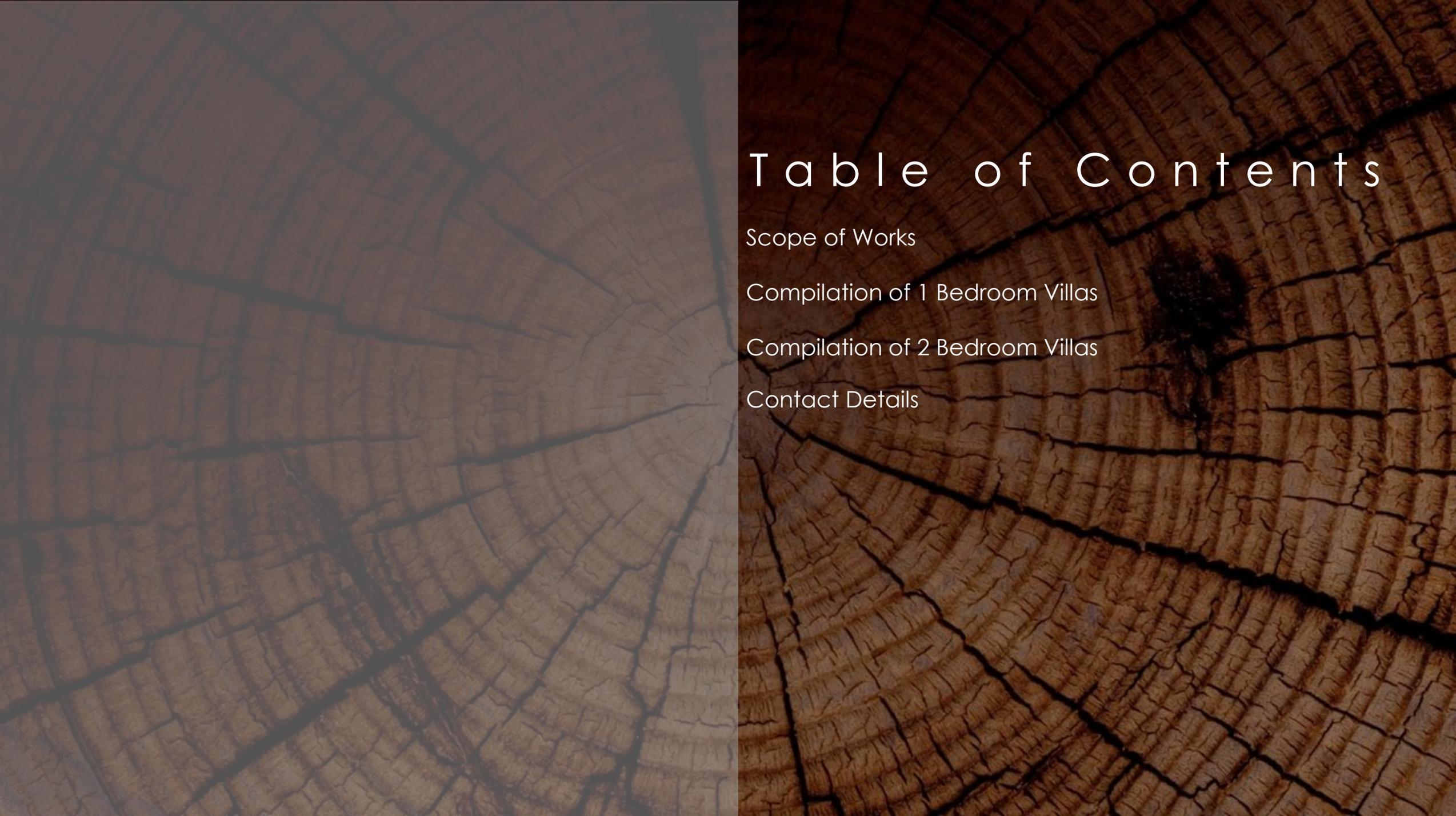


BORNEO  BENAR

<sup>1</sup>  
Residential Villas

CONCEPTS

APRIL 2022

The background of the entire page is a close-up, high-resolution image of a wood grain. The wood is cut in a way that shows the concentric growth rings, creating a complex, organic pattern of lines and textures. The colors range from light tan to deep, dark brown, with some areas appearing almost black due to the shadows in the grain. The texture is highly detailed, showing the natural imperfections and grain of the wood.

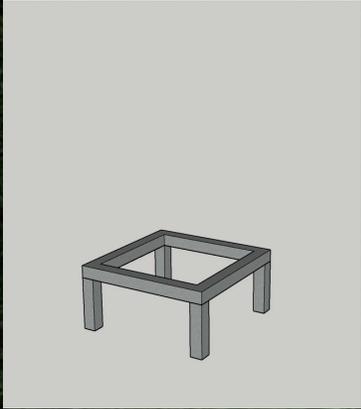
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Scope of Works

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Sub-structure  
and  
Other Wet works

BY  
CLIENT  
OR  
OTHER SPECIALIST



Deck and Floor Timbers  
Modular Wall Frames  
Roofing Timbers



Decking and Internal  
T&G Flooring  
External Cladding  
Internal Cladding



Mechanical Services  
Electrical Services  
Plumbing Services  
ID & Interior Fit-Out

BY  
CLIENT  
OR  
OTHER SPECIALIST

# Scope of Works



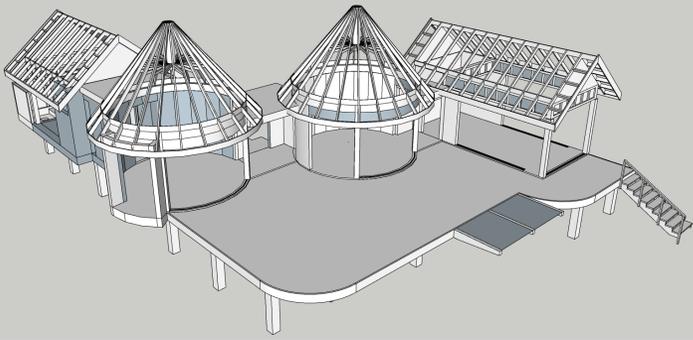
The background of the entire image is a close-up, top-down view of a tree trunk's cross-section. The wood grain is clearly visible, showing concentric growth rings and radial lines. The color palette is a range of browns, from light tan and beige to deep, dark chocolate and near-black tones, especially in the shadows and towards the edges. The texture appears rough and natural.

COMPILATION OF

ONE BEDROOM VILLAS

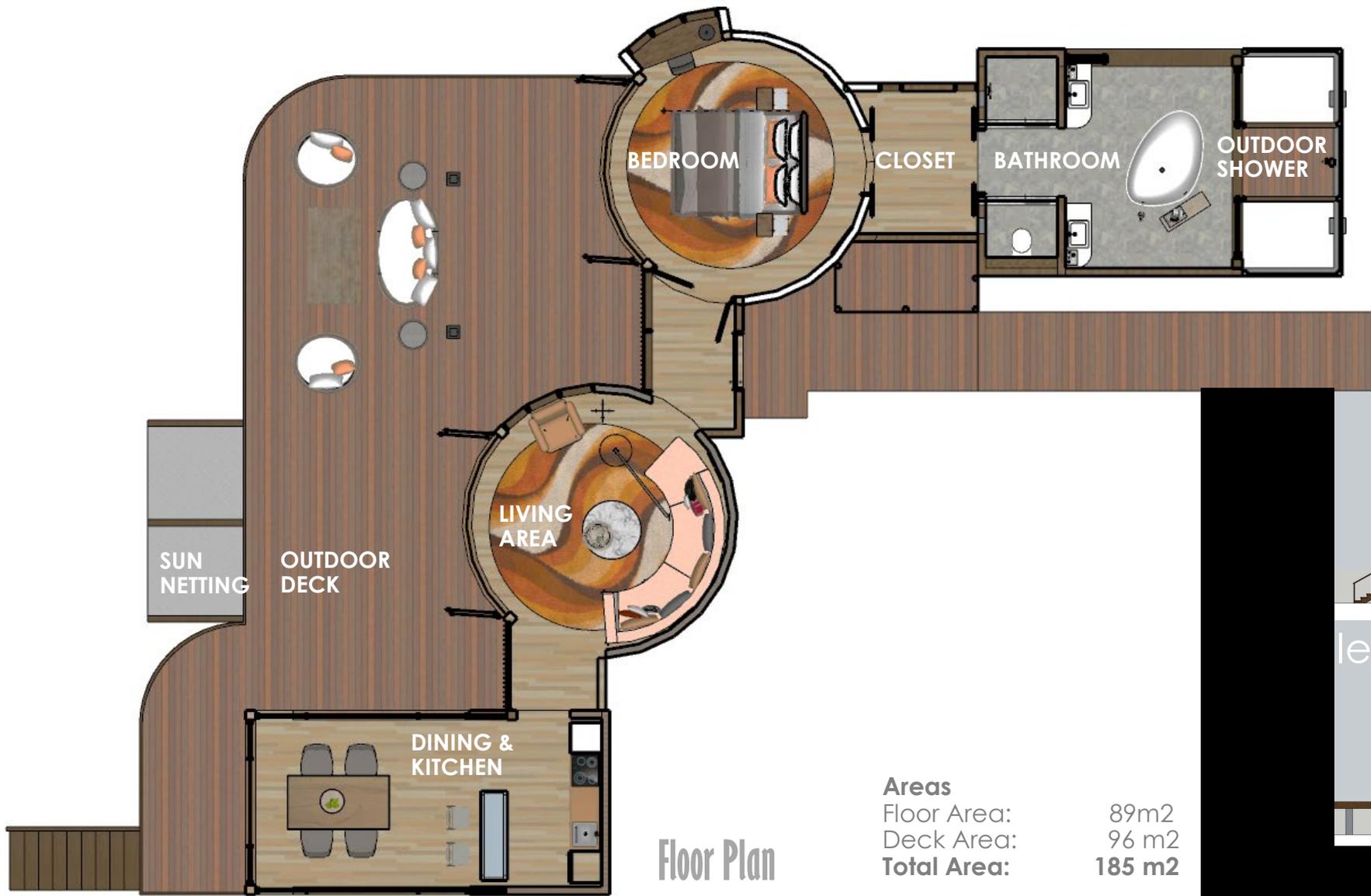


**1A** BEDROOM  
VILLA



# 1A BEDROOM VILLA





Areas	
Floor Area:	89m <sup>2</sup>
Deck Area:	96 m <sup>2</sup>
<b>Total Area:</b>	<b>185 m<sup>2</sup></b>



# 1A BEDROOM VILLA





# 1A BEDROOM VILLA





LIVING ROOM VIEW



LIVING ROOM – ROOF | CEILING VIEW



LIVING ROOM VIEW

# 1A BEDROOM VILLA





BEDROOM VIEW



BEDROOM - ROOF | CEILING VIEW



BEDROOM VIEW

# 1A BEDROOM VILLA





KITCHEN VIEW



BATHROOM VIEW



KITCHEN VIEW

# 1A BEDROOM VILLA





**1B** BEDROOM  
VILLA





front



rear



right



left



# 1B BEDROOM VILLA





LIVING ROOM VIEW



BATHROOM VIEW



BEDROOM VIEW



BEDROOM VIEW

# 1A BEDROOM VILLA

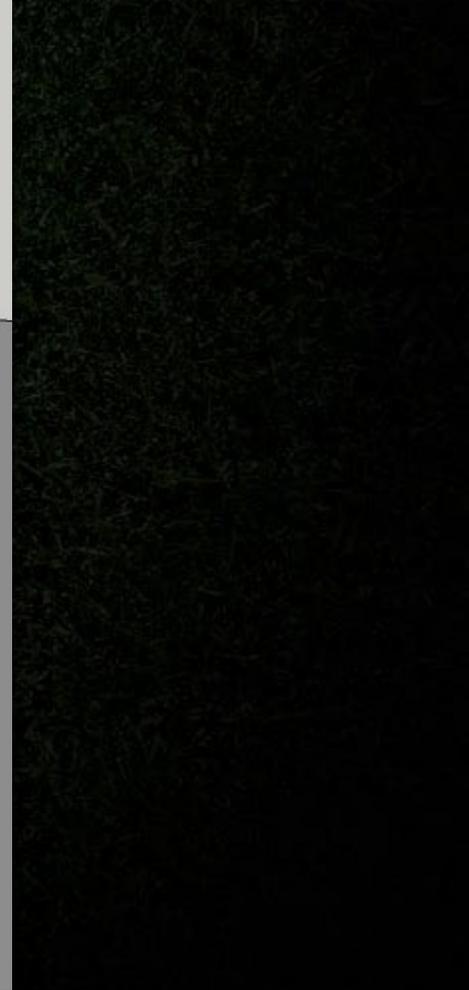


The background of the image is a close-up, top-down view of a tree trunk's cross-section. The wood grain is clearly visible, showing concentric growth rings and radial lines. The color palette is a range of browns, from light tan and beige to deep, dark chocolate and near-black tones, creating a rich, textured appearance. The lighting is somewhat uneven, with a slightly darker area towards the top left and a brighter area towards the bottom right, highlighting the natural imperfections and grain of the wood.

COMPILATION OF  
TWO BEDROOM VILLAS



**2A** BEDROOM  
VILLA



## 2A BEDROOM VILLA

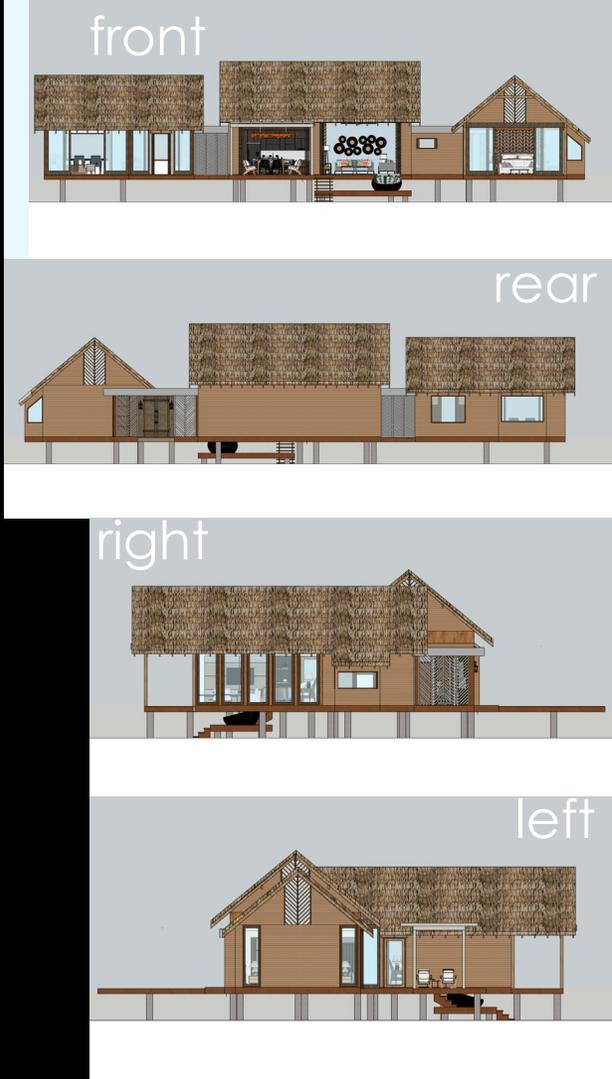




## Floor Plan

### Areas

Floor Area:	234m <sup>2</sup>
Deck Area:	94m <sup>2</sup>
<b>Total Footprint:</b>	<b>328 m<sup>2</sup></b>



# 2A BEDROOM VILLA





## 2A BEDROOM VILLA





KITCHEN & LIVING AREA VIEW



UPPER OUTDOOR DECK VIEW



LIVING ROOM VIEW

# 2A BEDROOM VILLA





MASTER BEDROOM VIEW



BEDROOM VIEW



MASTER BEDROOM VIEW



MASTER BATHROOM VIEW



MAIN ENTRANCE VIEW

# 2A BEDROOM VILLA



# CONTACT DETAILS

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