



KALINA & MELODY

FLOOR PLANS

The background of the slide features a series of overlapping, wavy horizontal bands. Each band is filled with a pattern of fine, parallel diagonal lines, creating a textured, layered effect. The overall color palette is a range of brown tones, from light tan to deep chocolate brown.

TYPICAL FLOOR PLAN

KALINA



Typical Floor Plans

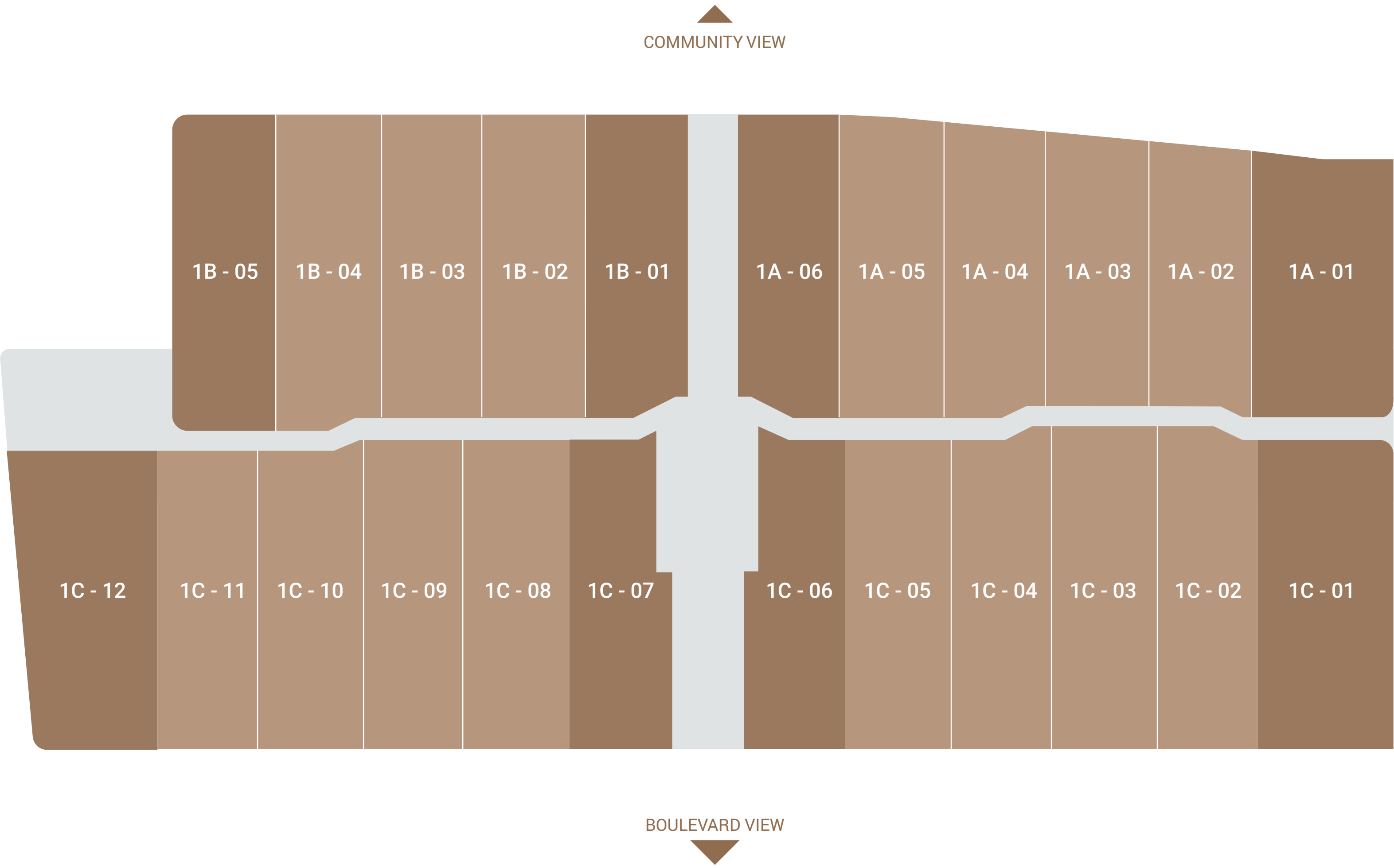
Kalina

TOWNHOUSE

4 Bedroom

COUNT

23 Units



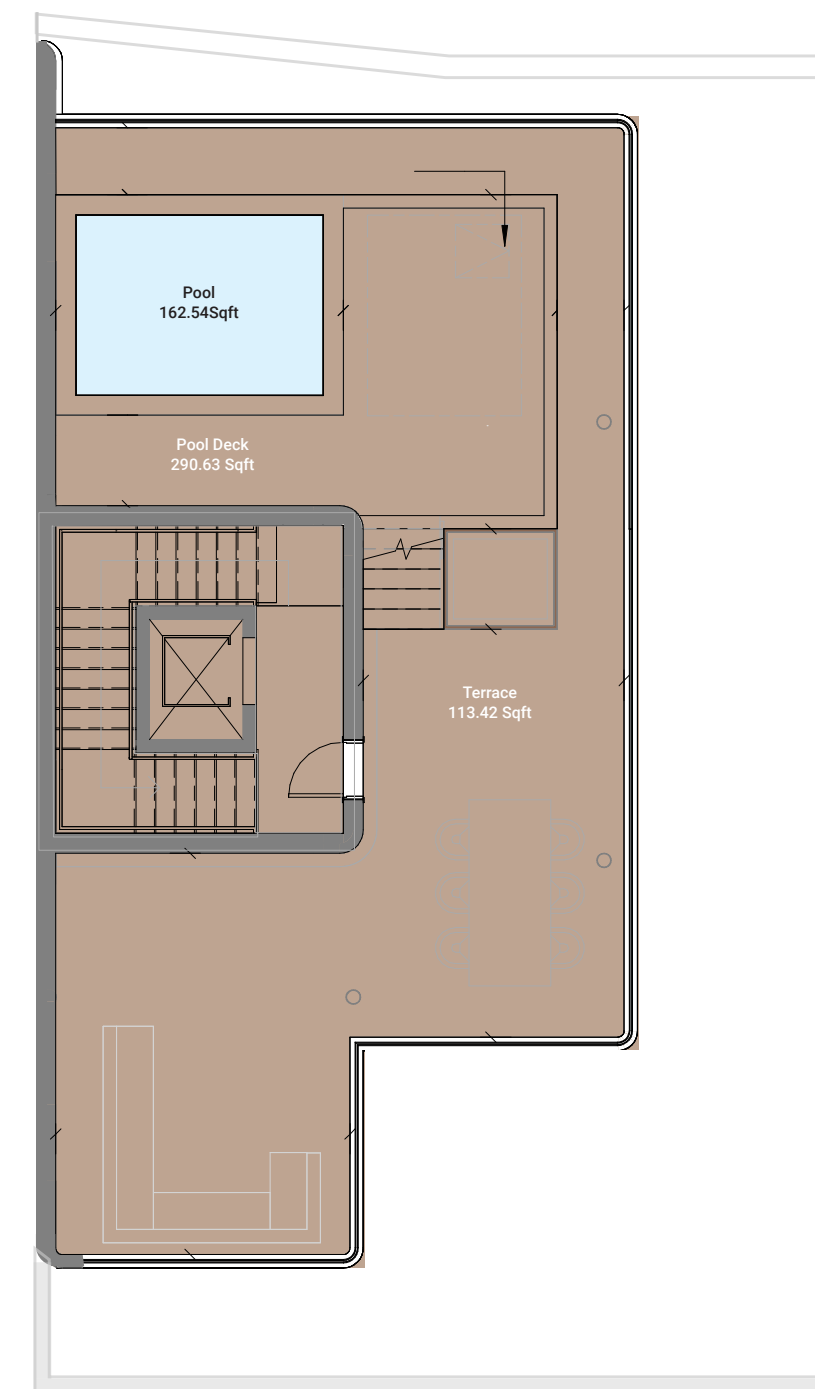
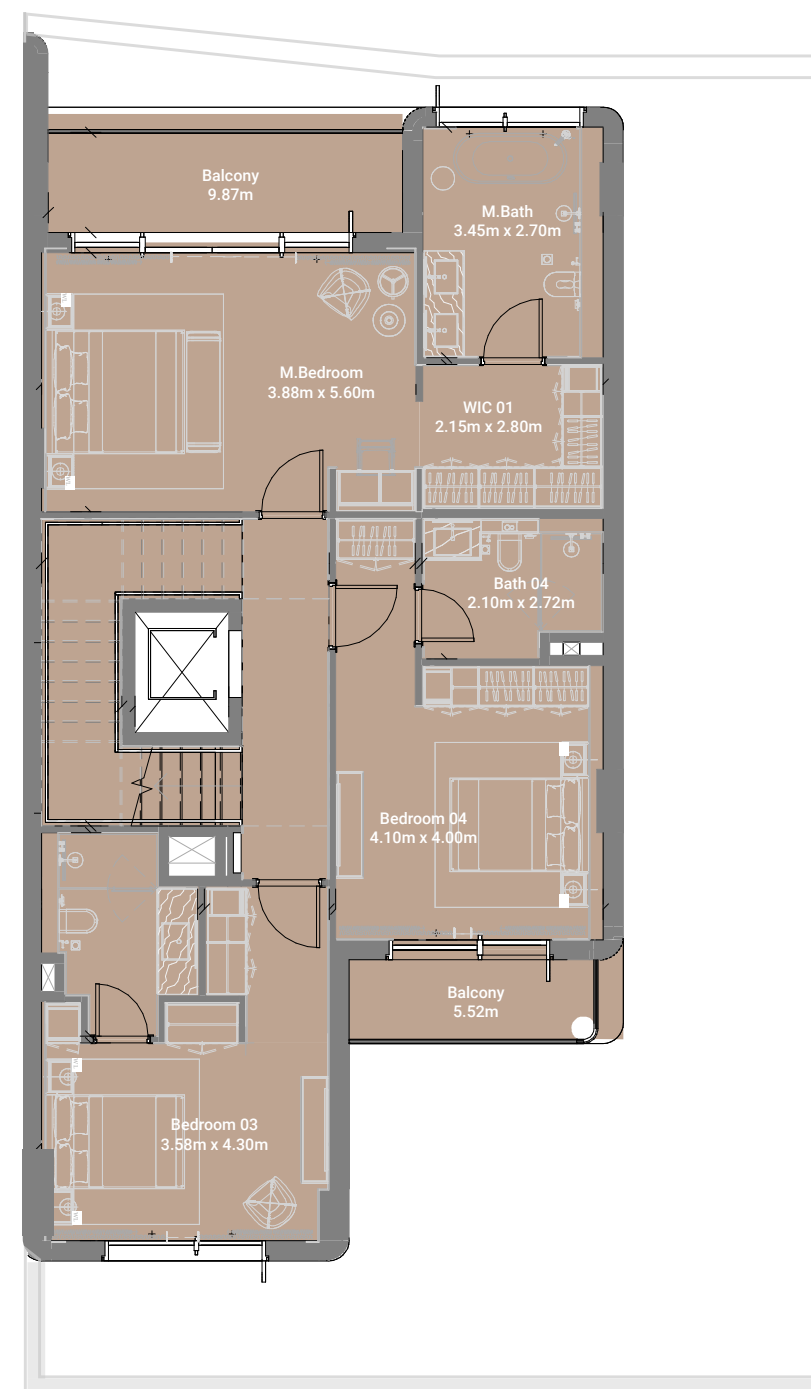
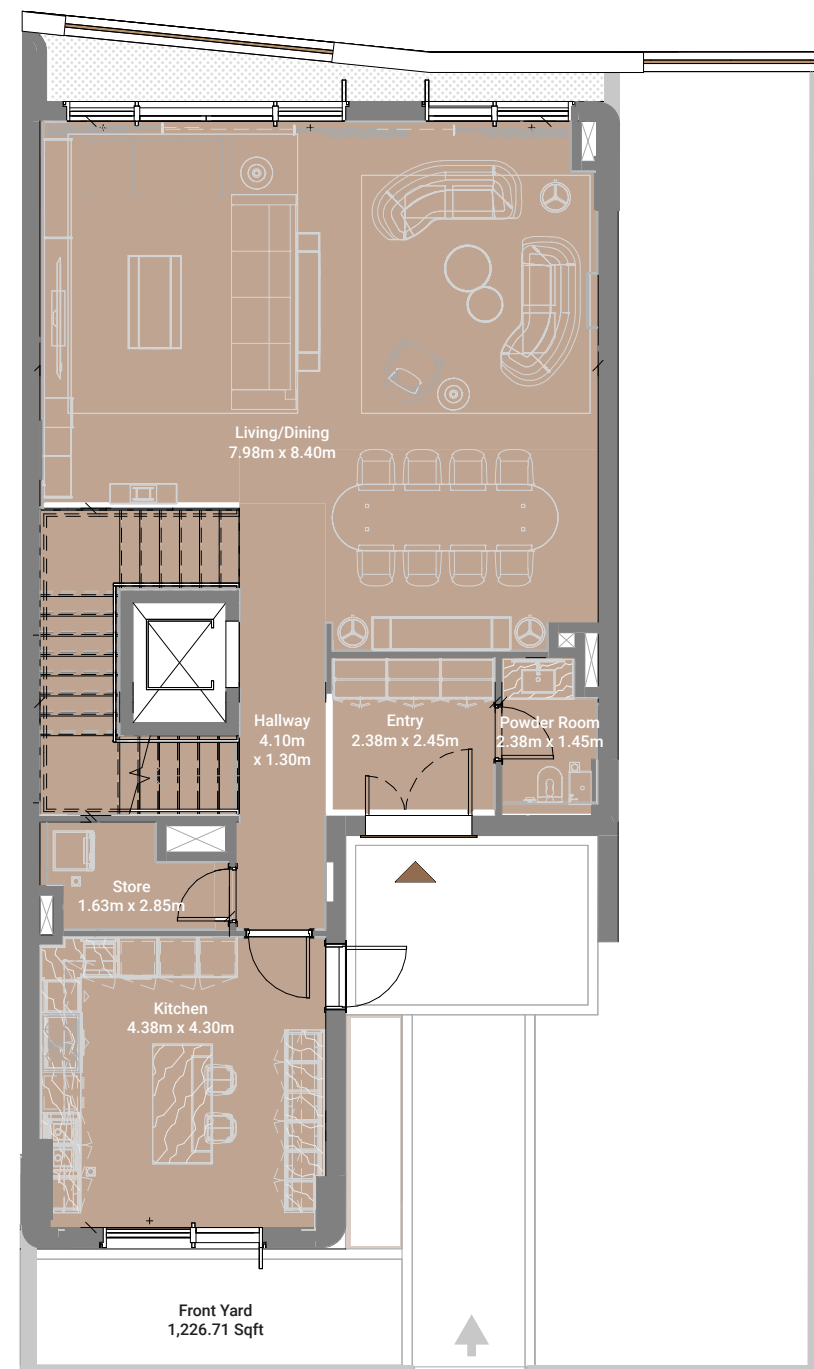
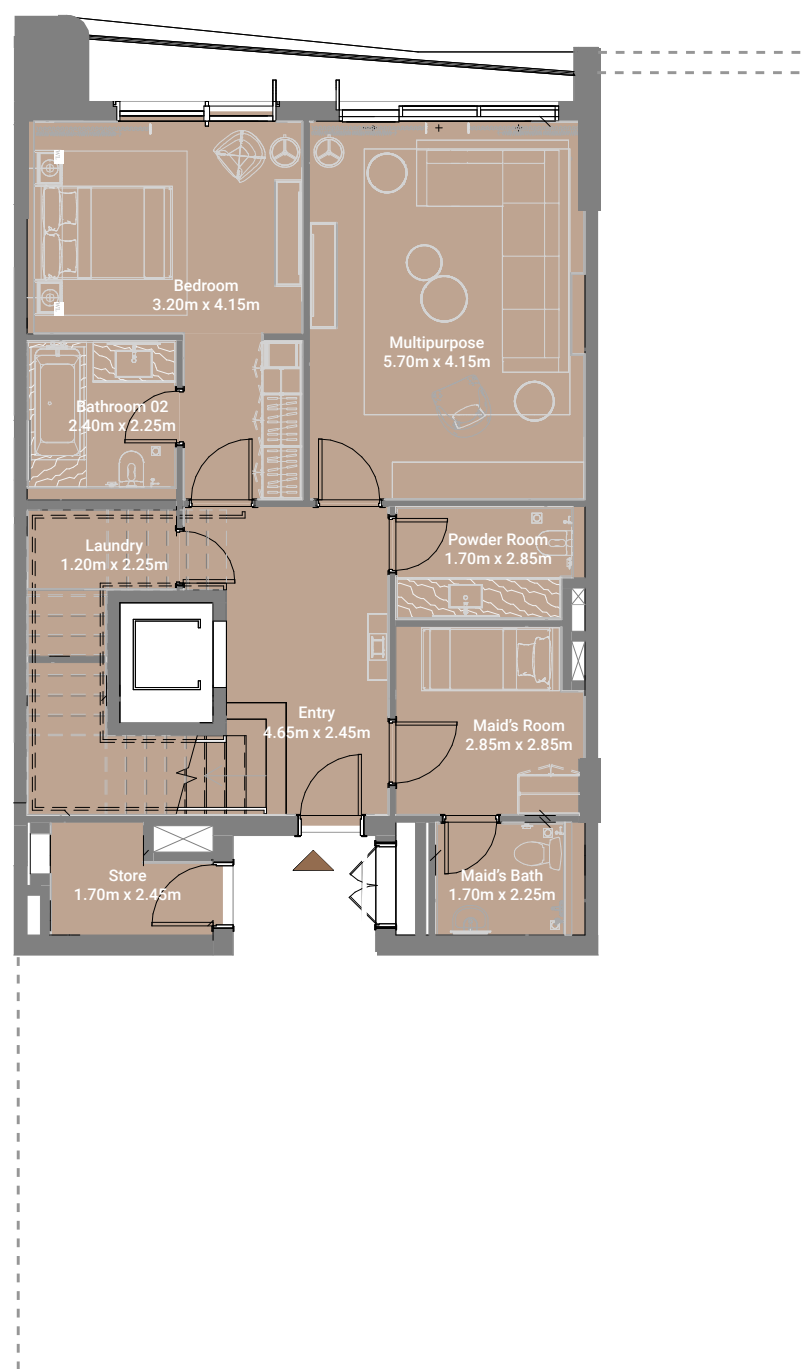
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UNIT PLAN

KALINA

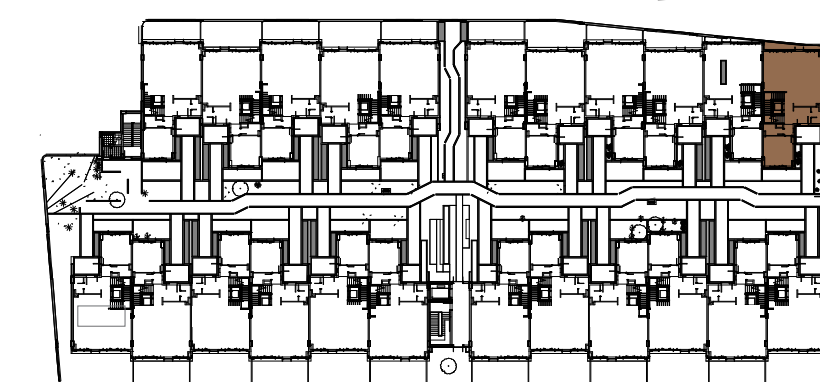
Roof Level



KEY PLAN

Unit Area	3,757.36 sq.ft
Level 01 - Backyard	72.97 sq.ft
Level 02 - Frontyard	1,226.71 sq.ft
Level 03 - Balcony Area	105.95 sq.ft

Level 03 - Balcony Area 01	59.46 sq.ft
Roof Level - Terrace	1,220.89 sq.ft
Total Area	6,443.34 sq.ft
Utility*	50.70 sq.ft



BOULEVARD VIEW



Store 1.70m x 2.45m

Maid's Bath 1.70m x 2.25m

Maid's Room 2.85m x 2.85m

Entry 4.65m x 2.45m

Powder Room 1.70m x 2.85m

Laundry 1.20m x 2.25m

Bath 02 2.40m x 2.25m

Bedroom 02 3.20m x 4.15m

Multipurpose 5.70m x 4.15m

Balcony 35.09m

Front Yard
508.18 Sqft

Kitchen
4.38m x 4.30m

Hallway
4.10m x 1.30m

Entry
2.38m x 2.45m

Living/Dining
7.98m x 8.40m

Powder Room
2.38m x 1.45m

Backyard
485.22 Sqft

Bedroom 03
3.58m x 4.30m

Balcony
5.74m

Bedroom 04
4.10m x 4.00m

Hallway
5.40m x 1.30m

Bath 04
2.10m x 4.00m

M.Bedroom
3.88m x 5.60m

WIC 01
2.15m x 2.80m

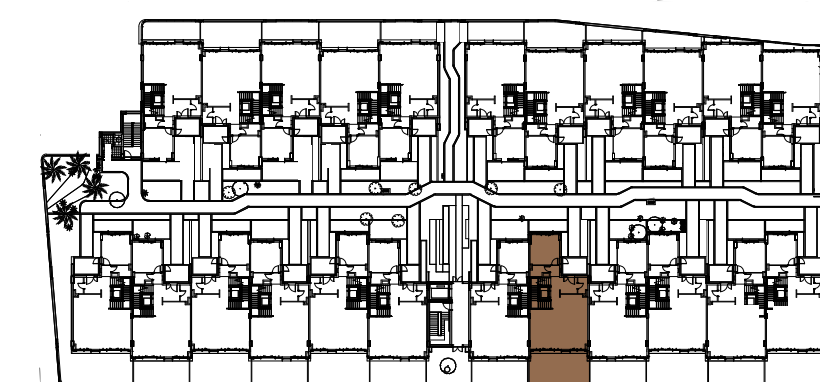
Balcony
9.83m

M.Bath
3.45m x 2.70m

Terrace
1,205.79 Sqft

Unit Area	3,763.49 sq.ft
Level 01 - Balcony Area	387.17 sq.ft
Level 02 - Frontyard	508.18 sq.ft
Level 02 - Backyard	485.22 sq.ft

▲
COMMUNITY VIEW



The background of the slide features a series of overlapping, wavy horizontal bands. Each band is filled with a fine, light-colored grid pattern, creating a textured, layered effect against the solid brown background.

TYPICAL FLOOR PLAN MELODY



Typical Floor Plans

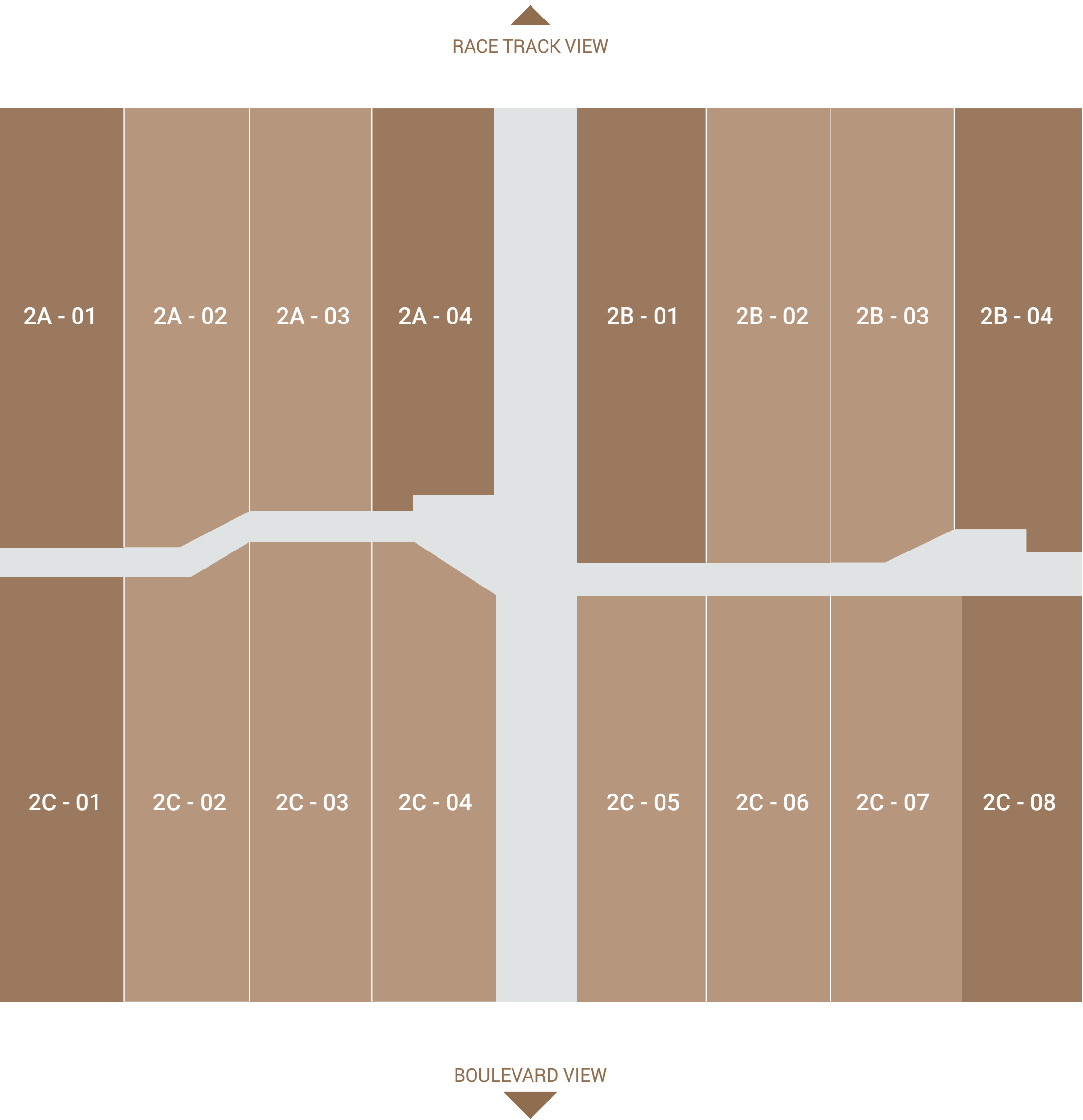
Melody

TOWNHOUSE

4 Bedroom

COUNT

16 Units

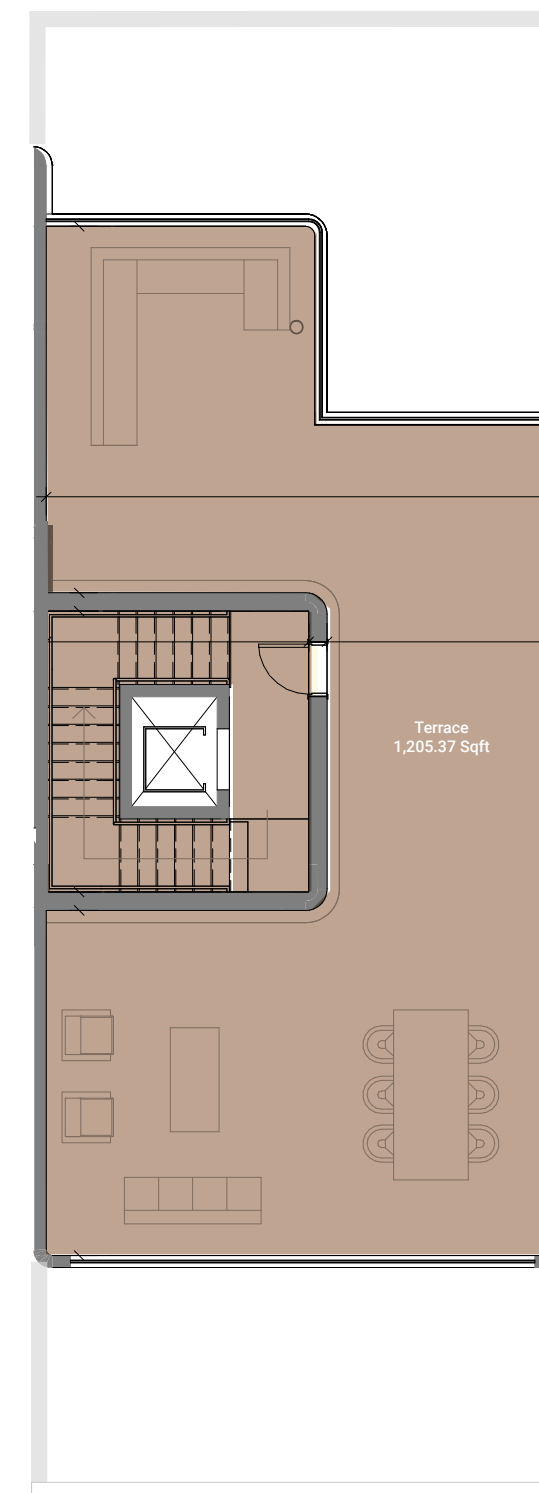


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The background of the slide features a series of overlapping, wavy lines in a light brown color. These waves are set against a darker brown background that contains a subtle, repeating grid pattern. The overall effect is a textured, layered look.

UNIT PLAN MELODY

Roof Level



RACE TRACK VIEW



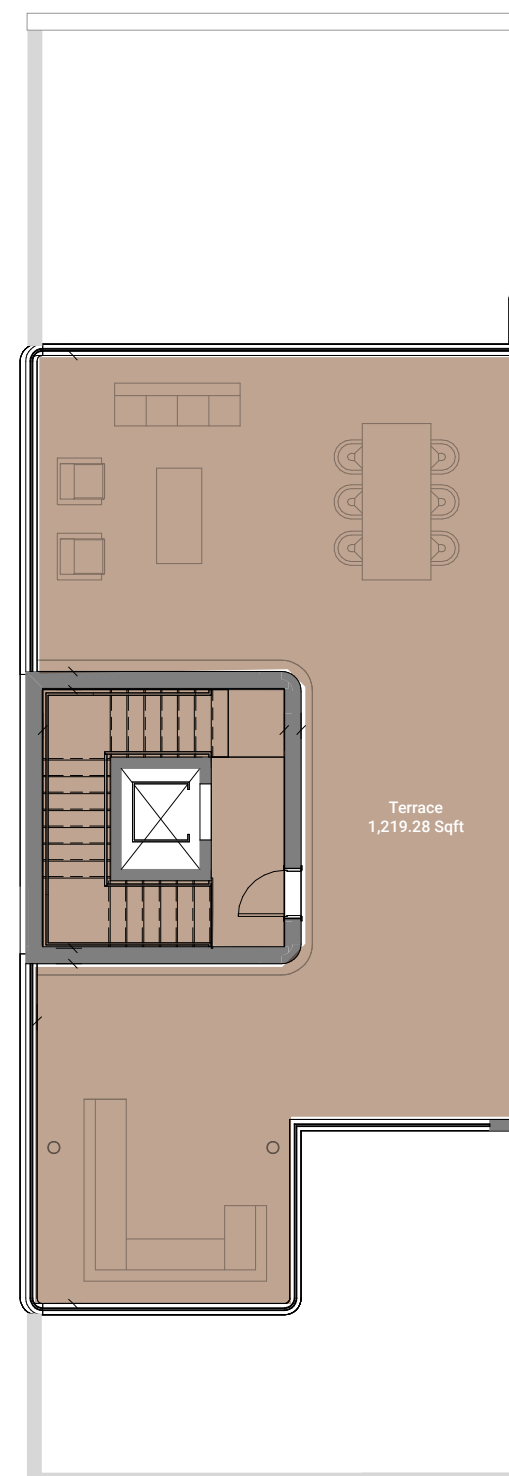
Unit Area	3,744.01 sq.ft
Level 01 - Balcony	293.84 sq.ft
Level 02 - Frontyard	761.18 sq.ft
Level 02 - Backyard	349.30 sq.ft

Level 03 - Balcony	62.74 sq.ft
Level 03 - Balcony 01	105.47 sq.ft
Roof Level - Terrace	1,205.37 sq.ft
Total Area	6,521.96 sq.ft
Utility Area*	49.08 sq.ft



Level 03 - Balcony	104.67 sq.ft
Level 03 - Balcony 01	62.70 sq.ft
Roof Level - Terrace	1,206.69 sq.ft
Total Area	6,541.34 sq.ft
Utility Area*	48.98 sq.ft

Roof Level



RACE TRACK VIEW



Unit Area	3,770.17 sq.ft
Level 01 - Balcony	333.36 sq.ft
Level 02 - Backyard	555.47 sq.ft
Level 02 - Frontyard	666.75 sq.ft

Level 03 - Balcony	102.45 sq.ft
Level 03 - Balcony 01	61.87 sq.ft
Roof Level - Terrace	1,219.28 sq.ft
Total Area	6,709.36 sq.ft
Utility Area*	49.94 sq.ft

Store 44.83 Sqft

Maid's Bath 41.17 Sqft

Entry 122.63 Sqft

Maid's Room 87.43 Sqft

Laundry 29.06 Sqft

Powder 52.15 Sqft

Bath 02 58.13 Sqft

Bedroom 02 142.94 Sqft

Multipurpose 254.62 Sqft

Balcony 387.38 Sqft

The second floor plan includes the following rooms and areas:

- Frontyard:** 675.26 Sqft
- Kitchen:** 202.50 Sqft
- Store:** 49.85 Sqft
- Hallway:** 57.37 Sqft
- Entry:** 62.63 Sqft
- Powder:** 37.07 Sqft
- Living/Dining:** 721.07 Sqft
- Backyard:** 485.42 Sqft

1st Floor Plan Details:

- Bedroom B3: 165.47 Sqft
- Bath 03: 45.68 Sqft
- Hallway: 75.56 Sqft
- Bedroom D4: 176.53 Sqft
- Bath D4: 61.37 Sqft
- WIC 01: 64.80 Sqft
- M. Bath: 100.27 Sqft
- Balcony: 105.74 Sqft
- Balcony: 62.02 Sqft
- M. Bedroom: 233.58 Sqft

Terrace
1,205.78 Sqft

Unit Area	3,769.31 sq.ft
Level 01 - Balcony	387.38 sq.ft
Level 01 - Frontyard	675.26 sq.ft
Level 01 - Backyard	485.42 sq.ft

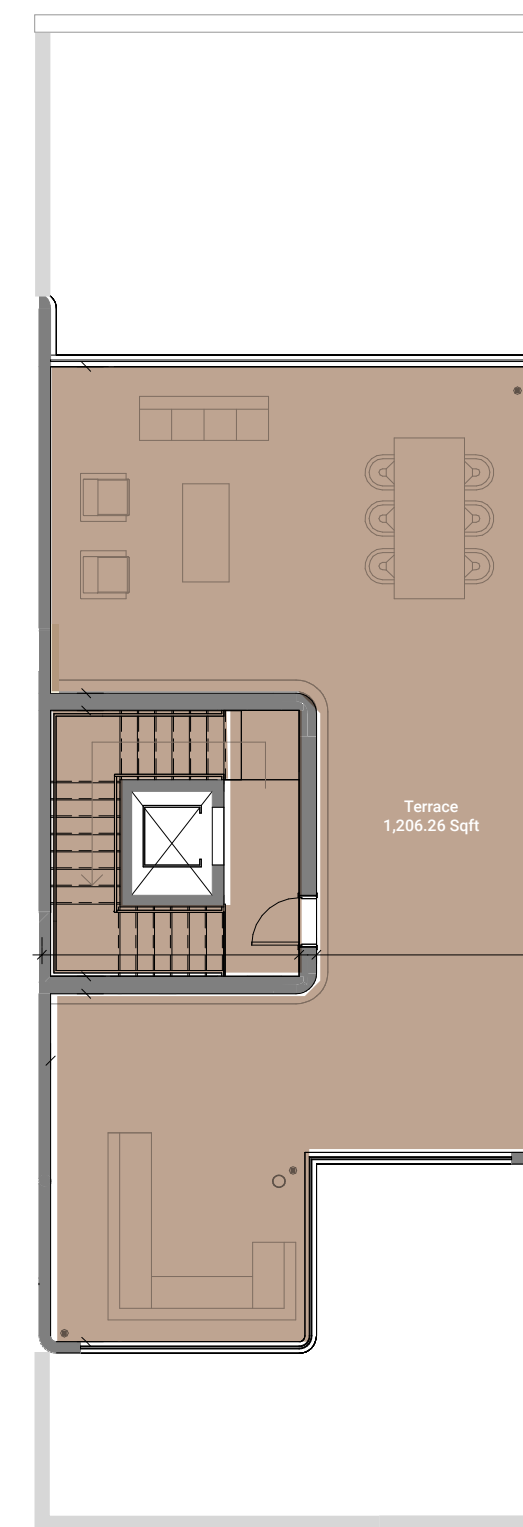


RACE TRACK VIEW

The Commons



Roof Level



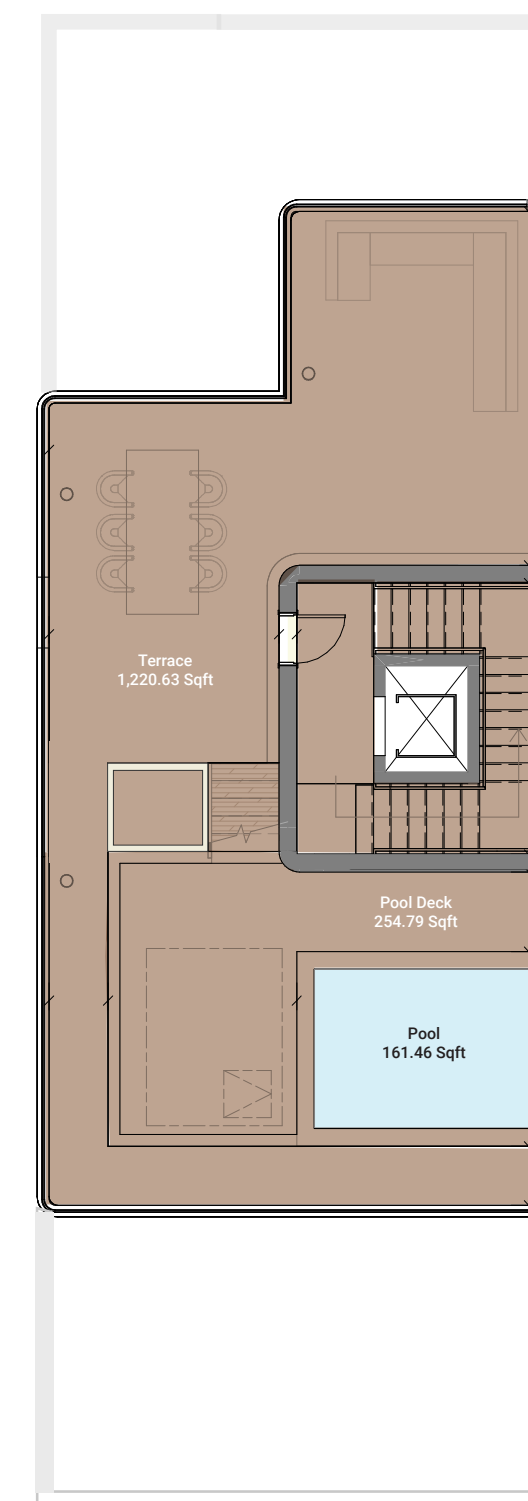
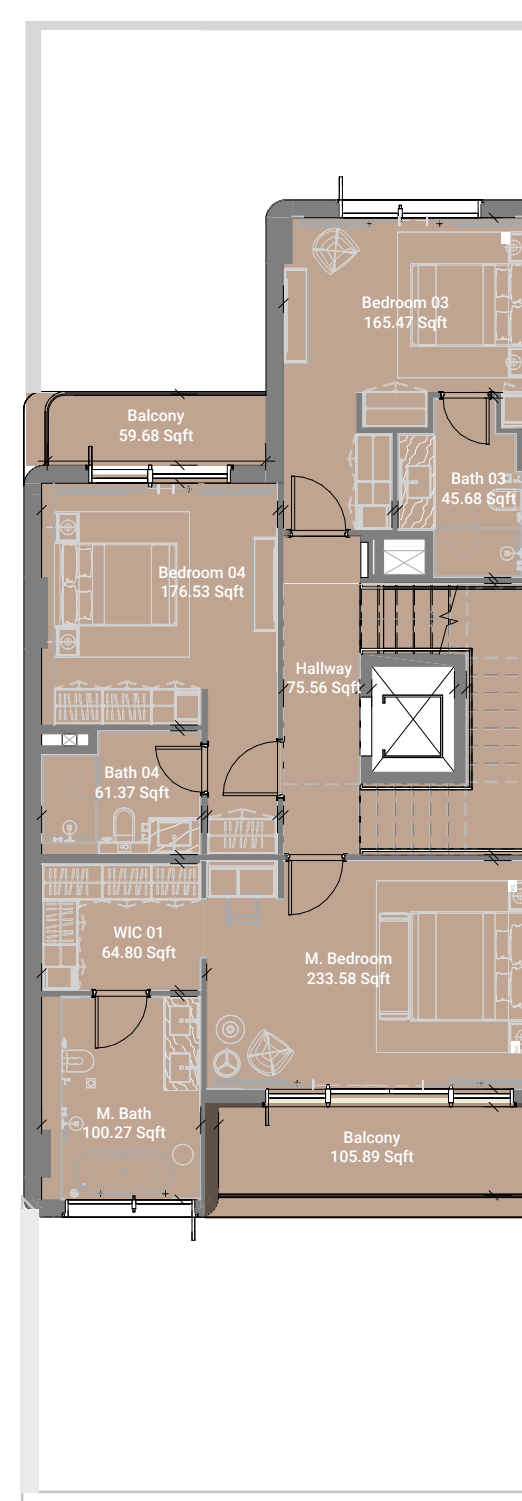
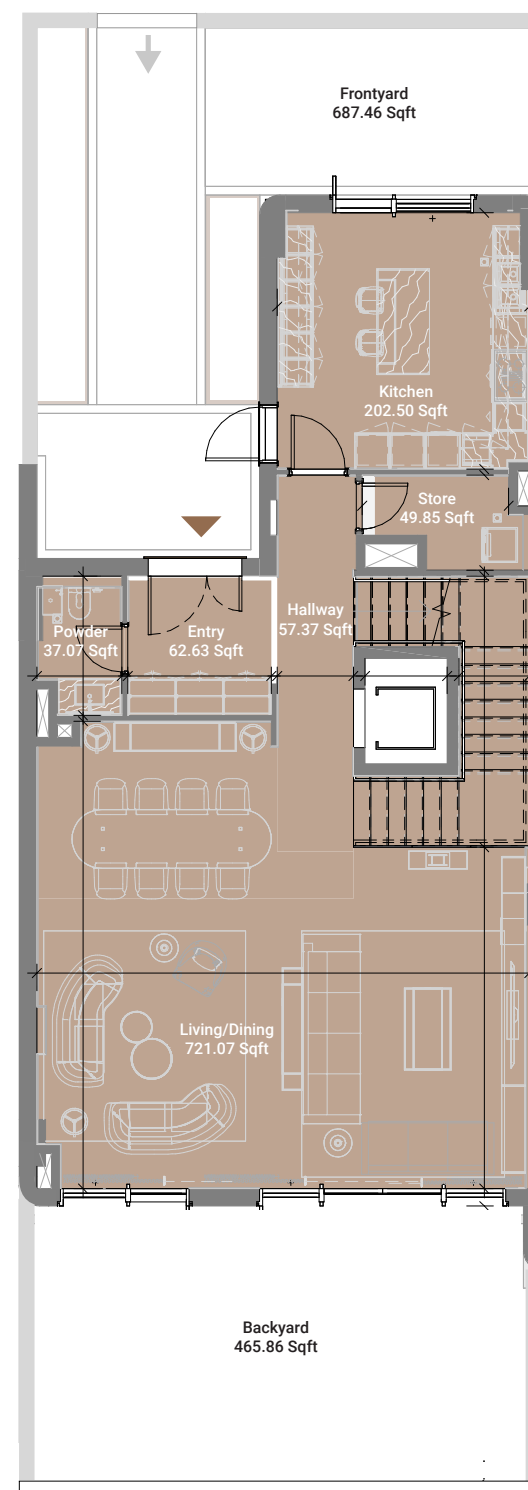
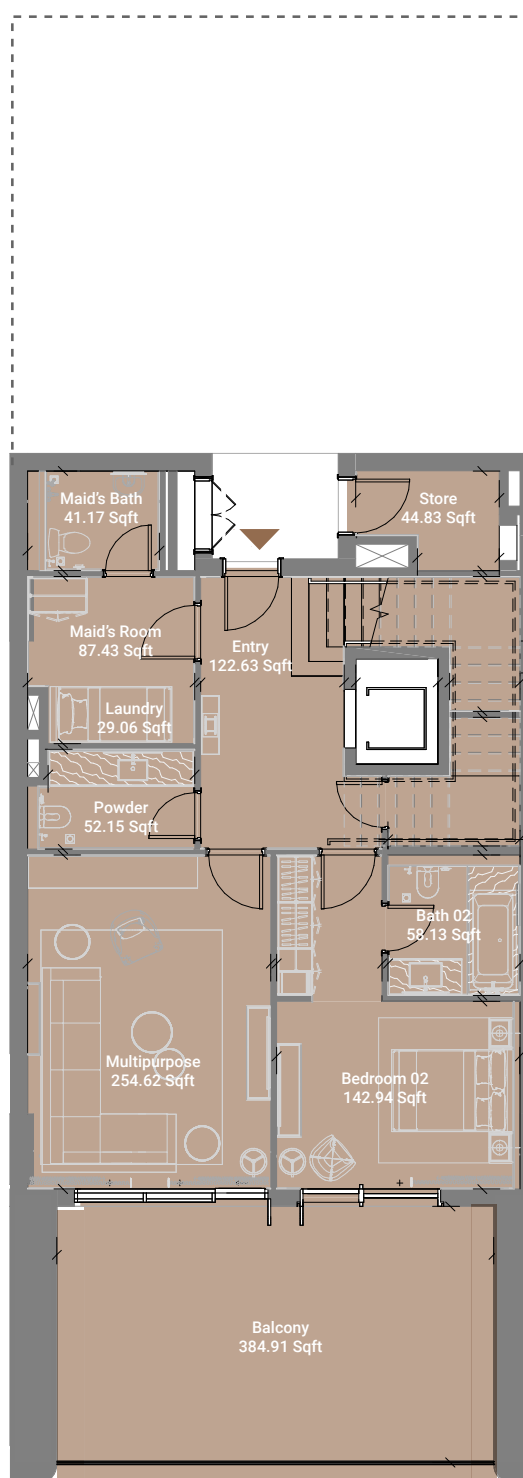
RACE TRACK VIEW



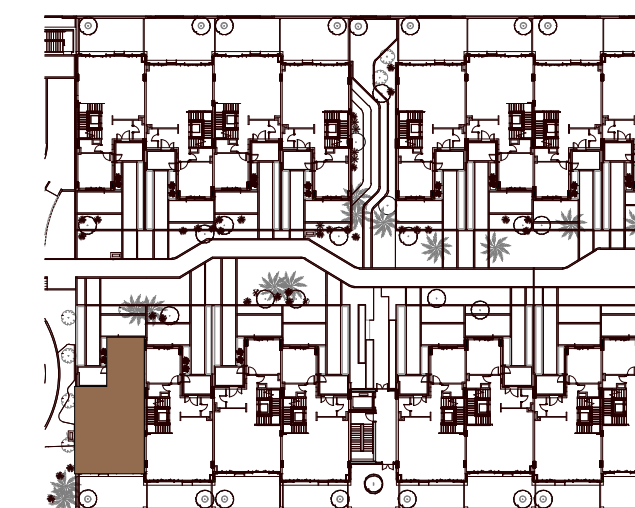
Unit Area	3,767.58 sq.ft
Level 01 - Balcony Area	333.36 sq.ft
Level 02 - Backyard	572.42 sq.ft
Level 02 - Frontyard	662.35 sq.ft

Level 3 - Balcony	105.72 sq.ft
Level 3 - Balcony 01	61.87 sq.ft
Roof Level - Terrace	1,206.26 sq.ft
Total Area	6,709.56 sq.ft
Utility Area*	50.05 sq.ft

Roof Level



RACE TRACK VIEW



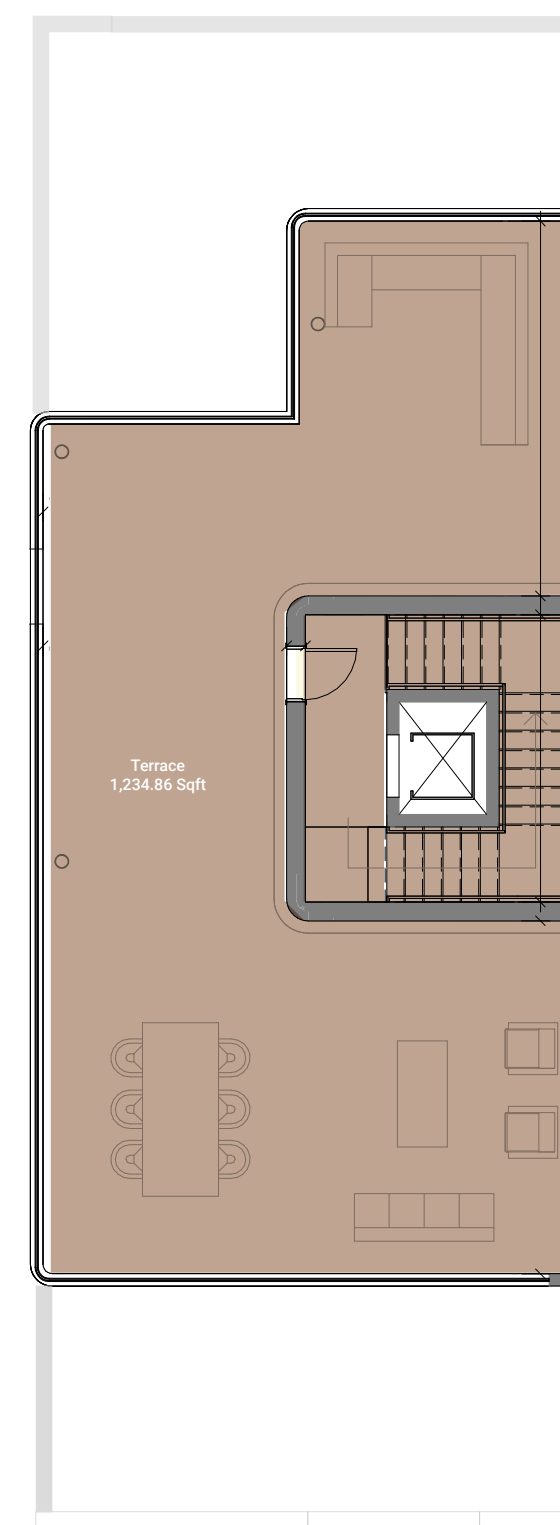
Unit Area	3,757.79 sq.ft
Level 01 - Balcony Area	384.91 sq.ft
Level 02 - Frontyard	687.46 sq.ft
Level 02 - Backyard	465,86 sq.ft

Level 03 - Balcony	59.68 sq.ft
Level 03 - Balcony 01	105.89 sq.ft
Roof Level - Terrace	1,220.63 sq.ft
Total Area	6,682.24 sq.ft
Utility Area*	49.73 sq.ft



Level 03 - Balcony	101.71 sq.ft
Level 03 - Balcony 01	62.70 sq.ft
Roof Terrace	1,219.08 sq.ft
Total Area	6,480.09 sq.ft
Utility Area*	49.62 sq.ft

Roof Level



RACE TRACK VIEW



Unit Area	3,769.52 sq.ft
Level 01 - Balcony	293.84 sq.ft
Level 01 - Frontyard	781.19 sq.ft
Level 01 - Backyard	349.29 sq.ft

Level 03 - Balcony	59.62 sq.ft
Level 03 - Balcony 01	105.63 sq.ft
Roof Level	1,234.86 sq.ft
Total Area	6,593.97 sq.ft
Utility Area*	49.08 sq.ft

Thank you