

# Mixed-Use Estate Development



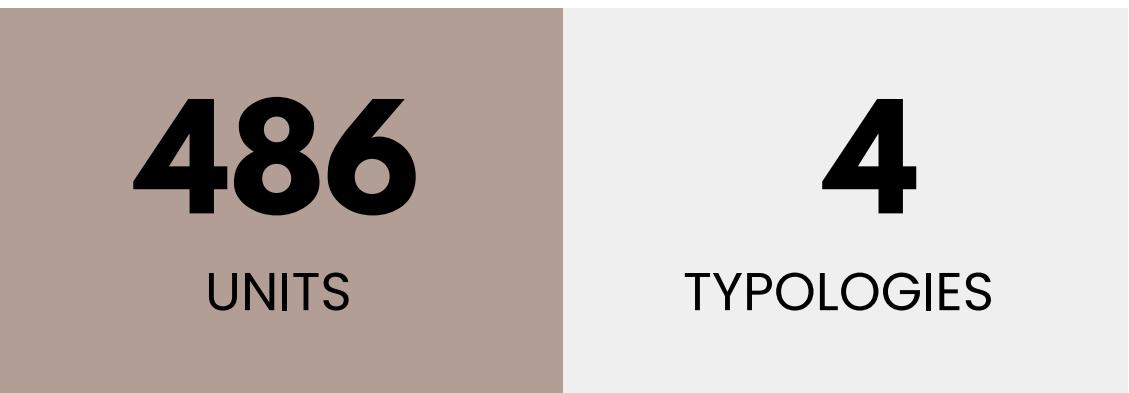
**Masterplan & Architectural  
Concept Presentation**

# Introduction

A modern, sustainable estate blending residential, commercial, and communal spaces.

Designed for livability, accessibility, and economic growth.

**Key focus:** Smart planning, green spaces, and community engagement.





# Concept & Design Philosophy

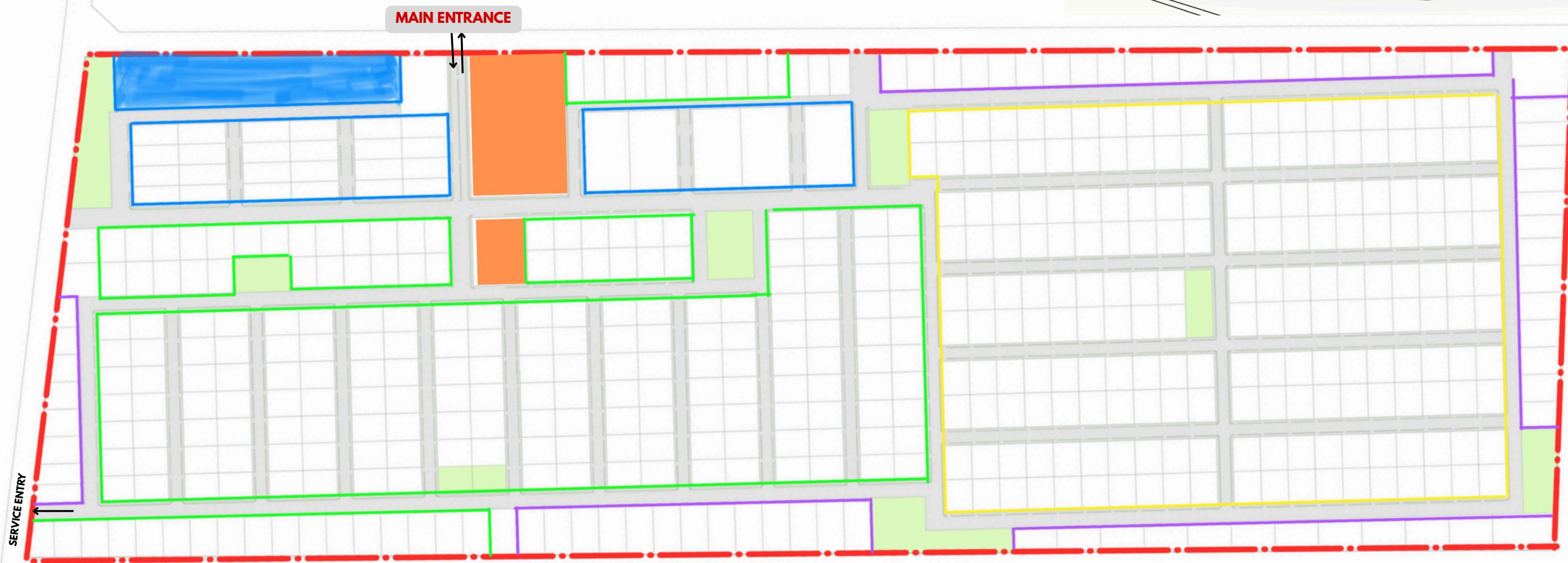
A balanced mix of **residential, commercial**, and **leisure** spaces.

Pedestrian-friendly layout with integrated green zones.

Focus on sustainability, connectivity, and long-term value.

# Site Overview and Zoning

LEGEND		
450sqm residential units.	500sqm type 2 residential units	Road Network, Pedestrian Walkways
1000sqm residential units	Retail stores, school	
500sqm type 1 residential units	Parks, sport centres, leisure areas, pool	



# Masterplan Overview

- ✓ High-level zoning of **residential, commercial, and recreational** areas.
- ✓ An efficient **road network** ensuring smooth circulation. Green **corridors** and **pedestrian walkways** for accessibility.
- ✓ **Road Network:** Well-planned primary and secondary roads for smooth vehicular movement.
- ✓ **Pedestrian Walkways:** Safe, accessible paths promoting walkability.
- ✓ **Drainage Systems:** Integrated stormwater management for sustainability and flood prevention.
- ✓ **Green Corridors:** Landscaping elements enhancing connectivity and aesthetics.



# Residential Area

Mix of **apartments** and **single units**

Designed for comfort, security, and community living.

Includes **parks, playgrounds**, and shared amenities.



# Residential Units Overview



**210**

UNITS

500SQM TYPE 1

**200**

UNITS

500SQM TYPE 2

**42**

UNITS

450SQM

**34**

UNITS

1000SQM  
S/DETACHED

# Commercial Zone

Strategically located for **business** growth and convenience.

**Retail stores, office spaces, and mixed-use buildings.**

Designed to drive economic activity and enhance **live-work balance**.



# Recreational Facilities



**Parks, sports centers, and leisure** areas for relaxation.

Integrated into the masterplan for easy access.

Designed to promote active and social lifestyles.



# Aerial View



# Aerial View



