



San Roque Leisure and Residences
PRIMA

Floor Area: 125.34 sqm

Lot Area: 180 sqm

1 Ground Floor - 45.10 sqm FA



2 Second Floor - 38.26 sqm FA



3 Third Floor - 41.98 sqm FA



- 3-Storey Residential Unit
- Duplex
- 1 Carport Slot
- Private Pool
- Kiddie pool/ Heated Pool
- 1 Master's Bedroom
- 2 Standard Bedrooms
- 2 Toilet and Bath
- 1 Powder Room
- 1 Outdoor Toilet and Shower
- Living Area
- Dining Area
- Kitchen
- Private Garden
- Lanai

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SPECIFICATIONS

- **Walls:** High-quality paint or wallpaper with accents or textured finishes
- **Flooring:** Upgraded tiles or engineered wood flooring in living and bedrooms
- **Ceiling:** Designer ceiling treatment (e.g., drop ceiling, cove lighting)
- **Doors & Windows:** Premium wood or solid core doors, aluminum or UPVC windows
- **Kitchen:** Semi-furnished kitchen with cabinets, countertop, ductless range hood and built-in sink with grease trap.
- **Toilets:** Upgraded bathroom fixtures with modern tiles and cabinetry
- **Electrical & Plumbing:** High-quality electrical outlets, switches, and lighting fixtures
- **Interior Design:** Customized furnishings (e.g., modular furniture, curtains, lighting fixtures)





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Floor Area: 66.85 sqm

Lot Area: 90 sqm





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