

ALZORAH GOLF VILLAS

THE HERON

VILLA TYPE ONE, FIVE BEDROOMS

FLOORPLAN

VILLAS 15-29

VILLA TYPE ONE

692 SQM / 7,449 SQF



ALZORAH GOLF VILLAS

GROUND FLOOR



FORMAL LIVING ROOM	DINING ROOM	GUEST BEDROOM	GUEST BATHROOM	POWDER ROOM	SERVICE ENTRANCE	PANTRY
74.3 x 70.0 SQF	74.3 x 48.4 SQF	51.7 x 51.7 SQF	21.5 x 32.3 SQF	16.2 x 17.2 SQF	16.1 x 52.7 SQF	29.1 x 50.6 SQF
LAUNDRY	DRIVER'S BATHROOM	MAID'S BATHROOM	FAMILY LIVING ROOM	ENTRANCE LOBBY	CLOSET	CORRIDOR
21.5 x 34.4 SQF	16.1 x 21.5 SQF	16.1 x 21.5 SQF	73.2 x 75.3 SQF	38.8 x 76.4 SQF	20.5 x 32.3 SQF	16.1 x 90.4 SQF
STAIR	KITCHEN	STORE	DRIVER'S ROOM	MAID'S ROOM		
39.8 x 21.5 SQF	48.4 x 57.1 SQF	12.9 x 16.1 SQF	21.5 x 36.6 SQF	16.1 x 36.6 SQF		

EXPLORE. BREATHE. STAY

FIRST FLOOR



MASTER BEDROOM	MASTER CLOSET	BATHROOM ONE	BEDROOM TWO	CLOSET TWO	BATHROOM THREE
57.0 x 86.1 SQF	20.5 x 34.4 SQF	20.5 x 32.3 SQF	51.7 x 52.4 SQF	20.5 x 32.3 SQF	22.6 x 32.3 SQF
LIVING SPACE	CORRIDOR ONE	BALCONY ONE	MASTER BATHROOM	BEDROOM ONE	CLOSET ONE
43.1 x 57.1 SQF	16.2 x 79.7 SQF	9.7 x 84.0 SQF	32.3 x 36.6 SQF	61.4 x 43.1 SQF	20.5 x 23.7 SQF
BATHROOM TWO	BEDROOM THREE	CLOSET THREE	STAIR	CORRIDOR TWO	BALCONY TWO
32.3 x 21.5 SQF	43.1 x 57.1 SQF	23.7 x 25.8 SQF	31.2 x 39.8 SQF	17.2 x 171.1 SQF	4.3 x 61.4 SQF

SECOND FLOOR



TERRACE
56.0 x 54.9 SQF

CORRIDOR ONE
16.1 x 75.3 SQF

TOILET
17.2 x 21.5 SQF

STAIR
31.2 x 39.8 SQF

CORRIDOR TWO
16.1 x 32.3 SQF

DISCLAIMER: Room dimensions are in metres and total area is in square feet and square metres. All materials, dimensions and drawings are approximate. Information subject to changes without notice. Actual usable floor space may vary from the stated floor plan. Drawings not to scale E&EO. The developer reserves the right to make minor revisions to the floor plans.

EXPLORE. BREATHE. STAY

SCHEDULE OF FINISHES

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

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

TWO
BEDROOMS AND DRESSING ROOMS

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

THREE
KITCHEN

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

FOUR
BATHROOMS

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

FIVE
BALCONIES / TERRACES

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

SIX
KITCHEN UNITS

- 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

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

EIGHT
AIR-CONDITIONING

- Split-ducted A/C units

NINE
LIGHT FITTING

- 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

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

ELEVEN
VANITY UNITS

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

TWELVE
WINDOWS

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

THIRTEEN
TELECOMMUNICATIONS

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

FACT SHEET

PROJECT FEATURES

- 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

- 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

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