

# THE CALINEA TOWER

## TURNOVER FINISHES & FIXTURES

For Sales and Marketing Reference: Effective January 2023



RESIDENTIAL UNITS	STUDIO UNIT				1- BEDROOM UNIT		2-BEDROOM UNIT				
	25.00 sq. m Type (A)	29.50 sq.m Type (G,H)	29.00 sq.m Type (C)	30.00 sq.m Type (D)	47.00 sq.m Type (A)	51.00 sq.m Type (C)	47.00 sq.m Type (A)	51.00 sq.m Type (C)	54.50 sq.m Type (E)	55.00 sq.m Type (F,H)	55.00 sq.m Type (G)
	28.50 sq.m Type (B,I,J)		33.00 sq.m Type (E)	34.50 sq.m Type (F)	48.00 sq.m Type (B)	52.00 sq.m Type (D)	48.00 sq.m Type (B,X,Y)	52.00 sq.m Type (D)			
<b>FLOOR FINISHES</b>											
Living, Dining and Kitchen	Vinyl planks with baseboard						Ceramic tiles with baseboard				
Bedrooms	Vinyl planks with baseboard										
Balcony	Ceramic tiles with pebble washout	N/A		Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout			
Toilet & Bath	Unglazed ceramic tiles										
<b>WALL FINISHES</b>											
Interior Walls	Painted finish										
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles										
<b>CEILING FINISHES</b>											
Living, Dining and Kitchen	Painted plain cement finish										
Bedrooms	Painted plain cement finish										
Toilet & Bath	Painted ficemboard ceiling										
<b>SPECIALTIES</b>											
Kitchen	Granite finish kitchen countertop with cabinet system										
Toilet & Bath	Mirror Cabinet				Granite finish lavatory countertop						
<b>DOORS</b>											
Entrance Door	Wooden panel door on metal jamb										
Bedroom Door	N/A			Wooden door on metal jamb		Wooden door on metal jamb and Aluminum framed glass panel			Wooden door on metal jamb		Wooden door on metal jamb and Aluminum framed glass panel
Toilet Door	Wooden door with half louver on metal jamb										
Balcony Door	Aluminum sliding framed glass panel with insect screen		N/A		Aluminum sliding framed glass panel with insect screen	N/A	Aluminum sliding framed glass panel with insect screen	N/A	Aluminum sliding framed glass panel with insect screen		
<b>WINDOWS</b>	Aluminum framed glass panel	Aluminum framed glass panel with insect screen (except awning windows)	Aluminum framed glass panel	Aluminum framed glass panel with insect screen (except awning windows)							
<b>FINISHING HARDWARE</b>											
Main Door Lockset	Mortise lever type keyed lockset										
Bedroom Lockset	N/A				Lever type Lockset		Lever type Lockset and Flush type keyed lockset				
Toilet Lockset	Lever type privacy lockset										
<b>TOILET AND KITCHEN FIXTURES</b>											
Water Closet	Top flush, one-piece type										
Lavatory	Wall-hung type				Undercounter Type Basin						
Shower Head and Fittings	Exposed rain shower and mixer type										
Toilet Paper Holder	Recessed type										
Soap Holder	Niche at wall										
Kitchen Sink	Stainless steel, single bowl				Stainless steel, single bowl with one-side drainboard						
Kitchen Faucet	Gooseneck type				Rotary lever type						
Toilet Exhaust	Ceiling-mounted exhaust fan										
Kitchen exhaust	Rangehood provision										
<b>AIR CONDITIONING</b>	Provision for Split type Air Conditioning Unit										
<b>COMMON AREA</b>											
<b>FLOOR FINISH</b>											
Stairs	Straight to finish concrete										
Hallway / Corridor	Ceramic tile with pebble washout										
Roof Deck	Natural stone / Homogenous tile with pebble washout										
Driveway / Parking	Straight to finish concrete										
<b>WALL FINISH</b>											
Exterior Wall Finish	Combination of plain and textured paint on cement finish										
Hallway	Painted plain cement finish										
Stairwell	Painted plain cement finish										
<b>CEILING FINISH</b>											
Hallway	Painted plain cement finish with ficem / gypsum board cladding										
Stairwell	Plain cement finish										
Driveway / Parking	Plain cement finish										

Specifications are subject to change without prior notice.

ISSUED FOR REFERENCE ONLY		
PHIPAY	<i>[Signature]</i>	1/11/23
NIKKO	<i>[Signature]</i>	1/12/23
ANA	<i>[Signature]</i>	1/12

# THE CALINEA TOWER

## TURNOVER FINISHES & FIXTURES

For Sales and Marketing Reference: Effective January 2023



RESIDENTIAL UNITS	2-BEDROOM UNIT									
	59.00 sq.m Type (J)	58.00 sq.m Type (I)	62.00sq.m Type (L)	59.50 sq.m Type (K)	67.00 sq.m Type (M)	54.50 sq.m Type (P)	55.00 sq.m Type (T)	58.00 sq.m Type (V)	55.00 sq.m Type (R)	71.50 sq.m Type(O)
					67.50 sq.m Type (N)	54.50 sq.m Type (Q)	55.00 sq.m Type (U)	58.00 sq.m Type (W)	55.00 sq.m Type (S)	
<b>FLOOR FINISHES</b>										
Living, Dining and Kitchen	Ceramic tiles with baseboard									
Bedrooms	Vinyl planks with baseboard									
Balcony	N/A	Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout						N/A
Toilet & Bath	Unglazed ceramic tiles									
<b>WALL FINISHES</b>										
Interior Walls	Painted finish									
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles									
<b>CEILING FINISHES</b>										
Living, Dining and Kitchen	Painted plain cement finish									
Bedrooms	Painted plain cement finish									
Toilet & Bath	Painted ficemboard ceiling									
<b>SPECIALTIES</b>										
Kitchen	Granite finish kitchen countertop with cabinet system									
Toilet & Bath	Granite finish lavatory countertop									
<b>DOORS</b>										
Entrance Door	Wooden panel door on metal jamb									
Bedroom Door	Wooden door on metal jamb and Aluminum framed glass panel				Wooden door on metal jamb	Wooden door on metal jamb and Aluminum framed glass panel				Wooden door on metal jamb
Toilet Door	Wooden door with half louver on metal jamb									
Balcony Door	N/A	Aluminum sliding framed glass panel with insect screen	N/A	Aluminum sliding framed glass panel with insect screen						N/A
<b>WINDOWS</b>										
Aluminum framed glass panel with insect screen (except awning windows)										
<b>FINISHING HARDWARE</b>										
Main Door Lockset	Mortise lever type keyed lockset									
Bedroom Lockset	Lever type Lockset and Flush type keyed lockset									
Toilet Lockset	Lever type privacy lockset									
<b>TOILET AND KITCHEN FIXTURES</b>										
Water Closet	Top flush, one-piece type									
Lavatory	Undercounter Type Basin									
Shower Head and Fittings	Exposed rain shower and mixer type									
Toilet Paper Holder	Recessed type									
Soap Holder	Niche at wall									
Kitchen Sink	Stainless steel, single bowl with one-side drainboard									
Kitchen Faucet	Rotary lever type									
Toilet Exhaust	Ceiling-mounted exhaust fan									
Kitchen exhaust	Rangehood provision									
<b>AIR CONDITIONING</b>	Provision for Split type Air Conditioning Unit									
<b>COMMON AREA</b>										
<b>FLOOR FINISH</b>										
Stairs	Straight to finish concrete									
Hallway / Corridor	Ceramic tile with pebble washout									
Roof Deck	Natural stone / Homogenous tile with pebble washout									
Driveway / Parking	Straight to finish concrete									
<b>WALL FINISH</b>										
Exterior Wall Finish	Combination of plain and textured paint on cement finish									
Hallway	Painted plain cement finish									
Stairwell	Painted plain cement finish									
<b>CEILING FINISH</b>										
Hallway	Painted plain cement finish with ficem / gypsum board cladding									
Stairwell	Plain cement finish									
Driveway / Parking	Plain cement finish									

ISSUED FOR REFERENCE ONLY		
PHIPAY	<i>[Signature]</i>	1/11/23
NIKKO	<i>[Signature]</i>	1/12/23
ANA	<i>[Signature]</i>	1/12

Specifications are subject to change without prior notice.

**THE CALINEA TOWER**  
**TURNOVER FINISHES & FIXTURES**  
 For Sales and Marketing Reference: Effective January 2023



RESIDENTIAL UNITS	3-BEDROOM UNIT						
	70.00 sq.m Type (A)	71.50 sq.m Type (B)	74.00 sq.m Type (C)	80.00 sq.m Type (D)	83.50 sq.m Type (E)	70.00 sq.m Type (H)	71.50 sq.m Type (J)
				84.00 sq.m Type (F)	88.00 sq.m Type (G)	70.00 sq.m Type (I)	
<b>FLOOR FINISHES</b>							
Living, Dining and Kitchen	Ceramic tiles with baseboard						
Bedrooms	Vinyl planks with baseboard						
Balcony	Ceramic tiles with pebble washout						
Toilet & Bath	Unglazed ceramic tiles						
<b>WALL FINISHES</b>							
Interior Walls	Painted finish						
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles						
<b>CEILING FINISHES</b>							
Living, Dining and Kitchen	Painted plain cement finish						
Bedrooms	Painted plain cement finish						
Toilet & Bath	Painted ficemboard ceiling						
<b>SPECIALTIES</b>							
Kitchen	Granite finish kitchen countertop with cabinet system						
Toilet & Bath	Granite finish lavatory countertop						
<b>DOORS</b>							
Entrance Door	Wooden panel door on metal jamb						
Bedroom Door	Wooden door on metal jamb						
Toilet Door	Wooden door with half louver on metal jamb						
Balcony Door	Aluminum sliding framed glass panel with insect screen						
<b>WINDOWS</b>							
Aluminum framed glass panel with insect screen (except awning windows)							
<b>FINISHING HARDWARE</b>							
Main Door Lockset	Mortise lever type keyed lockset						
Bedroom Lockset	Lever type Lockset						
Toilet Lockset	Lever type privacy lockset						
<b>TOILET AND KITCHEN FIXTURES</b>							
Water Closet	Top flush, one-piece type						
Lavatory	Undercounter type and Wall-hung type basin						
Shower Head and Fittings	Exposed rain shower and mixer type						
Toilet Paper Holder	Recessed type						
Soap Holder	Niche at wall						
Kitchen Sink	Stainless steel, single bowl with one-side drainboard						
Kitchen Faucet	Rotary lever type						
Toilet Exhaust	Ceiling-mounted exhaust fan						
Kitchen exhaust	Rangehood provision						
<b>AIR CONDITIONING</b>	Provision for Split type Air Conditioning Unit						
<b>COMMON AREA</b>							
<b>FLOOR FINISH</b>							
Stairs	Straight to finish concrete						
Hallway / Corridor	Ceramic tile with pebble washout						
Roof Deck	Natural stone / Homogenous tile with pebble washout						
Driveway / Parking	Straight to finish concrete						
<b>WALL FINISH</b>							
Exterior Wall Finish	Combination of plain and textured paint on cement finish						
Hallway	Painted plain cement finish						
Stairwell	Painted plain cement finish						
<b>CEILING FINISH</b>							
Hallway	Painted plain cement finish with ficem / gypsum board cladding						
Stairwell	Plain cement finish						
Driveway / Parking	Plain cement finish						

----- Nothing follows -----

Specifications are subject to change without prior notice.

ISSUED FOR REFERENCE ONLY		
PHIPAY	<i>[Signature]</i>	1/11/23
NIKKO	<i>[Signature]</i>	1/12/23
ANA	<i>[Signature]</i>	1/12

# THE CALINEA TOWER

## TURNOVER FINISHES & FIXTURES

For Sales and Marketing Reference: Effective April 2024



RESIDENTIAL UNITS	2- BEDROOM LOFT UNITS		3- BEDROOM LOFT UNITS	4- BEDROOM LOFT UNITS				
	98.00 sq.m	112.00 sq. m	128.00 sq.m	143.00 sq.m	152.00 sq.m	166.00 sq.m	169.50 sq.m	172.00 sq.m
<b>FLOOR FINISHES</b>								
Living, Dining and Kitchen	Ceramic tiles with baseboard							
Bedrooms	Vinyl planks with baseboard							
Balcony	Ceramic tiles with pebble washout							
Toilet & Bath	Unglazed ceramic tiles							
<b>WALL FINISHES</b>								
Interior Walls	Painted finish							
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles							
<b>CEILING FINISHES</b>								
Living, Dining and Kitchen	Painted plain cement finish							
Bedrooms	Painted plain cement finish							
Toilet & Bath	Painted ficemboard ceiling							
<b>SPECIALTIES</b>								
Kitchen	Granite finish kitchen countertop with cabinet system							
Toilet & Bath	Granite finish lavatory countertop							
<b>DOORS</b>								
Entrance Door	Wooden panel door on metal jamb							
Bedroom Door	Wooden door on metal jamb							
Toilet Door	Wooden door with bottom louver on metal jamb							
Balcony Door	Aluminum sliding framed glass panel with insect screen							
<b>WINDOWS</b>								
Aluminum framed glass panel with insect screen (except awning windows)								
<b>FINISHING HARDWARE</b>								
Main Door Lockset	Mortise lever type keyed lockset							
Bedroom Lockset	Lever type Lockset							
Toilet Lockset	Lever type privacy lockset							
<b>TOILET AND KITCHEN FIXTURES</b>								
Water Closet	Top flush, one-piece type							
Lavatory	Undercounter type and Wall-hung type basin							
Shower Head and Fittings	Exposed rain shower and mixer type							
Toilet Paper Holder	Recessed type							
Soap Holder	Niche at wall							
Kitchen Sink	Stainless steel, double bowl							
Kitchen Faucet	Gooseneck type faucet							
Toilet Exhaust	Ceiling-mounted exhaust fan							
Kitchen exhaust	Rangehood provision							
<b>AIR CONDITIONING</b>								
Provision for Split type Air Conditioning Unit								
<b>COMMON AREA</b>								
<b>FLOOR FINISH</b>								
Stairs	Straight to finish concrete							
Hallway / Corridor	Ceramic tile with pebble washout							
Roof Deck	Polyurethane waterproofing & artificial turf							
Driveway / Parking	Straight to finish concrete							
<b>WALL FINISH</b>								
Exterior Wall Finish	Combination of plain and textured paint on cement finish							
Hallway	Painted plain cement finish							
Stairwell	Painted plain cement finish							
<b>CEILING FINISH</b>								
Hallway	Painted plain cement finish with ficem / gypsum board cladding							
Stairwell	Plain cement finish							
Driveway / Parking	Plain cement finish							

----- Nothing follows -----

Specifications are subject to change without prior notice.

ISSUED FOR REFERENCE ONLY		
PHIPAY		4April24
NIKKO		05Apr'24
ANA		4/5