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One Duchess - Floor Plans



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Site Plan



- LEGEND:
1. Swimming Pool

2. Aqua Gym

3. Wading Pool

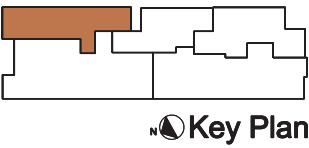
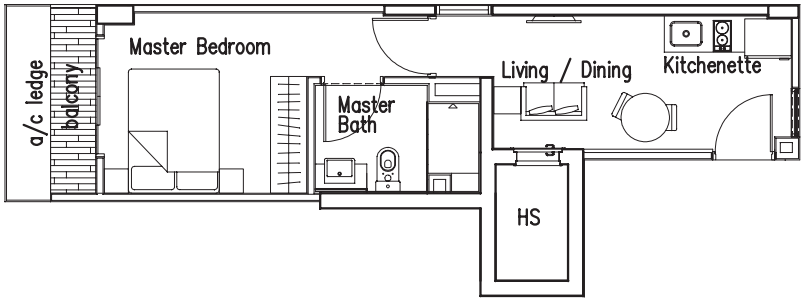
4. Pool Deck

5. BBQ Pit

6. Mechanical & Car Park at 1st Storey

1-Bedroom Unit + Study
Type A

Unit #02-04, #05-04
441 sq ft

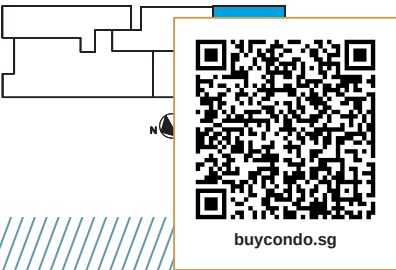
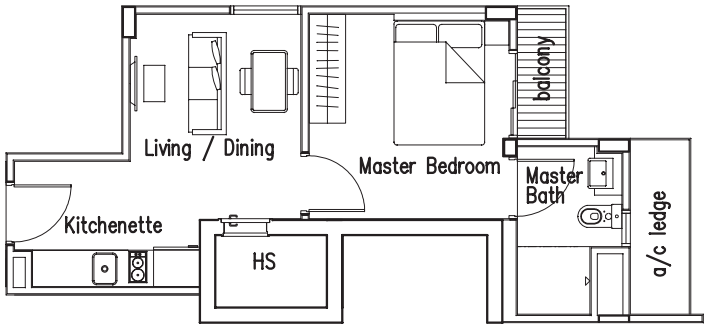


Unit Distribution Chart

Unit no / Storey	01	02	03	04
Attic		Type Cp 1248.5 sq ft	Type Dp 1420.5 sq ft	
5th Storey	Type B 452 sq ft			Type A 441 sq ft
4th Storey	Type B-1 904 sq ft	Type C-1 775 sq ft	Type D 882.5 sq ft	Type A-1 882.5 sq ft
3rd Storey		Type C-1 775 sq ft	Type D 882.5 sq ft	
2nd Storey		Type C 807sq ft	Type D 882.5 sq ft	Type A 441 sq ft

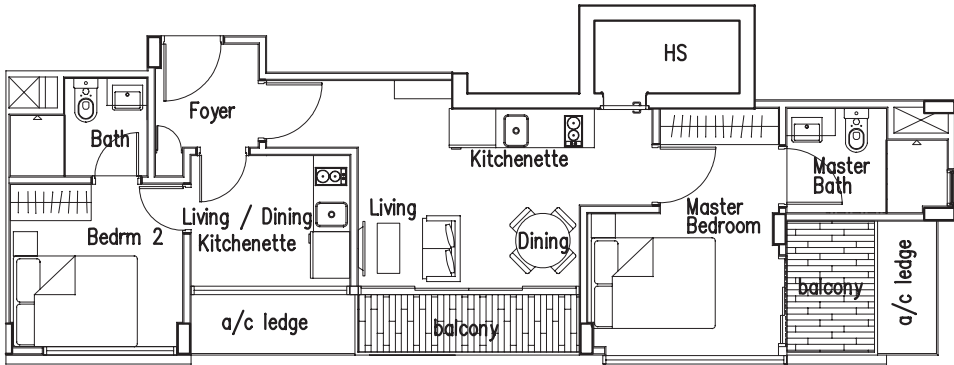
1-Bedroom Unit + Study
Type B

Unit #05-01
452 sq ft

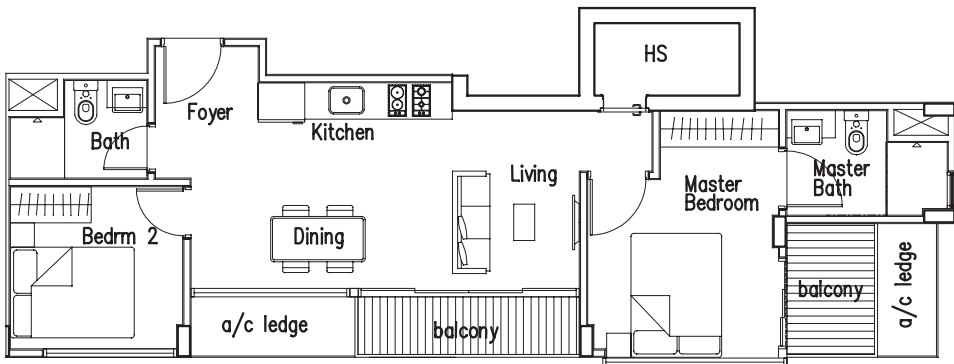


2-Bedroom Unit + Utility
Type C-1

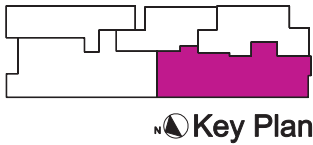
Unit #03-02, #04-02
775 sq ft



Dual key



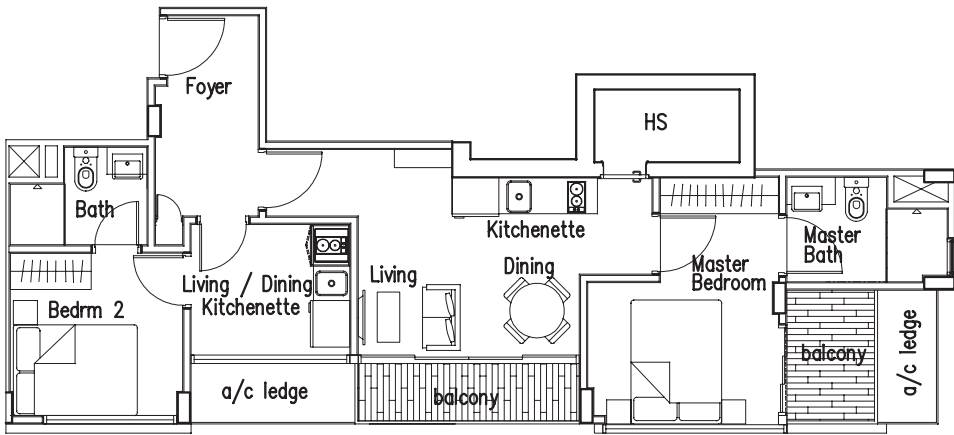
Single key option



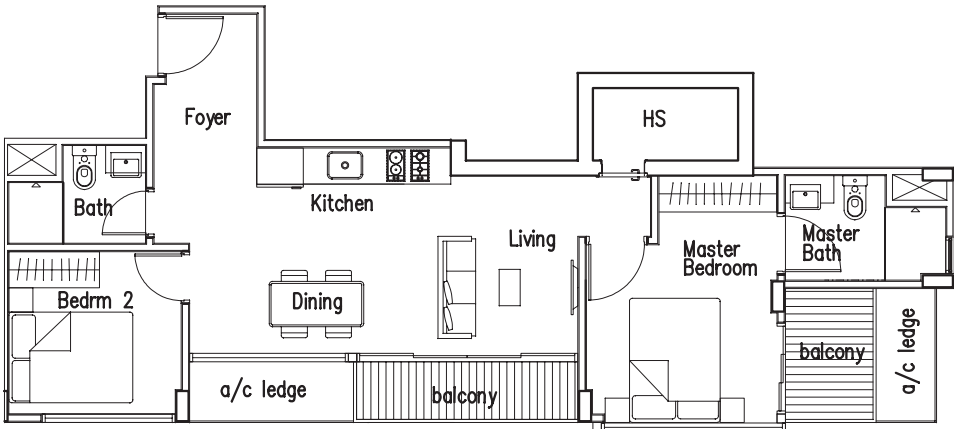
Key Plan

2-Bedroom Unit + Utility
Type C

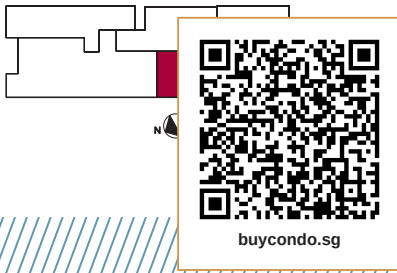
Unit #02-02
807 sq ft



Dual key



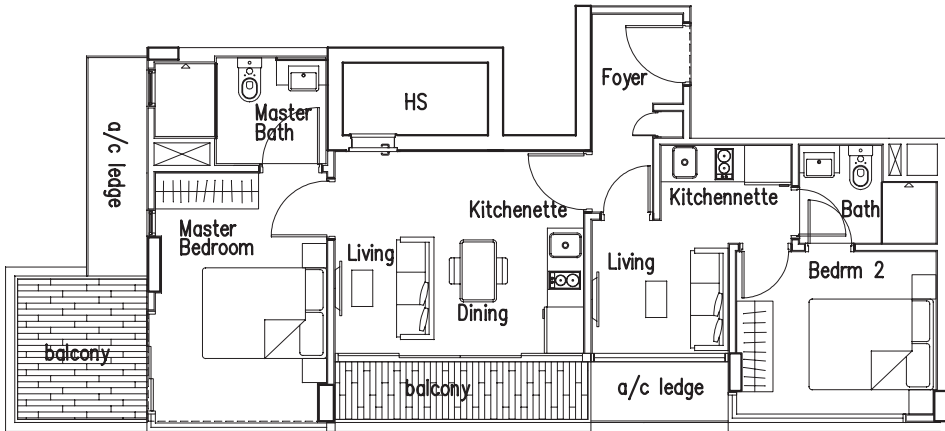
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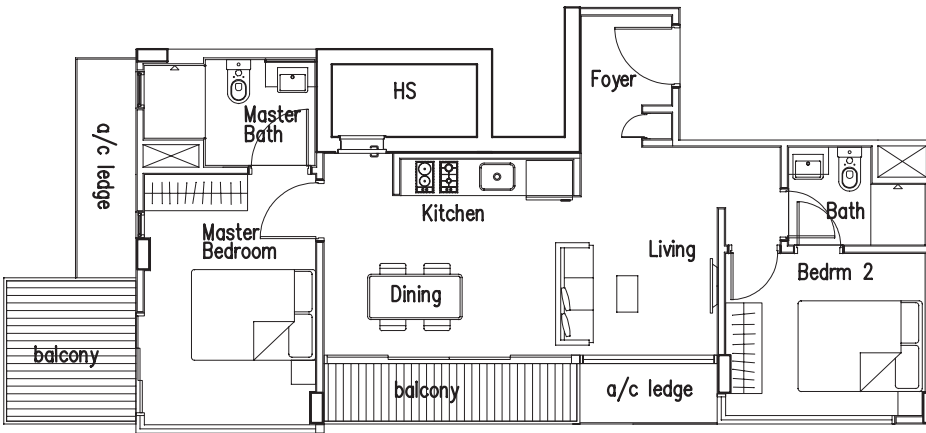
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2-Bedroom Unit + Utility
Type D

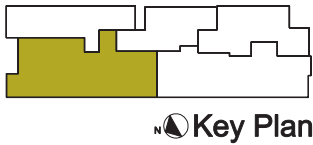
Unit #02-03, #03-03, #04-03
882.5 sq ft



Dual key



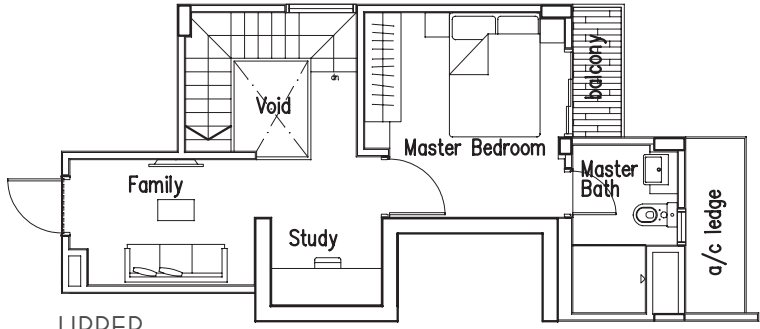
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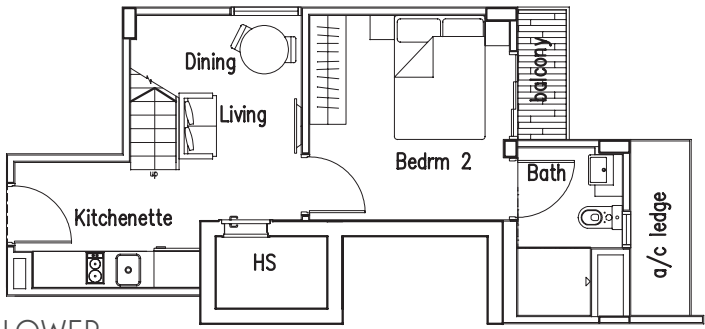
Key Plan

2-Bedroom Unit + Study + Utility + Family
Type B-1 Duplex

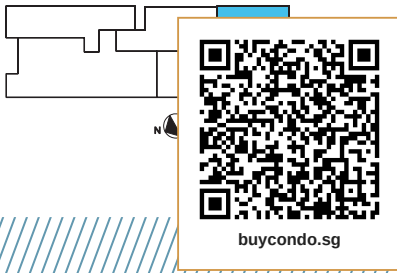
Unit #03-01
904 sq ft



UPPER



LOWER



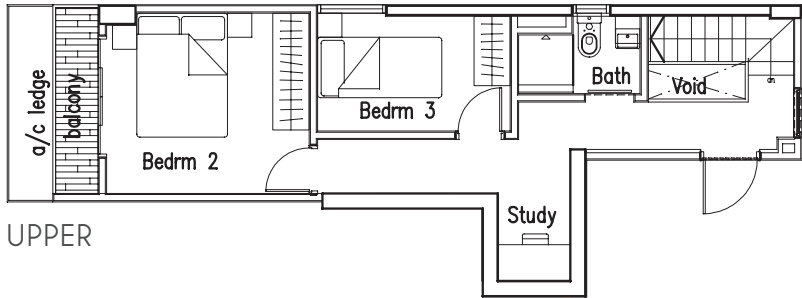
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3-Bedroom Unit + Study + Utility
Type A-1 Duplex

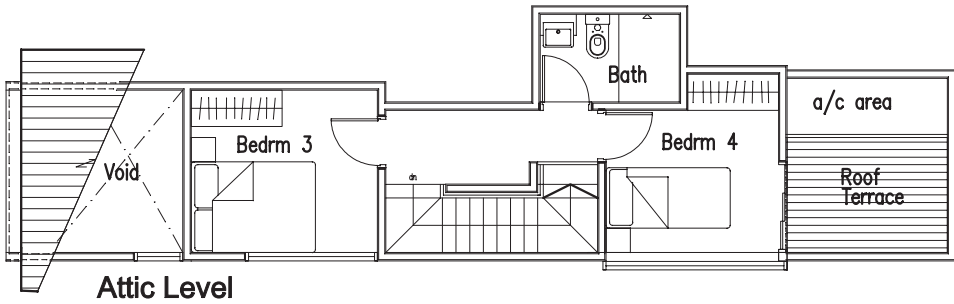
Unit #03-04
882.5 sq ft

4-Bedroom Unit + Utility + Roof Terrace
Type Cp (Penthouse)

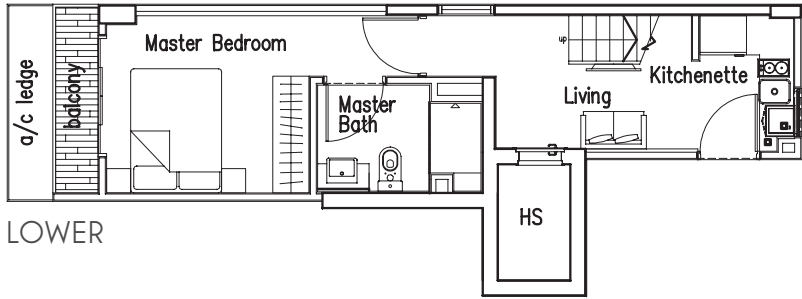
Unit #05-02
1248.5 sq ft



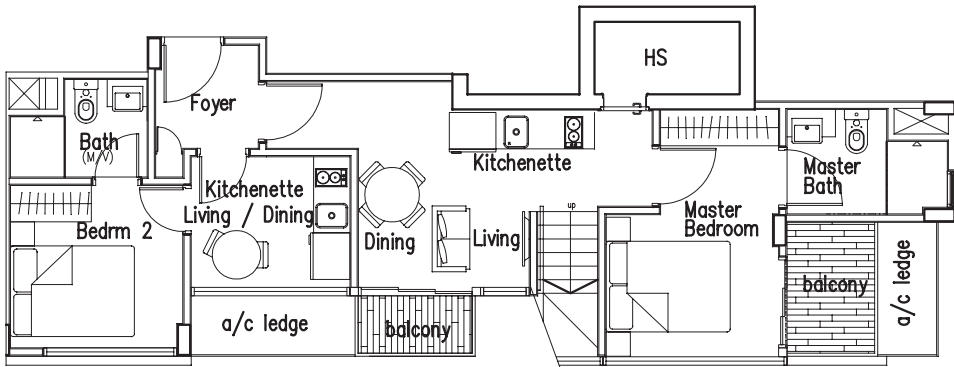
UPPER



Attic Level

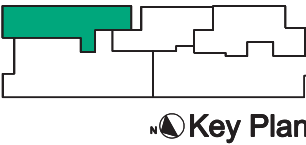


LOWER

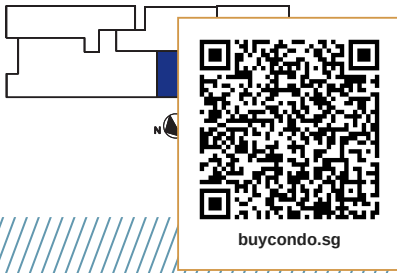


5th storey level

Dual key



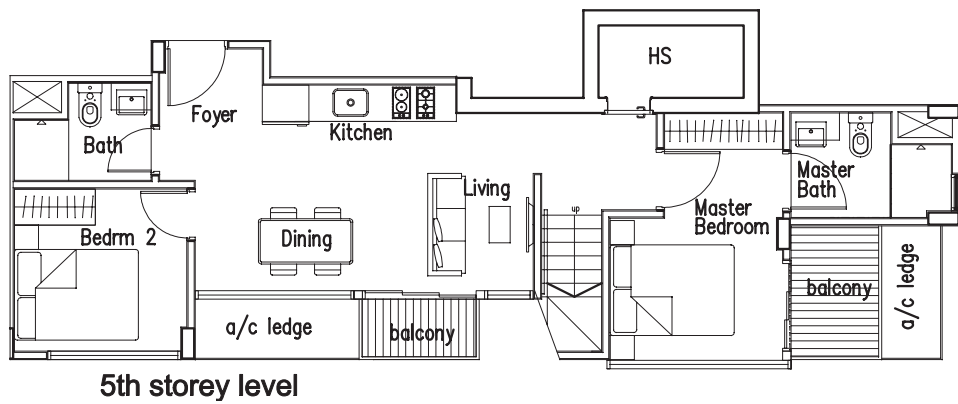
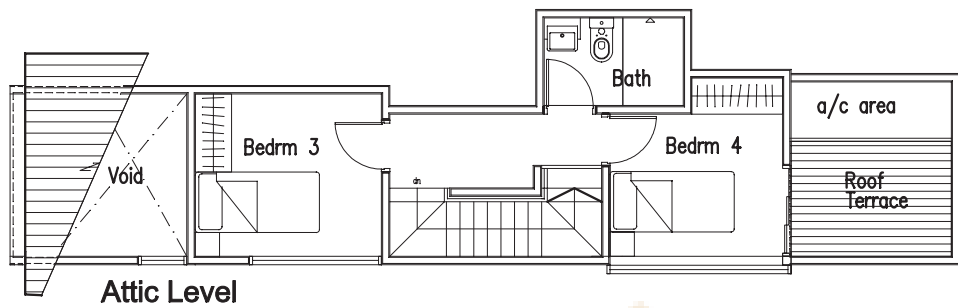
Key Plan



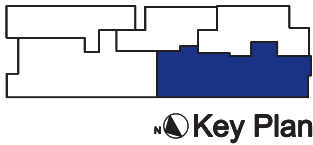
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4-Bedroom Unit + Utility + Roof Terrace
Type Cp (Penthouse)

Unit #05-02
1248.5 sq ft

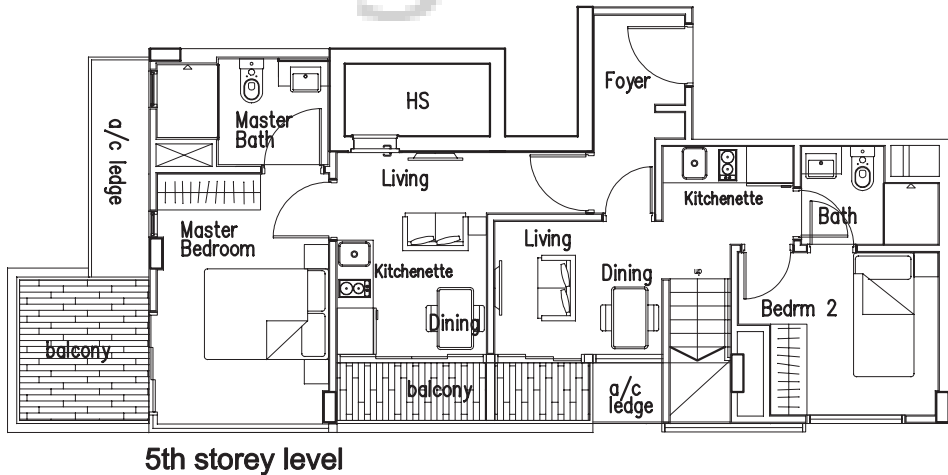
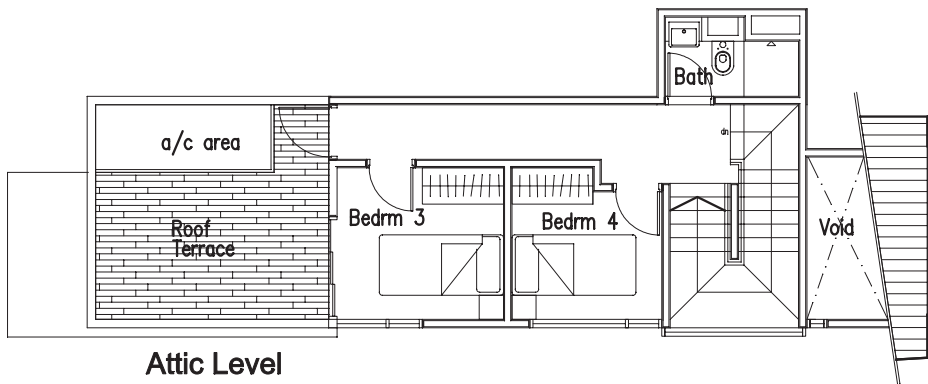


Single key option

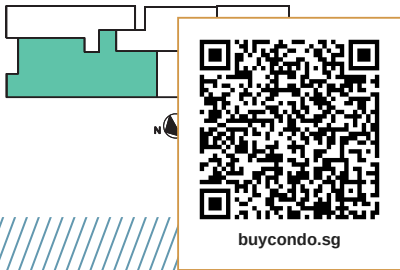


4-Bedroom Unit + Utility + Roof Terrace
Type Dp (Penthouse)

Unit #05-03
1420.5 sq ft



Dual key

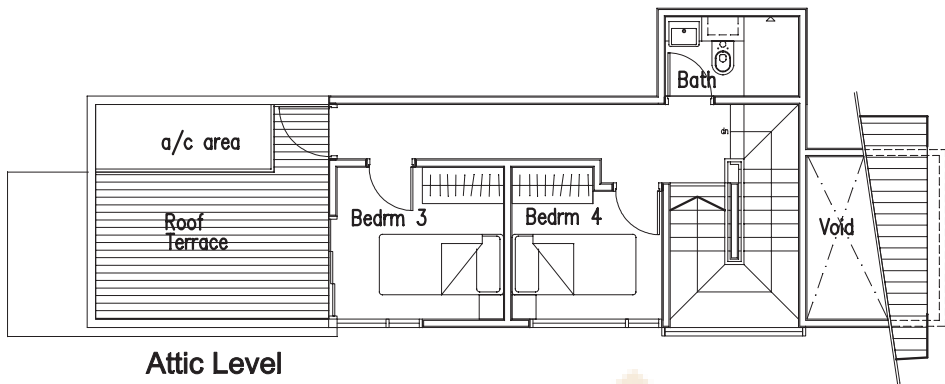


4-Bedroom Unit + Utility + Roof Terrace

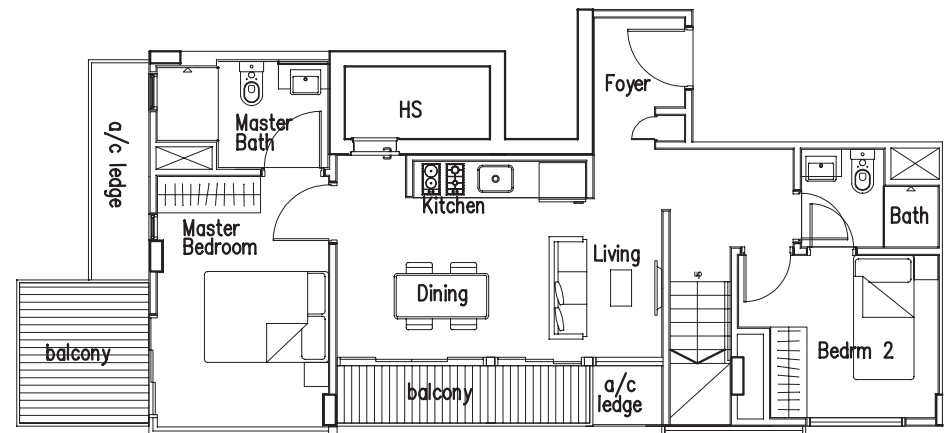
Type Dp (Penthouse)

Unit #05-03
1420.5 sq ft

Specifications

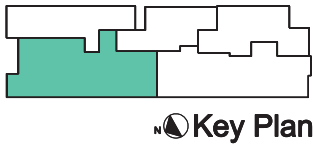


Attic Level



5th storey level

Single key option



Key Plan

1. FOUNDATION

Piled foundations.
2. SUPERSTRUCTURE

Reinforced concrete framework.
3. WALLS

External – Reinforced concrete or Common clay bricks.
Internal – Reinforced concrete or Common clay bricks or concrete blocks or dry walls.
4. ROOF

Pitched Roof – Metal Roofing with insulation.
5. CEILING FOR APARTMENTS

a) Living/Dining, Bedrooms – Skim coat and/or plaster ceiling boards.

b) Bedrooms & Family rooms (at attic levels) – plaster ceiling boards.

c) Utility, Yard & WC – Skim coat and/or water resistant ceiling board with emulsion paint finish.

d) Kitchen – Skim coat with emulsion paint finish.

e) Master Bathroom, Common Bathrooms – Moisture resistant plaster ceiling boards with emulsion paint finish.
6. FINISHES

a) Wall (For Apartments)

i. Living/Dining, Bedrooms, Utility, Yard – Cement and sand plaster with emulsion paint finish.

ii. Kitchen/WC – Imported ceramic tiles up to ceiling height.

iii. Master Bathroom/Common Bathrooms – Marble or compressed marble tiles or homogeneous tiles or ceramic tiles up to ceiling height.

b) Wall (For common areas)

i. 1st Storey lift lobby – Homogeneous tiles or ceramic tiles.

ii. Typical lift lobbies – Cement and sand plaster with emulsion paint finish.

iii. Staircases – Cement and sand plaster with emulsion paint finish.

iv. External wall – Cement and sand plaster with textured coating or paint finish.

c) Floor (For Apartments)

i. Living/Dining – Marble tiles with marble skirting or timber skirting.

ii. Bedrooms – Timber strips with timber skirting.

iii. Master bathroom/Common bathroom – Marble or homogeneous or ceramic tiles.

iv. Kitchen, WC, Utility, Yard – Ceramic tiles.

v. Balcony – Homogeneous tiles.

vi. Internal staircase for Penthouse Units – Timber strips with skirting.

vii. Roof Terrace for Penthouse Units – Homogeneous tiles.
7. WINDOWS

a) Powder coated aluminium framed windows with 6mm thick tinted glass.
8. DOORS

a) Main Entrance – Fire-rated timber veneer door.

b) Bedrooms, Bathrooms, Kitchen – Hollow core timber veneer door.

c) Utility – Hollow core timber veneer door.

d) Balcony, Roof Terrace – Aluminium framed glass door.
9. IRONMONGERY

a) Good quality imported locksets.
10. SANITARY FITTINGS

a) Master Bathroom

i. 1 frameless tempered glass shower cubicle with concealed shower mixer and shower set.

ii. 1 vanity top with 1 basin and mixer tap.

iii. 1 water closet.

iv. 1 mirror.

v. 1 toilet paper holder.

vi. 1 towel rail.

b) Common Bathroom

i. 1 shower cubicle with shower mixer and shower set.

ii. 1 vanity top with 1 basin and mixer tap.

iii. 1 water closet.

iv. 1 mirror.

v. 1 toilet paper holder.

vi. 1 towel rail.
11. KITCHEN

i. 1 solid surface or stainless steel sink with mixer.
12. ELECTRICAL INSTALLATION



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