

ALZORAH GOLF VILLAS

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# THE LARK

VILLA TYPE THREE, FOUR BEDROOMS  
*FLOORPLAN*

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VILLAS 30-42

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# VILLA TYPE THREE

479 SQM / 5,156 SQF

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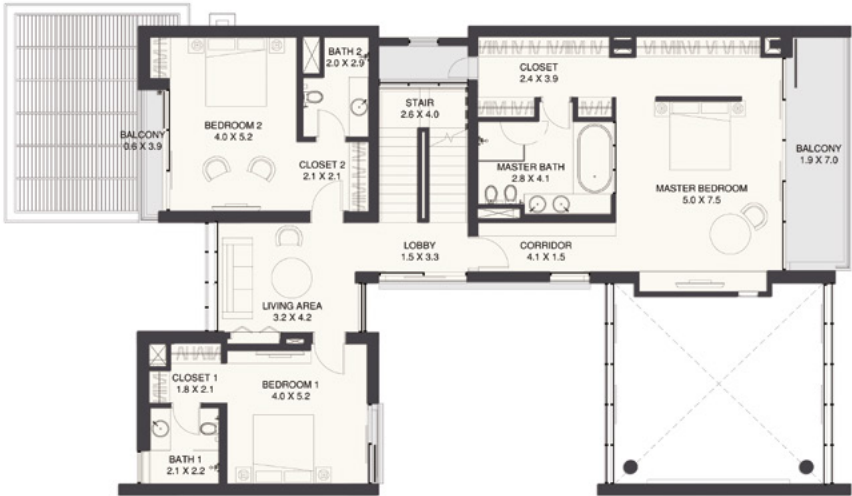
ALZORAH GOLF VILLAS

# GROUND FLOOR



LIVING ROOM	GUEST BEDROOM	CLOSET	POWDER ROOM	KITCHEN
64.6 x 64.6 SQF	45.2 x 45.2 SQF	19.4 x 22.6 SQF	18.3 x 20.5 SQF	48.4 x 53.9 SQF
LAUNDRY	MAID'S ROOM	DINING ROOM	GUEST BATHROOM	ENTRANCE LOBBY
17.2 x 19.4 SQF	27.0 x 32.3 SQF	48.4 x 71.0 SQF	22.6 x 23.7 SQF	34.4 x 45.2 SQF
CORRIDOR	STAIR	SERVICE CORRIDOR	MAID'S BATHROOM	
16.1 x 88.3 SQF	28.0 x 43.1 SQF	11.0 x 51.7 SQF	13.0 x 27.0 SQF	

# FIRST FLOOR



MASTER BEDROOM	MASTER CLOSET	BATHROOM ONE	BEDROOM TWO	CLOSET TWO
53.8 x 80.8 SQF	25.8 x 42.0 SQF	22.6 x 23.7 SQF	43.1 x 56.0 SQF	22.6 x 22.6 SQF
STAIR	CORRIDOR	BALCONY TWO	MASTER BATHROOM	BEDROOM ONE
28.0 x 43.1 SQF	44.1 x 16.1 SQF	6.5 x 42.0 SQF	30.1 x 44.1 SQF	45.2 x 45.2 SQF
CLOSET ONE	BATHROOM TWO	LIVING SPACE	LOBBY	BALCONY ONE
19.4 x 22.6 SQF	21.5 x 31.2 SQF	34.4 x 45.2 SQF	16.1 x 35.5 SQF	20.5 x 75.3 SQF

# SECOND FLOOR



TERRACE	LOBBY
45.2 x 72.1 SQF	18.3 x 28.0 SQF

TOILET	STAIR	PANTRY
17.2 x 21.5 SQF	28.0 x 43.1 SQF	17.2 x 23.7 SQF

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# SCHEDULE OF FINISHES

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The interior design of your villa has two standard options: Light Contemporary and Dark Contemporary.

The specifications below indicate the standard materials, fixtures and fittings.

Upgrades are available for some of the materials listed below, and there is a range of add-ons including the swimming pool and landscaping options.

The interior design of your villa has two standard options:  
Light Contemporary and Dark Contemporary.

The specifications below indicate the standard materials, fixtures, and fittings.

Upgrades are available for some of the materials listed below, and there is a range of add-ons including the swimming pool and landscaping options.

ONE  
LIVING, DINING & INTERNAL  
CORRIDORS

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- Floors: porcelain tile
- Walls: emulsion paint
- Ceiling: gypsum board with emulsion paint
- Skirting: porcelain

TWO  
BEDROOMS AND DRESSING ROOMS

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- Floors: ceramic tile
- Walls: emulsion paint
- Ceiling: gypsum board with emulsion paint
- Skirting: ceramic

THREE  
KITCHEN

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- Floors: porcelain tile
- Walls: ceramic tile
- Ceiling: gypsum board ceiling with emulsion paint

FOUR  
BATHROOMS

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- Floors: porcelain tile
- Walls: ceramic tile
- Ceiling: gypsum board ceiling with emulsion paint

FIVE  
BALCONIES / TERRACES

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- Floors: stone tile
- Walls and ceiling: stone cladding and paint

SIX  
KITCHEN UNITS

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- Cabinets: solid frame and panel, melamine interiors and a choice of veneer
- Counter tops: granite counter tops with stainless steel sink and pullout mixer

SEVEN  
DOORS

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- Entrance door: solid hardwood, stained
- Other doors: semi-solid hardwood, painted
- Metalwork: chrome / SC plated

EIGHT  
AIR-CONDITIONING

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- Split-ducted A/C units

NINE  
LIGHT FITTING

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- Spotlights, wall washers in living areas and bedrooms
- Single bulbs in living spaces to enable owners future selection
- Downlights in kitchen, bathrooms and corridor areas

TEN  
SANITARY WARE

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- White china sets with chrome-plated single-lever mixers

ELEVEN  
VANITY UNITS

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- All bathrooms are provided with vanity units, including porcelain tops and undercounter washbasins

TWELVE  
WINDOWS

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- Frames: Aluminum
- Glass: Double glazed low-e

THIRTEEN  
TELECOMMUNICATIONS

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- Fiber optic to building
- CAT 6 cable to each unit
- Provisions for internal security and TV

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# FACT SHEET

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# PROJECT FEATURES

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- Community access through a single private entrance
- 24-hour security
- Access Control System
- Closed Circuit TV (CCTV)
- Beautifully landscaped areas between the buildings
- Park walkways for casual strolls
- Neighborhood shopping at the Boardwalk
- Easy access to the golf course, club house and wellness center
- Close to 5-star hotels and resorts, and beach club

# RESIDENCE FEATURES

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- Rooftop terraces
- Balconies and gardens with golf course views
- Double-volume spaces
- 2 private parking spaces for each villa
- Guest parking within the community
- Ensuite bathrooms
- Generous closet space
- Ducted Split A/C system
- Provision for TEL /TV/DATA
- Provision for high-speed internet
- Intercom entry system

# CLUB HOUSE FEATURES

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- Swimming pool with landscaped pool deck
- Children's swimming pool
- Gym
- Restaurant
- Cafe
- Multipurpose hall
- Teens Club
- Viewing terraces
- Shaded garden areas