

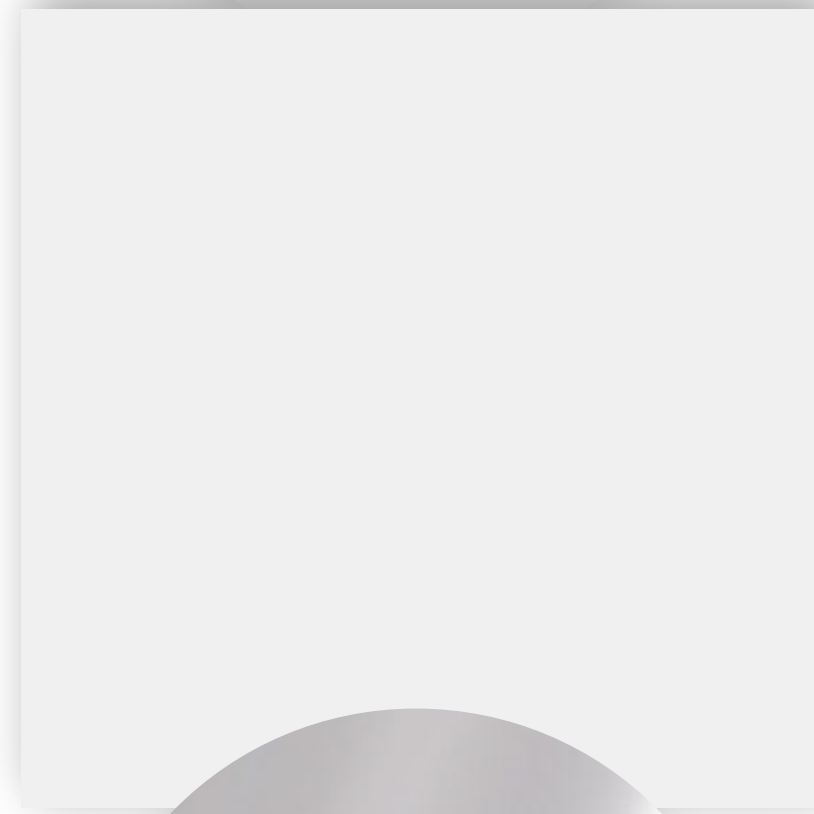
Material Catalogue

[Legacy]
PACKAGE

squareone



KITCHEN SINK MATERIAL



CARPENTRY
Lacquered MDF - Matt White
Surface: Silk - Smooth



FIXTURES MATERIAL
CHROME



LAMINATE FLOOR
Colour: Oak Rafaela
Surface: Smooth
Dimensions: 1288 x 195 x 8mm



HYWOOD FLOOR
Colour: Oak Tyresta
Surface: Brushed | Nature Protec EVO
Dimensions: 2197 x 233 x 11mm



CERMIC TILE 1
Collection: Overland
Colour: Pearl



CERMIC TILE 2
Collection: Overland
Colour: Sand



CERMIC TILE 3
Collection: Alpen Slate
Colour: Bone



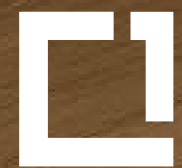
CERMIC TILE 4
Collection: Munich
Colour: White

APARTMENT FINISHES



squareone

FLOORING



FLOORING

Veranda

- The standard ceramic tile size across all projects shall be 60 × 60cm.
- To ensure visual consistency, all balconies will be finished with the same tile throughout all apartment units. The selected finish for balcony areas is Overland Sand.
- BBQ is optional and will be charged at additional cost.



NOTE: Selections are subject to available supply and may change.



FLOORING

Living Room & Bedrooms



LAMINATE FLOOR
Colour: Oak Rafaela
Surface: Smooth
Dimensions: 1288 x 195 x 8mm



FLOORING

Bathroom

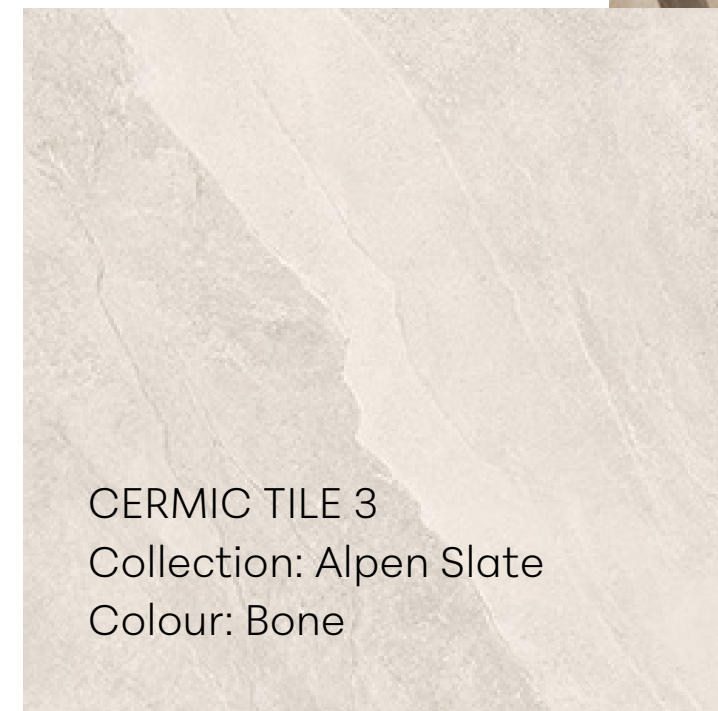
- The four tiles shown below are the available finish options for bathroom walls and floors and will be offered to clients across all projects.
- Where no tile selection has been made by the client, or for unsold apartments, the standard tile shall be Cifre ceramica - Munich - White (number 4).



CERMIC TILE 1
Collection: Overland
Colour: Pearl



CERMIC TILE 2
Collection: Overland
Colour: Sand



CERMIC TILE 3
Collection: Alpen Slate
Colour: Bone



CERMIC TILE 4
Collection: Munich
Colour: White

KITCHEN



KITCHEN

Design & Finishes



CARPENTRY
White Painted MDF Lacquered
Surface: Silk – Smooth

COUNTERTOP
Technogranite: White Zenith
Surface: Polished

SPLASHBACK
Marble: Parnonas Brushed
Surface: Brushed

HANDLES
Gola in Brushed Chrome

SKIRTING
Material: PVC
Finish: Brushed Chrome

KITCHEN

Tap & Sink



MODI SINK MIXER
Modena
Code: 10886-652A
Finish: Chrome
Details: 3 Way



MODI SINK QUADRA 1B S/S
Finish: Stainless Steel
Details: Undercounter
Dimensions: 49x44cm

All kitchen sinks shall be installed as undermounted,
fixed beneath the countertop for a seamless finish.



WARDROBES



WARDROBES & Laundry Cabinets

CARPENTRY

Melamine: Off White Matt

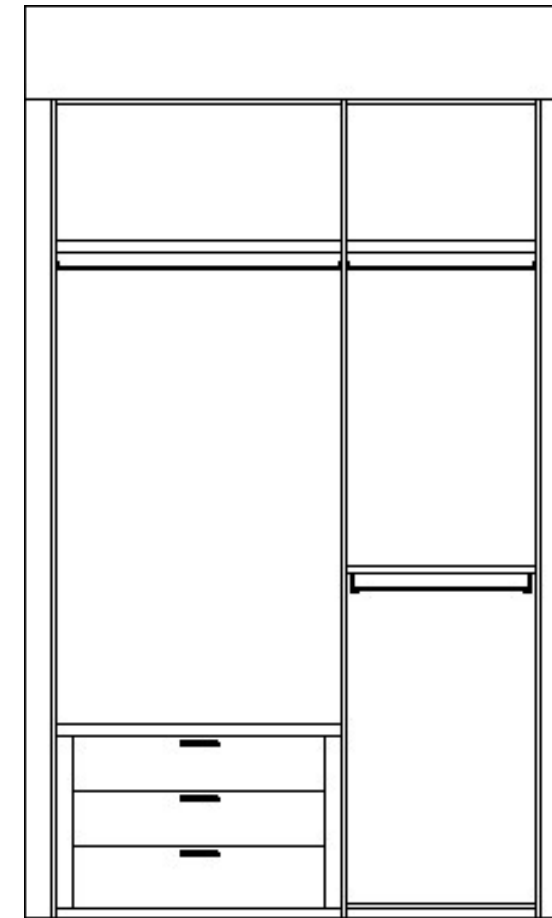
Surface: Silk – Smooth

WARDROBE

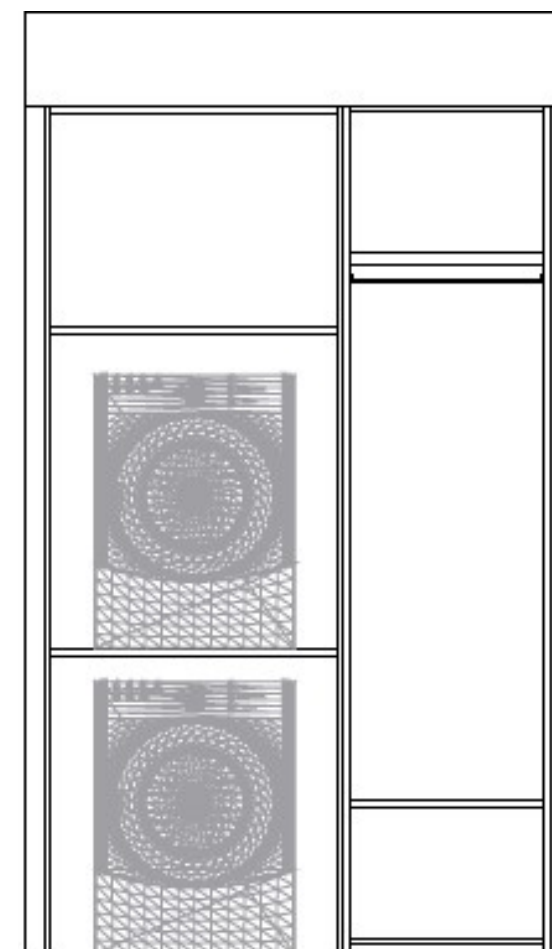
The wardrobe shall include a combination of hanging space, upper storage shelves, and lower drawers, arranged to optimize functionality and storage capacity.

LAUNDRY CABINET

The laundry cabinet shall be designed to accommodate stacked washer and dryer units, with overhead storage cabinets above and adjacent vertical storage where space allows. A minimum internal space of 70 × 70 cm shall be provided to ensure proper appliance fit, ventilation, and adequate clearance for plumbing connections.



WARDROBE



LAUNDRY CABINET



WHITE MATTE

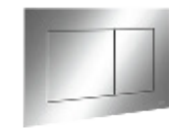


BATHROOM



BATHROOM

Finishes & Vanity



TECE FLUSH PLATE
Finish: Chrome

MODI MAGENTA WALL
HUNG TOILET
Code: MD2353
Finish: White Gloss
Flushing System : Rimless



MODI BLUE BTW
FLOORSTANDING TOILET
Code: MD3381
Finish: White Gloss
Flushing System : Rimless



MODI BASIN MIXER
Code: MD89414-299A
Finish: Chrome

COY BASIN FURNITURE SET
Finish: White Gloss
Details: W.600 x D450 mm



DANIEL TOKYO SHOWER SET
Code: TX615ZOGR
Finish: Chrome
Details: Built-In



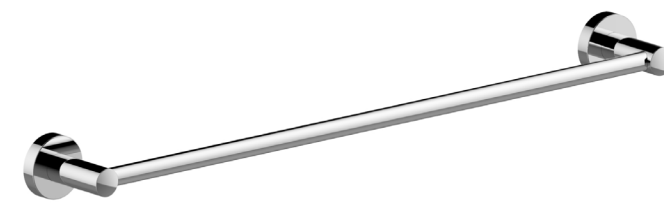
KARAG LINEAR DRAIN
Code: Line 550 S/S
Size: L550 x W66 mm
Finish : Stainless steel
Details: Frameless

NOTE: In cases where a reverse beam is present along the wall, a wall-hung WC cannot be installed. Provide a floor-standing WC with concealed flush plate instead.



BATHROOM

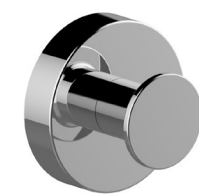
Fixtures & Vanity



MODI BARCELONA Single Towel Bar
Code: LM1402-19(60)
Finish: Chrome
Details: Single



MODI BARCELONA Toilet Paper Holder
Code: LM1402-11A
Finish: Chrome
Details: Without Cover



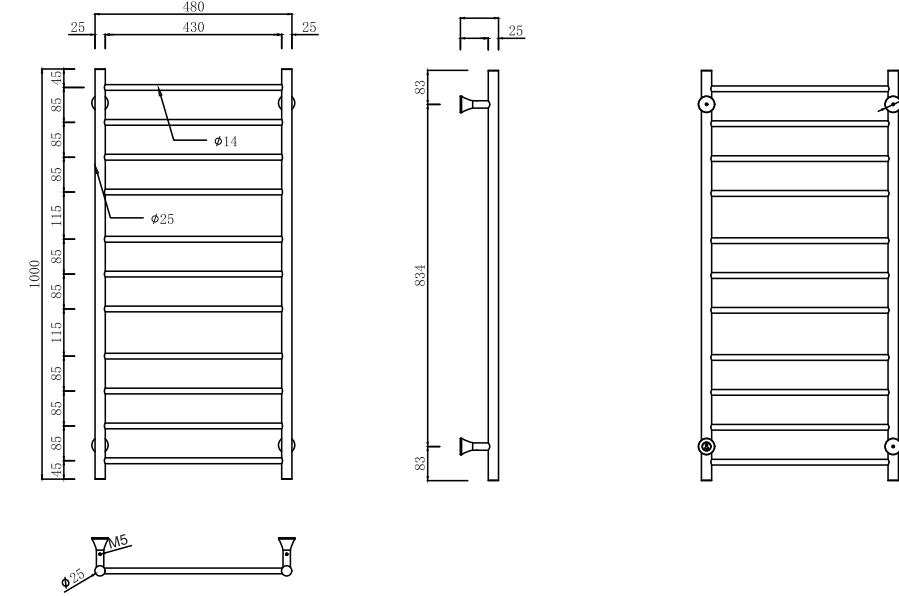
MODI BARCELONA Robe Hook
Code: LM1402-10
Finish: Chrome
Details: x1 pcs for hand towel



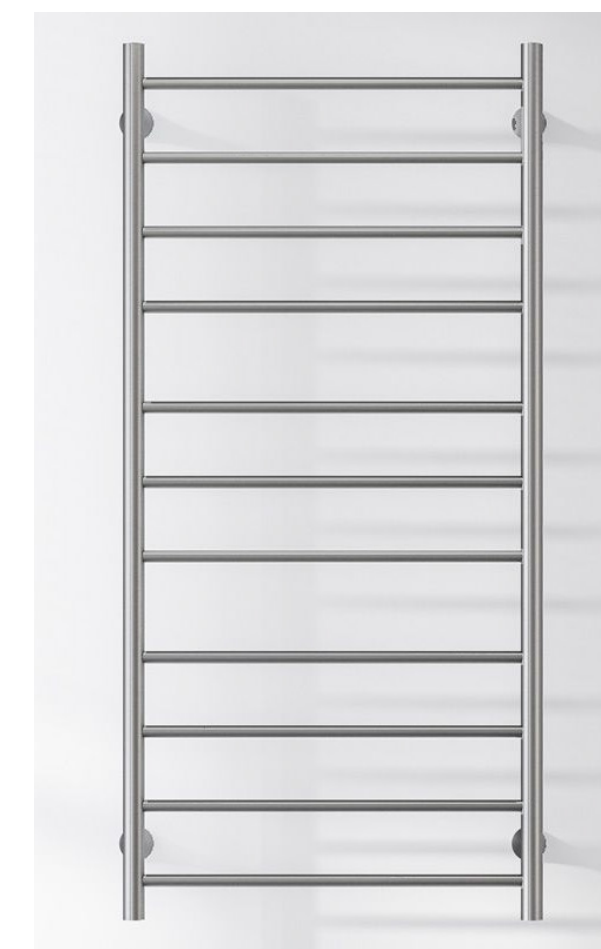
BATHROOM

Fixtures & Vanity

The following items are not included in the original specifications. They may be supplied and/or installed at an additional cost, subject to availability and confirmation.



COYCAMA SUN MIRROR
 Size : W50/60/70/80/90/100/120 x H80 cm
 Finish : 4mm Clear Glass
 Details : Frameless



MODI TREND SLIDING SHOWER DOORS
 Code: MDNAO6121
 Size : L100-160 x H195 cm
 Finish : 6mm Clear Glass, Chrome
 Details : Sliding Wall to Wall Shower Doors

MODI TREND WALK IN SHOWER DOOR
 Code : MDNAR6310C
 Size : L 80-120 x H200 cm
 Finish : 6mm Clear Glass, Chrome / Black
 Details : Walk-In Shower Doors

MODI TREND CORNER SHOWER DOORS
 Code: MDNAO1142
 Size : L80/90 X W80/90/100/120 x H195 cm
 Finish : 6mm Clear Glass, Chrome
 Details : Corner Shower Doors

KARAG TRUMPET Heated Towel Rail
 Size: W48 x D10 x H100 cm
 Finish: Chrome
 Details: 110 Watt, 1Kg

COYCAMA VERONA.LED MIRROR
 Size : W60/70/80/100/120/140 x H80 cm
 Finish : 4mm Clear Glass
 Details : Frameless, Anti-fog system,
 Ambient light with sensor

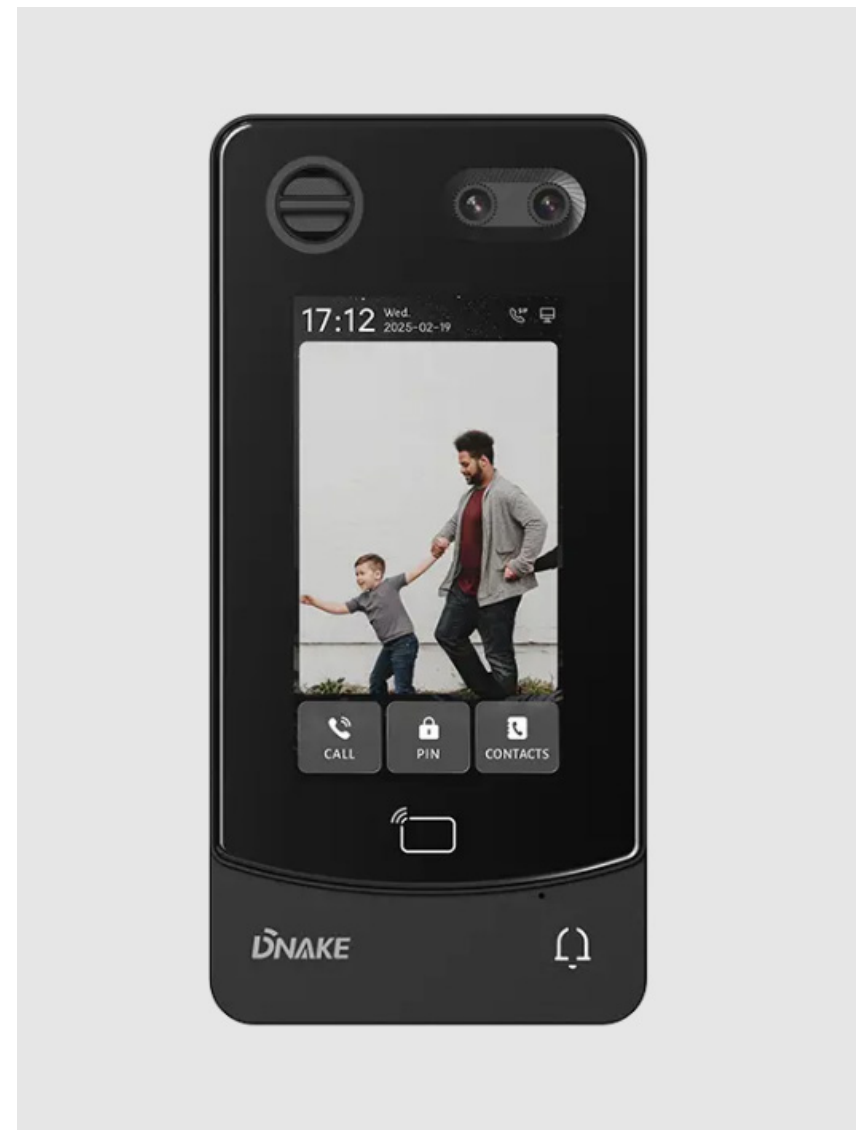
NOTE: Where the shower opening width exceeds 1.30 m, a fixed glass screen shall be installed for a walk-in shower.
 Where the shower opening width is less than 1.29 m less m then sliding doors shall be installed.

SECURITY



SECURITY

& Intercom Systems



AUDIO & VIDEO INTERCOM
Location: Ground Floor Entrance gates
Code: DNAKE S414
Installation: Surface mounted
Dimensions: 176 x 85 x 29.5 mm



AUDIO & VIDEO INTERCOM
Location: Apartments
Code: DNAKE E214
Installation: Surface mounted
Dimensions: 123 x 121 x 23.2 mm



PENTHOUSE FINISHES



squareone

Key Specifications

Customisations provided by SQONE Design Team

The penthouses are thoughtfully designed with a distinct approach, offering enhanced features and a distinct living experience that sets them apart from all other units. With elevated specifications, premium materials, and tailored design features, these residences embody a higher standard of luxury and sophistication. These elevated specifications also contribute to increased market appeal and higher potential returns, making the penthouses especially attractive to investors.

3.2m Net Internal Height

2.9m Thermal Aluminium Windows

Italian Kitchen & Wardrobes

European Ceramic Tiles

Grip Ceramic Tiled Roof Garden

BBQ Area Provision

Jacuzzi Provision

Aluminium Pergola Provision

Parquet Flooring Hywood

Interior Design Services (FF&E)

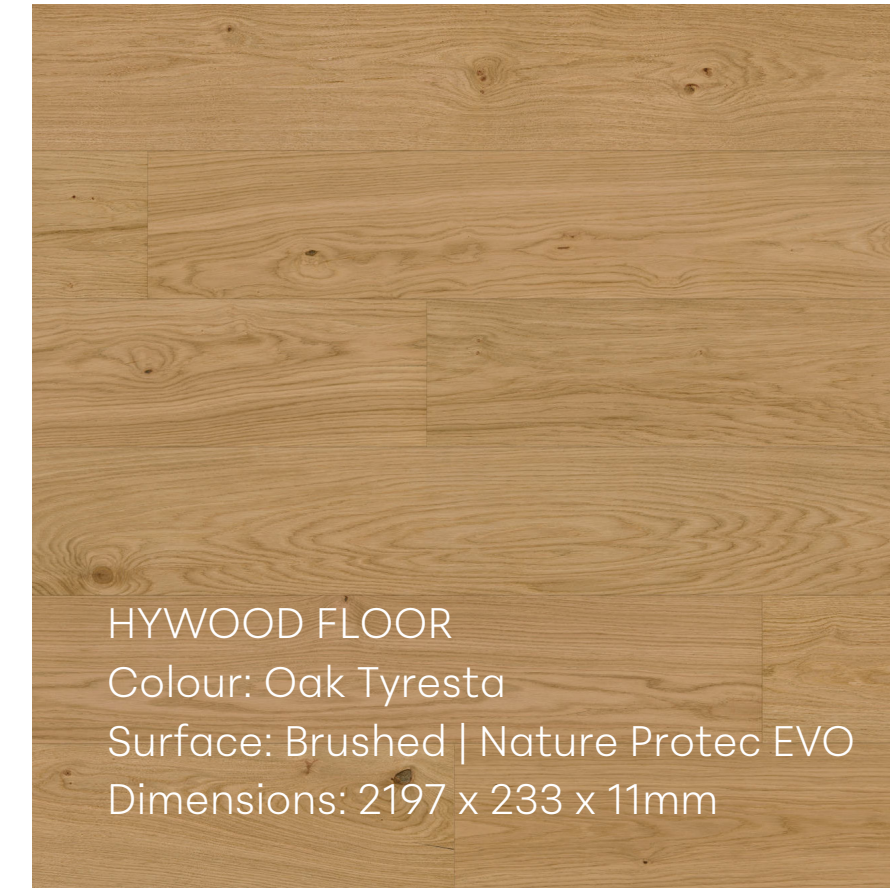


FLOORING

Veranda



Living Room & Bedrooms



Bathrooms



Marketing Materials & Technical Specifications

The Purchaser acknowledges that any technical specifications, descriptions, finishes, visuals, or other information presented in brochures, catalogues, websites, or other marketing materials (including the Technical Specifications) are provided for general guidance and illustrative purposes only.

Such materials may include indicative descriptions (e.g. “high-quality”, “architect’s choice”, or similar wording) and do not constitute a legally binding specification of the Property.

Contractual Precedence

The parties expressly agree that only the specifications, materials, and finishes expressly set out in:

- the Contract of Sale, and
- any duly executed Supplementary Agreement

shall be legally binding.

In the event of any discrepancy between marketing materials and the Contract of Sale, the Contract of Sale shall prevail.

Developer’s Right to Variations

The Developer reserves the right to amend, substitute, or vary any materials, finishes, layouts, or technical specifications described in marketing materials or the Technical Specifications, including those described as “high-quality” or similar, where reasonably required due to:

- availability of materials,
- construction or design requirements, or
- compliance with applicable laws or authority requirements,

provided that the overall standard and quality of the Property is not materially reduced.

No Reliance

The Purchaser confirms that they have not relied on any representations, specifications, or statements contained in any marketing materials (including website content), other than those expressly incorporated into the Contract of Sale.

Any reference to branded, sourced, or origin-based materials (including ‘European’, ‘designer’, or similar) shall be interpreted as indicative of quality standard only and not as a commitment to specific brands, manufacturers, or countries of origin.”