

ALLURE

BY LUX HOME

LIFESTYLE
ELEGANT
DESIGNER
HOME LIVING



All drawings and illustrations are artist's impression only.
All plans are subject to change by authorities and developer's specifications.

**WELCOME TO ALLURE BY LUX HOME.
MODERN HOME ARCHITECTUALLY DESIGNED FOR
ELEGANT LIVING.**



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**DESIGNED AND
BUILT BY PEOPLE
WITH PASSION IN
EVERY DETAIL**

AT ALLURE an incredible amount of architecture goes into making every home feel modern, spacious and unique.

Architecturally designed with high ceilings to maximize the sense of space and light, the on-trend contemporary look means you will be living in style.

The lower floor is devoted to modern living, with a large kitchen complete with island bench, while the stunning living wall adds a specular focal point.

The living space seamlessly flows out to the generous courtyard, creating the perfect fusion of indoor/ outdoor living.

Allure brings in first of its kind design with all bedrooms and bath on upper floor with stunning natural lightings.

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ALLURE TYPE 1 - TERRACE

8m lot width Premium Terrace

 4  3  2

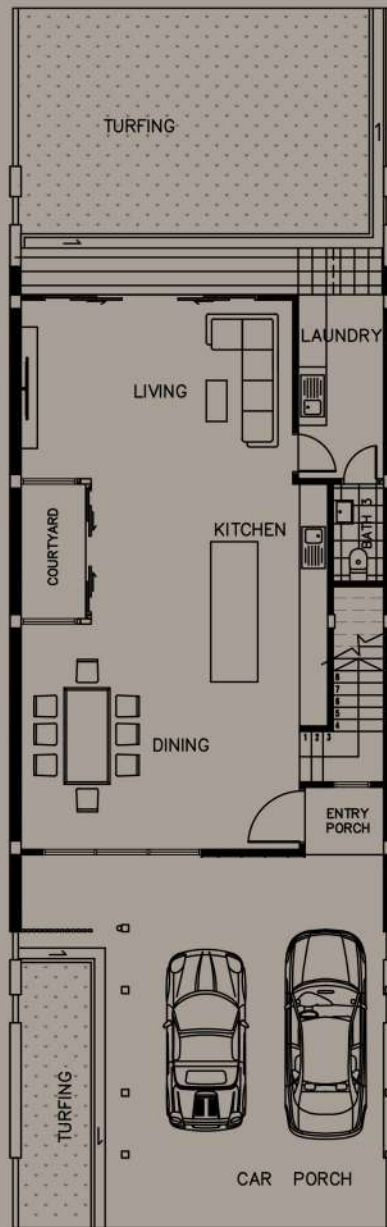


SPECIFICATIONS

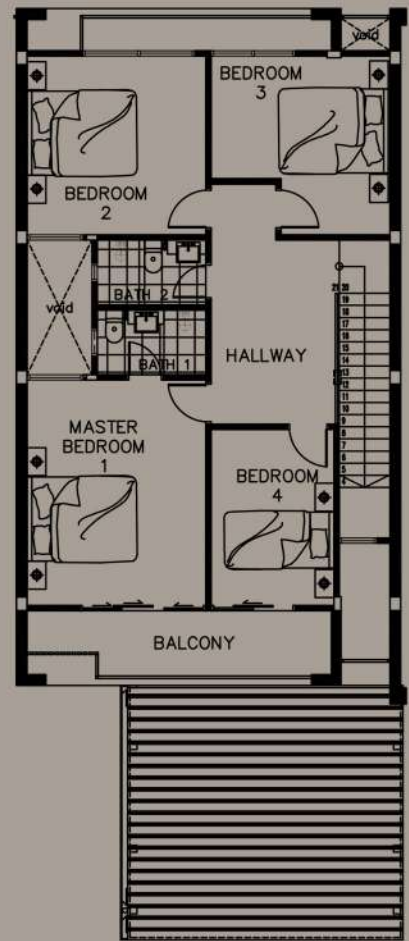
TERRACE

GROUND FLOOR	1022 sq. ft.
FIRST FLOOR	1173 sq. ft.
FRONT OUTBUILDING	150 sq. ft.
REAR OUTBUILDING	75 sq. ft.
CAR PORCH	365 sq. ft.
TOTAL	2785 sq. ft.

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GROUND FLOOR



FIRST FLOOR

ALLURE TYPE 2 - TERRACE CORNER

12m lot width Luxury Terrace

 4  3  3



SPECIFICATIONS

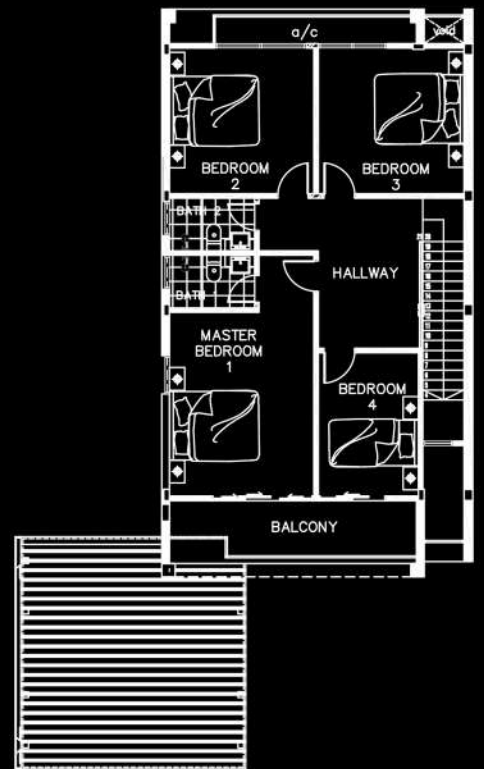
TERRACE CORNER

GROUND FLOOR	1022 sq. ft.
FIRST FLOOR	1173 sq. ft.
FRONT OUTBUILDING	150 sq. ft.
REAR OUTBUILDING	75 sq. ft.
CAR PORCH	365 sq. ft.
TOTAL	2785 sq. ft.

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GROUND FLOOR



FIRST FLOOR

ALLURE TYPE 3 - SEMI-DETACHED

12m lot width Luxury Semi-Detached



SPECIFICATIONS

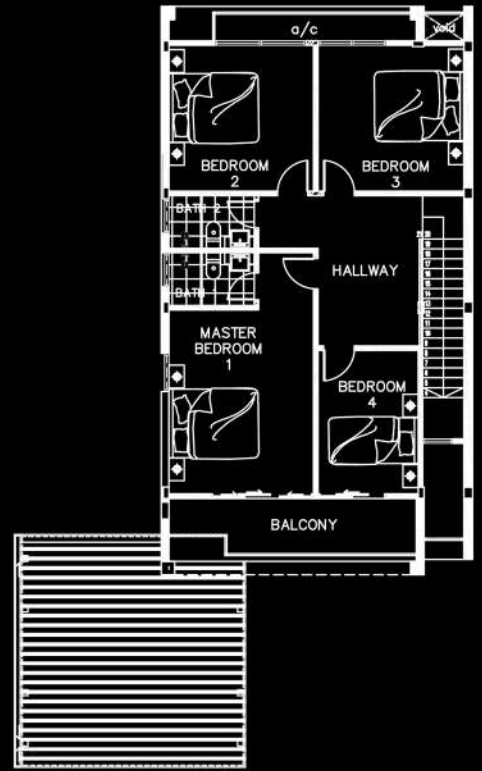
SEMI-DETACHED

GROUND FLOOR	1022 sq. ft.
FIRST FLOOR	1173 sq. ft.
FRONT OUTBUILDING	150 sq. ft.
REAR OUTBUILDING	75 sq. ft.
CAR PORCH	365 sq. ft.
TOTAL	2785 sq. ft.

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GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

STRUCTURE

Reinforced concrete frameworks/ red brickwalls

ROOF

Selected metal roofing sheet/ R.C. roof

CEILING FINISHES

Gypsum plaster ceiling to all rooms

FLOOR FINISHES

Quality floor tile to all living, dining, bathrooms/ bedrooms

WALL FINISHES

Weathered shield or equivalent paint/ Metal sheet cladding/ Concrete texture to external walls/ Selected wall tile to bathroom/ kitchen to ceiling height

DOORS

Timber door to all rooms/ Powder coated aluminium framed glass sliding door

WINDOWS

Powder coated aluminium framed glass window

ELECTRICAL

Concealed conduit wiring, socket points & switches

PLUMBING

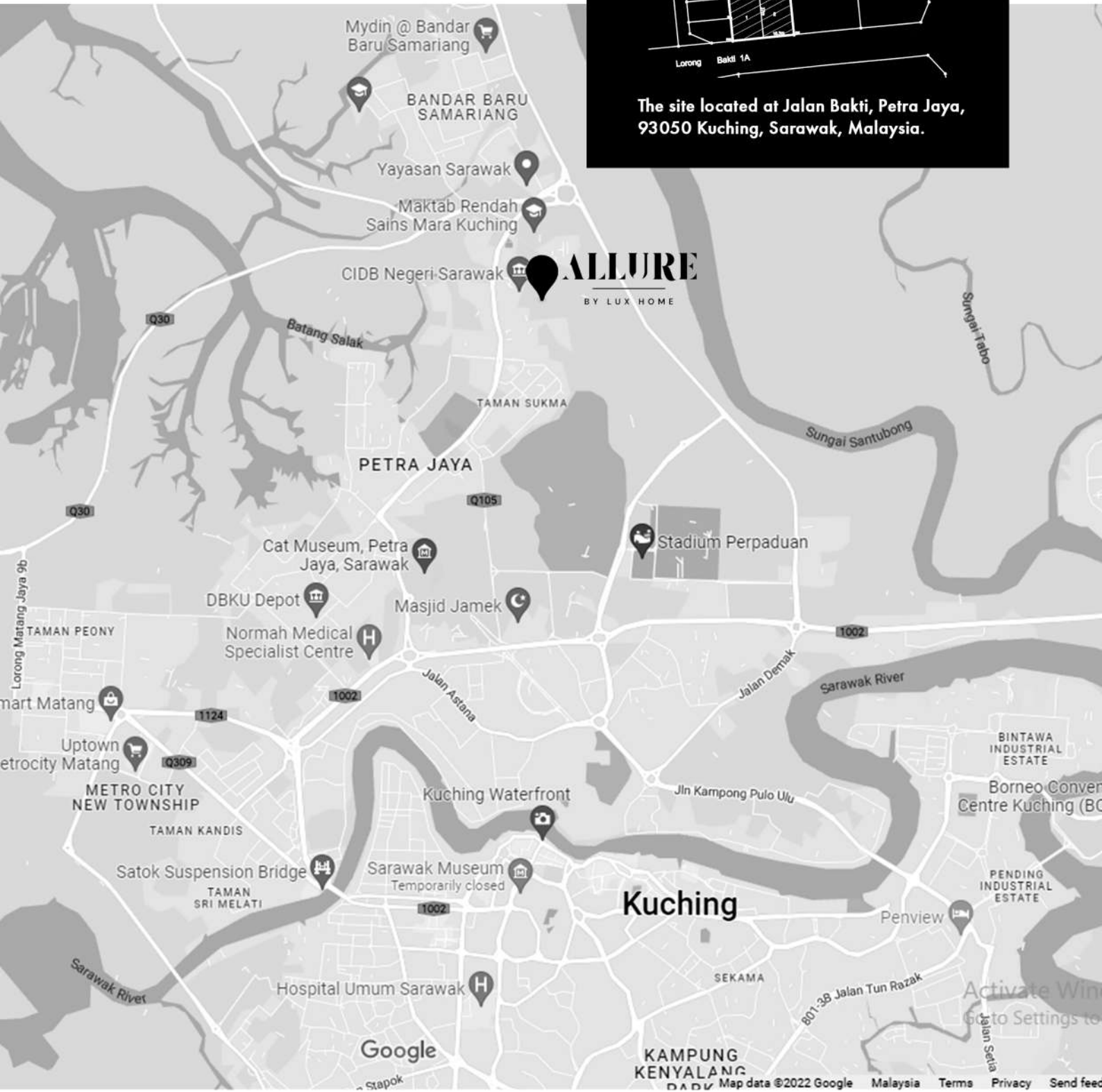
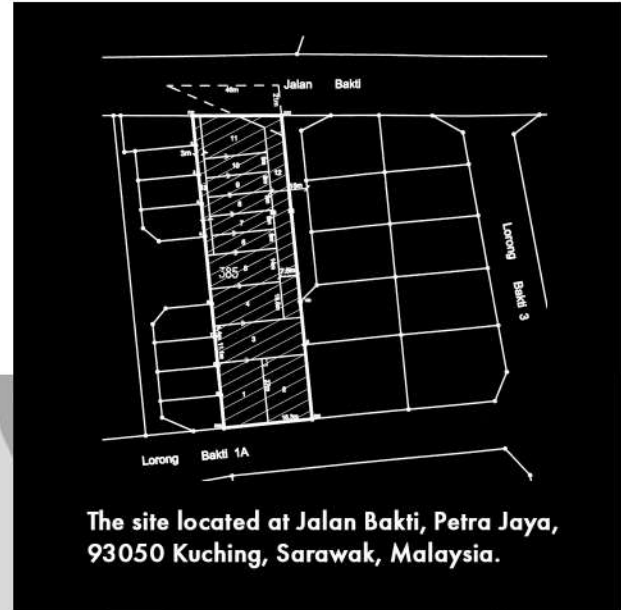
Concealed plumbing, W.C. & wash basin/ Powder coated stainless steel sink to kitchen

GATE & FENCING

Metal gate & fencing



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Housing Developer's License No. TBA
Validity TBA

Advertisement and Sales Permit No. TBA
Validity TBA

Authority Council Dewan Bandaraya Kuching Utara (DBKU)
Building Plan No. -
SPA Approval No. PP/1D/75-2019
Tenure of Land 60 Years
Expected Date of Completion Dec 2024
Property Info 4 Units Double Storey Semi-Detached
7 Units Double Storey Terrace

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