



MATERIAL SPECIFICATION

BEIGE



BEIGE IS A WARM PALETTE WITH NUDE TONES, NATURAL WOOD AND TRAVERTINE TEXTURES. THIS PACKAGE IS AVAILABLE FOR UPGRADE.

FLOORING



Livingrooms / Kitchen area / Bathrooms

Tile: Castelvetro
Collection: Rome
Color: Greige
Details: 1.2 m x 0.6 m



Verandas

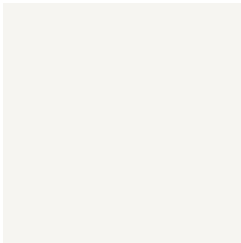
Tile: Halcón Ceramicas
Collection: Grand Canyon
Color: White Rect
Details: 0.6 m x 0.6 m



Bedrooms *

Laminated Floor
Color: Fawn Apollo Oak
Details: 1.3m x 0.2m

WALLS



Entrance area / Livingroom / Kitchen area / Bedrooms

Color: Pure white



Kitchen backsplash

Tile: Castelvetro
Collection: Firenze
Color: Greige
Details: 1.2 m x 0.6 m



Bathrooms

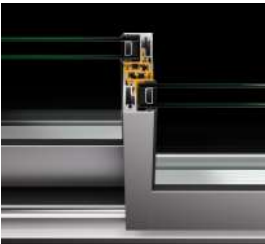
Tile: Castelvetro
Collection: Firenze
Color: Greige
Details: 1.2 m x 0.6 m

OPENINGS



Apartments doors

Color: White
Details: h = 2.4 m



Windows

Color: Dark gray
Details: Aluminium.
Termal double glazing

*Laminated flooring may be installed in living areas upon client request, subject to technical approval and additional cost.

KITCHEN

Optima
Design & Tap & Sink

CARPENTRY Facades COUNTERTOP
Melamine Faced Quartz granite
Particleboard Color: White
Color: Cashmere/Timber Surface: Polished
Surface: Silk matt

CARPENTRY Body HANDLES
Melamine Faced Metal profile
Particleboard Color: Black



PYRAMIS
Finish: Brushed metal
Details: 0.5 m x 0.4 m



GROHE
Single-lever sink mixer 1/2"
Finish: Chrome



KITCHEN

Optima Plus
Design & Tap & Sink

CARPENTRY Facades	COUNTERTOP
Painted MDF	Quartz granite
Color: Cashmere	Color: White
Surface: Silk matt	Surface: Polished

CARPENTRY Body	HANDLES
Melamine Faced Particleboard	Metal profile Color: Black



PYRAMIS
Finish: Black
Details: 0.5 m x 0.4 m



GROHE
Single-lever sink mixer 1/2"
Finish: Black



BATHROOM

Optima
Fixtures & Vanity



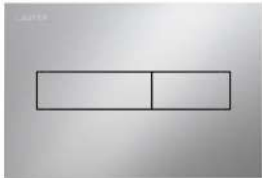
LAUFEN
Washbasin
Vanity unit 2 drawers
Finish: White Gloss
Details: 0.6 m / 0.8 m x 0.46 m



LAUFEN
Wall-hung toilet
Finish: White Gloss
Flushing system: LAUFEN
Installation system: INEO



LAUFEN
Shower tray
Finish: White Gloss
Details: 1.0 m / 1.2 m / 1.4 m x 0.8 m



LAUFEN
Flush plate INEO HORIZON
Finish: Chrome matt



GROHE
Basin mixer 1/2 " S-Size
Finish: Chrome



GROHE
Single-lever bath/shower mixer 1/2 "
Finish: Chrome



GROHE
Shower rail set 2 sprays
Finish: Chrome



ELEGANT
Square Corner
Entry Shower
Finish: Chrome matt

BATHROOM

Optima
Fixtures & Vanity



SANCO
Twist
Toilet roll holder
without cover
Finish: Chrome



SANCO
Twist
Towel hook
Finish: Chrome



SANCO
Twist
Towel rail
Finish: Chrome

Fixtures & Vanity (Optional)



Electric Towel Rail
Details: 1.0 m x 0.48 m
Finish: Chrome



Finish: Clear glass
Color: Frameless



BATHROOM

Optima Plus
Fixtures & Vanity



LAUFEN
Washbasin
Vanity unit 2 drawers
Finish: Special color
Details: 0.6 m / 0.8 m x 0.46 m



LAUFEN
Wall-hung toilet
Finish: White Gloss
Flushing system: LAUFEN
Installation system: INEO



LAUFEN
Shower tray
Finish: White Gloss
Details: 1.0 m / 1.2 m /
1.4 m x 0.8 m



LAUFEN
Flush plate INEO HORIZON
Finish: Black matt



GROHE
Basin mixer 1/2 " S-Size
Finish: Black matt



GROHE
Single-lever bath/shower
mixer 1/2 "
Finish: Black matt



GROHE
Shower rail set 2 sprays
Finish: Black matt



ELEGANT
Square Corner
Entry Shower
Finish: Black matt

BATHROOM

Optima Plus
Fixtures & Vanity

Fixtures & Vanity (Optional)



SANCO
Academia
Toilet roll holder
without cover
Finish: Black



SANCO
Academia
Towel hook
Finish: Black



SANCO
Academia
Towel rail
Finish: Black



Electric Towel Rail
Details: 1.0 m x 0.48 m
Finish: Black



Finish: Clear glass
Color: Frameless
Details: With magnifying



WARDROBES

& Laundry Cabinets

CARPENTRY Facades

Melamine Faced
Particleboard
Color: White
Surface: Silk matt

CARPENTRY Body

Melamine Faced
Particleboard
Details: Shelf thickness
0.4 m



WARDROBE

The wardrobe includes a combination of hanging space, upper storage shelves, and lower drawers, arranged to maximize functionality and storage capacity. In the entrance area, the wardrobe provides dedicated space for shoes and small household appliances.



LAUNDRY CABINETS

Laundry cabinets are designed to accommodate stacked washer and dryer units, with overhead storage cabinets above and adjacent vertical storage where space permits. A minimum internal dimension of 70 × 70 cm ensures proper appliance fit, ventilation, and sufficient clearance for plumbing connections.



ACCESS CONTROL SYSTEM



Tile: Video Door Phone

Installation: Surface mounting
Details: 295 mm x 133 mm x 43 mm



Tile: Indoor Monitor

Installation: Surface mounting
Details: 265 mm x 160 mm x 13 mm



SPECIFICATION GUIDELINES

1. Material Availability & Substitution

All materials, finishes, fixtures, and equipment referenced in this specification are subject to availability at the time of procurement. 357D reserves the right to substitute any specified product with an alternative of equivalent or superior quality and comparable

aesthetic, where required due to availability constraints or technical considerations. Any such substitution shall not materially alter the overall design intent or quality standard of the development and shall maintain alignment with established European quality benchmarks.

2. Natural Characteristics & Minor Variations

Natural materials and manufactured finishes may present variations in tone, texture, grain, veining, or dimension. Such variations

are inherent to the nature of the materials and shall not be regarded as defects.

3. Dimensions & Tolerances

All dimensions stated in this specification are indicative and subject to standard manufacturing and construction tolerances.

Final installed dimensions may vary within acceptable industry standards due to site conditions and installation requirements.

4. Installation Standards

All materials, fixtures, and fittings shall be installed in accordance with manufacturer

guidelines and accepted industry best practices.

5. Optional & Upgrade Items

Items identified as optional selections do not form part of the Optima or Optima Plus Material Specification and may be supplied

and installed at additional cost, subject to availability and confirmation by 357D.

	Optima	Optima Plus (Extras)	Price +
Walls & Floors			
Tile floor (Living room / Kitchen area / Bathrooms)	●		
Tile floor (Verandas)	●		
Laminated floor (Bedrooms)	●		
Laminated floor (Living room / Kitchen area)		●	
Parquet floor (Bedrooms)		●	
Parquet floor (Living room / Kitchen area)		●	
Painted walls	●		
Tile walls (Bathrooms / Kitchen backsplash)	●		
Kitchen			
Carpentry body (Melamine Faced Particleboard)	●		
Carpentry facades (Melamine Faced Particleboard)	●		
Carpentry facades (Painted MDF)		●	
Countertop (Quartz granite)	●		
Kitchen sink (Brashed metal)	●		
Kitchen sink mixer (Chrome)	●		
Kitchen sink (Quartz granite Graphite Carbon)		●	
Kitchen sink mixer (Black)		●	
Bathroom			
Wall-hung toilet with Flushing system	●		
Flush plate (Chrome matt)	●		
Flush plate (Black matt)		●	
Washbasin with vanity unit 2 drawers	●		
Basin mixer (Chrome)	●		
Basin mixer (Black)		●	
Shower tray	●		
Shower mixer (Chrome)	●		
Shower rail set (Chrome)	●		
Shower mixer (Black)		●	
Shower rail set (Black)		●	

	Optima	Optima Plus (Extras)	Price +
Bathroom			
Shower doors corner entry frameless (Chrome)	●		
Shower doors corner entry frameless (Black)	●		
Bathroom accesories (Chrome)	●		
Bathroom accesories (Black)		●	
Electric towel rail (Chrome)		●	
Electric towel rail (Black)		●	
Mirror frameless with LED backlight		●	
Mirror frameless with LED backlight (Magnifying)		●	
Wardrobes			
Carpentry body (Melamine Faced Particleboard)	●		
Carpentry facades (Melamine Faced Particleboard)	●		
Access control system			
Video door phone	●		
Indoor monitor	●		
Mechanical services			
Water tank storage	●		
Provision of AC Split or Multi-split	●		
Outdoor / indoor units		●	
Provision of underfloor heating	●		
Heat pump for underfloor heating		●	
Sockets / switches	●		
Spotligts	●		
Provision of car charging station	●		
Provision of CCTV on the ground floor	●		

BEIGE
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