Gateway to the Matilda District
2-, 3- and 4-room Standard Flats

Matilda Edge is bounded by Sumang Lane and Punggol Way. The development comprises nine residential blocks ranging from 16 to 18 storeys in height and offers 1,330 units of 2-, 3- and 4-room Standard flats. One other residential block within the development is set aside for rental housing.

The name Matilda Edge is inspired by the historical Matilda House and also describes the development’s location at the edge of Matilda district.

Bustling Activity Spaces

At Matilda Edge, recreational facilities such as fitness stations, a hardcourt, a playground and precinct pavilions will be within easy access as they are spread along the development’s meandering central spine. In addition, the rooftop garden found atop the multi-storey carpark will serve as the ideal spot for some quiet respite.

You may also head to the common green fronting the development, where you can enjoy more facilities such as playgrounds, adult and elderly fitness stations and rest shelters. Overlooking this common green will be a two-storey verandah designed to mimic the architecture of Matilda House. Quiet reading areas will be provided here so you can rest whilst enjoying views of the beautiful common green.

Shops, a Residents’ Committee Centre and an education centre will be provided within the development to offer more convenience to residents. A Senior Care Centre will also be set up to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.
Urban Verandah
4- and 5-room Premium Flats

Bounded by Punggol Field, Sumang Walk and Sumang Lane, The Verandah @ Matilda comprises five residential blocks ranging from 12 to 17 storeys in height. You can take your pick from the 481 units of 4- and 5-room Premium flats offered in this development.

The name The Verandah @ Matilda aptly describes the development’s location in the Matilda district of Punggol, as well as its distinctive elevated verandah fronting Punggol Field. This urban verandah provides sheltered connectivity between precincts towards the future waterfront promenade, and houses outdoor community rooms where residents can interact.

Array of Facilities

The Verandah @ Matilda is designed with colonnaded verandahs, green lawn and lush surroundings to mimic the tropical architecture of the nearby historical Matilda House.

At the heart of the development is an elevated landscaped deck that sits on top of a carpark. Here, you can keep fit at the fitness stations while the young ones enjoy some playtime at the playground. On the other hand, the precinct pavilion with an open lawn in front will serve as an ideal venue for large gatherings. In the centre of the landscaped deck is a verdant green zone with lush trees and shrubs. A small cluster of rubber trees will specially be planted here to bring back memories of rubber plantations that used to be found in the area.

More spaces for relaxation and gatherings can also be found at the two sky gardens facing Punggol Field that are open to the public. Whilst there, you can have a chat with your friends at the outdoor seats or enjoy great views from the various lookout points.
Waterfront Living
3-, 4- and 5-room Premium Flats

Waterway View is bounded by Edgedale Plains, My Waterway@Punggol and a water tributary. The development comprises 1,057 units of 3-, 4- and 5-room Premium flats housed in 10 residential blocks ranging from 6 to 17 storeys in height.

At Waterway View, you can take in scenic views of the nearby waters by heading to the many viewing decks and rest shelters located at the periphery of the development. These spaces also serve as excellent areas for rest and relaxation.

Activity Spaces for Everyone

The open landscaped deck within Waterway View serves as a hub for both active and passive pursuits. Here, you can work up a sweat at the adult and elderly fitness corners while the young ones have fun at the children’s playgrounds. Precinct pavilions and rest shelters are also provided for both large-scale and intimate gatherings.

Alternatively, you can choose to visit the rooftop garden adorning the multi-storey car park for relaxation amid lush greenery. Sky gardens can also be found atop some of the residential blocks. These are open to the public and serve as great viewing platforms.

For added convenience, a childcare centre and a Residents’ Committee Centre will be provided within the development.
Eco-Friendly Living

Matilda Edge, The Verandah @ Matilda and Waterway View are all designed to fulfill the vision of establishing Punggol as an Eco-Town. To support this vision, the developments comprise numerous eco-friendly features:

- Sustainable and recycled products are used in certain parts of the development
- Separate refuse chutes are provided for recyclable wastes
- Motion sensor lights are installed at common staircases to reduce energy consumption
- A rainwater harvesting system is provided to store rainwater for washing of common areas
- Bicycle stands are provided to encourage use of these environmentally friendly forms of transport

Accessible amenities

Nature-lovers will be excited by the developments’ proximity to the scenic Punggol Reservoir and My Waterway@Punggol, where you can jog along the park connector or enjoy other recreational facilities along the waterfront.

For your shopping and dining needs, head over to Punggol Plaza to purchase groceries at the supermarket or have a delectable meal at the foodcourt. You can discover more heartland shops around Punggol by logging on to Where2Shop@HDB.

Motorists are well connected to the rest of Singapore via the Tampines Expressway. For those taking public transport, Punggol MRT station and Punggol bus interchange are conveniently located in the town centre.

Schools in the town include Punggol Secondary School, Horizon Primary School and Punggol Green Primary School.
**Charming Homes**

Matilda Edge offers 2-, 3- and 4-room Standard flats. All of these units come with three-quarter height windows in the living/dining area and half-height windows in the bedrooms.

The Verandah @ Matilda offers 4- and 5-room Premium flats while Waterway View offers 3-, 4- and 5-room Premium flats. All of these units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms. All the 5-room flats at The Verandah @ Matilda come with corner windows in the main bedroom. Some 4- and 5-room flats in Waterway View come with a balcony at either the living room or main bedroom.

You can choose from flats from any of the three developments during selection. As there is a difference in income ceiling accompanying the 3-room flat types offered, please remember to indicate your choice for Matilda Edge (income ceiling for 3-room Standard flats is $5,000 per month) or Waterway View (income ceiling for 3-room Premium flats is $10,000 per month).

The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<th>Project</th>
<th>Flat Type</th>
<th>Estimated Floor Area (sqm)</th>
<th>Estimated Internal Floor Area (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matilda Edge (Standard Flats)</td>
<td>2-Room</td>
<td>37</td>
<td>35</td>
<td>64</td>
<td>$81,000 - $106,000</td>
</tr>
<tr>
<td></td>
<td>3-Room</td>
<td>48</td>
<td>45</td>
<td>128</td>
<td>$107,000 - $134,000</td>
</tr>
<tr>
<td></td>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>538</td>
<td>$170,000 - $215,000</td>
</tr>
<tr>
<td>Waterway View (Premium Flats)</td>
<td>3-Room</td>
<td>68</td>
<td>65</td>
<td>100</td>
<td>$279,000 - $343,000</td>
</tr>
<tr>
<td>The Verandah @ Matilda and Waterway View (Premium Flats)</td>
<td>4-Room</td>
<td>92-93</td>
<td>90</td>
<td>784</td>
<td>$393,000 - $473,000</td>
</tr>
<tr>
<td></td>
<td>5-Room</td>
<td>113-114</td>
<td>110</td>
<td>564</td>
<td>$365,000 - $474,000</td>
</tr>
</tbody>
</table>

**Notes:**
- * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- † Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- # Actual prices may vary based on the actual attributes of the flats at the time of selection. See below for details on the Optional Component Scheme.
- Singles who apply under the Single Singapore Citizen Scheme will pay $15,000 more than married couples.
- ‡ 2-3/4-5-room flats are sold on a 99-year lease.

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**Financing a flat (Matilda Edge)**

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room (Type 1)</td>
<td>$95,000</td>
<td>$1,600</td>
<td>$35,000</td>
<td>$20,000</td>
<td>$40,000</td>
<td>$139</td>
<td>9%</td>
</tr>
<tr>
<td>2-Room (Type 2)</td>
<td>$120,000</td>
<td>$1,600</td>
<td>$35,000</td>
<td>$20,000</td>
<td>$65,000</td>
<td>$241</td>
<td>15%</td>
</tr>
<tr>
<td>3-Room</td>
<td>$195,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$20,000</td>
<td>$145,000</td>
<td>$570</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$310,000</td>
<td>$4,100</td>
<td>$10,000</td>
<td>$20,000</td>
<td>$280,000</td>
<td>$1,130</td>
<td>29%</td>
</tr>
</tbody>
</table>

*Applicants with monthly household incomes not exceeding $6,500 may qualify for the Special CPF Housing Grant if they apply for a flat at Matilda Edge.

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**Financing a flat (The Verandah @ Matilda)**

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$340,000</td>
<td>$4,300</td>
<td>$10,000</td>
<td>$20,000</td>
<td>$310,000</td>
<td>$1,253</td>
<td>29%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$435,000</td>
<td>$6,000</td>
<td>$0</td>
<td>NA</td>
<td>$435,000</td>
<td>$1,777</td>
<td>30%</td>
</tr>
</tbody>
</table>

*Applicants with monthly household incomes not exceeding $6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room at The Verandah @ Matilda.
## Financing a flat (Waterway View)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant*</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$200,000</td>
<td>$2,800</td>
<td>$25,000</td>
<td>$20,000</td>
<td>$155,000</td>
<td>$613</td>
<td>22%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$330,000</td>
<td>$4,300</td>
<td>$10,000</td>
<td>$20,000</td>
<td>$300,000</td>
<td>$1,212</td>
<td>28%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$465,000</td>
<td>$6,000</td>
<td>$0</td>
<td>NA</td>
<td>$405,000</td>
<td>$1,654</td>
<td>28%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at Waterway View.

## Prices of Matilda Edge and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Matilda Edge (internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room (Type 1)</td>
<td>$81,000 - $105,000 (35 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>2-Room (Type 2)</td>
<td>$107,000 - $134,000 (45 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>3-Room</td>
<td>$176,000 - $215,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$279,000 - $343,000 (90 sqm)</td>
<td>$482,000 - $503,000 (90 sqm)</td>
</tr>
</tbody>
</table>

**Note:**
There are no comparable 2- and 3-room resale flats in the vicinity. The 4-room resale comparables consist of standard flats of about 9 - 10 years old. The differences in the attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

## Prices of The Verandah @ Matilda and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>The Verandah @ Matilda (internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$311,000 - $373,000 (90 sqm)</td>
<td>$450,000 - $478,000 (85 - 90 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$397,000 - $474,000 (110 sqm)</td>
<td>$508,000 - $575,000 (110 sqm)</td>
</tr>
</tbody>
</table>

**Note:**
The resale comparables consist of standard flats of about 10 to 12 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

## Prices of Waterway View and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Waterway View (Internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$181,000 - $224,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$293,000 - $363,000 (90 sqm)</td>
<td>$495,000 - $552,000 (90 - 93 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$365,000 - $446,000 (110 sqm)</td>
<td>$547,800 - $620,000 (110 - 112 sqm)</td>
</tr>
</tbody>
</table>

**Note:**
There are no comparable 3-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of premium flats of about 7 to 11 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You can also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, units in The Verandah @ Matilda and Waterway View do not have a partition wall between the living/dining area and kitchen. You may, as part of your renovation plans, carry out the necessary extensions to the electrical, water and gas points provided in the kitchen. If you wish to have the kitchen partition wall provided, you may opt in for this and the cost will be added to the selling price of the flat. Click the different layout ideas below to view them.

<table>
<thead>
<tr>
<th>Projects</th>
<th>Optional Component</th>
<th>2-Room</th>
<th>3-Room</th>
<th>4-Room (with balcony)**</th>
<th>5-Room</th>
<th>5-Room (with balcony)**</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Type 1</td>
<td>Type 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Matilda Edge</td>
<td>Flooring for living/dining room and bedrooms</td>
<td>$1,800</td>
<td>$2,200</td>
<td>$3,300</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Internal doors* and sanitary fittings</td>
<td>$330</td>
<td>$890</td>
<td>$2,900</td>
<td>$3,520</td>
<td></td>
</tr>
<tr>
<td>The Verandah @ Matilda and Waterway View</td>
<td>Flooring for living/dining room and bedrooms</td>
<td></td>
<td>$4,300</td>
<td>$5,500</td>
<td>$7,900</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Internal doors* and sanitary fittings</td>
<td>$3,540</td>
<td></td>
<td>$4,120</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kitchen Partition Wall*</td>
<td>$450</td>
<td></td>
<td>$600 (Waterway View)</td>
<td>$600 (Waterway View)</td>
<td>$1,150 (Waterway View)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$750 (Waterway View)</td>
<td>$750 (Waterway View)</td>
<td>$900 (Waterway View)</td>
</tr>
</tbody>
</table>

Notes:
* Bi-fold bathroom doors are provided for all 2-room flats. Semi-solid timber sliding bedroom door is provided for 2-room flats (Type 1). These are default provisions and not optional. The optional internal doors are:
  - 2-room flats: 1 internal door (1 bedroom door)
  - 3-room flats: 4 internal doors (2 bedroom doors and 2 bathroom doors)
  - 4/5-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)
* Only some of the 4-room and 5-room flats in Waterway View are provided with a balcony
* Cost of kitchen partition wall varies according to length

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Matilda Edge</th>
<th>The Verandah @ Matilda</th>
<th>Waterway View</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median Month of Selection</td>
<td>Nov 2013 to Apr 2014</td>
<td>1st Qtr 2017</td>
<td>3rd Qtr 2017</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>4th Qtr 2017</td>
<td>1st Qtr 2017</td>
<td>3rd Qtr 2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>42 to 47 months</td>
<td>35 to 38 months</td>
<td>37 to 44 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date</td>
<td>30 Nov 2018</td>
<td>28 Feb 2018</td>
<td>31 Jul 2018</td>
</tr>
</tbody>
</table>

Notes:
*The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.

The Estimated Delivery Possession Date is the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Floor Plans

TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area of approx 35 sqm and Air-Con Ledge)

TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN
APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area 55 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 50 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Layout Ideas for Your Home

LAYOUT IDEAS FOR 2-ROOM (TYPE 1)
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 2-ROOM (TYPE 2)
APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 58 sqm
(Inclusive of Internal Floor Area 55 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Typical Floor Plans

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)  

With Kitchen Partition Wall  

**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 114 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)  

With Kitchen Partition Wall  

**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 114 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Layout Ideas for Your Home

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

---

LAYOUT IDEAS FOR 4-ROOM
APPROX FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

---

Open Kitchen Concept (Default)

---

With Kitchen Partition Wall

---

LAYOUT IDEAS FOR 4-ROOM
APPROX FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

---

Open Kitchen Concept (Default)

---

With Kitchen Partition Wall
These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

**Open Kitchen Concept (Default)**

**With Kitchen Partition Wall**

**Typical 3-Room Floor Plan**

- **Approx. Floor Area 68 sqm**
- (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**Typical 4-Room Floor Plan**

- **Approx. Floor Area 93 sqm**
- (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Layout Ideas for Your Home

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

**Open Kitchen Concept (Default)**

**With Kitchen Partition Wall**

**LAYOUT IDEAS FOR 3-ROOM**
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**LAYOUT IDEAS FOR 3-ROOM**
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**LAYOUT IDEAS FOR 4-ROOM**
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**LAYOUT IDEAS FOR 4-ROOM**
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Layout Ideas for Your Home

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)
Layout Ideas for Your Home

Open Kitchen Concept (Default)

With Kitchen Partition Wall

Layout Ideas for 5-Room
Approx. Floor Area 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Lodge)