



COMFORT SERIES
/ VALENCIA 34

Exuding an elegant charm, the Valencia 34 is a meticulously designed five-bedroom home that seamlessly combines style with functionality. This remarkable residence showcases a thoughtful design that caters to both aesthetics and practicality. Among its many impressive features, it boasts a downstairs guest suite, providing convenience and privacy for guests or extended family members.



FRENCH PROVINCIAL FACADE

/ FACADE OPTIONS



CONTEMPORARY



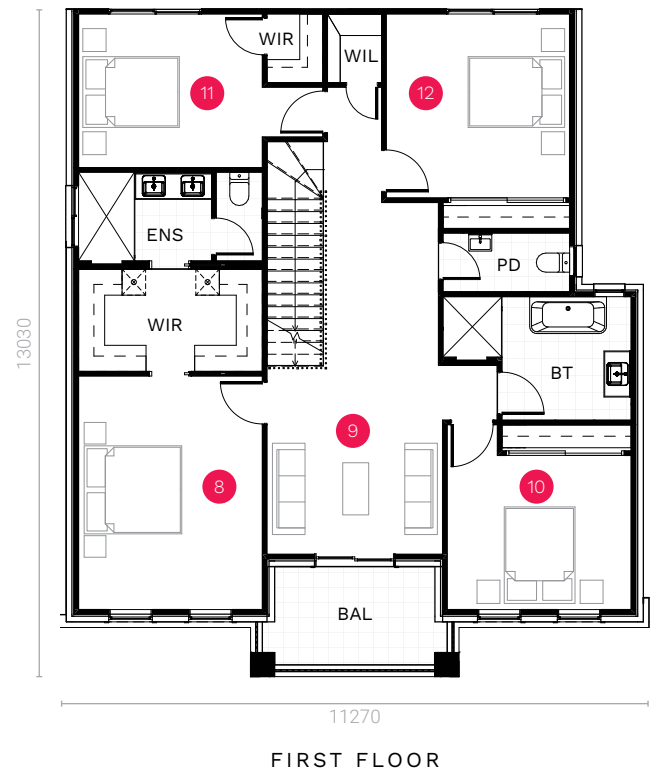
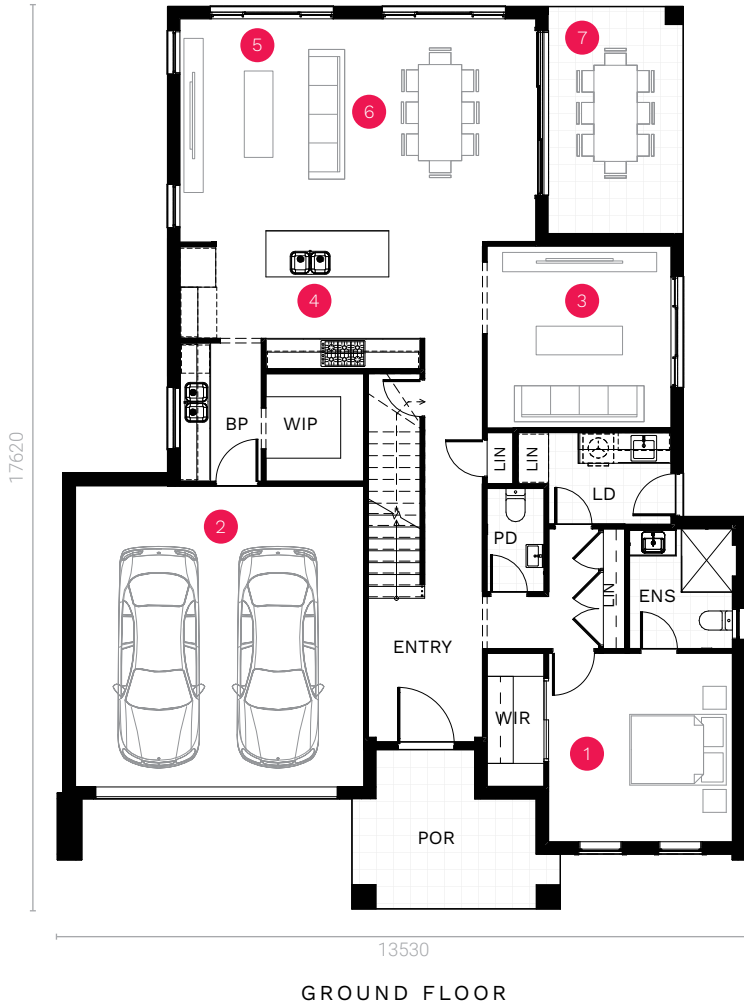
HAMPTONS



TREND

/VALENCIA 34

 5
  3.5
  2

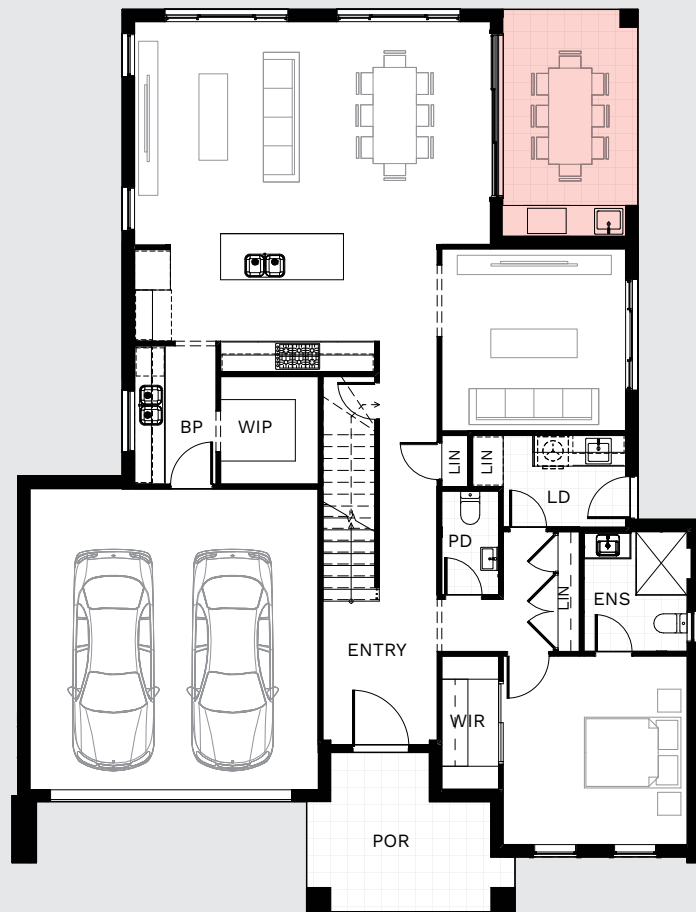


*Standard floor plan based on French Provincial façade.

Ground Floor	129.56 sqm	1. Bedroom 5	3.68 x 3.59 m	8. Master Bedroom	4.56 x 3.59 m
Garage	37.16 sqm	2. Garage	5.88 x 5.63 m	9. Sitting	3.68 x 3.43 m
Porch	10.10 sqm	3. Theatre Room	3.55 x 3.59 m	10. Bedroom 3	3.61 x 3.59 m
Alfresco	11.72 sqm	4. Kitchen	2.70 x 3.01 m	11. Bedroom 4	3.00 x 4.77 m
First Floor	124.97 sqm	5. Family	4.36 x 3.59 m	12. Bedroom 2	3.59 x 3.58 m
Balcony	7.73 sqm	6. Dining	4.36 x 3.36 m		
TOTAL	321.24 sqm 34.58 sq	7. Alfresco	4.44 x 2.64 m		

POR - Porch, PD - Powder Room, LD - Laundry, LIN - Linen, WIL - Walk-in Linen, BP - Butler's Pantry, WIP - Walk-in Pantry, ENS - Ensuite, WIR - Walk-in Robe, BT - Bathroom, WC - Water Closet, BAL - Balcony

/ DESIGN OPTIONS



GROUND FLOOR

BBQ to Alfresco Option
Alfresco - 4.44 x 2.44 m



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