



CGI is indicative only.

Noctua - Second Floor

Kitchen / Living / Dining Area	5.22 m x 4.88 m	17' 1" x 16' 0"
Master Bedroom	3.89 m x 3.16 m	12' 9" x 10' 4"
Bedroom 2	3.51 m x 3.43 m	11' 6" x 11' 3"

Total Internal Area	71.5 Sqm / 770 Sqft
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◀▶ Indicates where dimensions have been taken from and are +/- 50mm. Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Furniture layouts are indicative only. The information in this document is indicative and is intended to act as a guide to the finished product only. Accordingly, due to Alphiium's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations, and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The House type name is a marketing name and does not necessarily form part of the approved postal address. All customers are advised to contact Alphiium to ascertain the availability of any particular property. May 2019.



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