

# KENSINGTON GARDENS

EXQUISITE CRYSTAL INTERIORS

GREENWOOD

QUALITY SPECIFICATIONS

2024.11.15\_Project launch  
Revision: Rev 03



LEOS

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## / GENERAL ARCHITECTURE FEATURES ✨

- 2-car covered parking spaces for the 3,4,5-bedrooms townhouses
- 2-car covered parking spaces for the 6-bedroom villas
- 3-car covered parking spaces for the 7-bedroom signature villas
- Prominent entrance and designated side pathways
- Elegant curve architectural element with balcony garden feature
- Beige texture render on vertical façade
- Natural stone effect cladding on ground floor front and back facade
- Timber vertical shading elements for second floor balcony to reduce building heat gain
- Full-height/floor-to-ceiling glass window/door panels
- Double-height entrance spaces for the 6-bedroom villas
- Premium private elevator featuring custom-crafted finishes for the 6 and 7-bedroom villas
- Expansive balconies and terraces enhanced with stylish planters
- Semi-reflective, Low-e (emissivity) double-glazed windows to minimise heat and noise transfer



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## / GENERAL LANDSCAPE FEATURES ✨

- Meticulously landscaped outdoor areas throughout
- Exclusive BBQ area and sunken seating for 6 and 7-bedroom villas
- Expansive private outdoor space providing opportunities for diverse outdoor activities
- Provisional private swimming pool for 3,4,5-bedroom townhouses
- Private 3m(W) x 8m(L) x 1.2m(D) swimming pool and pool deck for the 6-bedroom villas
- Private 4m(W) x 8m(L) x 1.2m(D) swimming pool and pool deck for the 7-bedroom villas





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## / MEP FEATURES ✨

- VRF air conditioning system
- Soundproof drainage piping system
- Smart Home Technology controls for lighting and air conditioning for villas only
- Video Intercom System
- Customizable lighting scenes in the living & dining areas and in bedrooms for villas only
- Energy-saver light fixtures
- Power sockets with USB ports
- Solar Hot Water System
- EV charging facility
- Enhanced drainage system
- Waterproofing with 10 years warranty
- Temperature controlled swimming pools for villas only

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## / GENERAL INTERIOR FEATURES ✨

- High-quality porcelain flooring throughout the foyer, living, dining, kitchen and powder room
- High-quality herringbone timber flooring for bedrooms
- Natural beige flagstone for outdoor terrace and garden patio
- Mansion style full-height statement entrance door with a smart lock system
- Double-height Garnier entrance hall for the 6-bedroom villas
- Crystal interior elements
- Full-height curtain wall glazing for the 7-bedroom villas to allow natural light to illuminate Staircase space
- Feature staircase with natural warm wood finish
- Feature private lift lobby at ground floor with decorative glass finish
- Dedicated maid's room with bathroom for all villas and townhouses
- Dedicated driver's room with bathroom for the 6 and 7-bedroom villas
- Laundry room with Siemens or equivalent front loading washing machines and dryers



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## / CEILING HEIGHTS ✨

- Villas Ground Floor, First Floor and Second Floor: 3.2-meter ceiling height in the living, dining and bedrooms area
- Townhouses Ground Floor, First Floor and Second Floor: 3-meter ceiling height in the living, dining and bedrooms area
- 6 Bedroom Villas foyer double-height space: approximately 7.2-meter ceiling height
- Villas and Townhouses typical kitchen: approximately 2.7-meter ceiling height
- Villas and Townhouses typical bathrooms, powder room, Walk-in Closets, maids' room and drivers' room: approximately 2.5-meter ceiling height

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## / KITCHENS ✦

- Semi-open kitchen with breakfast bar for 3, 5-bedroom townhouses and 6, 7-bedroom villas
- Open-plan kitchen with island for 4-bedroom townhouses
- Contemporary kitchen with high-end countertop and backsplash.
- Kitchen cabinetry features a combination of natural wood veneer, fluted glass and champagne gold metal finishes.
- High-quality large size under-mounted stainless-steel sink
- Brushed stainless-steel mixer tap with pull-out spray
- Integrated under-cabinet lighting and glass cabinet lighting
- High-end concealed cooker hood
- Full surface Siemens (or equivalent) cooktop
- Siemens (or equivalent) integrated fridge freezer
- Siemens (or equivalent) built-in oven
- Siemens (or equivalent) built-in microwave
- Siemens (or equivalent) integrated warming drawer
- Siemens (or equivalent) built-in beverage chiller
- European ironmongery hinges and handles (Hafele or equivalent)
- Premium accessories such as pull-out waste bin and cutlery organiser



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## / MASTER BATHROOM ✨

- Dual-flush wall-mounted WC with concealed cistern
- His and Hers basins with bespoke fitted vanity unit for 5-bedroom townhouses and 6,7-bedroom villas
- Vanity cabinetry and storage features a combination of high-end countertop and integrated drawers in natural walnut veneer wood finish
- Bathtub with high-end natural stone finish surface top and brass gold metal frame shower glass screen for 5-bedroom townhouses and 6,7-bedroom villas
- Spacious walk-in shower with brass gold metal frame shower glass screen for 3 and 4-bedroom townhouses
- High-end porcelain tiles for walls and floors
- Bespoke wall-mounted mirror cabinet with integrated lighting and open shelf providing seamless toiletry storage space
- Premium bathroom fitting in brass gold finish
- Glass door partition to shower with linear shower floor drain



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## / SECONDARY BATHROOM AND POWDER ROOM ✨

- Dual-flush wall-mounted WC with concealed cistern
- Vanity cabinetry and storage features a combination of high-end countertop, splashback and integrated drawers in natural walnut veneer wood finish
- Spacious walk-in shower with brass gold metal frame shower glass screen
- High-end porcelain tiles for walls and floors
- Bespoke wall-mounted mirror cabinet with integrated lighting and open shelf providing seamless toiletry storage space
- Premium bathroom fitting in brass gold finish
- Glass door partition to shower with linear shower floor drain

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## / WARDROBES ✨

- Bespoke wardrobes or walk-in closet features a combination of wood veneer and tinted glass shutter.
- Master dressing room features a combination of wood veneer, high quality laminate and tinted glass shutter. Integrated LED lighting for all cabinets with glass shutter. Open shelves are provided for accessories display.

## / LIGHTING SYSTEM ✨

- Exterior feature wall lamps at ground floor to match architecture style
- Interior lights controlled by Smart Home System to improve energy efficiency
- GU10 Downlights in white finish for general area
- Provision for feature pendant/chandelier lighting for living and dining area
- Motion sensor lights in selected areas





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## / COMMUNITY FEATURES ✨

- Meticulously landscaped community garden with swimming pool, water slide and shaded relaxation area
- Exclusive gated community with Round-the-clock security
- Water fountain feature and beautifully designed community entrance
- Pedestrian with landscape and mixed vegetation
- Concierge
- Gated community
- 24/7 Security
- CCTV surveillance
- Video Intercom System