



SALATIGA

— Old Quatre Bornes —

LUXURY APARTMENTS





SALATIGA is an extremely attractive, state-of-the art residence located in Quatre Bornes, a town still longing for high-rise residential edifices.

SALATIGA boasts 20 apartments providing premium, modern living at an affordable price in a perfect location that gives you easy access to all parts of the island. Salatiga is not only elegant and functional but also meticulously crafted to capture your imagination.



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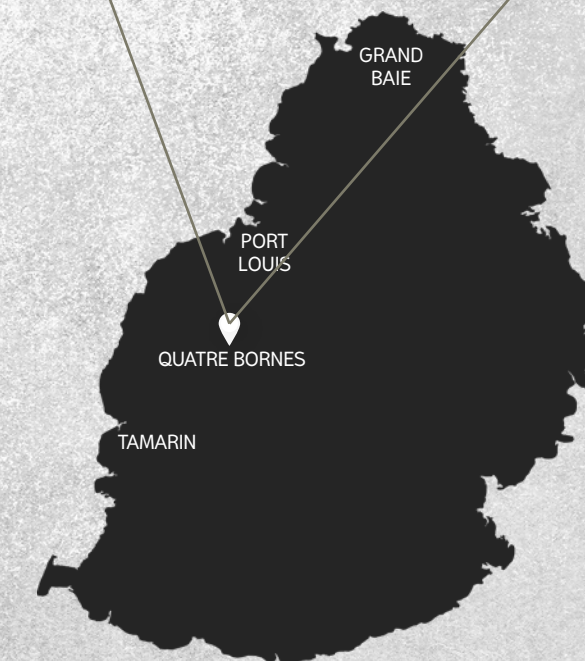
With its sunbathing weather all year round, SALATIGA is situated in the heart of Quatre Bornes.

The property lines the famous Avenue Farquhar, offering easy access to all surrounding amenities within walking distance. Quatre Bornes is conveniently located within 15 minutes of the capital city and access will be made even easier with a number of road developments underway.



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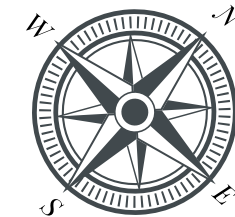




## Master Plan

Key :

- ◀ - Entrance
- - Security Post
- - Block A
- - Block B
- - Block C
- - Playground
- - Service Area
- - Garden
- - Parking
- ▶ - Exit



  
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## Exquisite craftmanship

SALATIGA embraces the latest innovations in architecture. The property is comprised of a collection of 20 elegant apartments opening on a spacious private terrace with a nice view of the garden. There are 3 and 2 bedroom apartments offering extraordinary living spaces, crafted to the highest standards of design and specification.







## Pristine family area

Elaborate area devoted to family time and entertainment. The living area, with its natural light and neutral color, is connected to the dining room and kitchen. The apartment follows the same standards of luxury, functionality, comfort, and elegance.







## Spacious kitchen

The kitchen and living area blend together, creating a unified style for a seamless appearance and a cohesive living and dining space. The kitchen is often perceived to be the heart of the house. Indeed, Open plan kitchen-living rooms means that the social life of the family can revolve around one generous space, with areas for dining, cooking, and relaxing all within sight of each other.





## Cozy bedroom

Under their 2.8-meter-high ceilings, bedrooms are spacious, with a walk-in closet and adjacent bathrooms, which give the room an extra luxurious look. All with window views of the garden. Intimacy and openness blend gracefully.







## Block A & B typical apartment

1	- Kitchen	7m <sup>2</sup>
2	- Back Kitchen	5m <sup>2</sup>
3	- Living Room	33m <sup>2</sup>
4	- Bedroom 1	11m <sup>2</sup>
5	- Bedroom 2	11m <sup>2</sup>
6	- Main Bathroom	3m <sup>2</sup>
7	- Master Bedroom	16m <sup>2</sup>
8	- Master Bathroom	5m <sup>2</sup>
9	- Balcony	9m <sup>2</sup>
Total usable area		100m <sup>2</sup>
Total built-up area		110m <sup>2</sup>

## Block C typical apartment

1	- Kitchen	7m <sup>2</sup>
2	- Back Kitchen	4m <sup>2</sup>
3	- Living Room	33m <sup>2</sup>
4	- Bedroom 1	11m <sup>2</sup>
5	- Main Bathroom	4m <sup>2</sup>
6	- Master Bedroom	15m <sup>2</sup>
7	- Balcony	9m <sup>2</sup>
Total usable area		83m <sup>2</sup>
Total built-up area		94m <sup>2</sup>





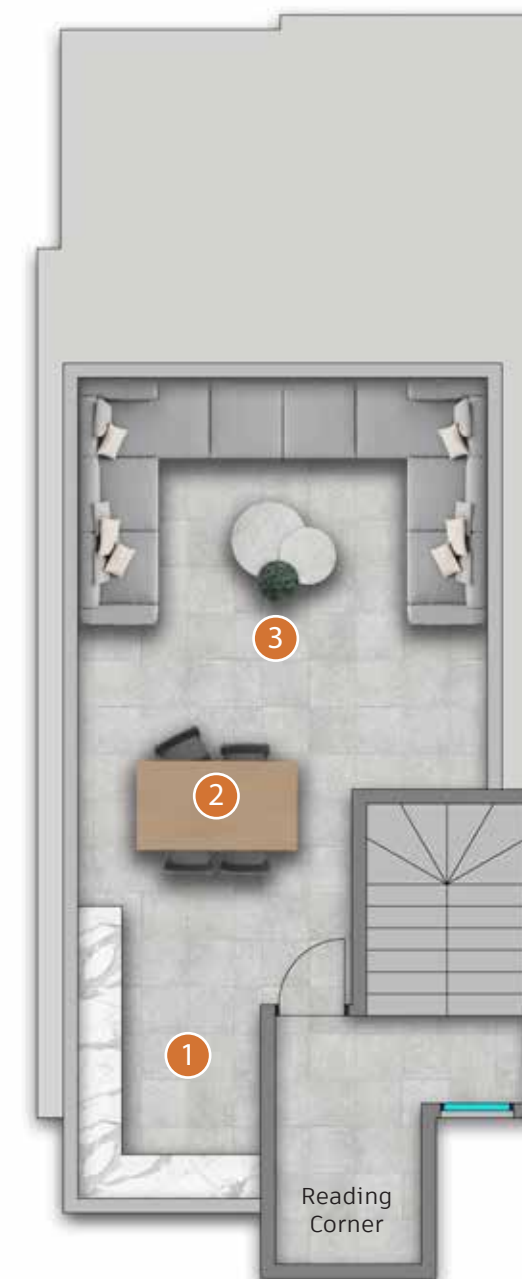


## Block A & B typical rooftop

①	- BBQ Area	13m <sup>2</sup>
②	- Dining Area	20m <sup>2</sup>
③	- Living Area	24m <sup>2</sup>
Total surface area		57m <sup>2</sup>

## Block C typical rooftop

①	- BBQ Area	12m <sup>2</sup>
②	- Dining Area	12m <sup>2</sup>
③	- Living Area	26m <sup>2</sup>
Total surface area		50m <sup>2</sup>







## Bird's eye view

The rooftop has been ingeniously configured to enjoy the breathtaking view of the mountain.

This contemporary-accommodated space is the ideal spot to catch a breath of fresh air after a long day and admire the view of the city. Ideal for hosting gathering with friends or family and create a long lasting memory.





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# 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

## 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
- 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
- Balustrades / External Balustrade to be painted

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.