

FABULAR PRIVATE RESIDENCE

FABULAR[®] PRIVATE RESIDENCE

Since Fabular was established, we've had opportunities to work with many people. We understand owning your space is still not that easy.

From looking for the right plot of land to designing your perfect home.

Fabular listened.

We believe a Fabular Private Residence could be the answer for you.



FABULAR PRIVATE RESIDENCE



Owning a
FABULAR PRIVATE RESIDENCE
in three simple steps.

Step One
Define Your Style

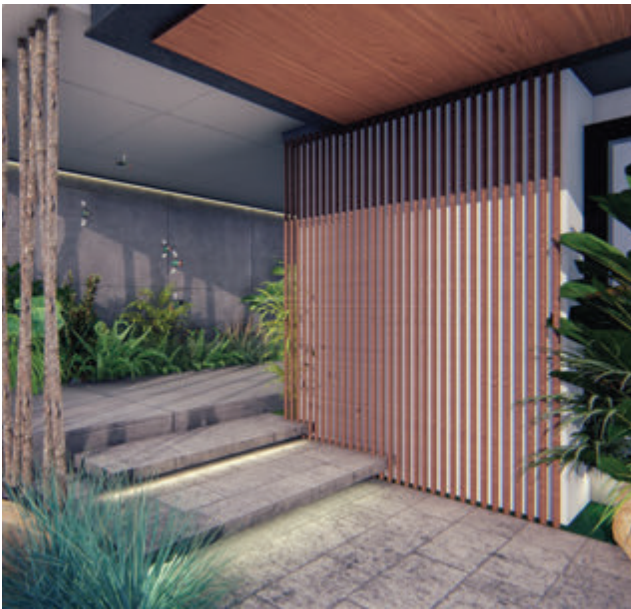
Step Two
Personalise: Make It Your Own

Step Three
Choose Home Site



Step One

Define Your Style



	Life of the Party	Industrial Craftsmen	Villa Tropicana
Design B\$	230K	270K	360K
Built Up Area	3,459 sq.ft.	3,300 sq.ft.	4,218 sq.ft.

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Life of the Party

Anderson Tan, Space Maker

With wall cladding arranged artfully to create the illusion of ripples, this effect is visible as you drive past from the outside. This texture continues on the inside and is visible up close as you walk up to the main porch.

A self-inviting courtyard and interior filled with natural light, its sun-kissed rooms and warm touches of wood is in perfect contrast to the black roofing overhead.

This Private Residence was built for the perfect host. With ample space inside and outside, there is no excuse to not have people over.

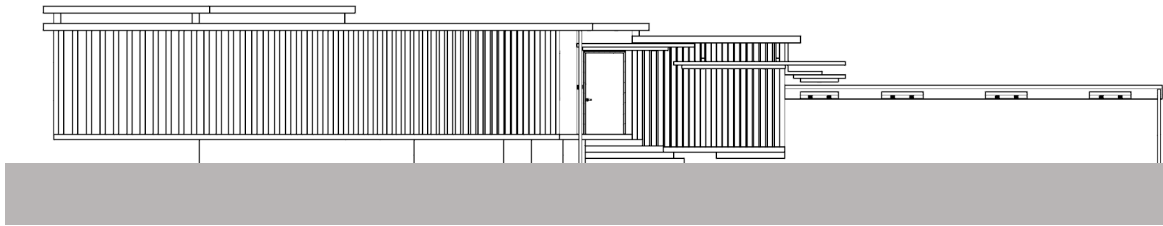
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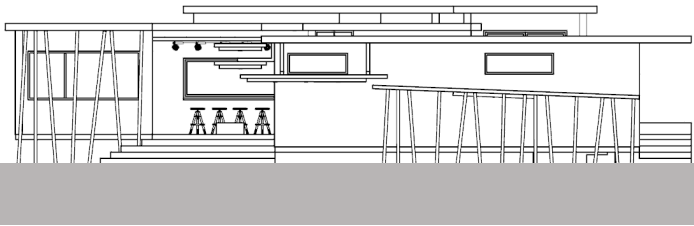
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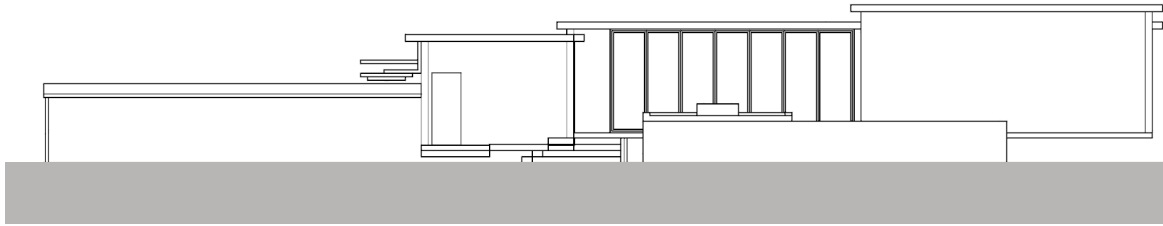




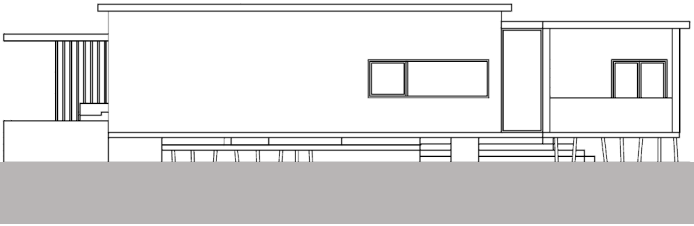
FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION













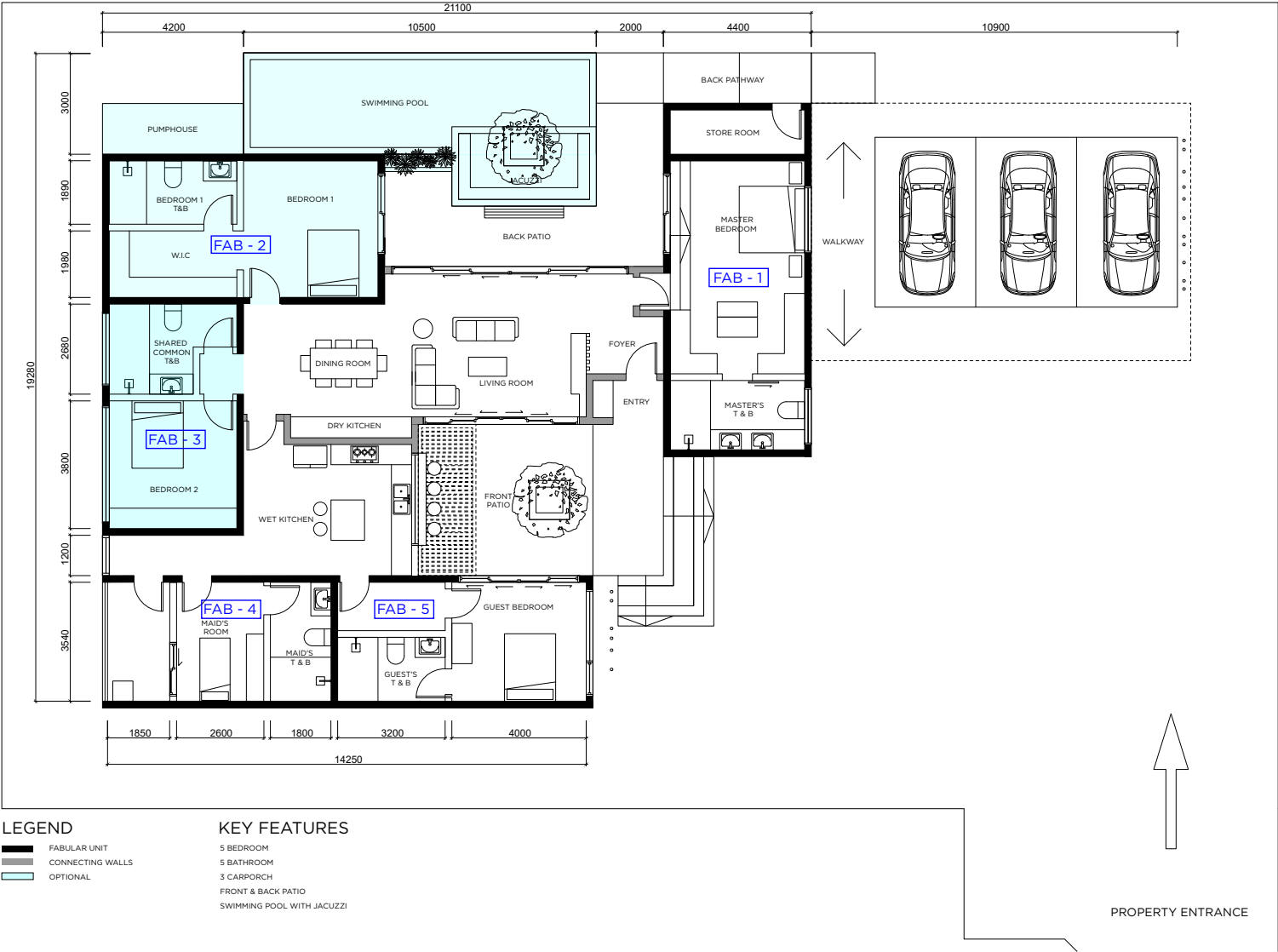
RIGHT ELEVATION

FLOOR PLAN

Comprised of 4 Fabulars

Features

-  4 bedrooms
-  Walk In Closet
-  Storage Room
-  4 Bathrooms
-  3 Car Garage
-  Dry kitchen
-  Wet kitchen
-  Swimming Pool
-  Jacuzzi
-  Patio



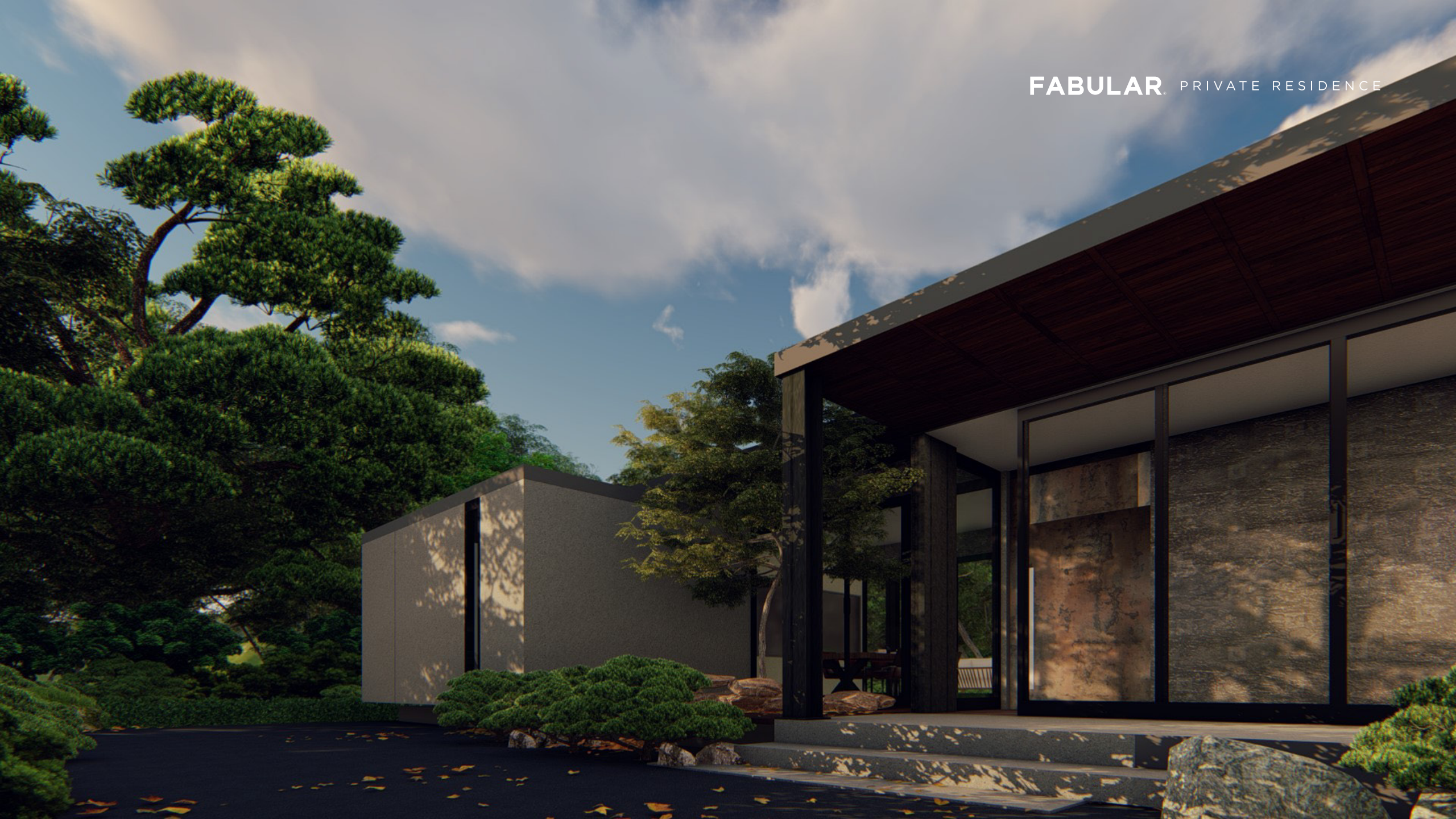
Industrial Craftsmen

Haziq Khalid, Space Maker

This exterior space was built in gradual transition from wood to concrete, to complement the natural elements of its surrounding. However, its external outlook belies what is inside.

Rustic in design, this interior provides a feeling of serenity amidst the rawness of the space.

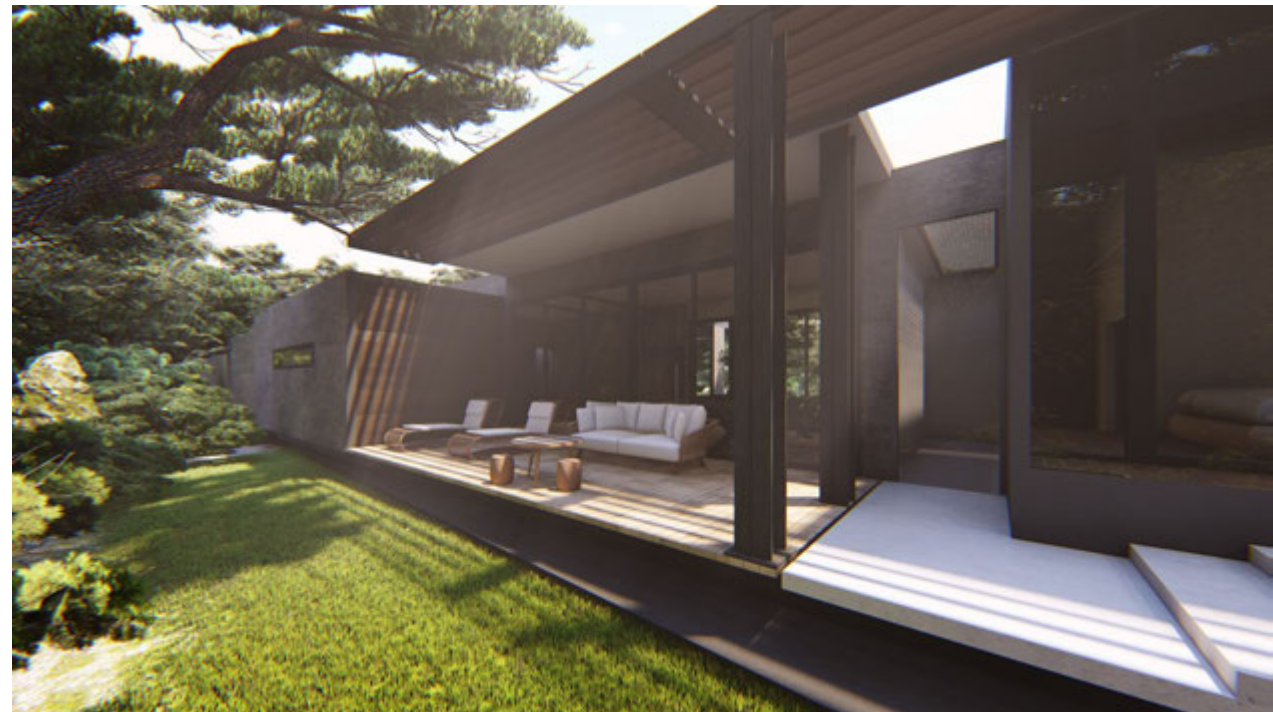
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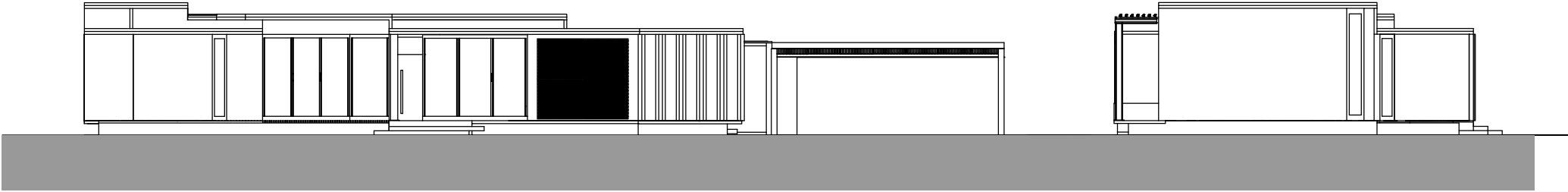


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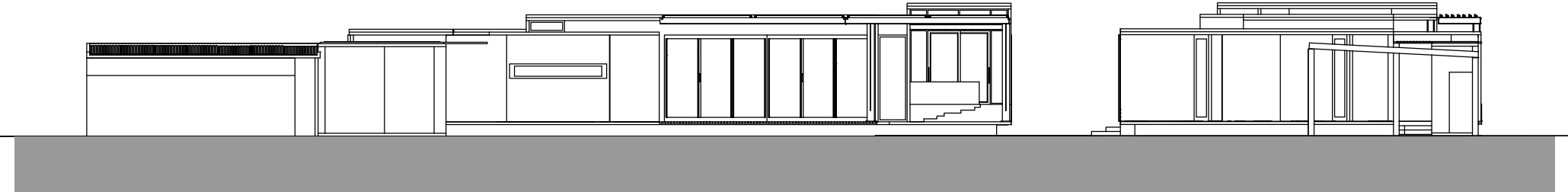
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FRONT ELEVATION

LEFT ELEVATION











BACK ELEVATION

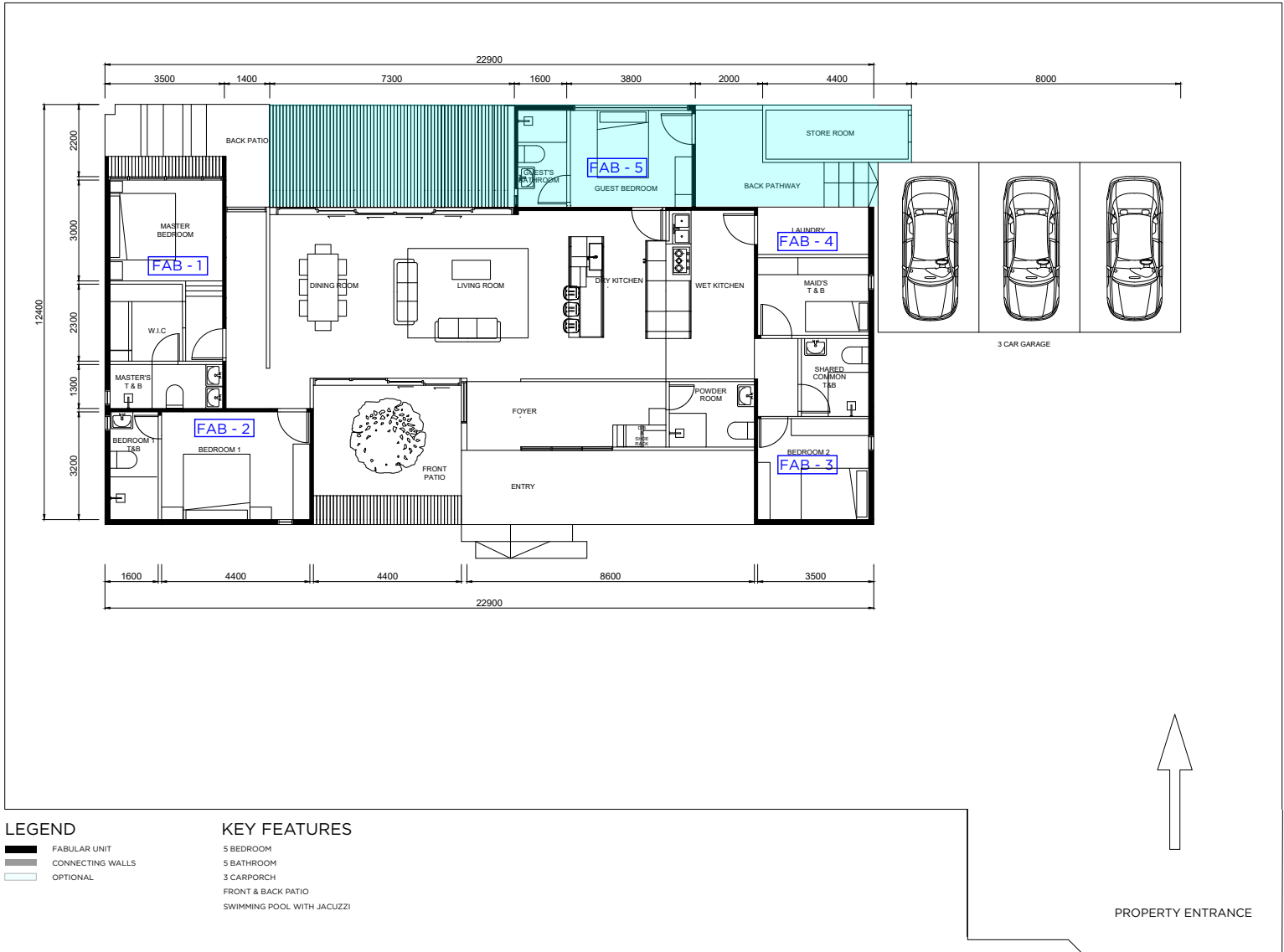
RIGHT ELEVATION

FLOOR PLAN

Comprised of 4 Fabulars

Features

-  4 bedrooms
-  Walk In Closet
-  Storage Room
-  4 Bathrooms
-  3 Car Garage
-  Dry kitchen
-  Wet kitchen
-  Patio



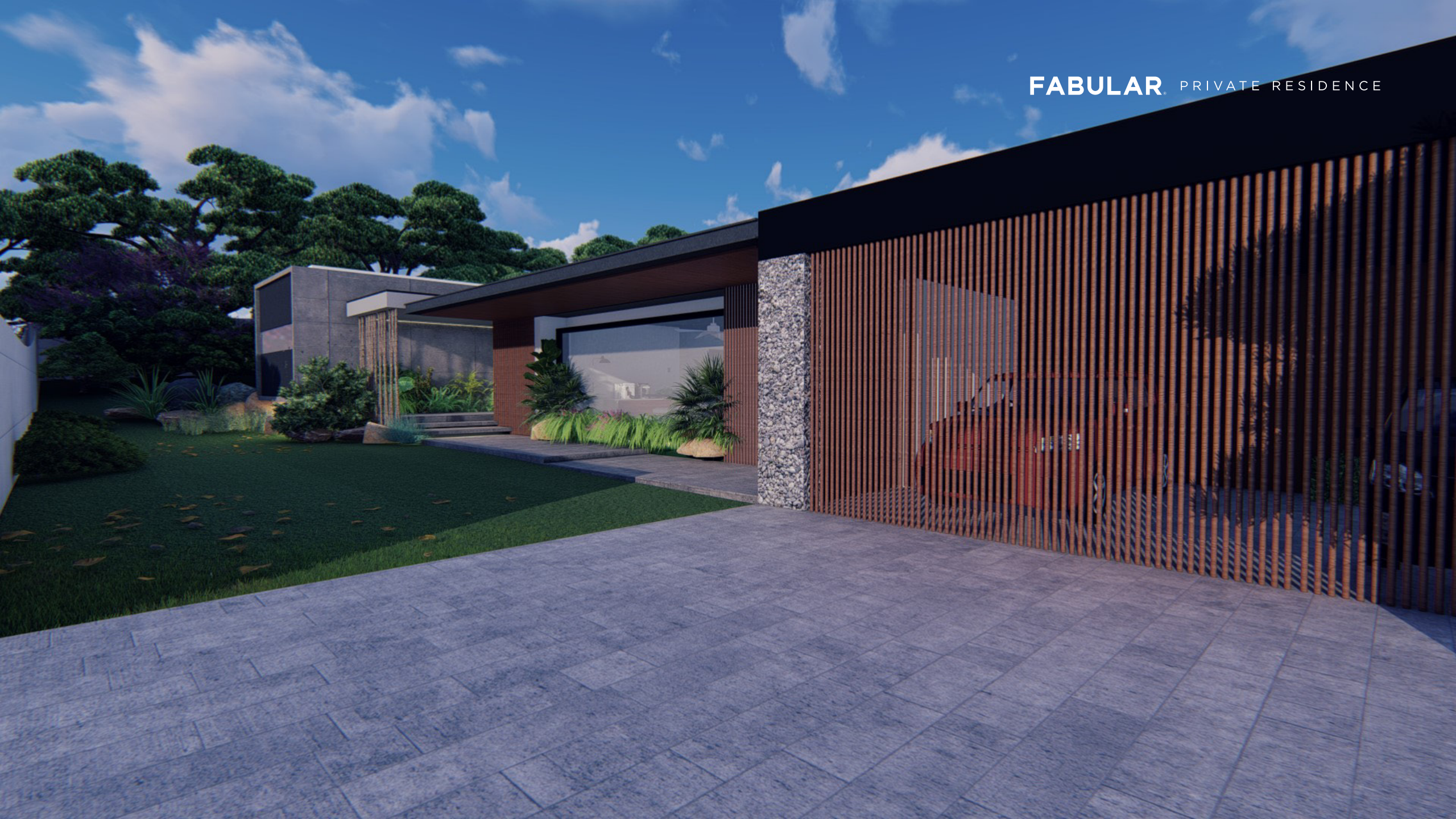
Villa Tropicana

Nayla Nudin, Chief Designer

Designed with family living in mind, this design is centred around elegant sophistication with a slight Mediterranean touch.

Built on uneven levels, this property allows natural light to seep in and offers true living separation both inside and out. Framed by wide panoramic windows that highlight the scenic views, landscaping is also incorporated to blend in with the overall tropical facade of this home.

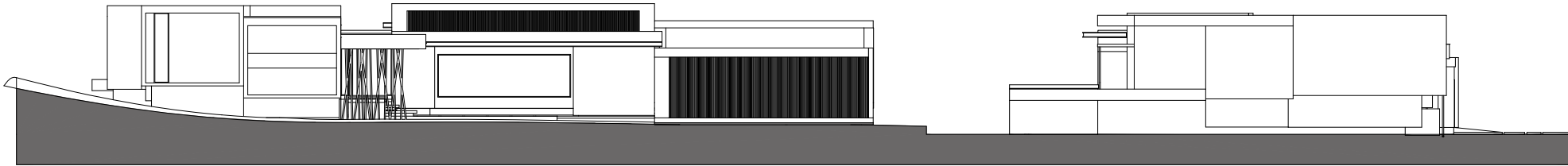
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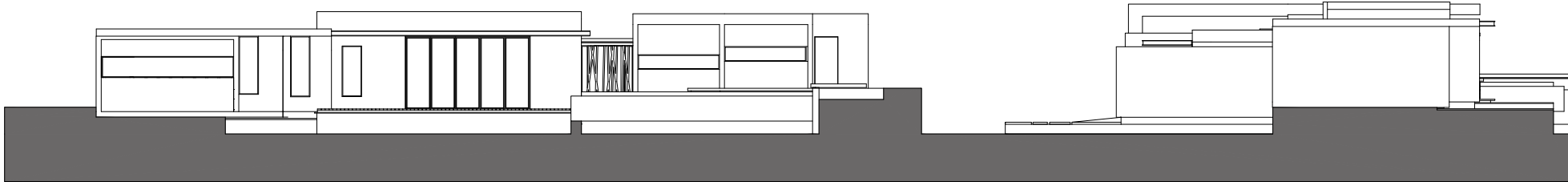






FRONT ELEVATION

LEFT ELEVATION











BACK ELEVATION

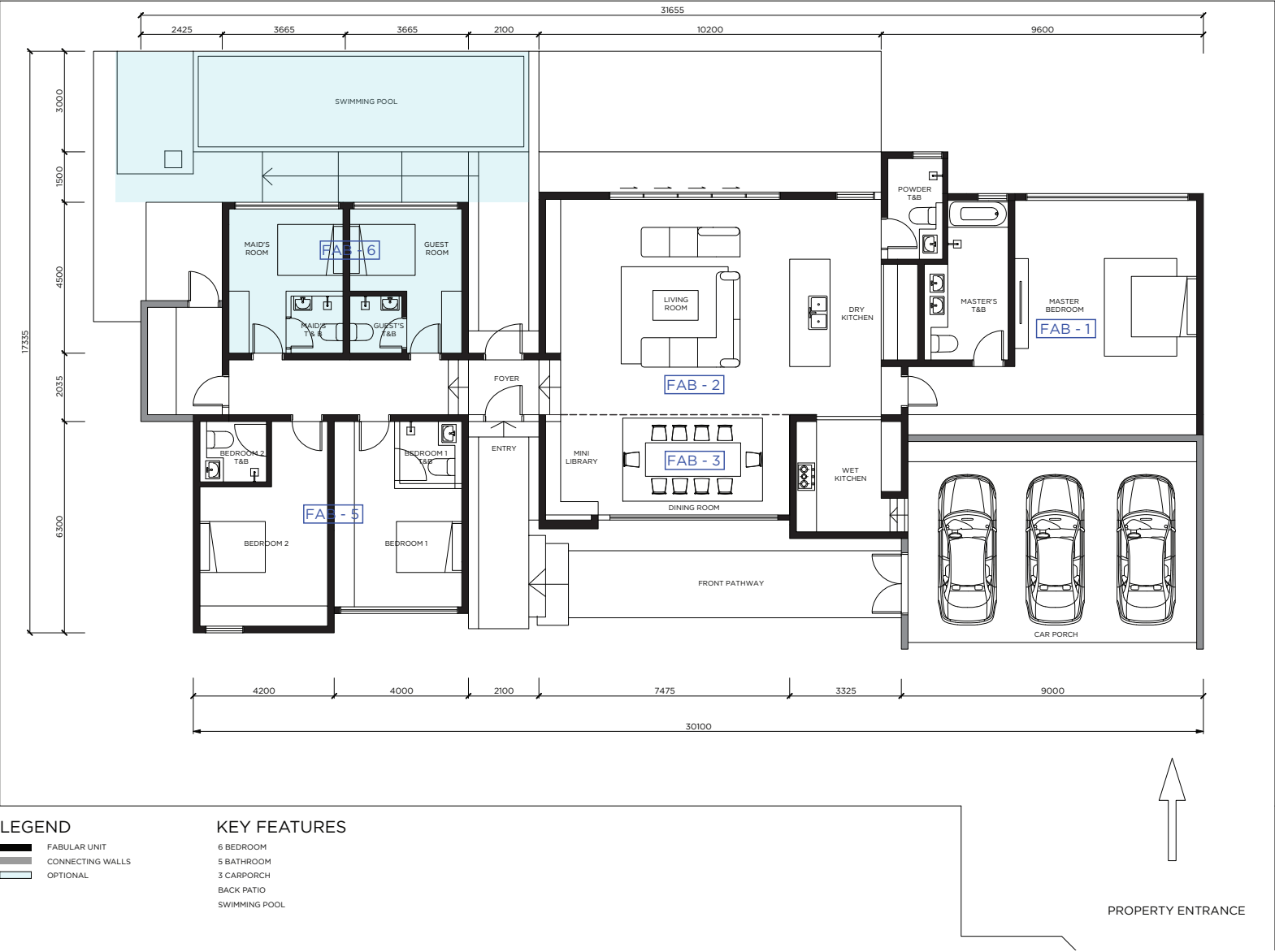
RIGHT ELEVATION

FLOOR PLAN

Comprised of 5 Fabulars

Features

-  4 bedrooms
-  Storage Room
-  5 bathrooms
-  3 car garage
-  Dry kitchen
-  Wet kitchen
-  Swimming Pool
-  Patio



Material Specifications

FOUNDATION

150mm Sq RC Pile

SUPERSTRUCTURE

RC Foundation, Beams, Slab & Columns w/ Steel Rebar,
Grade 25 Concrete, Anti-Termite treatment and Waterproofing

ROOFING

LSL High Rip Cliplok System w/ Full Accessories,
50mm Rockwool Insulation and Sisalation Foil

CEILING

Gypsumboard w/ cove lighting at selected area internally
- Cementboard & Timber Finish at selected area externally

FLOORING

Nirogranite Tiles for all areas including bathroom internally
- Stamped/Powerfloated Concrete Pavement externally

PAINT

Interior & Exterior wall w/ Dulux Weathershield and Finishes
- Stone Textured paint at selected internal/external wall areas

LIGHTNING

All LED downlights are provided

EXTERIOR WALL

Selected wall finishes w/ Vertical Garden, Timber Cladding and Perforated Steel

WINDOWS

Technal or Equivalent brand, High Grade Grey/Black Powder Coated Aluminium System
w/ 6-10mm Laminated Glass at selected area

SANITARYWARE

Full Sanitaryware set inclusive of Basin, Faucet, Cabinet, Accessories,
Showerset, Washing Closet, Spray and Tempered Glass
- Custommade Stone Mineral Cast Basin, Matt Black Faucet, Shower Set
& Accessories

DRY & WET KITCHEN

Custom Built-in Top Hung and Lower Cabinet w/ Selected Quartz Stone Countertop.
Paired w/ Blum System and Storage Accessories

WARDROBE

Custom Full Height Cabinet w/ Hanging Rail, Storage Shelf and Drawers

Step Two

Personalise: Make It Your Own

CUSTOMISE A HIGHLY FUNCTIONAL
AND WELL THOUGHT OUT HOUSE PLAN
THAT MEET YOUR NEEDS.



Optional Add-on:

- Landscaping
- Fence with automated gate
- Fully Integrated Smart Home System w/ Smart Lights, Thermostat, Door, Security, Sensors and Main Control System
- Solar Panels
- Swimming Pool
- Jacuzzi
- Canopy for Patio Decking
- Additional bedroom with ensuite bathroom

Step Three

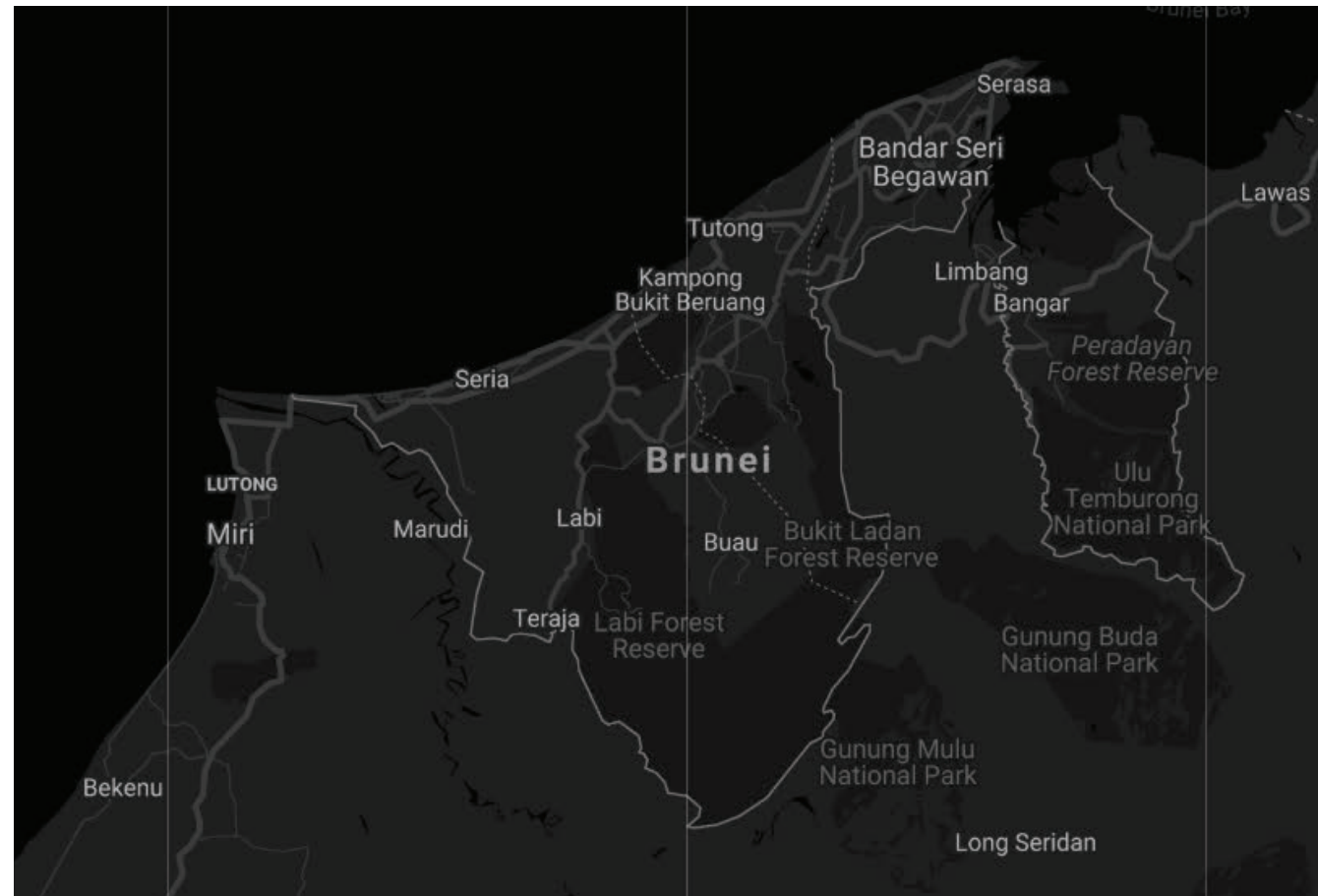
Choose Home Site

Choose a design that suits you and customise them to your needs.

The three floorplans are designed to fit all rectangular and square plots of land that are 0.15 acres or more.

And because these designs are so adaptive, they can be built on any preferred location.

You may select from our available plots to build on, or even on your own piece of land.



Choose Home Site

SUBOK

Lot 74600, Spg.527

0.23 acres

Scenic and nestled amongst lush greenery, this lot is deal for nature lovers with a backyard that leads to a popular hiking trail.



Choose Home Site

JANGSAK

Simpang 910, Jalan Gadong

0.21 acres

Strategically-located, this lot is convenient for your daily travels. With state land property as your backyard, there is ample space to build your dream home.



FABULAR PRIVATE RESIDENCE

LAND OPPORTUNITIES

Fabular seeks land opportunities for new Private Residence developments in Brunei Muara district.

We welcome all new development opportunities and will consider land suitable for development.

