



# TRACK HOUSE

2 STOREY  
LUXURY  
BUNGALOW







Features :

- Over 5,000 sf of built up space
- 13' ceiling height (CHECK) for grandeur and ventilation
- An entry foyer to meet and greet, for the altar or just to make an entrance statement
- Open concept living area, dining hall and dry kitchen areas for flexibility of space usage
- A separate wet kitchen for heavy cooking
- A dining hall that connects to a spacious outdoor terrace for outdoor dining under the stars
- A 1,000 sf roof garden for parties under the sky, or as a viewing deck
- 6 bedrooms and 6 bathrooms (including a powder room for guests) ensure that no one has to share
- Imported sanitaryware and mosaic feature walls for bathrooms
- A glass enclosed staircase for natural light
- 2 gates to enable the parking of 3 cars
- A large garden in front (40' wide, over 800sf of green) for decks, pavilions or landscape



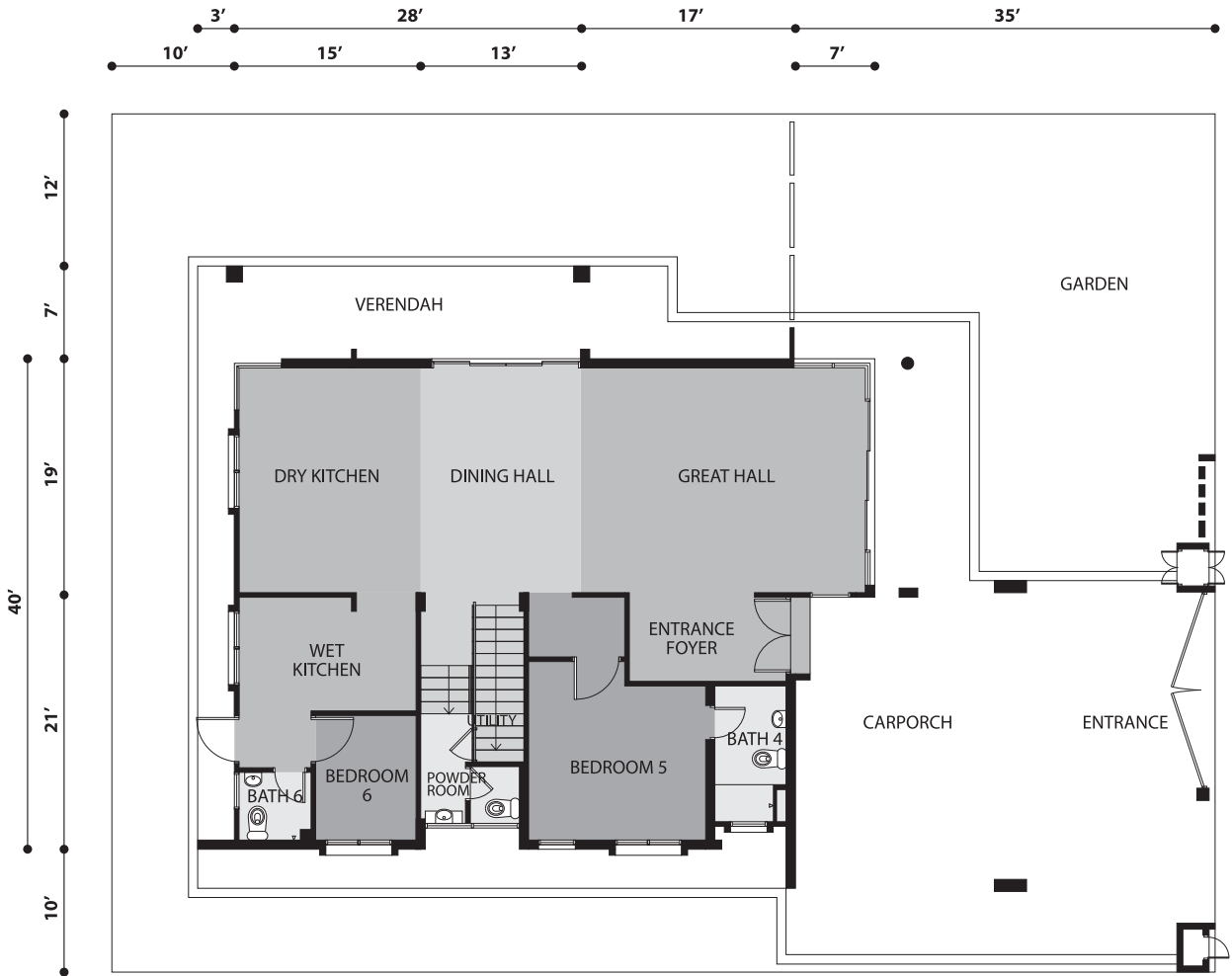
Track House street view



Land Area | Built-up Area

90'x70'	48'x51'	Ground Floor	First Floor	Roof Garden
		2,369 SF	2,137 SF	680 SF

TYPE  
**A**  
GROUND  
FLOOR PLAN



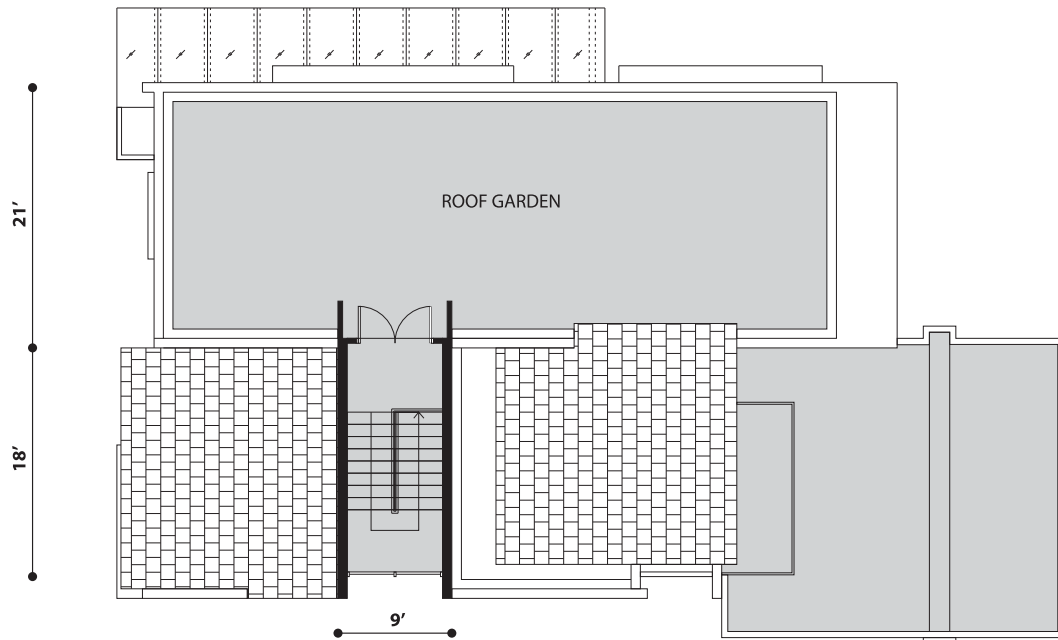
TYPE  
**A**  
FIRST  
FLOOR PLAN



TYPE

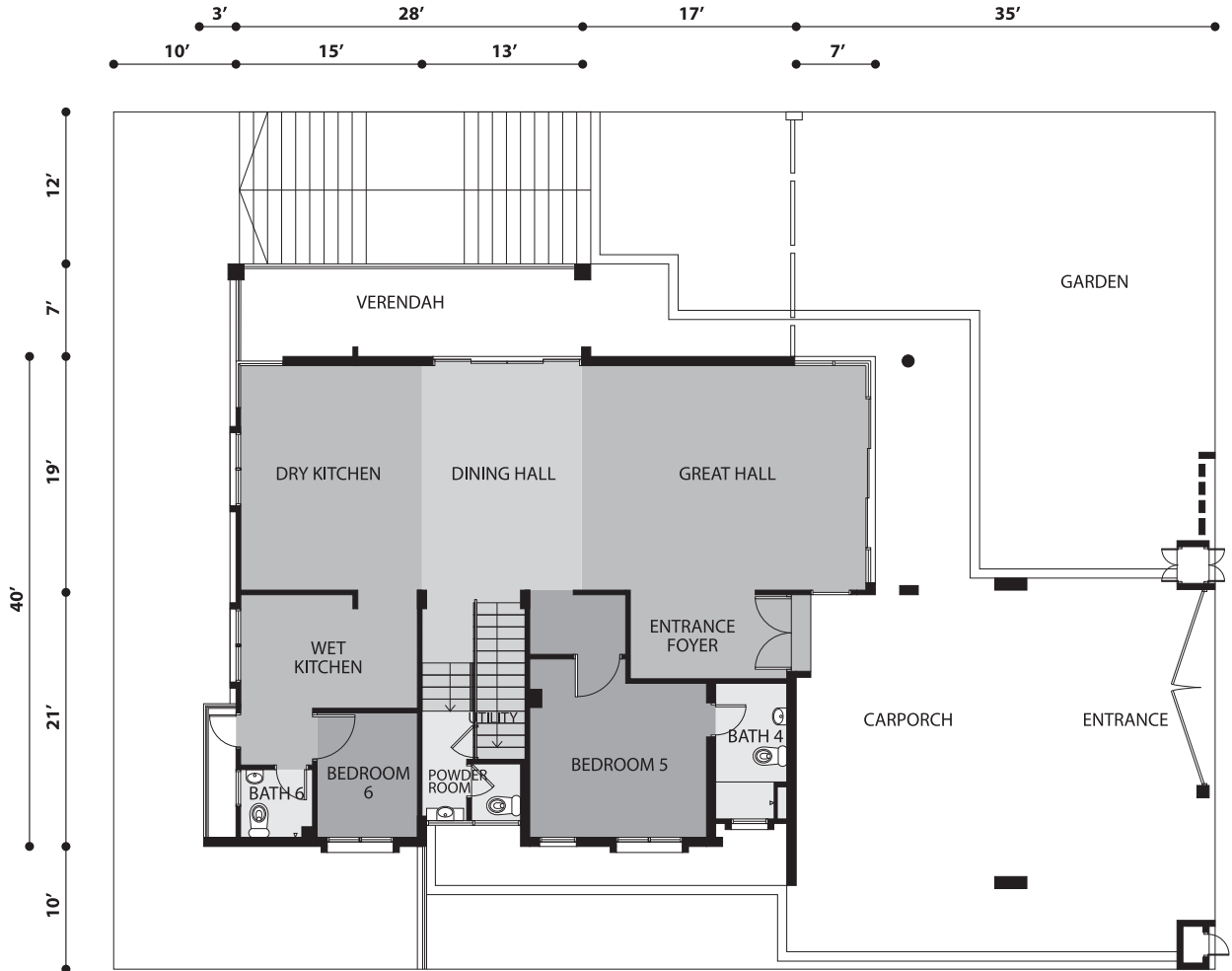
A

ROOF TOP  
PLAN





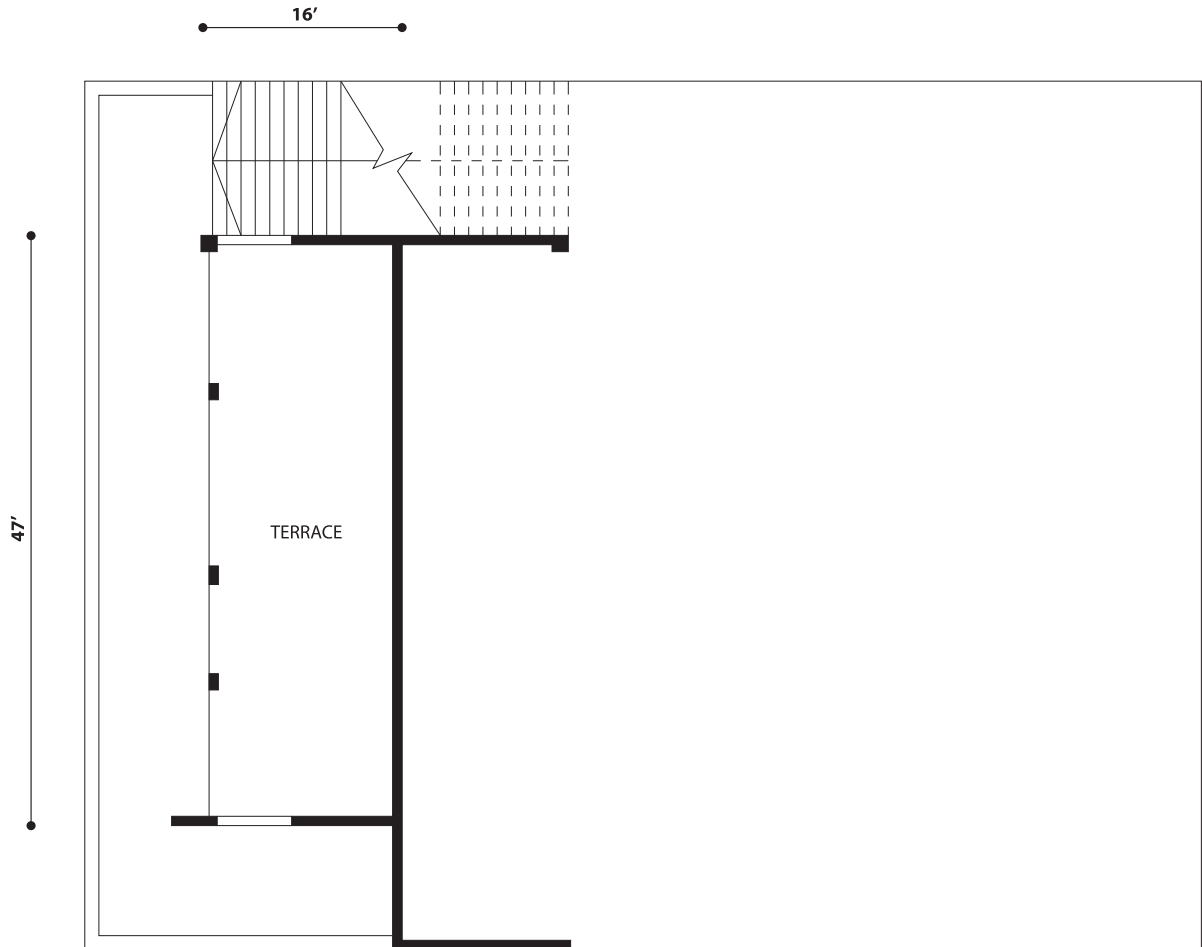
TYPE  
**B**  
GROUND  
FLOOR PLAN



TYPE

B

LOWER GROUND  
FLOOR PLAN



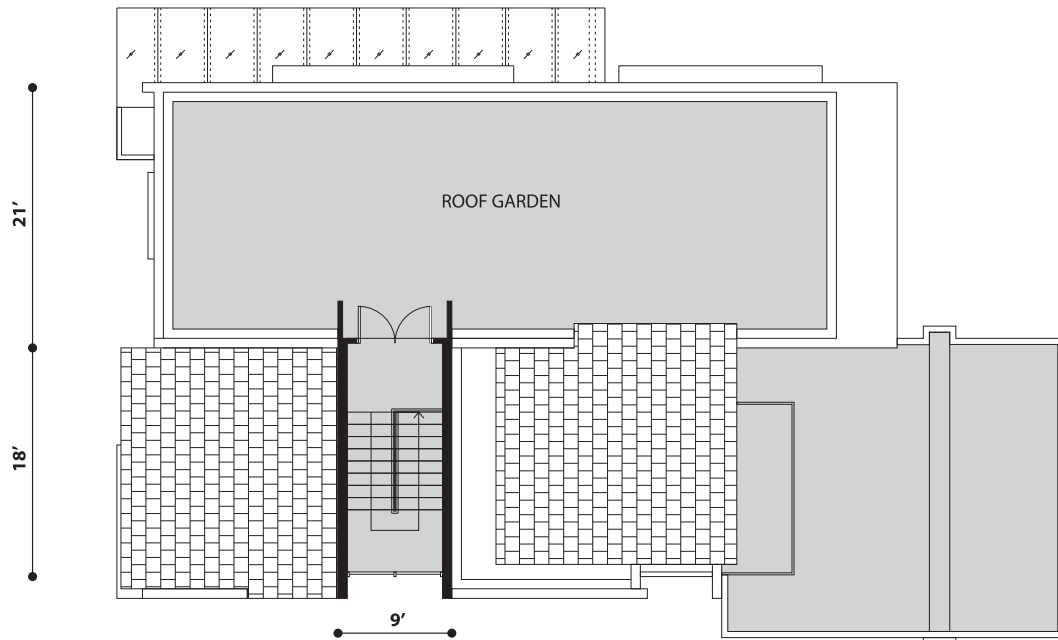
TYPE  
**B**  
FIRST  
FLOOR PLAN



TYPE

B

ROOF TOP  
PLAN



# SPECIFICATIONS

## STRUCTURE

- Reinforced concrete

## WALLS

- Clay bricks

## ROOFING

- Concrete roof tiles and concrete flat roof, steel trusses

## CEILING

- Skim coat / plaster ceiling to ground floor
- Plaster ceiling to top floor

## WINDOWS

- Generally powder coated aluminium framed casement or sliding windows

## DOORS

- Solid timber door (nyatoh) to main entrance
- Powder coated aluminium framed sliding glass doors to living and dining areas
- MDF doors to bedrooms
- HDF doors to bathrooms
- MS door to yard

## LOCKS

- Handle locksets to bedrooms
- Cylindrical locksets to bathrooms
- Decorative handle lockset at entrance door

## FLOORING

- Generally porcelain tiles to ground floor
- Laminated timber to first floor
- Homogenous tiles to car porch, verandah and balconies
- Cement screed with decorative tile inserts to roof garden
- Non-slip tiles to bathrooms

## WALL FINISHES

- Weathercoat paint to external walls
- Emulsion paint to internal walls
- Ceramic wall tiles to ceiling height

## SANITARY INSTALLATIONS

Stainless steel kitchen sink	1
Pedestal water closet	6
Bathtub with bath-shower mixer and handshower (master bathroom)	1
Vanity countertop	2
Countertop basins	3
Wall hung wash basins	4

## SANITARY INSTALLATIONS

Handshower with sliding bar and fixed shower head with concealed mixer and diverter (master bathroom)	1
Handshower with sliding bar and concealed mixer (common bathrooms)	3
Shower head and tap	1

## ELECTRICAL INSTALLATIONS

13 Amp power points	45
15 Amp power points	3
Ceiling light points	41
Wall light points	9
Ceiling fan hooks	9
Air conditioning points (with piping)	2
Television points	3
Telephone points	3

## FENCING

Generally brickwork with steel with steel gates

## STAIRCASE RAILING

Steel railing with timber balustrade

## BALCONY RAILING

Steel

Copper piping for all bathroom showers except maid and powder room for hot water



# VIEW HOUSE

3 STOREY  
LUXURY  
BUNGALOW



Land Area

120'x69'

Built-up Area

73'x36'

Ground Floor	First Floor	Second Floor
3,305 SF	2,416 SF	2,037 SF

Total Build-up

7,758 SF



Make a statement with our distinctive facade.







An open kitchen concept allows for convenience, comfort & style.



Abundant gardens provide havens of rest & recreation.



A PRIVATE LIFT  
ENSURES CONVENIENCE





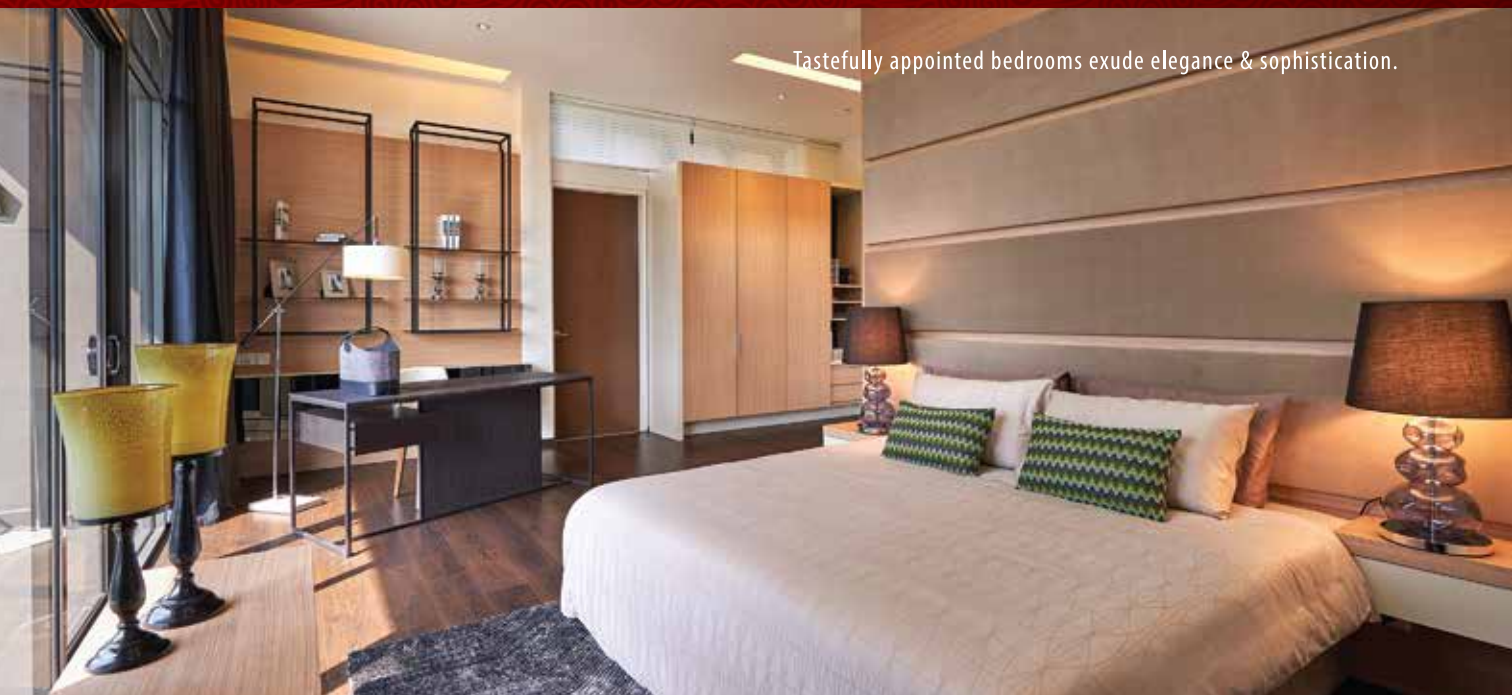
## Features

- Over 7,000sf of built up space
- A 13' ceiling height for grandeur and ventilation
- An open concept living area, dining hall and dry kitchen for airflow and flexibility of space usage
- Living and dining areas which open to decks and terraces to bring the outdoors in
- Outdoor dining spaces to dine under the stars
- A separate wet kitchen which allows for heavy cooking
- Seven bedrooms, seven bathrooms and a powder room to ensure no one has to share
- Two luxuriously appointed masterbedrooms to allow for extended families to live together whilst maintaining their privacy
- Bedrooms which open to balconies and greens
- Imported sanitary ware and mosaic feature walls for bathrooms
- Luxurious optional items including a glass lift with lift lobbies on each floor

\*All photos are actual showhouse photos.

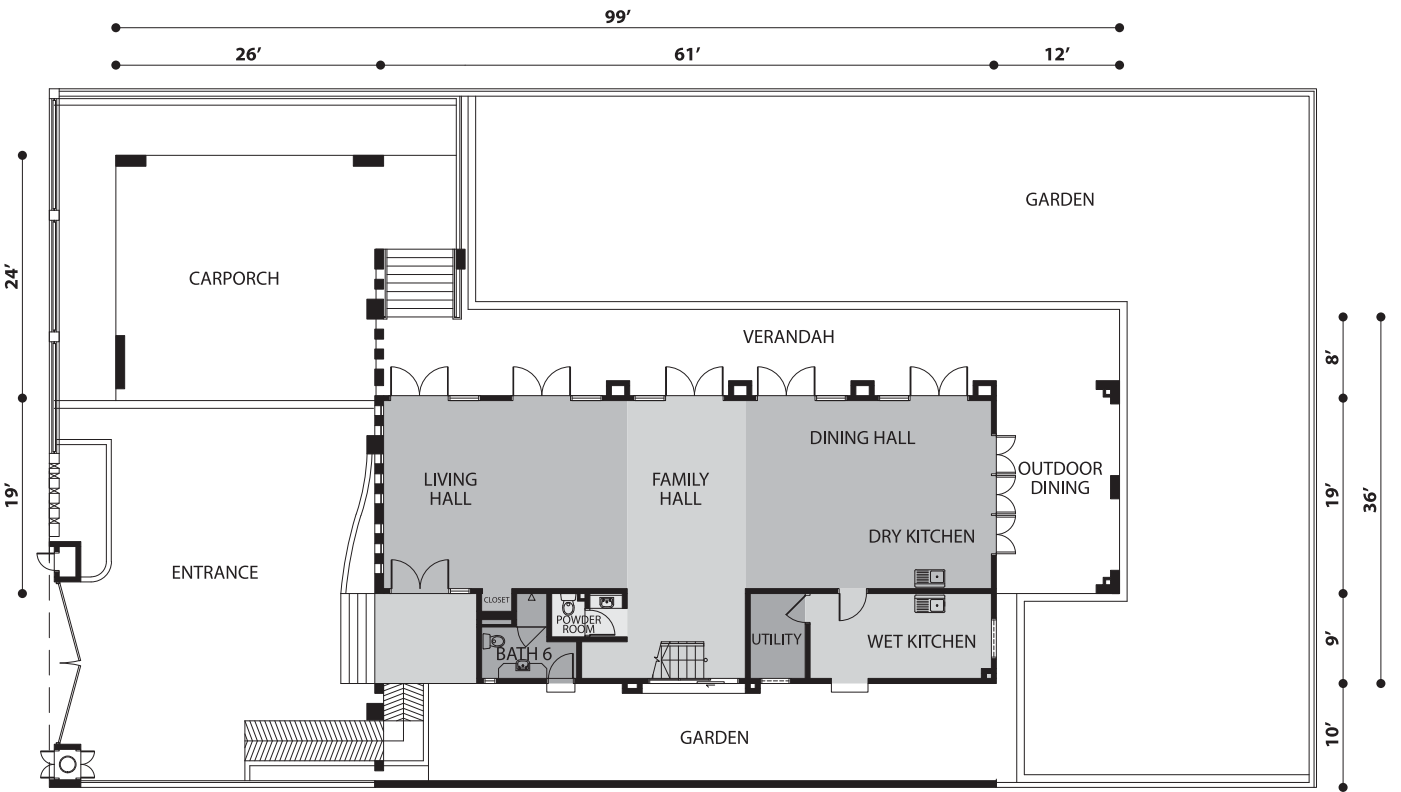


A grand living hall with high ceiling ensures an abundance of space and ventilation.

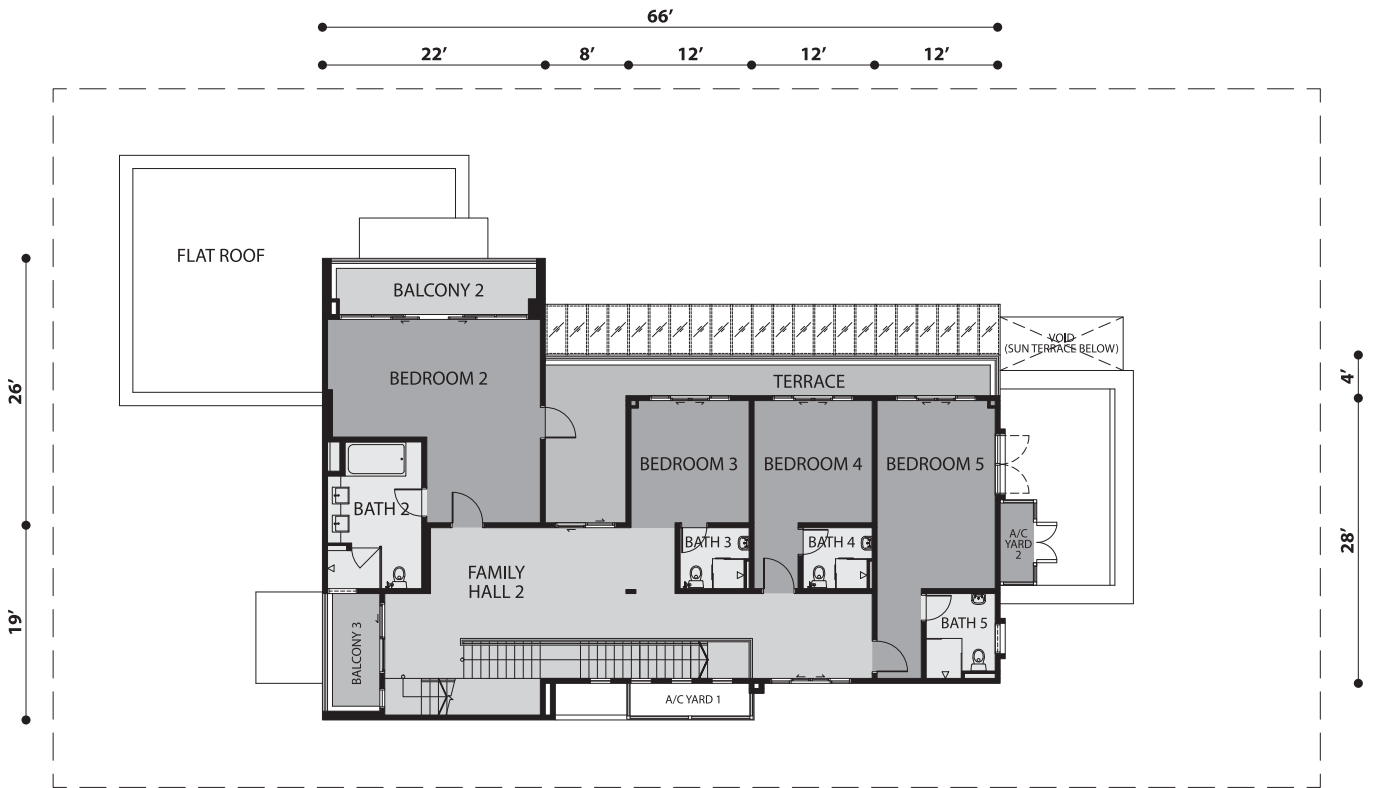


Tastefully appointed bedrooms exude elegance & sophistication.

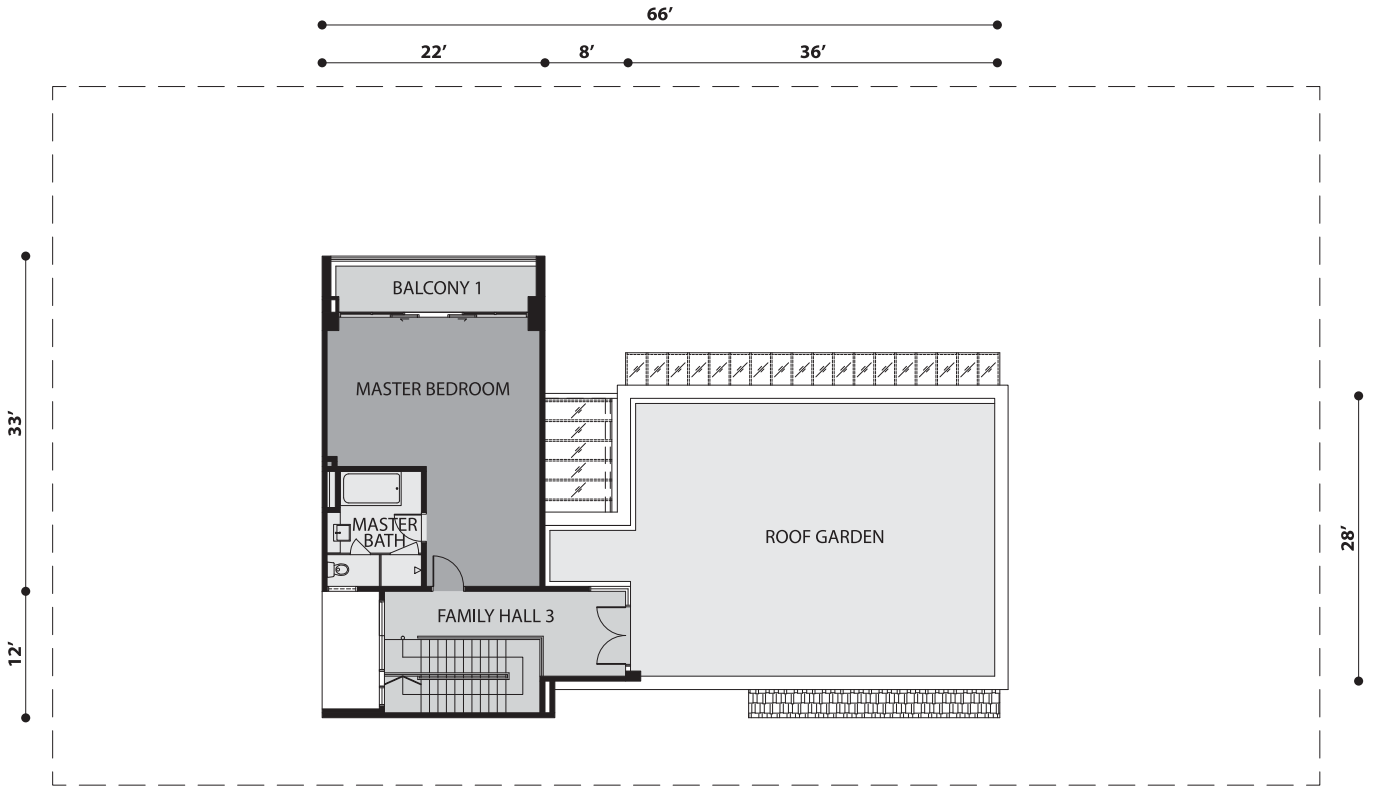
TYPE  
**B**  
GROUND  
FLOOR PLAN



TYPE  
**B**  
FIRST  
FLOOR PLAN



TYPE  
**B**  
SECOND  
FLOOR PLAN



# SPECIFICATIONS

## STRUCTURE

- Reinforced concrete

## WALLS

- Brick wall

## ROOFING

- Concrete roof tiles and concrete flat roof, steel trusses

## CEILING

- Skim coat / plaster ceiling to ground floor
- Plaster ceiling to top floor

## WINDOWS

- Powder coated aluminum framed glass windows

## DOORS

- Solid timber door
- Powder coated aluminum framed glass doors
- MDF door - where applicable
- HDF door - where applicable
- MS door - where applicable

## LOCKS

- Quality approved locksets

## FLOORING

- Porcelain tiles
- Laminated timber flooring
- Homogenous tiles
- Non-slip tiles

## WALL FINISHES

- Plaster & Paint
- Ceramic tiles
- Glass mosaic panels to certain bathrooms

## SANITARY INSTALLATIONS

Quality approved sanitary wares & fittings

## ELECTRICAL INSTALLATIONS

- |   |    |
|---|----|
| • 13 Amp power points                   | 43 |
| • 15 Amp power points                   | 4  |
| • Ceiling light points                  | 42 |
| • Wall light points                     | 15 |
| • Gate pillar light points              | 2  |
| • Ceiling fan hooks                     | 7  |
| • Air conditioning points (with piping) | 8  |
| • Television points                     | 4  |
| • Telephone points                      | 4  |
| • Heater points                         | 1  |
| • Door bell                             | 2  |

## FENCING

- Generally brickwork with steel with steel gates

## STAIRCASE RAILING

- Tempered glass

## BALCONY RAILING

- Tempered glass

- Master bathroom and common bathrooms will have hot water piping (copper).
- Cabling for alarm system, CCTV & auto-gate.