



FLOREAL



A RESIDENCE OF DISTINCTION

Explore a landmark development that provides the opportunity to reside in the coveted neighbourhood of Floréal.





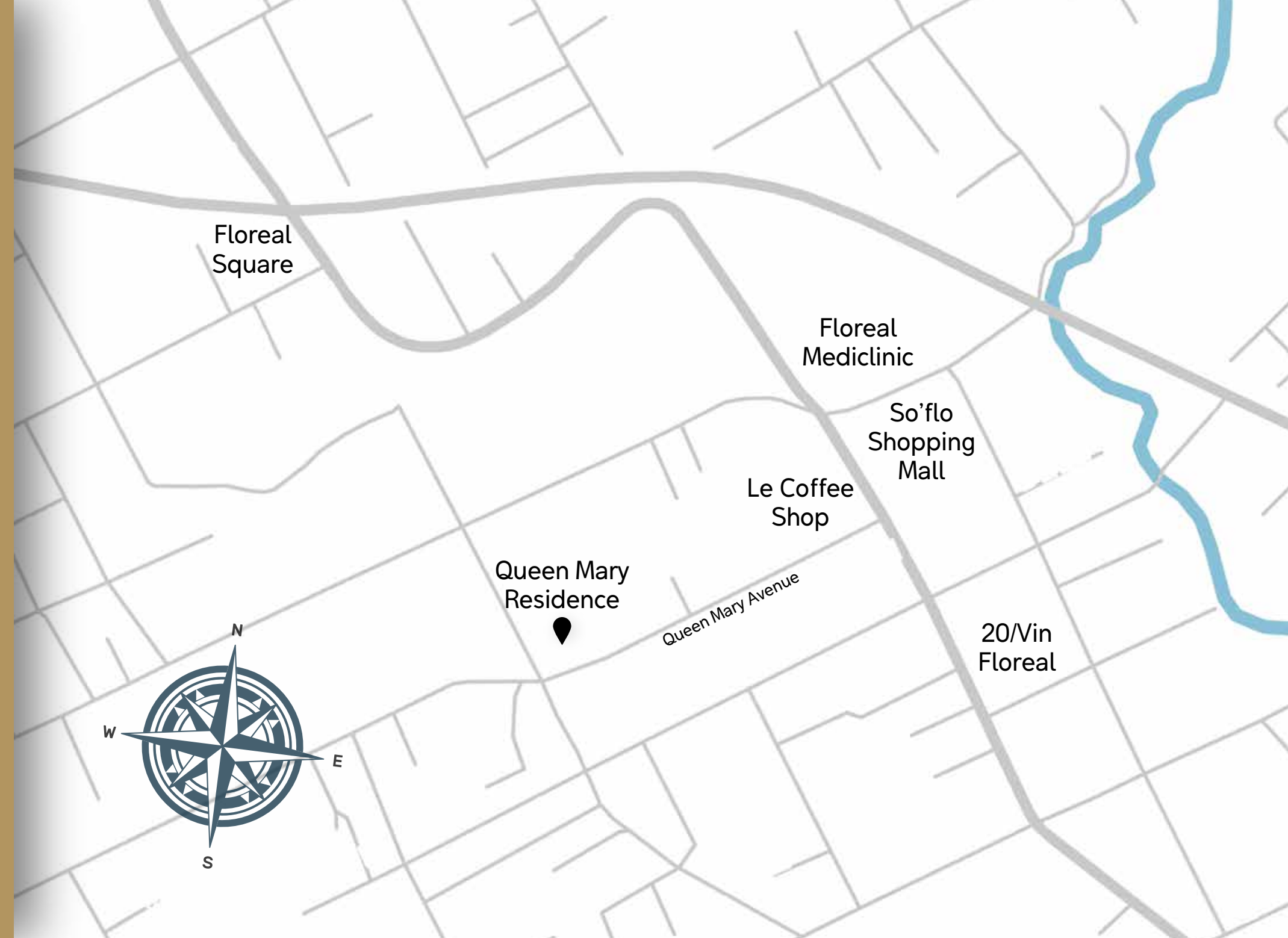
EXPLORING QUEEN MARY RESIDENCE

The development showcases a set of 32 sophisticated apartments, complete with underground parking facilities. Every unit consists of three bedrooms, featuring a private master bedroom and two guest rooms. The focus has been on crafting chic living areas, well-equipped kitchens, and dining spaces seamlessly connected to balconies, enhancing the overall aesthetic allure of the complex.

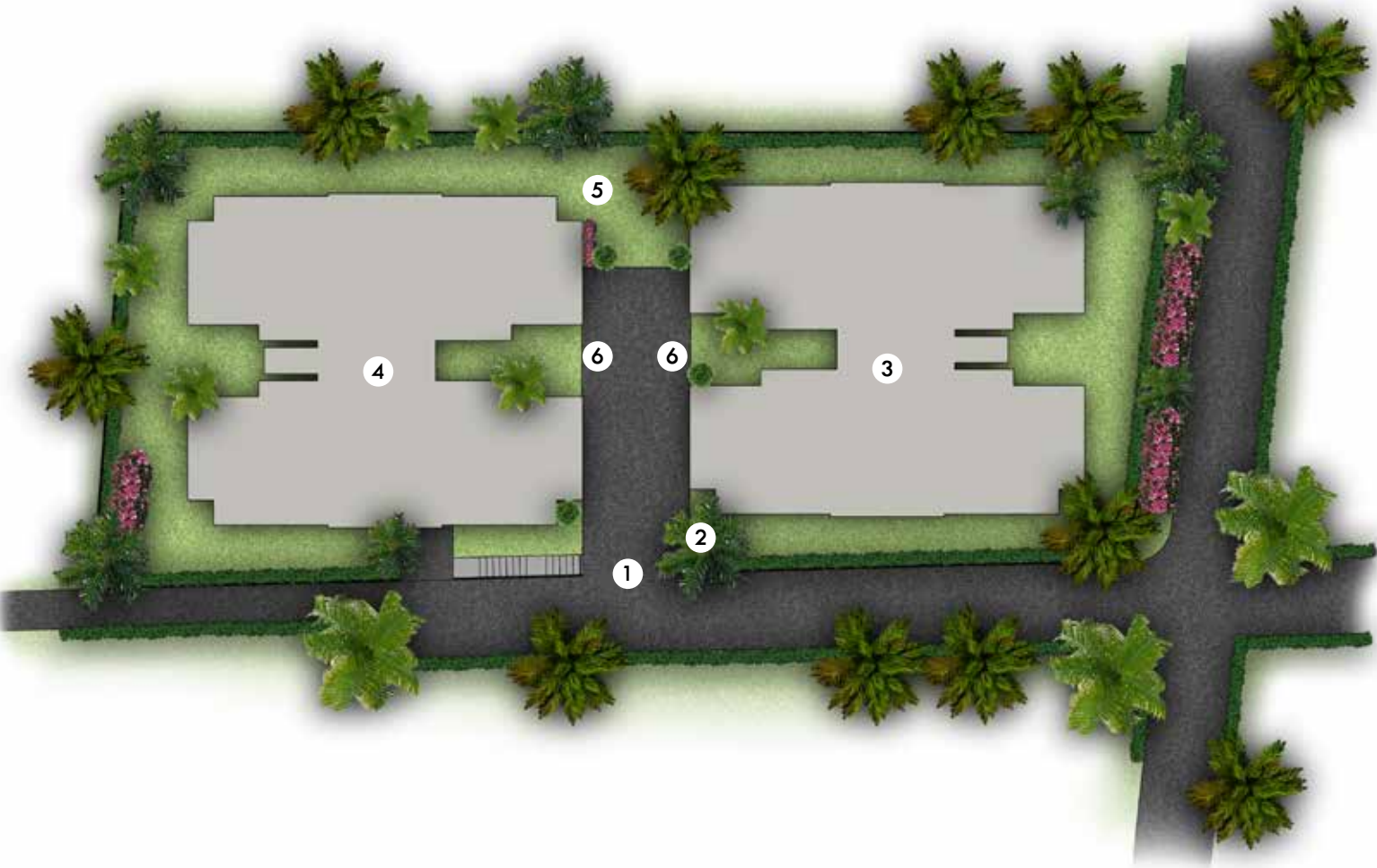


PRIME CENTRAL LOCATION

Situated in the vibrant and sophisticated district of Floréal, Queen Mary Residence caters to the needs of modern living. This locale offers an abundance of nearby amenities, ranging from restaurants and luxury shopping malls to private schools and sports facilities.



THE MASTER PLAN



LEGEND

- | | |
|------------------|------------------------------------|
| 1. Main Entrance | 4. Block B |
| 2. Guard Post | 5. Garden |
| 3. Block A | 6. Entrance to underground Parking |



CHIC COMFORT

Bright and Stylish Indoor Living

The living area maximizes its dimensions, providing seamless access to a balcony through a glass sliding door. The design incorporates a palette of light tones to create a modern yet chic ambiance.





THE KITCHEN

Unveiling the Heart of the Home

The kitchen adheres to European standards, seamlessly integrating modern design with practical functionality tailored to your requirements. These kitchens stand out not only for their elegant finishes but also for providing intelligent storage solutions to optimize your living space.



COZY BEDROOM

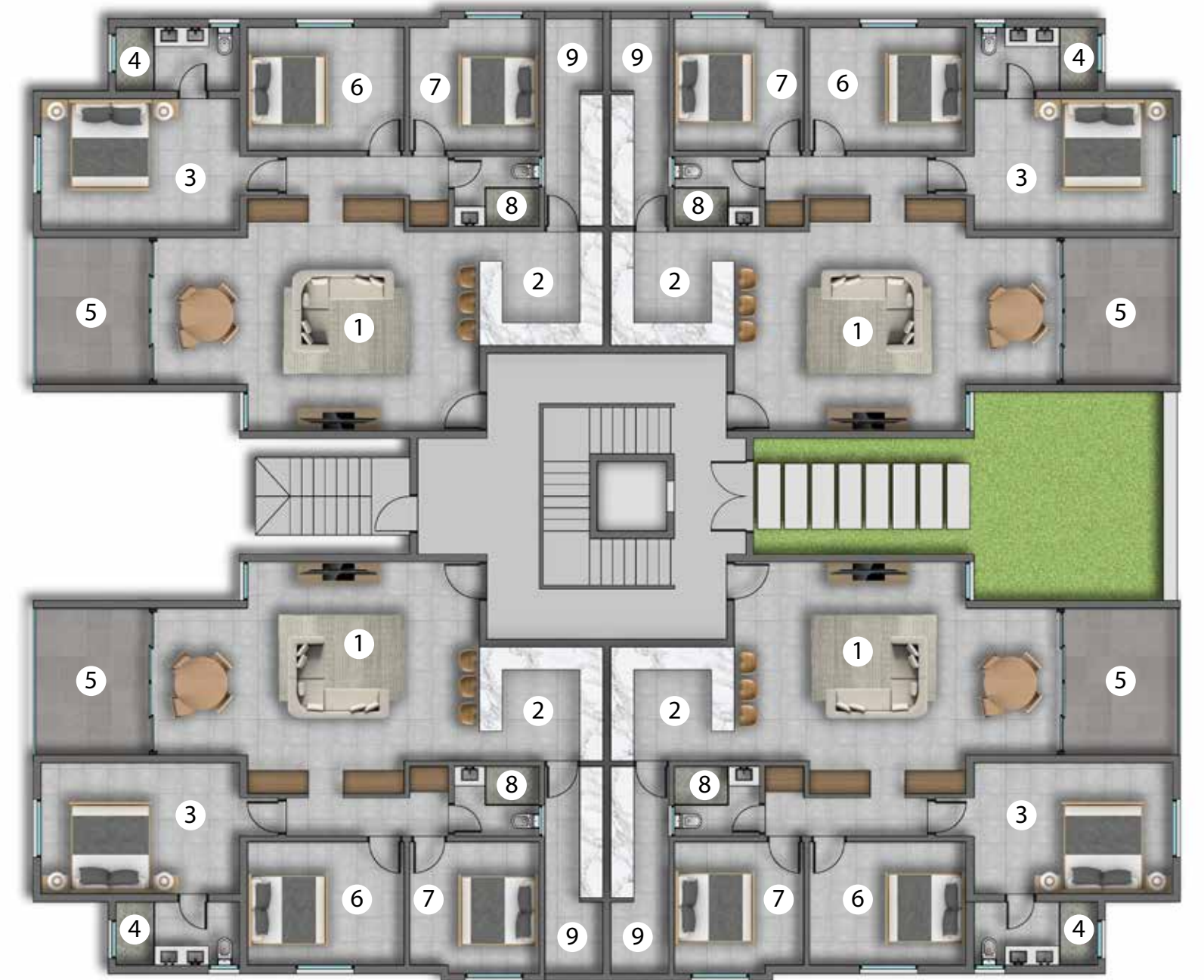
Beneath soaring 2.8-meter-high ceilings, the bedrooms boast spaciousness, complemented by an ensuite bathroom for the master bedroom, adding an extra touch of luxury.





TYPICAL APARTMENT

1. Living Area	50m ²
2. Kitchen	10m ²
3. Master Bedroom	19m ²
4. Master Bathroom	5m ²
5. Balcony	11m ²
6. Bedroom 1	13m ²
7. Bedroom 2	12m ²
8. Main Bathroom	4m ²
9. Laundry	8m ²
TOTAL USABLE AREA	132 m²
TOTAL BUILT-UP AREA	145 m²



SPECIFICATIONS

CONCRETE WORKS

- Reinforced concrete, beams, staircases
- Intermediate slabs, sloping roof slabs and flat roof slabs

WALLS

- Generally 150mm thick and 100mm thick block wall for non-structural internal walls

OPENINGS

- Powder coated aluminium windows and doors with clear glazing
- Solid timber entrance doors
- Semi-solid flush doors

ROOFING

- Flat area of roof slab treated with waterproofing membrane

EXTERNAL WALL FINISHES

- Smooth and textured render finish to walls and emulsion paint

INTERNAL WALL FINISHES

- Generally smooth render and emulsion paint

FLOOR FINISHES

- Generally render and emulsion paint to soffit of slabs
- Selected slabs areas to be off shutter concrete finish and emulsion paint. (Parking areas)

ELECTRICAL INSTALLATION

- General Power and earthing system for each apartment
- Stand by generator for specific reticulation
- Sanitary wares to Architects selection
- Tap ware to Architects selection
- Electrical outlet for kitchen appliances

PLUMBING INSTALLATION

- Hot, cold water installation to kitchen and bathrooms

FIRE FIGHTING SYSTEM

- Portable fire extinguishers + Fire Hose reel
- Conventional Fire Alarm System
- Allowance for future centralised satellite television
- Passengers Lifts
- Common area internal and external lighting
- CCTV Camera (Subject to Syndic approval)

AIR CONDITIONNING INSTALLATION

- Provision for sockets

WASTE DISPOSAL

- Connection to main sewer

REFUSE DISPOSAL

- All units to have refuse enclosure to take wheels bins

SECURITY

- Main entrance located adjacent to 24hr manned security post (Subject to Syndic approval)
- Single syndic controlled alarm and rapid response

SUNDRIES

- Built in furniture for kitchen including granite work tops are to be discussed with the prospective owners
- Glass External Balustrade

The promoter reserves the right to make reasonable alterations and or substitutions to the specifications in which case the change will be equal or of the superior quality/aesthetics as compared to the original specifications.