

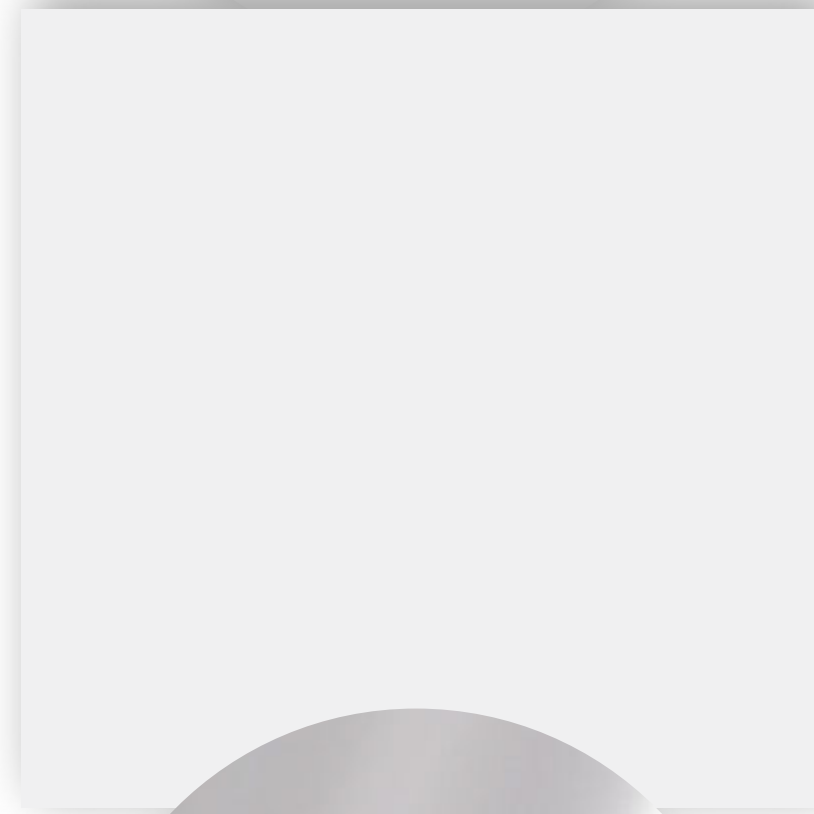
# Material Catalogue

**[ Core ]**  
PACKAGE

**squareone**



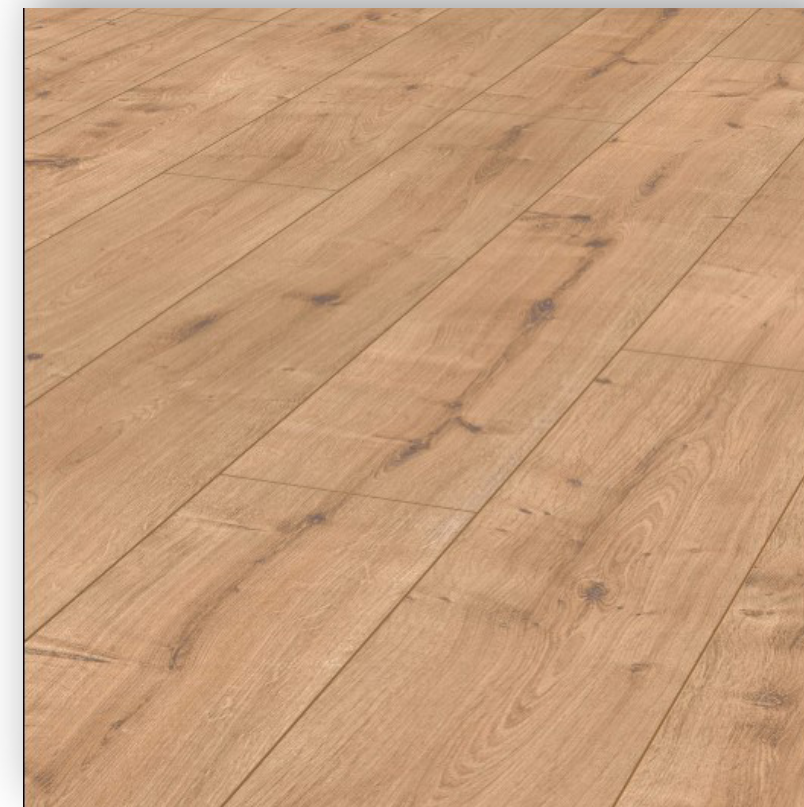
KITCHEN SINK  
MATERIAL



CARPENTRY  
Melamine: Off White Matt  
Surface: Silk – Smooth



FIXTURES MATERIAL  
CHROME



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



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

# 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

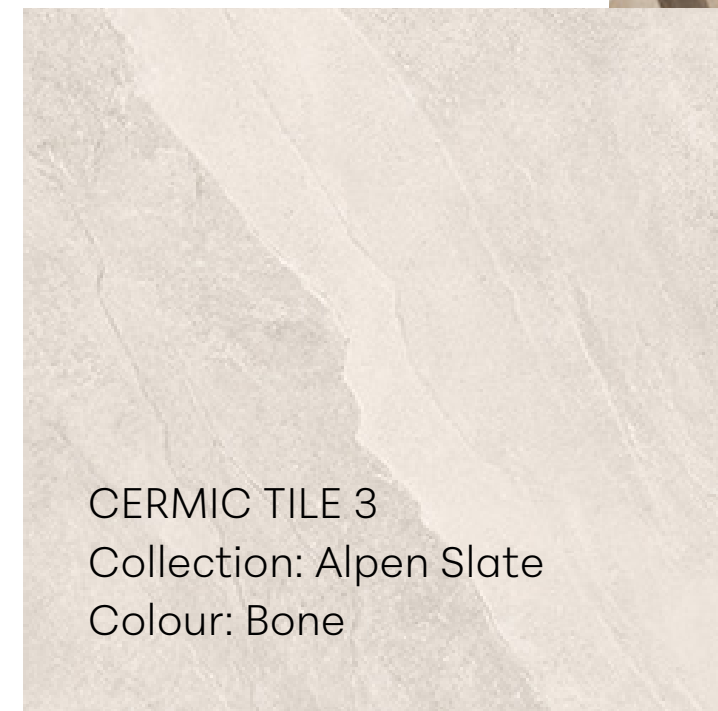
- The four tiles shown below are the available finish options for bathroom walls and floors and will be offered to clients across all projects.
- Where no tile selection has been made by the client, or for unsold apartments, the standard tile shall be Cifre ceramica - Munich - White (number 4).



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

Melamine: Off White Matt  
Surface: Silk – Smooth

### COUNTERTOP

Technogranite: White Zenith  
Surface: Polished

### SPLASHBACK

Ceramic  
Surface: Matt

### 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

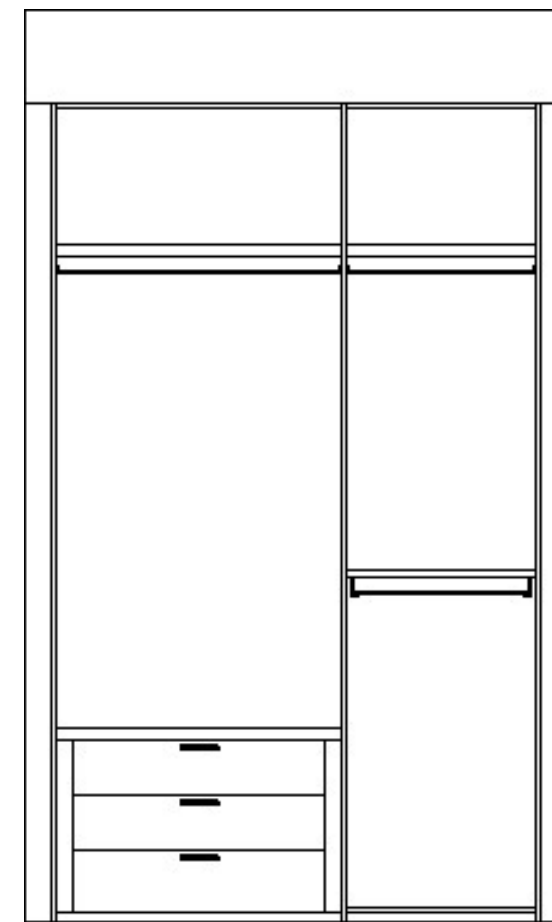
Surface: Silk – Smooth

## WARDROBE

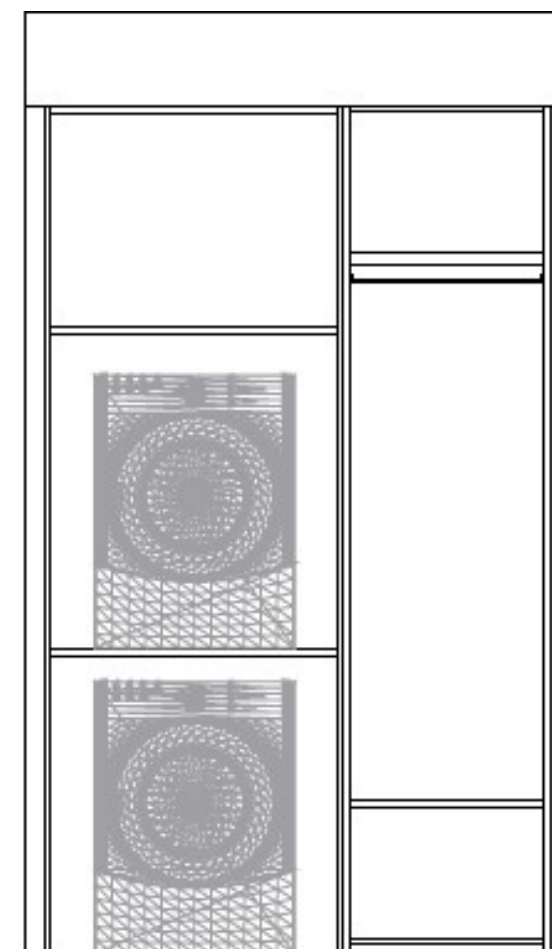
The wardrobe shall include a combination of hanging space, upper storage shelves, and lower drawers, arranged to optimize functionality and storage capacity.

## 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

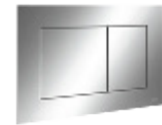


# BATHROOM



# 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



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



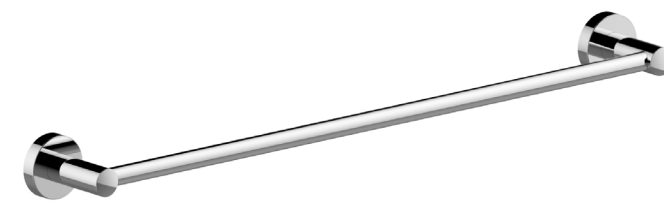
MODI SLIDING RAIL  
Code: SA5053A  
Finish: Chrome



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

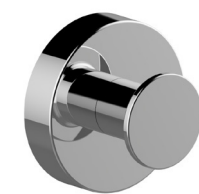
## Fixtures & Vanity



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



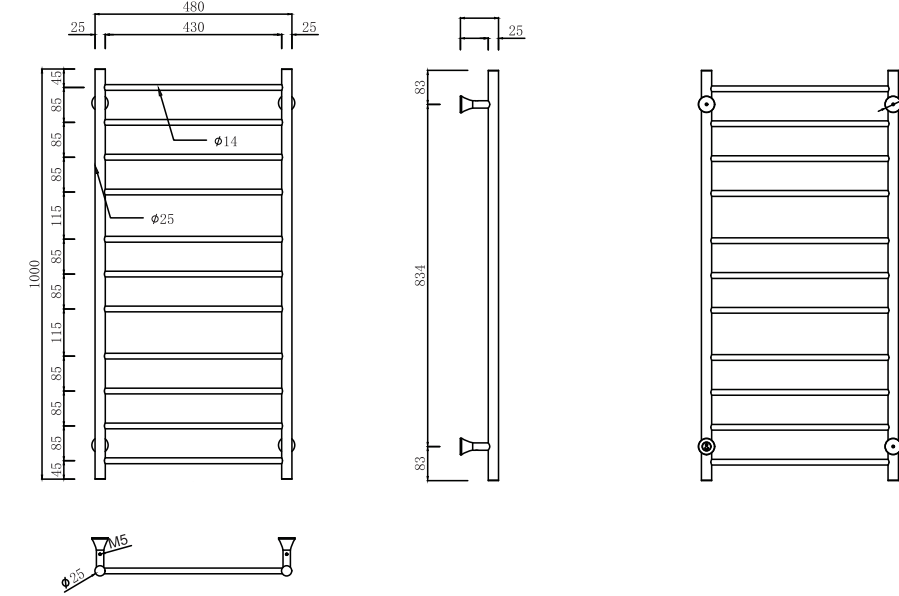
MODI BARCELONA Robe Hook  
Code: LM1402-10  
Finish: Chrome  
Details: x1 pcs for hand towel



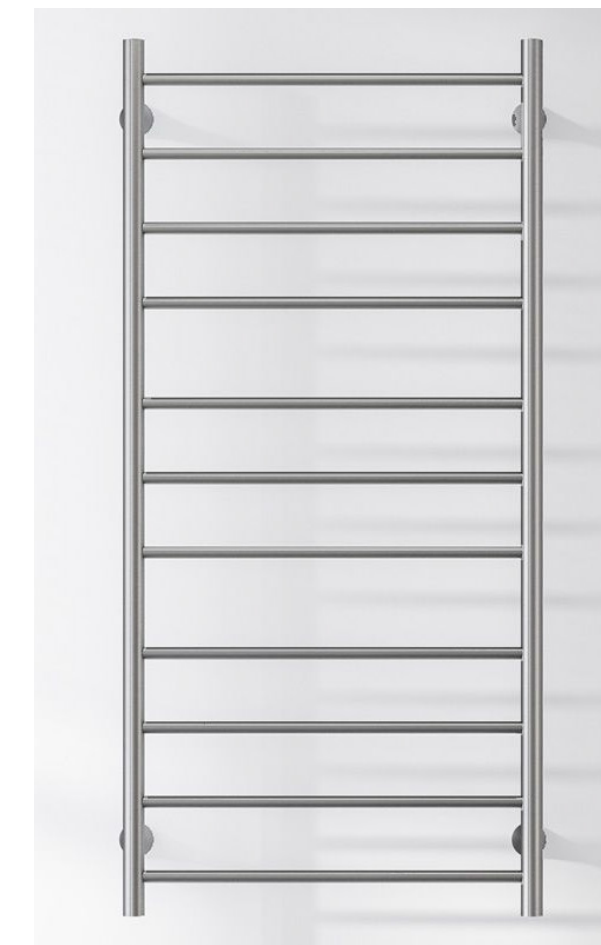
# BATHROOM

## 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

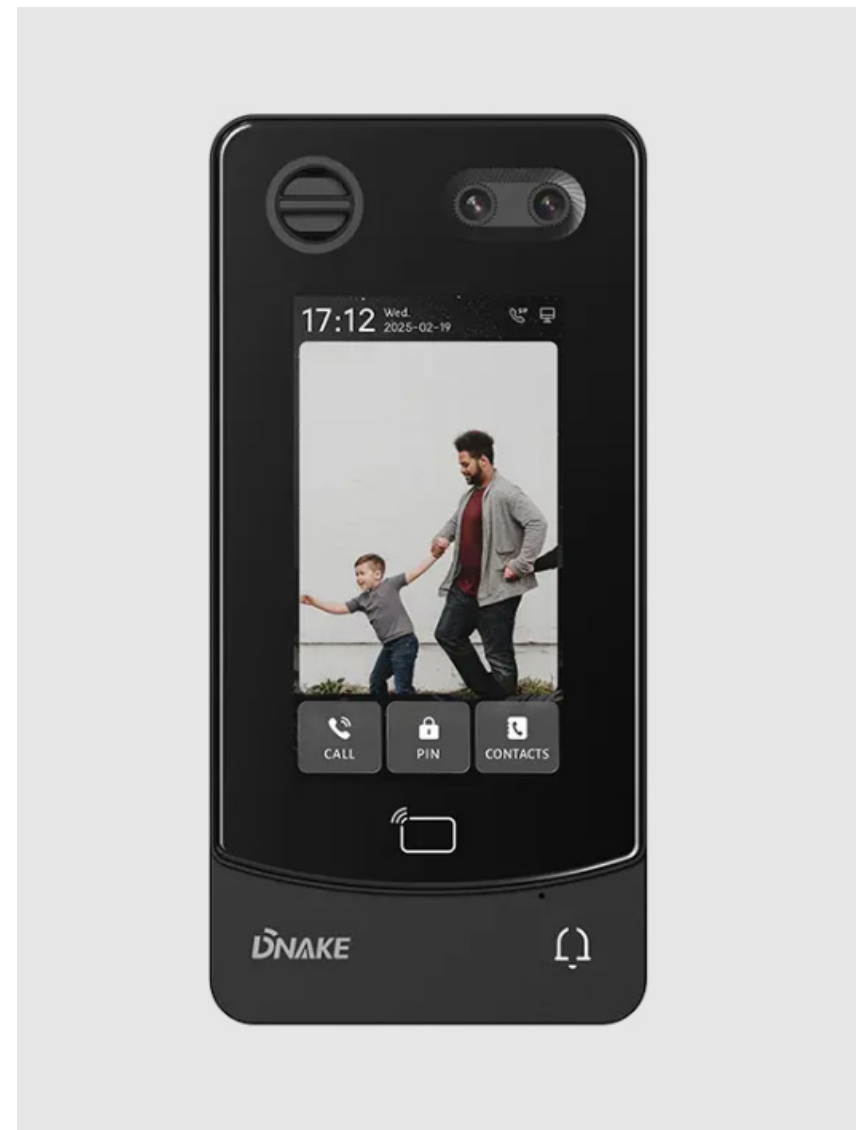
NOTE: Where the shower opening width exceeds 1.30 m, a fixed glass screen shall be installed for a walk-in shower.  
 Where the shower opening width is less than 1.29 m then sliding doors shall be installed.

SECURITY



# SECURITY

## & Intercom Systems



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



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



### **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.”