIDE CAR RAMP
- FRONT ACCESS FROM JALAN HAJI ALIAS
- 1.5 M PEDESTRAIN PATHWAY TO 1ST STOREY COMMUNAL AREA
- DIRECT ACCESS FROM BASEMENT AND 1ST STOREY
- BIN POINT AT ROAD SIDE

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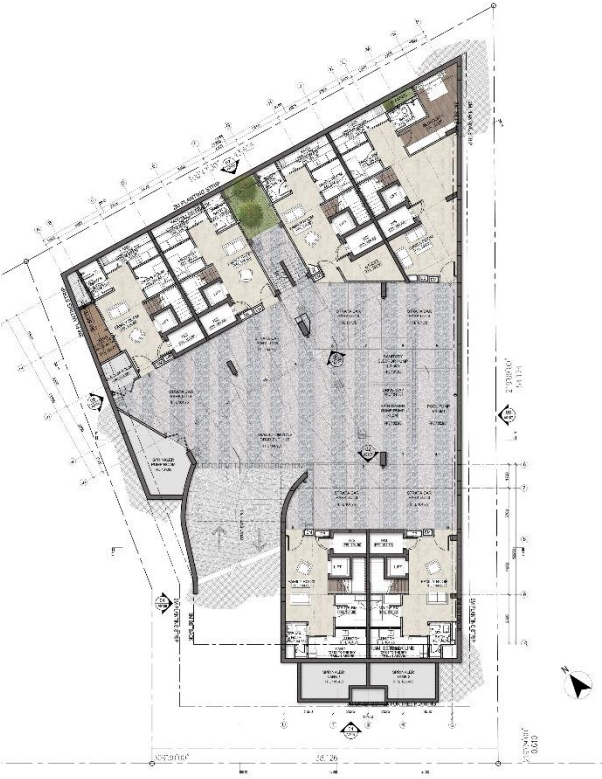
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- 1.2 M DEEP SWIMMING POOL
(8-16M IN LENGTH, 3.2- 4.2M IN WIDTH)
- 2 LIFE STYLE PAVILLIONS
- GARDEN BY THE POOL
- BASEMENT CARPARK (12 LOTS)
- JACUZZI FOR WATER VILLA UNITS- 30D, 30A,B,C
- PRIVATE GARDEN FOR UNIT 30D
- PES FOR UNIT 30 & 30A

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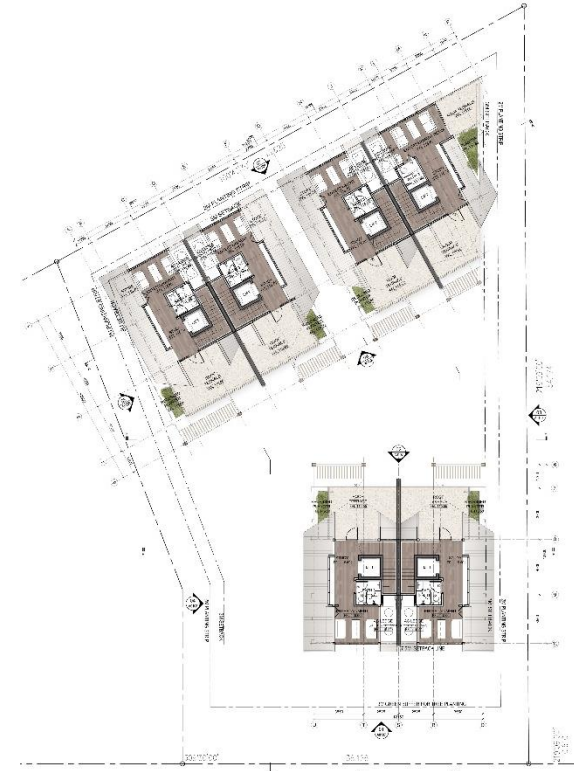
BASEMENT



1ST STOREY



2ND STOREY



ATTIC

WARM OPTION

BASEMENT

- 2 CAR PARKS
- 1 FAMILY ROOM
- 1 HOUSEHOLD SHELTER
- 1 STORE BELOW STAIRCASE
- 1 MAID'S ROOM + TOILET
- 1 YARD
- 1 LIFT

1ST STOREY

- 1 ENTRANCE FOYER WITH JACUZZI
- 1 LIVING ROOM
- 1 DINNING
- 1 KITCHEN
- 1 BEDROOM + BATHROOM
- 1 PES/TERRACE

2ND STOREY

- 1 MASTER BEDROOM + MASTER BATHROOM + WALK IN WARDROBE
- 2 BEDROOMS + BATHROOM
- 1 BALCONY
- 1 PLANTER BOX

ATTIC

- 1 ENTERTAINMENT ROOM
- 1 STUDY CORNER
- 1 OPEN ROOF TERRACE
- 1 PLANTER BOX



MATERIAL:

LIVING/ DINNING: CREMA MAFIL MARBLE

FAMILY ROOM / BATHROOM/ KITCHEN/ MAID'S ROOM/ HS: BIEGE COLOUR HOMOGENOUSE TILE

YARD/ PES/ ROOF TERRACE: PEBBLE WASH

MASTER BATHROOM: GRANITE & CHENGAL TIMBER FLOOR

MASTER BEDROOM: TIMBER STRIP FLOORING

OTHER BEDROOMS / CORRIDOR/ ENTERTAINMENT ROOM: TIMBER PARQUET FLOORING

BALCONY: CHENGAL TIMBER DECK



TYPE 1A

SCALE : 1 : 100

5- BEDROOM



COLD OPTION

BASEMENT

- 2 CAR PARKS
- 1 FAMILY ROOM
- 1 HOUSEHOLD SHELTER
- 1 STORE BELOW STAIRCASE
- 1 MAID'S ROOM + TOILET
- 1 YARD
- 1 LIFT

1ST STOREY

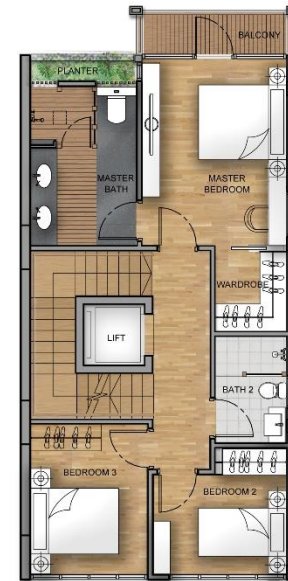
- 1 ENTRANCE FOYER WITH JACUZZI
- 1 LIVING ROOM
- 1 DINNING
- 1 KITCHEN
- 1 BEDROOM + BATHROOM
- 1 PES/TERRACE

2ND STOREY

- 1 MASTER BEDROOM + MASTER BATHROOM + WALK IN WARDROBE
- 2 BEDROOMS + BATHROOM
- 1 BALCONY
- 1 PLANTER BOX

ATTIC

- 1 ENTERTAINMENT ROOM
- 1 STUDY CORNER
- 1 OPEN ROOF TERRACE
- 1 PLANTER BOX



MATERIAL:

LIVING/ DINNING: VOLAKAS MARBLE

FAMILY ROOM / BATHROOM/ KITCHEN/ MAID'S ROOM/ HS: GREY COLOUR HOMOGENEOUS TILE

YARD/ PES/ ROOF TERRACE: PEBBLE WASH

MASTER BATHROOM: GRANITE & CHENGAL TIMBER FLOOR

MASTER BEDROOM: TIMBER STRIP FLOORING

OTHER BEDROOMS / CORRIDOR/ ENTERTAINMENT ROOM: TIMBER PARQUET FLOORING

BALCONY: CHENGAL TIMBER DECK



TYPE 1A

SCALE : 1 : 100

5- BEDROOM



CUSTOMISATION PARAMETERS

NOT POSSIBLE:

- MAIN STRUCTURE ARE FIXED
- EXTERNAL AESTHETIC ARE FIXED
- WET AREA LOCATIONS ARE FIXED
- WINDOW LOCATIONS ARE FIXED

POSSIBLE:

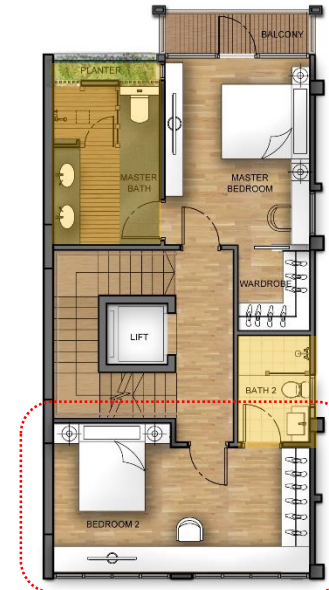
- REMOVAL/ ADDITIONAL OF DRY WALL
- LIGHT FITTING LOCATIONS

CHOICES ON FLOOR FINISHES

- MARBLE FLOOR OF LIVING & DINING ROOM:
WARM/ COLD/UPGRADED OPTION
- HM TILE OF KITCHEN/ BATHROOMS :
WARM/ COLD OPTION
- UPGRADING OF TIMBER PARQUET TO TIMBER
STRIP AT BEDROOMS

CHOICES ON SANITARY FITTING AND SWITCH COVER

- 2 SANITARY FITTING OPTIONS ARE AVAILABLE TO
CHOOSE FROM
- 5 SWITCH COVER COLOUR OPTIONS ARE AVAILABLE
TO CHOOSE FROM



BIGGER ROOM BY
REMOVING DRY WALL



NEW ADDITIONAL ROOM
BY ADDING DRY WALL

