**Package 1: Compact Living *(For Studio / 1-Bedroom Condo)***

📐 **Size Covered**: Living (up to 200 sqft) + Bedroom (up to 120 sqft) + Kitchen (8ft cabinet)

**Included Works & Items**

* **Living Room**
  + TV feature wall (laminate finish, wiring concealment)
  + Basic plaster ceiling with LED downlights
  + Wall painting (1 colour, Nippon Matex / Jotun equivalent)
* **Bedroom (1 unit)**
  + t
* **Kitchen**
  + 8ft base + wall cabinet (laminate finish, ABS edging)
  + Quartz stone tabletop (basic series)
  + Sink + basic mixer included
  + Soft-close hinges & drawers

💰 **Price Range**: **RM35,000 – RM50,000**

**Package 2: Standard Home *(For 2-Bedroom Condo / Small Terrace)***

📐 **Size Covered**: Living (250 sqft) + 2 Bedrooms (120 sqft each) + Kitchen (10ft cabinet)

**Included Works & Items**

* **Living Room**
  + TV feature wall with storage (laminate + LED strip)
  + Plaster ceiling with cove lighting
  + Premium emulsion paint (Nippon Easy Wash / Jotun Majestic)
* **Bedrooms (2 units)**
  + Wardrobe (6ft per room, laminate finish)
  + Flooring: Vinyl SPC 5mm or laminated timber
  + Wall painting with 2-tone option
* **Kitchen**
  + 10ft base + wall cabinet (laminate finish)
  + Quartz stone tabletop (premium basic series)
  + Sink, tap & hood preparation
  + Soft-close accessories

💰 **Price Range**: **RM55,000 – RM75,000**

**Package 3: Premium Living *(For 3-Bedroom Condo / Intermediate Terrace)***

📐 **Size Covered**: Living (300 sqft) + 3 Bedrooms (130 sqft each) + Kitchen (12ft cabinet)

**Included Works & Items**

* **Living Room**
  + TV feature wall with hidden storage + LED accent
  + False ceiling with downlights + cove lighting
  + Premium wall paint with feature wall (wallpaper / textured paint)
* **Bedrooms (3 units)**
  + Sliding wardrobe (6–7ft, laminate finish, mirror sliding for master)
  + SPC Vinyl 5mm flooring + skirting
  + Feature wall panel for master bedroom
* **Kitchen**
  + 12ft base + wall cabinet (laminate + glass door options)
  + Quartz stone tabletop (mid-range series)
  + Sink, mixer, hob & hood preparation
  + Tall cabinet for oven/microwave

💰 **Price Range**: **RM80,000 – RM110,000**

**Package 4: Deluxe Home *(3 Bedrooms + 1 Bathroom)***

📐 **Size Covered**: Living (320 sqft) + 3 Bedrooms (140 sqft each) + Kitchen (12ft cabinet) + 1 Bathroom (50 sqft)

**Included Works & Items**

* **Living Room**
  + Full feature wall with custom carpentry + lighting
  + False ceiling with layered cove + LED
  + Paint + 1 feature wall option (panel / wallpaper)
* **Bedrooms (3 units)**
  + Wardrobe (7–8ft, premium laminate finish)
  + SPC Vinyl 6mm with noise reduction layer
  + Accent wall design (paint / panel)
* **Kitchen**
  + 12ft premium laminate kitchen cabinet with soft-close system
  + Quartz stone tabletop (mid-high range)
  + Tall cabinet + pantry unit
  + Sink, tap, hob & hood preparation
* **Bathroom (1 unit)**
  + Wall & floor tiles (300×600mm, homogeneous)
  + Vanity cabinet + quartz top + mirror
  + Shower screen + water heater prep
  + Basic sanitary fittings (WC, basin, mixer)

💰 **Price Range**: **RM120,000 – RM160,000**

**Package 5: Grand Residence *(3 Bedrooms + 2 Bathrooms)***

📐 **Size Covered**: Living (350 sqft) + 3 Bedrooms (150 sqft each) + Kitchen (14ft cabinet) + 2 Bathrooms (50 sqft each)

**Included Works & Items**

* **Living Room**
  + Premium TV feature wall (laminate + fluted panel + LED)
  + False ceiling full with spotlight track & cove lighting
  + Luxury wall paint / textured accent
* **Bedrooms (3 units)**
  + Full wardrobe set (8–9ft, laminate + tinted glass for master)
  + SPC Vinyl 6mm / engineered timber flooring
  + Accent wall with paneling / wallpaper
* **Kitchen**
  + 14ft full-height cabinets (premium laminate + glass options)
  + Quartz stone countertop (high-end series, e.g. Calacatta Gold look)
  + Tall cabinet with built-in microwave/oven space
  + Sink, tap, hob & hood (optional appliance upgrades)
* **Bathrooms (2 units)**
  + Full tiles (600×600mm, premium porcelain)
  + Vanity cabinet + quartz top + LED mirror
  + Shower screen + instant water heater
  + Premium sanitary fittings (rain shower option)

💰 **Price Range**: **RM180,000 – RM250,000**

**🚿 Ala Carte Bathroom Add-On (per unit, 50 sqft each)**

* **Standard Bathroom**: RM20,000 – RM28,000
  + Tiles (300×600mm)
  + Vanity + mirror
  + Shower screen + mixer tap prep
  + WC + basin set
* **Premium Bathroom**: RM30,000 – RM45,000
  + Full-height tiles (600×600mm)
  + Vanity with quartz top + LED mirror
  + Tempered glass shower screen
  + Premium sanitary (Grohe / Toto / equivalent)

**🏡 Landed Home Renovation Packages**

**1. Terrace Basic Package *(For entry-level landed homes)***

💰 **From RM35,000**  
**Coverage: Living, Kitchen, 2 Bedrooms, 2 Bathrooms**

* **Living Room**:
  + Plaster ceiling with LED cove light (12ft × 12ft)
  + TV feature wall (6ft)
  + Painting (1,000 sqft area)
* **Kitchen (Wet/Dry combined)**:
  + Base cabinet – 12ft (laminate finish)
  + Wall cabinet – 8ft
  + Quartz countertop – 12ft
  + Waterproof sink carcass – 3ft
* **Bedrooms (2x)**:
  + Wardrobe – 5ft swing door (each room)
  + Painting & basic ceiling light
* **Bathrooms (2x)**:
  + Wall & floor tiling (standard 5ft × 8ft)
  + WC, basin, vanity cabinet, shower set
  + Frameless shower screen

**2. Terrace Premium Package *(For larger terrace or extended kitchen)***

💰 **From RM55,000**  
**Coverage: Living, Kitchen, 3 Bedrooms, 2 Bathrooms, Car Porch**

* **Living Room**:
  + Full plaster ceiling + LED spotlights (20ft × 12ft)
  + TV console + feature wall (8ft)
  + Decorative wall panels
* **Kitchen (Extended Wet + Dry)**:
  + Wet kitchen: 14ft base + 10ft wall + 4ft tall cabinet
  + Dry kitchen: 8ft base + 6ft wall cabinet
  + Quartz countertop – total 22ft
  + Stainless steel sink + hob/hood setup
* **Bedrooms (3x)**:
  + Wardrobe (6ft each, sliding door)
  + 1 dressing table
* **Bathrooms (2x)**:
  + Premium tiles up to ceiling
  + Vanity cabinet + mirror + concealed WC
  + Frameless tempered glass shower
* **Car Porch**:
  + Floor tiling (200 sqft)

**3. Semi-D Family Package *(Mid-tier landed)***

💰 **From RM75,000**  
**Coverage: Living, Kitchen, 4 Bedrooms, 3 Bathrooms, Car Porch**

* **Living Room**:
  + L-shape plaster ceiling with cove light (25ft × 15ft)
  + TV console (10ft) with side shelves
  + Decorative wall panels + painting (2,500 sqft)
* **Kitchen (Wet + Dry)**:
  + Wet kitchen: 16ft base + 12ft wall + 4ft tall cabinet
  + Dry kitchen: 10ft base + 8ft wall cabinet + 1 island (5ft × 3ft)
  + Quartz countertop total 30ft
  + Hob/hood + sink set
* **Bedrooms (4x)**:
  + 3 wardrobes (6ft sliding)
  + 1 master wardrobe (10ft sliding)
  + 1 dressing table
* **Bathrooms (3x)**:
  + Premium wall & floor tiles
  + Rain shower + vanity counter + mirror cabinet
  + Shower screen
* **Car Porch**:
  + Floor tiling (300 sqft)
  + Mild steel awning

**4. Bungalow Comfort Package *(Large family homes)***

💰 **From RM120,000**  
**Coverage: Living, Kitchen, 5 Bedrooms, 4 Bathrooms, Car Porch & Garden**

* **Living Room**:
  + Designer plaster ceiling with chandelier point (30ft × 20ft)
  + Full-height TV feature wall (12ft)
  + Custom wall paneling & display cabinets
* **Kitchen (Wet + Dry)**:
  + Wet kitchen: 18ft base + 12ft wall + 6ft tall cabinet
  + Dry kitchen: 12ft base + 8ft wall cabinet + 1 large island (8ft × 4ft)
  + Quartz countertop total 40ft
  + Built-in oven, hob & hood space
* **Bedrooms (5x)**:
  + Wardrobes (8ft sliding each)
  + Master walk-in wardrobe (12ft × 10ft)
  + Dressing table
* **Bathrooms (4x)**:
  + Luxury tiles (marble look)
  + Rain shower + tempered shower screen
  + Countertop basin vanity with LED mirror
* **Car Porch & Garden**:
  + Floor tiling (500 sqft)
  + Auto gate system
  + Basic landscaping (pebble + turfgrass 200 sqft)

**5. Bungalow Luxury Package *(High-end / premium clients)***

💰 **From RM200,000 – RM300,000+**  
**Coverage: Full House + Smart Home Integration**

* **Living Room**:
  + Double volume ceiling with cove lighting
  + Full marble-look wall panels
  + Built-in TV feature with concealed storage
  + Designer lighting & chandelier
* **Kitchen (Premium Wet + Dry)**:
  + Wet kitchen: 20ft base + 15ft wall + tall cabinets
  + Dry kitchen: 15ft base + 12ft wall + large island (10ft × 5ft)
  + Quartz/granite top (premium series)
  + Built-in appliances (oven, microwave, fridge cabinet, wine chiller)
* **Bedrooms (6x)**:
  + Walk-in wardrobe for master (15ft × 12ft)
  + Premium wardrobes with LED sensor lights
  + Dressing table + custom display shelves
* **Bathrooms (6x)**:
  + Luxury finishes (marble/granite)
  + Jacuzzi bathtub (master)
  + Rain shower + smart WC
  + Built-in vanity with LED backlit mirrors
* **Outdoor / Others**:
  + Car Porch full tiling (800 sqft) + modern auto gate
  + Swimming pool (optional)
  + Smart home system: lighting, AC, CCTV, alarm, door lock integration
  + Landscaping with water feature

**Kitchen Cabinet Packages**

**1. Kitchen Basic Package *(For small apartments / starter homes)***

💰 **From RM12,000 – RM15,000**  
**Specs (14ft kitchen layout)**

* **Cabinets**:
  + 14ft base cabinet (laminate finish)
  + 7ft wall cabinet
  + 2ft tall cabinet (for microwave/oven)
* **Countertop**: Quartz top – 14ft
* **Sink Area**: 3ft waterproof sink carcass
* **Hardware**: Aluminium channel + soft-close drawers (3 layers)
* **Accessories**: Basic stainless steel sink + tap

**2. Kitchen Standard Package *(Most popular / mid-range)***

💰 **From RM20,000 – RM25,000**  
**Specs (18ft layout, suitable for terrace & condo dry kitchen)**

* **Cabinets**:
  + 14ft base cabinet
  + 10ft wall cabinet
  + 4ft tall cabinet (pull-out pantry option)
* **Countertop**: Quartz top – 18ft
* **Sink Area**: 3ft waterproof sink carcass
* **Hardware**: Aluminium channel + soft-close drawers (5 layers)
* **Accessories**:
  + Hob + hood space (with wiring)
  + Stainless steel sink + premium mixer tap
  + Dish rack system (built-in)

**3. Kitchen Premium Package *(For bigger terrace & semi-D homes)***

💰 **From RM30,000 – RM40,000**  
**Specs (24ft layout, includes wet + dry kitchen)**

* **Wet Kitchen**:
  + 12ft base + 8ft wall cabinets
  + Quartz countertop – 12ft
  + 3ft waterproof sink carcass
* **Dry Kitchen**:
  + 8ft base + 6ft wall cabinets
  + 4ft tall cabinet
  + Quartz countertop – 8ft
* **Island**: 5ft × 3ft quartz island with aluminium channel
* **Hardware**: Premium hinges & drawer system (soft-close, heavy-duty)
* **Accessories**:
  + Hob + hood
  + Stainless steel sink + mixer tap
  + Dish rack system
  + Pull-out basket / spice rack

**4. Kitchen Luxury Package *(For bungalow or high-end clients)***

💰 **From RM50,000 – RM80,000+**  
**Specs (32ft+ layout, premium finish)**

* **Wet Kitchen**:
  + 14ft base + 10ft wall cabinets + 6ft tall cabinet
  + Quartz/Granite countertop – 16ft
  + Premium sink carcass
* **Dry Kitchen**:
  + 12ft base + 8ft wall cabinets + 1 large island (8ft × 4ft)
  + Built-in appliance cabinet (fridge, oven, microwave, wine chiller)
* **Countertops**: High-grade quartz or granite (40ft total)
* **Hardware**: German hinge system + anti-slam drawers + LED sensor lights
* **Accessories**:
  + Branded hob & hood (Teka / Electrolux or equivalent)
  + Premium stainless steel sink + designer tap
  + Pull-out pantry system
  + Built-in dish rack & waste system

✅ With these 4 tiers, you can market:

* **Basic** (small kitchen, affordable)
* **Standard** (condo/terrace families)
* **Premium** (semi-D, larger terrace homes)
* **Luxury** (bungalows, high-end clients)

**🍳 ISMA DESIGN & BUILD – KITCHEN PACKAGES**

**Package A – Essential Kitchen**

💰 **Price From RM12,800**

**Kitchen Cabinet**

* Base cabinet – 10ft
* Wall cabinet – 6ft
* Quartz table top – 10ft (basic series)
* Waterproof sink carcass – 3ft
* Aluminium channel – 10ft
* 3 layers drawer undermount soft-close

**Included Accessories**

* Stainless steel sink (single bowl)
* Basic mixer tap
* Cutlery tray insert

**Package B – Standard Kitchen**

💰 **Price From RM18,800**

**Kitchen Cabinet**

* Base cabinet – 12ft
* Wall cabinet – 8ft
* Tall cabinet – 2ft
* Quartz table top – 12ft (standard range)
* Waterproof sink carcass – 3ft
* Aluminium channel – 12ft
* 3 layers drawer undermount soft-close

**Included Accessories**

* Stainless steel sink (double bowl)
* Premium mixer tap
* Cutlery tray, dish rack (aluminium)
* Soft-close hinges & drawers

**Package C – Premium Kitchen**

💰 **Price From RM28,800**

**Kitchen Cabinet**

* Base cabinet – 14ft
* Wall cabinet – 10ft
* Tall cabinet – 4ft
* Quartz table top – 14ft (premium marble look)
* Waterproof sink carcass – 3ft
* Aluminium channel – 14ft
* 3 layers drawer undermount soft-close

**Included Accessories**

* Premium stainless steel sink (undermount)
* Designer mixer tap (Grohe / equivalent)
* Pull-out dish rack + cutlery organizer
* Pull-out basket (spices / oil tray)
* Soft-close hinges, drawers, lift-up doors

**Package D – Luxury Kitchen + Island**

💰 **Price From RM42,800**

**Kitchen Cabinet**

* Base cabinet – 14ft
* Wall cabinet – 12ft
* Tall cabinet – 6ft
* Quartz table top – 14ft (high-end quartz / Calacatta Gold look)
* Waterproof sink carcass – 3ft
* Aluminium channel – 14ft
* 3 layers drawer undermount soft-close

**Island**

* Island cabinet – 6ft
* Quartz table top – 6ft × 2.5ft
* Aluminium channel – 6ft

**Included Accessories**

* Premium undermount double bowl sink
* Designer mixer tap (pull-out spray type)
* Pull-out basket system (bottle/spice rack)
* Full dish rack system
* Waste bin pull-out drawer
* Optional appliance integration (microwave/oven cabinet space)