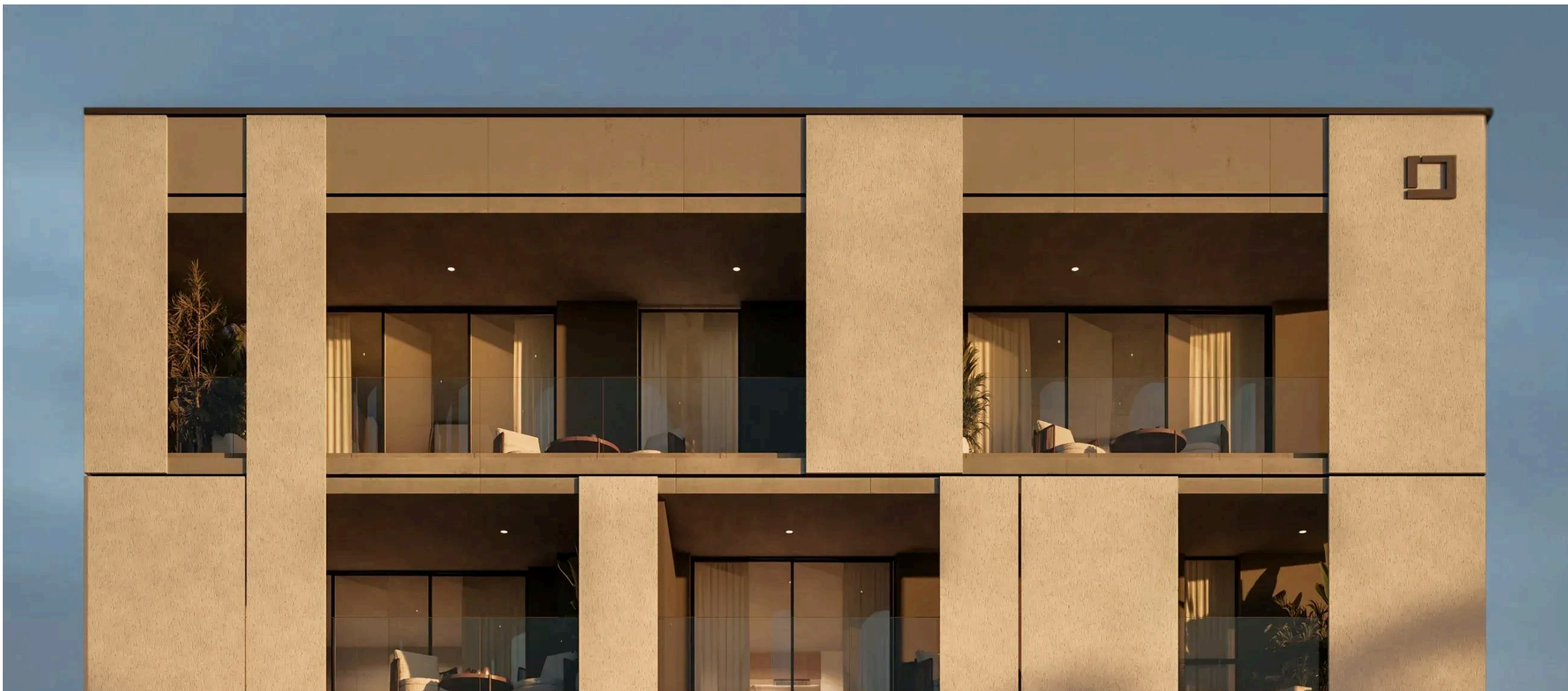




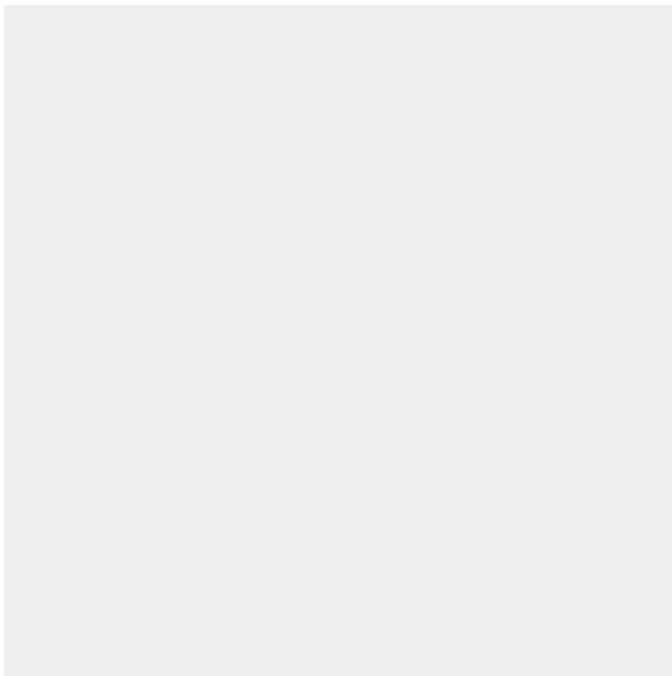
squareone

[Signature]
PACKAGE

MATERIAL CATALOGUE



Kitchen Sink
Material: Stainless Steel



Kitchen Carpentry
Colour: Off White Matt
Surface: Silk – Smooth



Fixtures
Material: Brushed Chrome



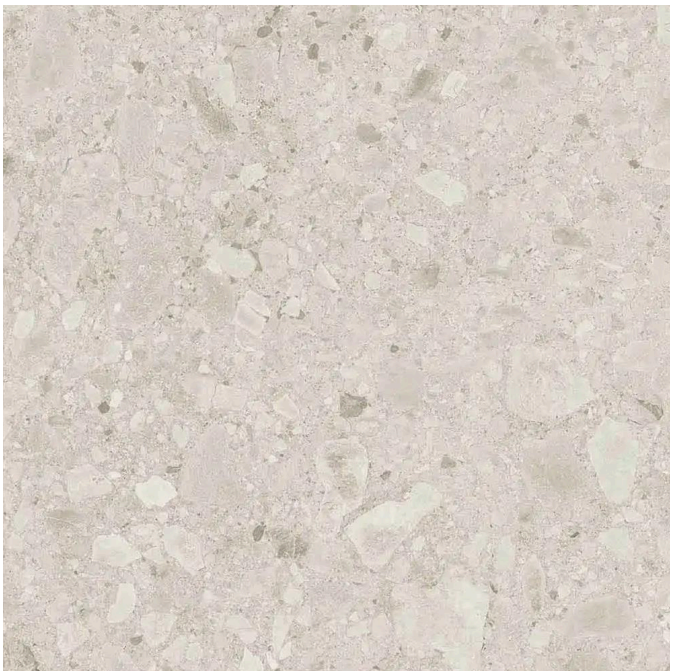
Hywood Oak Oulanka
Colour: Oak Oulanka 432
Surface: Brushed, extra-matte, EVO
Protect or Nature
Dimensions: 2375 x 270 x 11 mm



1. Ceramic Tile
Collection: Overland
Colour: Sand



2. Ceramic Tile
Collection: Munich
Colour: White



3. Ceramic Tile
Collection: Flodsten
Colour: Artic



4. Ceramic Tile
Collection: Alpen Slate
Colour: Bone

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APARTMENT FINISHES



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 Munich White.
- BBQ is optional and will be charged at additional cost.



2. Cifre Ceramica

Collection: Munich

Colour: White

Dimensions: 60 x 60cm



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

LIVING ROOM & BEDROOMS

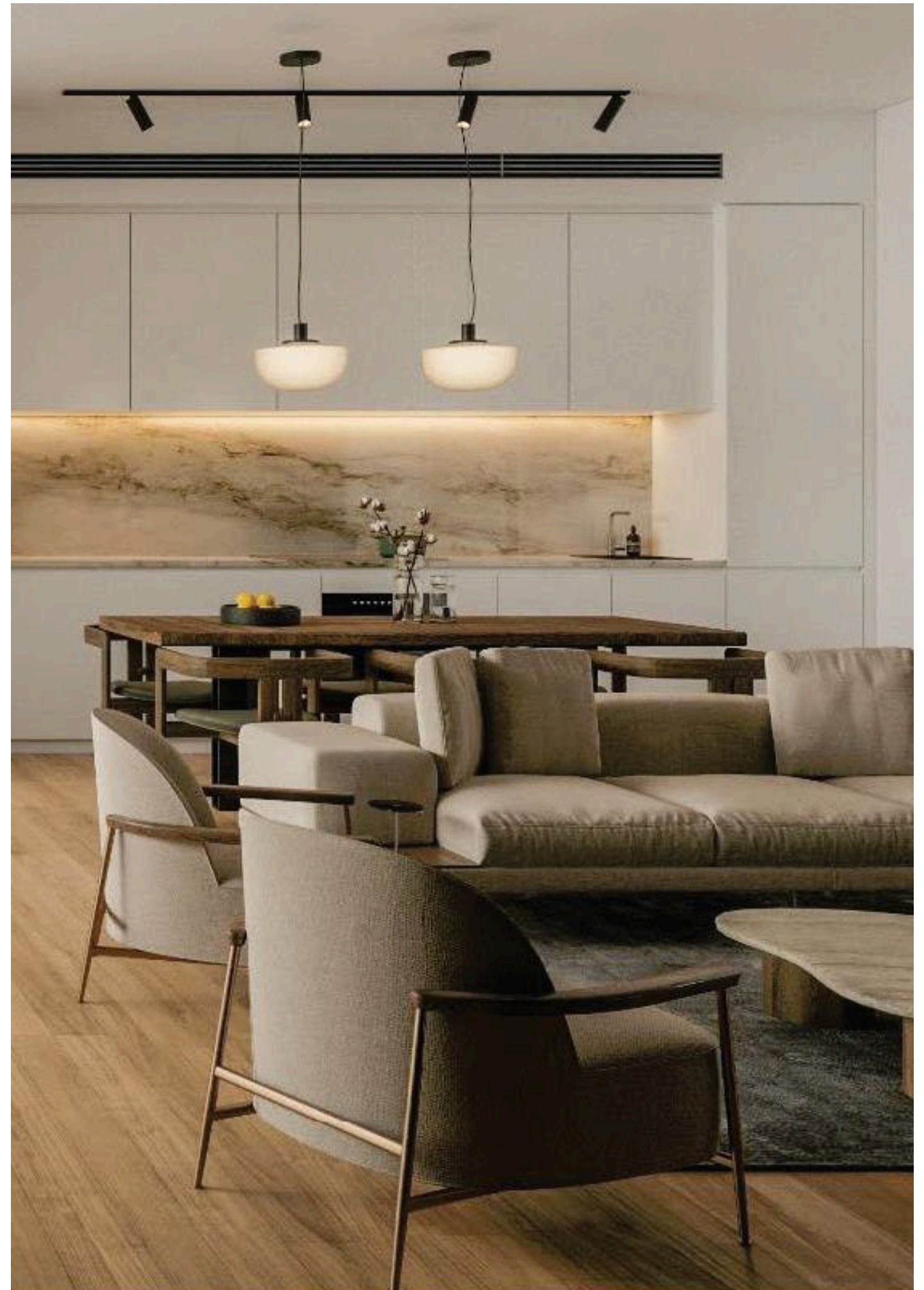


Hywood Oak Oulanka

Colour: Oak Oulanka 432

Surface: Brushed, extra-matte, EVO Protect or Nature

Dimensions: 2375 x 270 x 11 mm



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 Ceramiche Italiane-Alpen Slate Bone (number 4).



1. Ceramic Tile

Brand: Cifre Ceramica
Collection: Overland
Colour: Sand

2. Ceramic Tile

Brand: Cifre Ceramica
Collection: Munich
Colour: White

3. Ceramic Tile

Brand: Argenta
Collection: Flodsten
Colour: Artic

4. Ceramic Tile

Brand: Ceramiche Italiane
Collection: Alpen Slate
Colour: Bone



KITCHEN

KITCHEN



Carpentry

Material: MDF

Colour: Matt White
Lacquered Paint

Surface: Silk – Smooth

Countertop

Material: Technogranite

Colour: White Zenith

Surface: Polished

Backsplash

Material: Volakas / Arabescato

Surface: Polished

Handles

Type: Gola

Finish: Brushed Chrome

Skirting

Material: PVC

Finish: Brushed Chrome

Sink

Material: Stainless Steel

Installation: Undermount

Lighting

Type: Led strip

Location: Installed in the
lower surface of wall units,
approximately in the
center of it

KITCHEN



MODI SINK MIXER

Modena

Code: 10886-652A

Finish: Brushed Chrome

Details: 3 Way



MODI SINK

Quadra 1B S/S

Finish: Stainless Steel

Details: Undercounter

Dimensions: 49x44cm



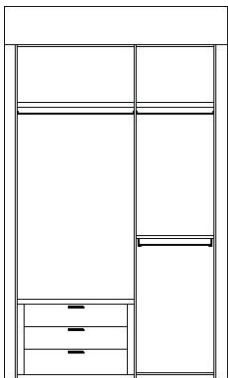


WARDROBES

WARDROBE & LAUNDRY CABINETS

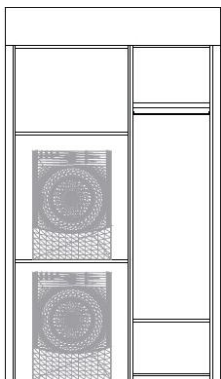
WARDROBE

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 × 70cm shall be provided to ensure proper appliance fit, ventilation, and adequate clearance for plumbing connections.

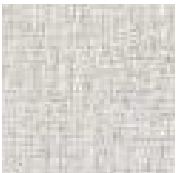


CARPENTRY

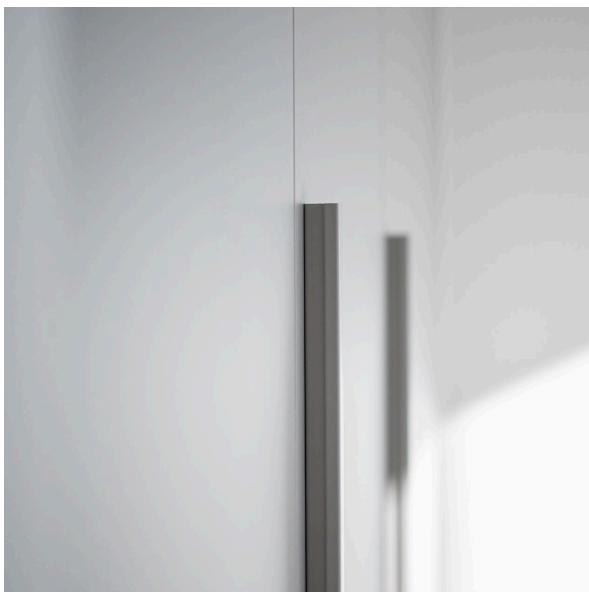
Material: Laminate | Colour: K68OPD Stone Beige | Surface: Silk – Smooth



Door: Laminate
Finish: K68OPD
Stone Beige



Carcass: Akritas
231, P&P



HANDLES

Type: L-shape metal handle, 3m
Finish: Chrome or painted in the same colour as the wardrobe

**NOTE: The 3m handle will be cut in half and used for two doors.*

HANDLE PLACEMENT

The handles are vertically mounted along the outer edge of each wardrobe door.

For door pairs, only one door (usually the right one) will have a handle installed.



BATHROOM

FINISHES & VANITY



TOKYO MIXER AND WASTE

Finish: Visual Inox

Size: H17 cm

Code: MD89414-299A



TECE FLUSH PLATE

Finish: Brushed Chrome



COY BASIN FURNITURE SET

Finish: White Gloss

Dimensions: W600 x D450 mm



DANIEL TOKYO SHOWER SET

Finish: Visual Inox

Details: Built-In

Code: TX615ZOCR



MODI MAGENTA WALL HUNG TOILET

Finish: White Gloss

Flushing system: Rimless

Dimensions: W360 x D535 x H360 mm

Code: MD2353



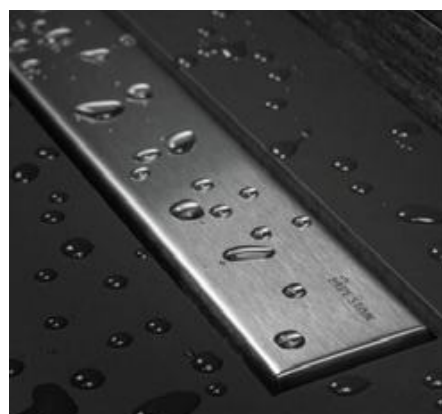
MODI BLUE BTW FLOORSTANDING TOILET

Finish: White Gloss

Flushing system: Rimless

Dimensions: W360 x D560 x H400 mm

Code: MD3381



KARAG LINEAR DRAIN

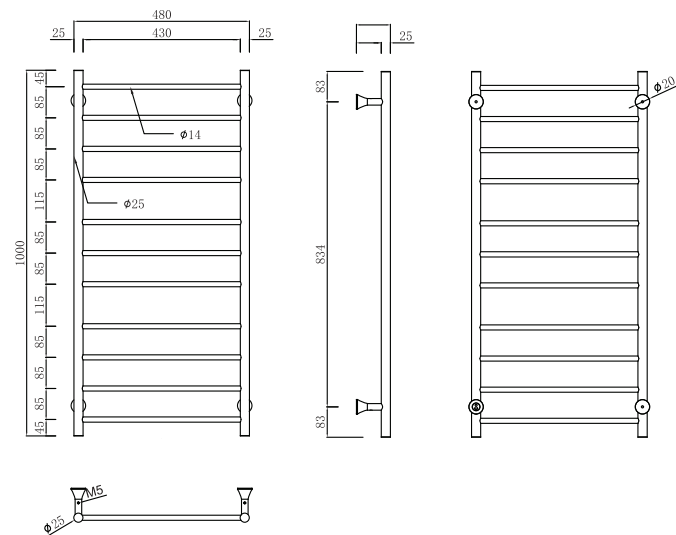
Finish: Stainless steel

Size: L550 x W66 mm

Details: Frameless

Code: Line 550 S/S

FINISHES & VANITY



KARAG TRUMPET HEATED TOWEL RAIL

Dimensions: W48 x D10 x H100cm

Finish: Brushed Chrome

Details: 110Watt, 1Kg



KARAG TOWEL RAIL UNO SATIN

Finish: Satin

Details: Single

Code: LM1402-19(60)



KARAG PAPER HOLDER UNO

Finish: Satin

Details: Without Cover

Code: LM1402-11A



KARAG HOOK UNO SATIN

Finish: Satin

Details: x1 pcs for hand towel

Code: LM1402-10

FINISHES & VANITY

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



MODI TREND SLIDING SHOWER DOORS

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: MDNAO1142

Size: L80/90 X W80/90/100/120 x H195 cm

Finish: 6mm Clear Glass, Chrome

Details: Corner Shower Doors



KARAG SHOWER CORNER DOORS

Code KARAG TINOS 100

Size: L80/90 X W80/90/100/120 x H200 cm

Finish: 6mm Clear Glass, Chrome

Details: Corner Shower Opening Doors



COYCAMA SUN MIRROR

Size: W50/60/70/80/90/100/120 x H80cm

Finish: Chrome

Details: Frameless



COYCAMA VERONA LED MIRROR

Size: W60/70/80/100/120/140 x H80cm

Finish: 4mm Clear Glass

Details: Frameless, Anti-fog system,
Ambient light with sensor



COYCAMA SKYLINE CABINET LED MIRROR

Size: W60/70/80/100/120/140 x H80cm

Finish: Aluminio, Oak natural, Grey/Mist/White/Mink matt

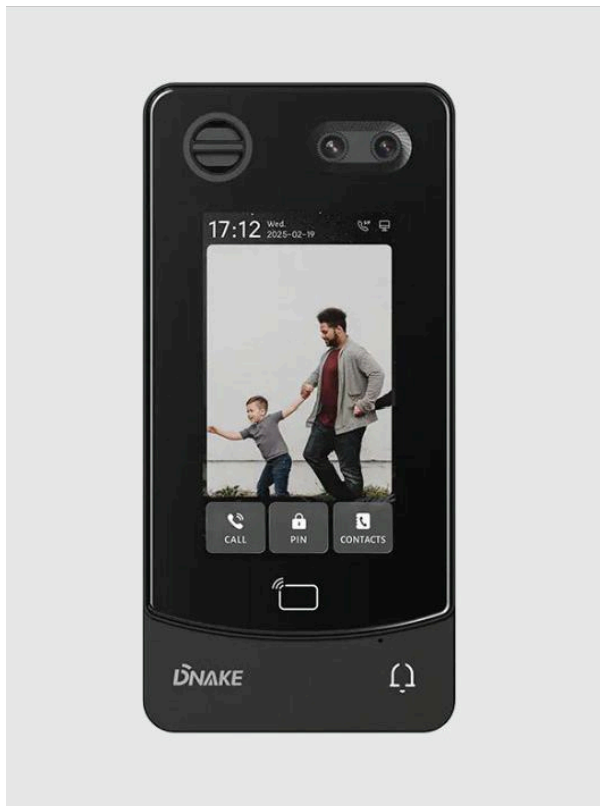
Details: Glass shelves, sockets w.switch, LED cornice





SECURITY

SECURITY & INTERCOM SYSTEMS



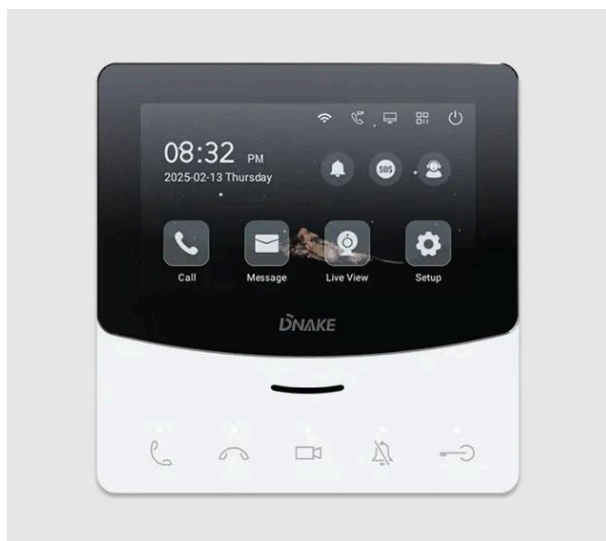
AUDIO& VIDEO INTERCOM

Location: Ground Floor Entrance gates

Code: DNAKE S414

Installation: Surface mounted

Dimensions: 176 x 85 x 29.5 mm



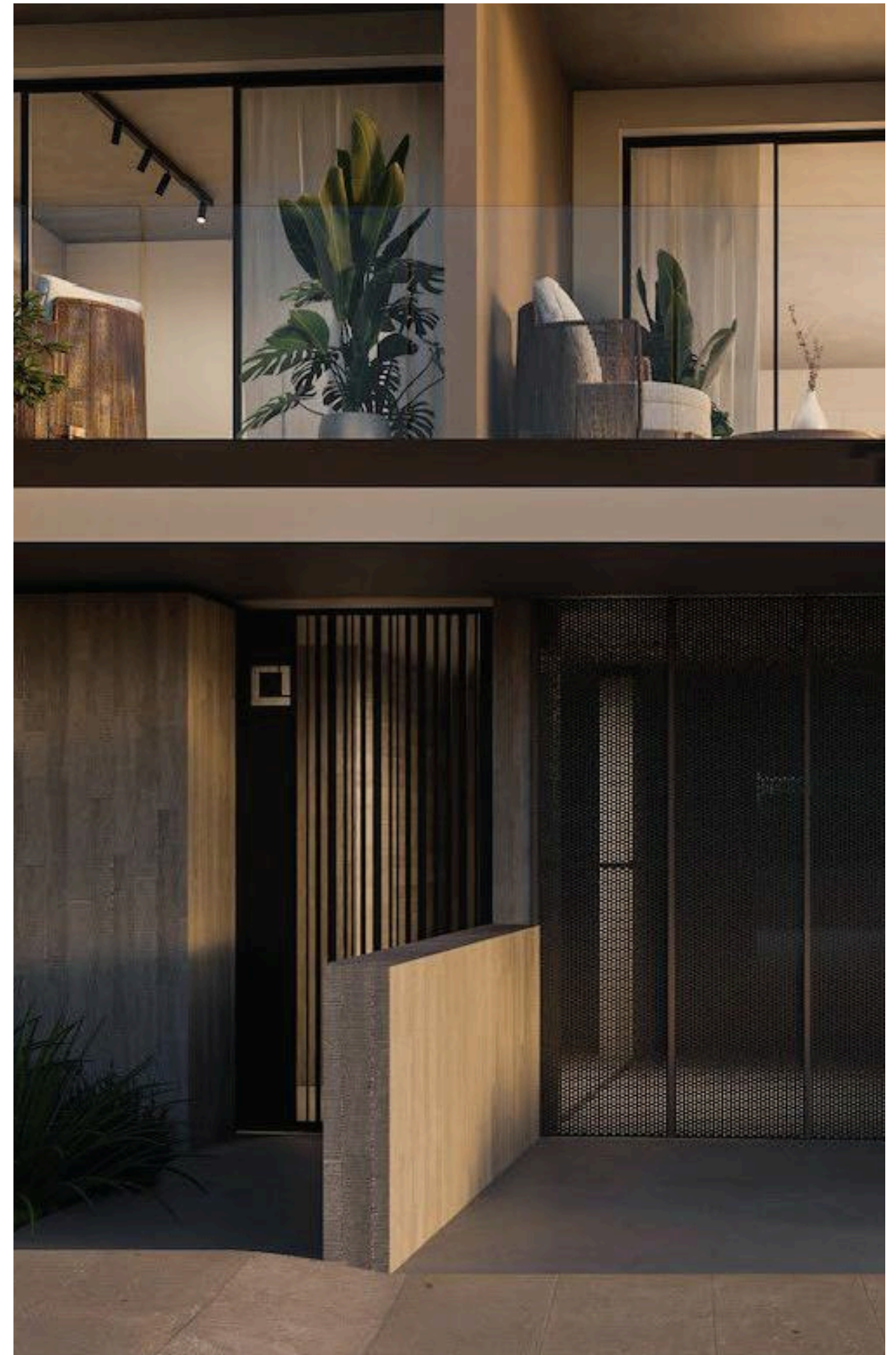
AUDIO& VIDEO INTERCOM

Location: Apartments

Code: DNAKEE214

Installation: Surface mounted

Dimensions: 123 x 121 x 23.2mm



**NOTE: All apartments have access to open the gate.*

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PENTHOUSE FINISHES

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

BBQ Area Provision

2.9m Thermal Aluminium Windows

Jacuzzi Provision

Italian Kitchen & Wardrobes

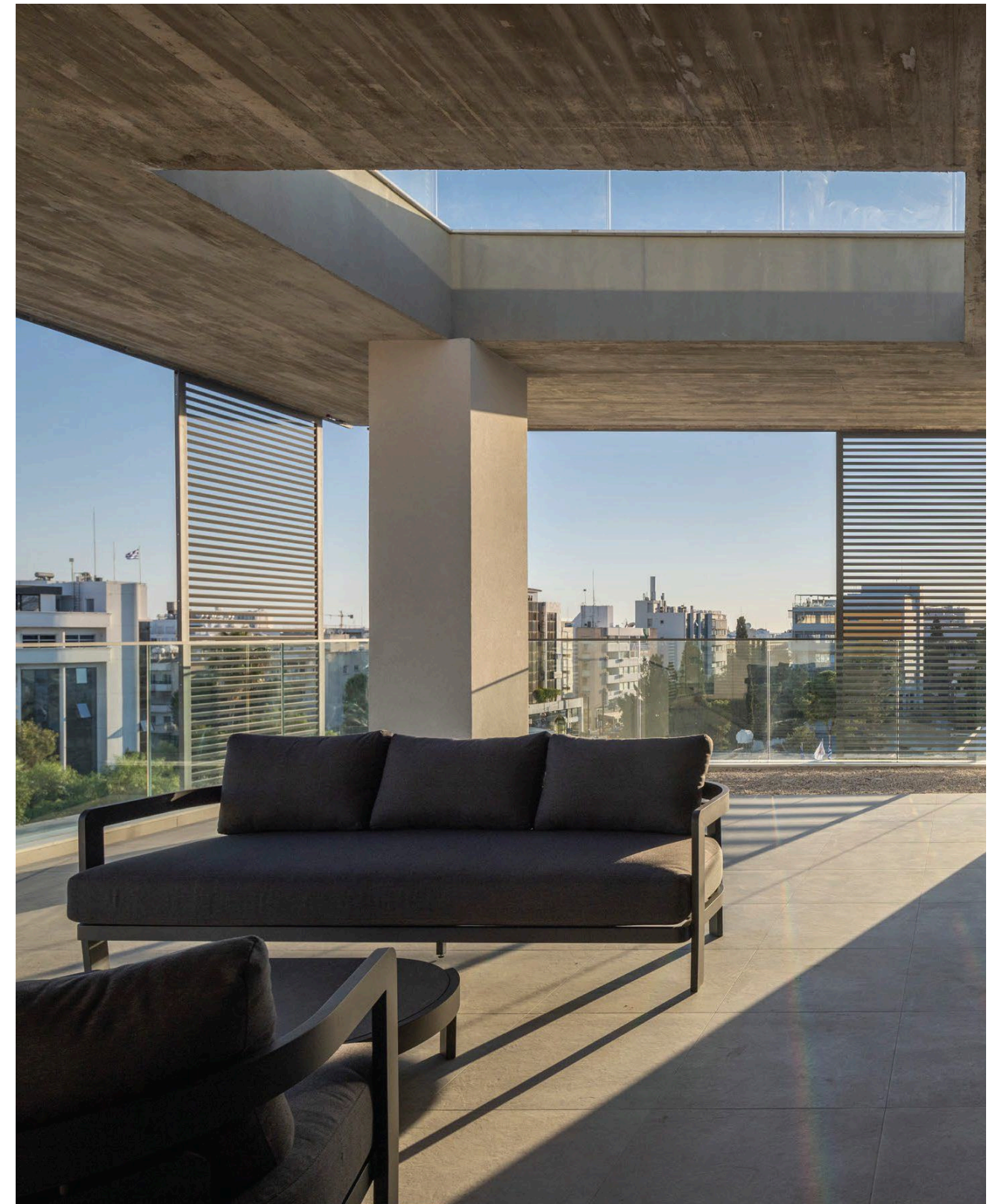
Aluminium Pergola Provision

European Ceramic Tiles

Parquet Flooring Hywood

Grip Ceramic Tiled Roof Garden

Interior Design Services (FF&E)



KEY SPECIFICATIONS