

**FABULAR.**



Issue One

**M-Series**

Smart Modular Home

OWN YOUR SPACE

Issue One / 25 October 2018

Aesthetically designed. Integrated with the latest in smart home technology.  
And engineered to last. Fabular is a space to call your own.

M-Series Smart Modular Home



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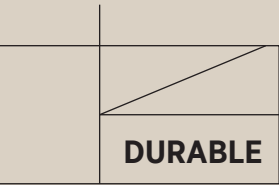
## OWN YOUR SPACE

Fabular is built to be functional, with your comfort of living in mind. With smart furniture that is space-saving and well-designed to integrate seamlessly, Fabular is spacious enough to include multiple bedrooms, a bathroom, a pantry and a spacious living room.

Fabular designs revolve around functionality and flexibility. Fabular is not just a home. It can be an office, café or anything else you wish it to be.



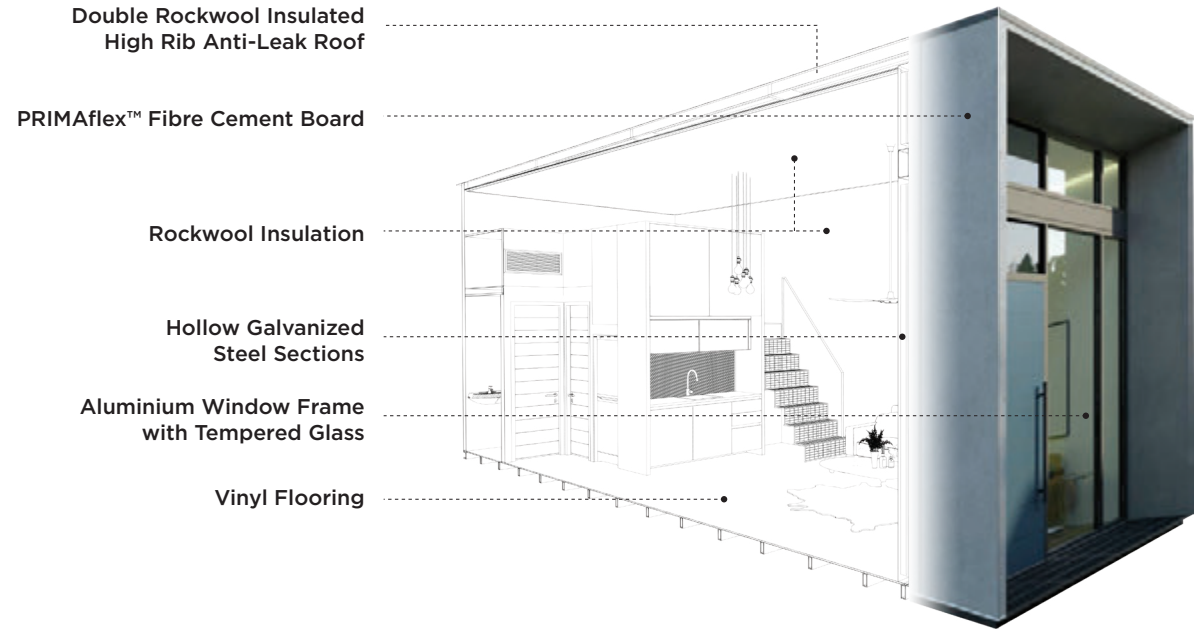




Your Fabular is built in our facility within a controlled environment, with experts at hand to ensure the finest workmanship and only the highest-grade materials are used. From a steel structure that is welded by specialists, with waterproofing and heat-insulating materials sandwiched between Class 0 fire-rated wall panels, everything is done to the best quality standards.

The Fabular M-series is a unique, stylish prefabricated smart modular home that has been tested and certified for lifting the welded structure, the M-series is also pre-approved by Authority for Building Control & Construction Industry (ABCI) making it both safe and structurally-sound.

Able to withstand harsh elements, Fabular is built strong, comfortable and durable for your stay, especially for the warm tropics.



#### PRIMAfleX™ Fibre Cement Board

- / Fire Resistant
- / Highly resistant to mold, decay, termite and rodent attack and most chemicals
- / Weather Resistant
- / Structurally Strong
- / Highly Durable

#### Vinyl Flooring

- / Waterproof Construction
- / Dent, Scratch and Stain Resistant
- / Durable and stands up well to heavy foot traffic
- / Easy-to-Clean

#### Galvanized Steel Structure

- / No Corrosion when Exposed to Water
- / Long Life Expectancy
- / Strong Structural Integrity

#### Rockwool Insulation

- / Excellent Insulation
- / Fire Protection
- / Soundproofing Performance
- / Water Repellent

#### Tempered Glass

- / 4 Times Stronger than Regular Glass
- / Cold and Heat Resistance preventing Thermal Breakage
- / Resists Wind Pressure and Impact

#### LSL Colour Lok Anti-leak Roofing

- / No exposed screws or fasteners hence avoiding leakage problems
- / Profile suitable for strong wind and heavy rainfall terrain
- / Solar Reflective
- / Weather Resistant
- / Colour Retention Durability

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## WELL-DESIGNED

Already tastefully designed and architecturally sound on the outside, your space can be decked out on the inside by personalising it to reflect your individual style.

Choose from our collection of aluminium glazing, artisan woodwork, wall panels, waterproof flooring, paintwork, lighting, sanitaryware and roofing, all carefully hand-selected to integrate your unique taste to Fabular.

Make it a Fabular to call your own.







Smart Speaker



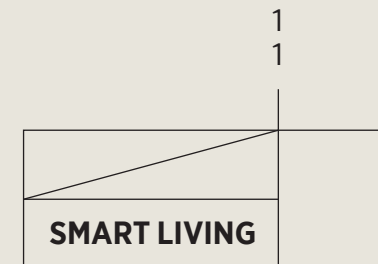
Smart Lock



Wireless Home Security



Wi-Fi Connected Smart Lighting



Live the smart lifestyle with your smart home.

With a fully-integrated smart system that is optional, your home just got a lot smarter. Control the temperature inside, set the mood lighting and keep an eye on your space with wireless security cameras. Comfort and convenience all controlled with just your smartphone.

Smart furniture is another feature that makes your space unique. Multi-functional furnishing for clever storage space and aesthetics also makes for smart space-saving.



## HOME OWNERSHIP MADE EASY

Fabular is unlike a traditional home. Constructed efficiently with control over quality, costing and timeline, there are no nasty surprises or hidden costs involved. Simply choose the Fabular suitable for you. Once the paperwork clears, Fabular is delivered to your doorstep in under 3 months.

With flexible financing packages with our official banking partner, Bank Islam Brunei Darussalam (BIBD), owning a home just got that much easier.







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MX

M-SERIES



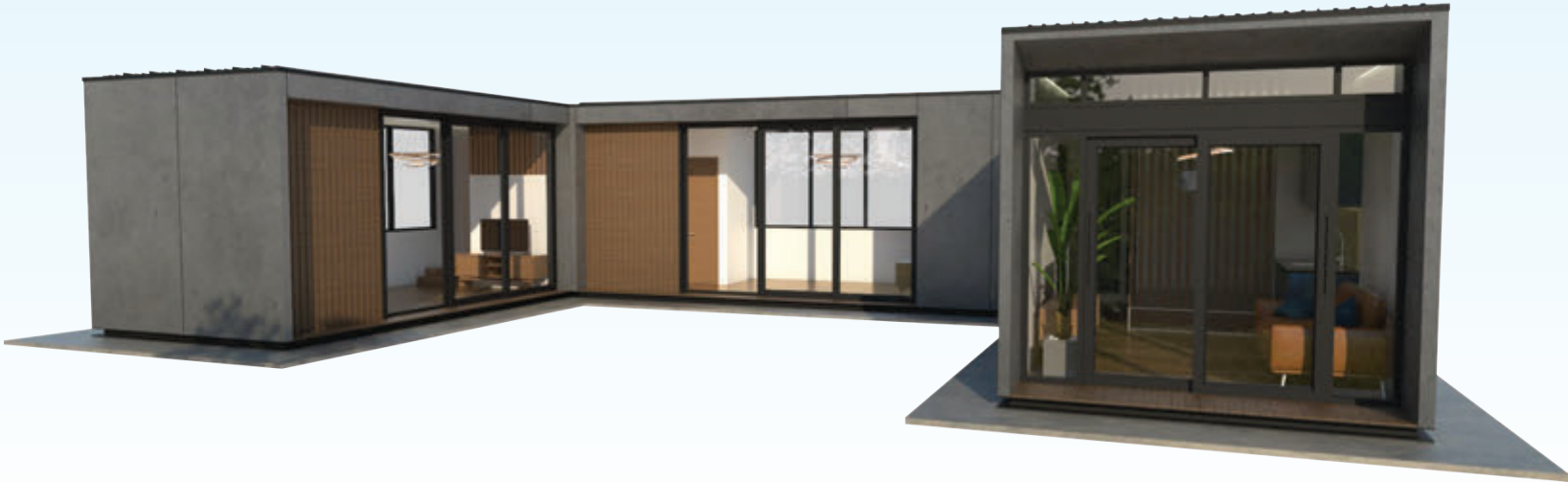
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MX Parallel		
2.5m (w) x 7.5m (L) x 3m (H) 2.5m (w) x 7.5m (L) x 3m (H)	<div><div> 2 Bedroom</div><div> 1 Dry Kitchen</div><div> 1-2 Toilet</div><div> 1 Living Room</div><div> 1 Dining</div></div>	Starting from B\$68,000 B\$795.30 monthly







MX L		
3m (w) x 7.5m (L) x 3m (H) 3m (w) x 7.5m (L) x 3m (H)	<div> 2-3 Bedroom</div> <div> 1 Dry Kitchen</div> <div> 1-2 Toilet</div> <div> 1 Living Room</div> <div> 1 Dining Area</div>	Starting from B\$80,000 B\$949.61 monthly



MX U		
3m (w) x 7.5m (L) x 3m (H) 3m (w) x 7.5m (L) x 3m (H) 3m (w) x 7.5m (L) x 3m (H)	<div> 3-4 Bedroom</div> <div> 1 Dry Kitchen</div> <div> 1-2 Toilet</div> <div> 1 Living Room</div> <div> 1 Dining Area</div>	Starting from B\$110,000 B\$1,246.37 monthly

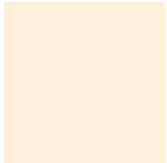




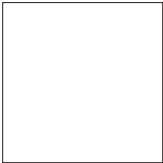
MX Stacked		
3m (w) x 12m (L) x 3m (H) 3m (w) x 12m (L) x 3m (H)	<div><div> 3-4 Bedroom</div><div> 1 Dry Kitchen</div><div> 2-3 Toilet</div><div> 2 Living Room</div><div> 1 Dining Area</div><div> 1 Outdoor Patio</div><div> 2 CarPark</div></div>	Starting from B\$150,000 B\$1,780.53 monthly

# PERSONALISE YOUR FABULAR


## EXTERIOR WALL




Cream



White



Grey



Dark Grey


## INTERIOR WALL

Colour variation refer to latest Dulux catalogue

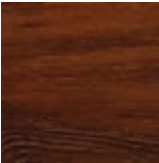


Interior Paint with long lasting protection


## FLOORING




HD9001




HD9002




HD9003




HD9006




HD9008



HD9009



HD9005



HD9010



## SMART SYSTEM



Smart Speaker



Smart Lock



Wireless Home Security



Wi-Fi Connected  
Smart Lighting

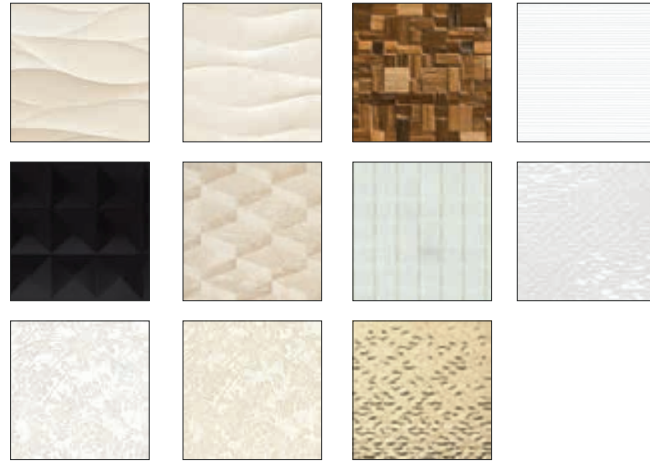


Smart Airconditioner  
Controller

## BACKSPLASH

High Quality Tiles from Spain by Aparici and Grespania

**GRESPANIA**  
CERAMICA



## INTERIOR WOODWORK



Blue

Brown

Black

White

**Note:** Shelves can be a combination of 2 colors for top and bottom

# CUSTOM DESIGN

Want to design your own space?

If you have an interesting idea, you can work with us in creating a one of a kind Fabular from B\$2,000 onwards.







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