



Artist impression of living room



Artist impression of bedroom



nexus
Residence
KARAMBUNAI

Spa Villa



Artist impression of master bath



Artist impression of Spa Villa

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Nexus Residence is endorsed by Sabah Tourism Board, Malaysia



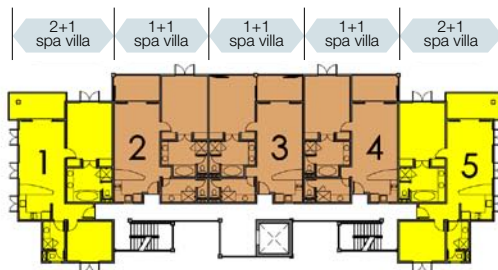
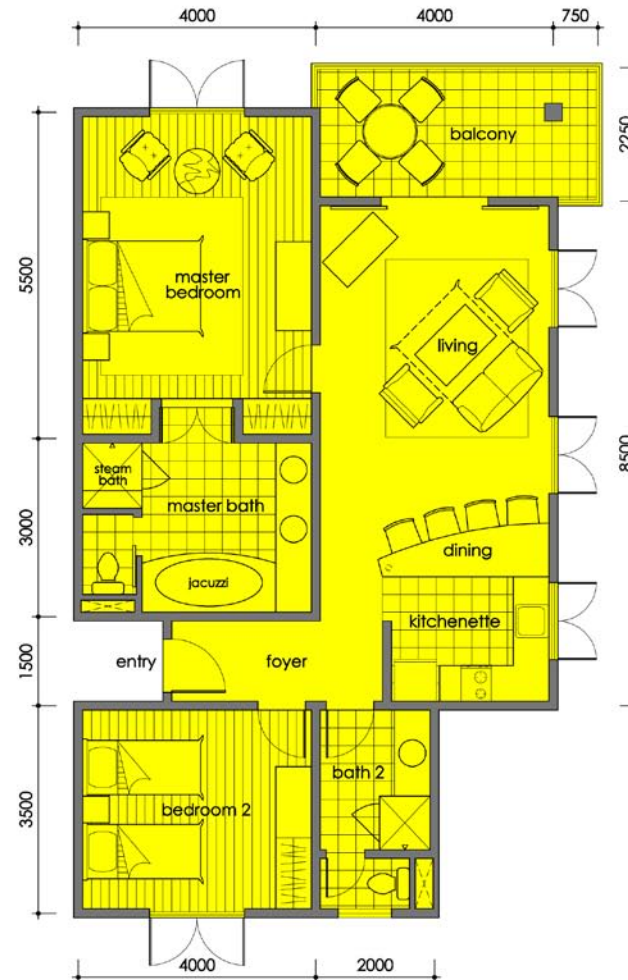
Spa Villa

Typical floor plan & building specifications

1+1 spa villa 927 sq ft



2+1 spa villa 1,145 sq ft



Key Plan

Structure

Reinforced concrete framework

Walls

Autoclaved Aerated Concrete (AAC)
Building Blocks

Roofing

Clay Roof Tiles

Ceiling Finishes

Skim Coat/Fibrous Plaster Glass

Doors

Veneer Plywood Solid Core/
Plywood Flush Doors

Windows

Aluminium Frame Windows

Floorings

Living, Dining,
Kitchenette,
Foyer : Marble
Bedrooms : Timber Strip
Master Bath : Marble
Bath 2 : Homogeneous
Tiles

Wall Finishes

External Walls : Weather
Shield Paint
Internal Walls : Emulsion Paint
Kitchenette,
Bathrooms : Ceramic
Tiles

Sanitary Wares & Fittings

Quality Sanitary Wares and Fittings

Ironmongery

Quality Locksets



Artist impression of living room



Artist impression of bedroom



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Pool Villa



Artist impression of master bath



Artist impression of Pool Villa

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Pool Villa

Ground floor plan & building specifications

2+1 villa 1,275 sq ft



Structure

Reinforced concrete framework

Walls

Autoclaved Aerated Concrete (AAC) Building Blocks

Roofing

Clay Roof Tiles

Ceiling Finishes

Fibrous Plaster Glass /Timber Strip/Skim Coat

Doors

Veneer Plywood Solid Core/Plywood Flush Doors

Windows

Aluminium Frame Windows

Floorings

Living, Dining, Foyer : Marble
Bedrooms : Timber Strip
Master Bathroom : Marble
Kitchen, Bathroom : Homogeneous Tiles
Pavilion : Timber Decking

Wall Finishes

Kitchen, Bathrooms : Ceramic Tiles
External Walls : Weather Shield Paint
Internal Walls : Emulsion Paint

Sanitary Wares & Fittings

Quality Sanitary Wares and Fittings

Ironmongery

Quality Locksets

Precinct Dillenia

Layout Plan

