



# ZEN SANCTUARY

INCLUSIONS

Every Zen Sanctuary granny flat comes with a thoughtfully curated suite of inclusions that combine durability, practicality, and contemporary design.

From robust structural elements to sophisticated interior finishes, each feature is chosen to ensure your home feels beautifully refined and effortlessly functional.

This product manual showcases our carefully curated range of standard inclusions. However, we believe your space should be a true reflection of you. Therefore, custom options are available for each inclusion, allowing you to personalise every detail to match your vision.

## ZEN SANCTUARY



### BENCHTOPS

Elevate your kitchen with our curated range of premium quartz benchtops, featuring timeless hues from Intense White and Ocean Foam to Crystal Black and Cement.

These surfaces blend contemporary elegance with outstanding durability, including silica-free options.

Every selection is crafted to enhance both the look and performance of your space—giving your kitchen a striking, long-lasting finish.

## KITCHEN

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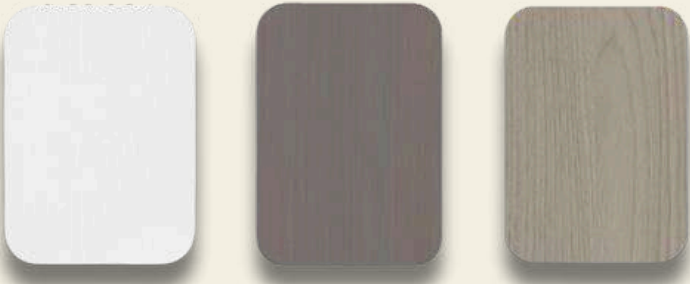
- Cupboards & Cabinetry
  - Finishes: Diamond Finish, Smoked Finish, Brushed Finish, and Solidwood Finish.
- Splashback (Wall Tiles)
  - Size: 600x600mm as standard.
  - Finishes: Matt, Polished, or a combination of Polished/Matt.
  - Collections: Options include Ordinary Antique, Soft Light Series, Micro Cement, Dry Grain, Pure Color, Sandstone, and Terrazzo styles.
- Kitchen Mixer / Faucet
  - Finishes: Chrome, Brush Nickel, Black, Gold, and Rose Gold.

## CABINETS

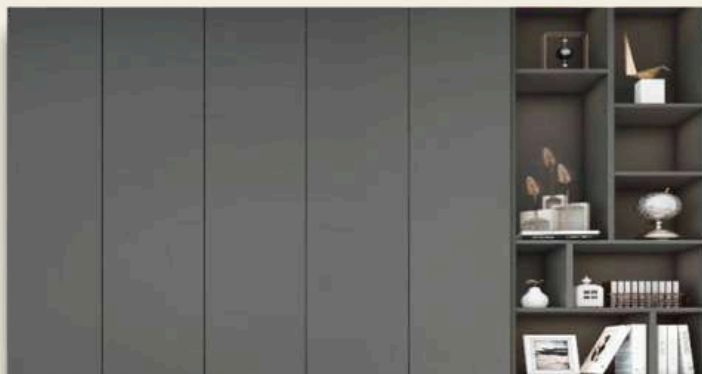
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Molandi Grey, Molandi Rock, Diamond White, Jazz White, Geometric Space (brushed), and Grey Oak.



Diamond Finish, Smoked Finish, Brushed Finish, and Solidwood Finish.



## FAUCETS

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chrome



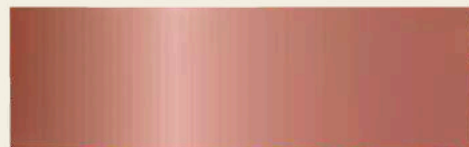
Brush nickel



Black



Gold



Rose gold

## BATHROOM

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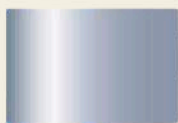
- Vanity / Bathroom Cabinet
  - Sizes: Available in various widths, including 800mm, 900mm, 1000mm, and 1200mm.
  - Material: Options include Solid Wood Paint-free and Solid Wood Multi-layer.
- Mirror
  - Smart Mirror Functions.
  - LED Options.
- Shower Head & Column Sets
  - Concealed shower sets.
  - Exposed shower column sets.
  - Finishes: Chrome, Brush Nickel, Black, and Gold.



## SHOWER SET



Conclead Shower Set



Shower Columns Set

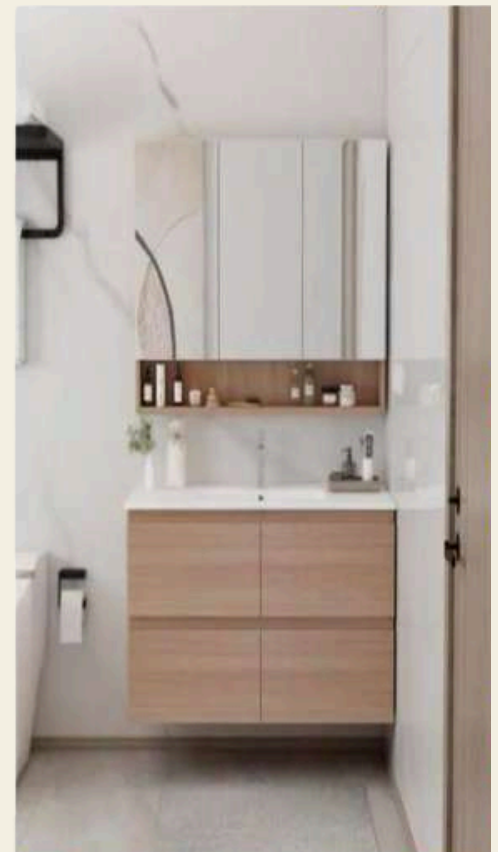
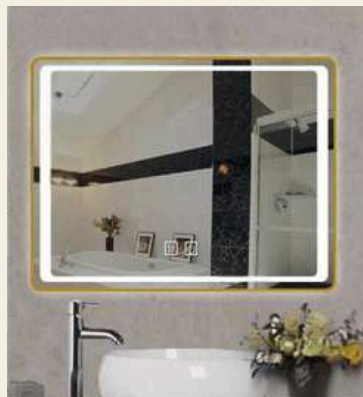


## SHOWER ROOM



L-shaped, Curved, Diamond-shape, Square, T-shaped

## VANITY



## TOILET

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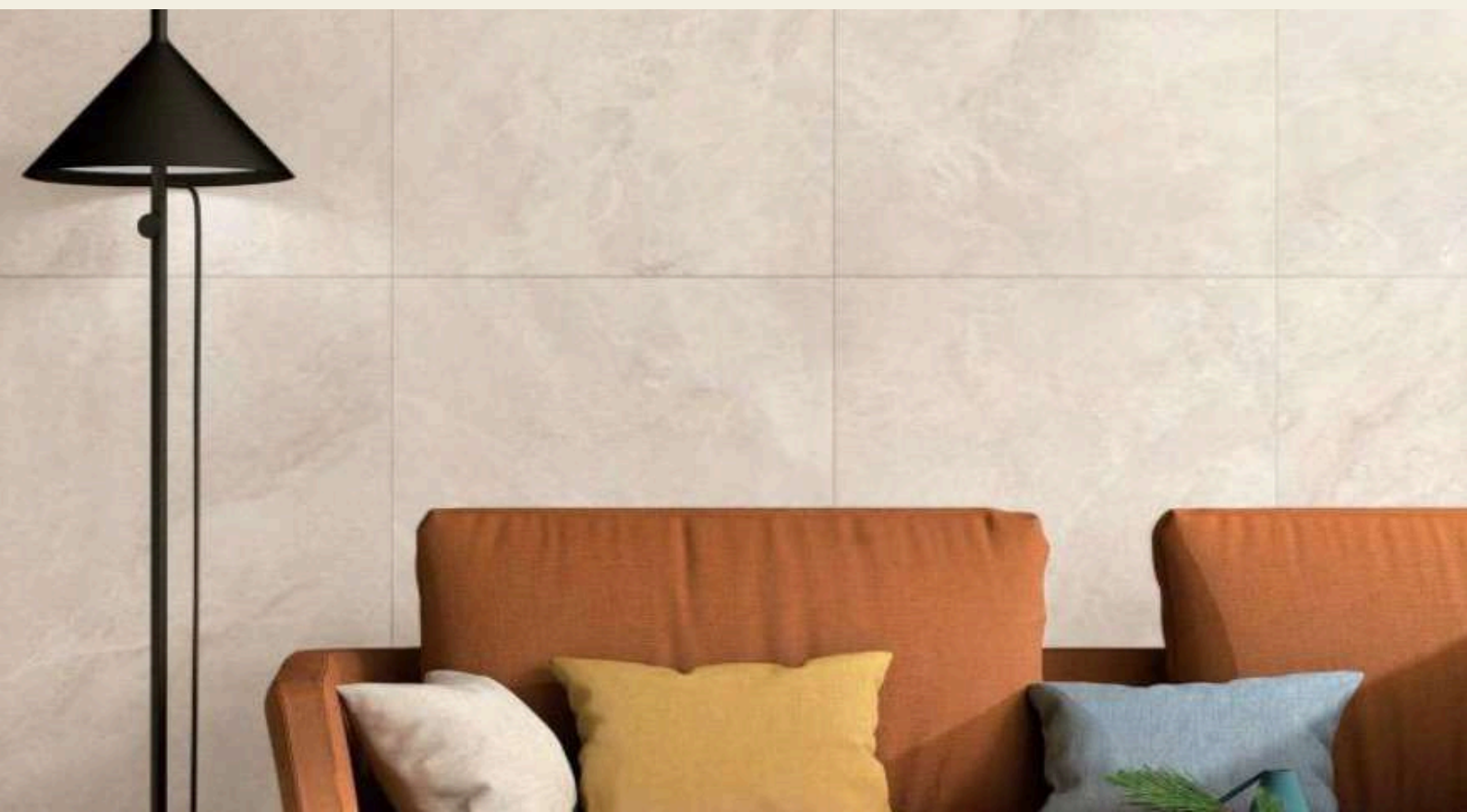


Washdown closed couple toilet

## WALL & GROUND TILES

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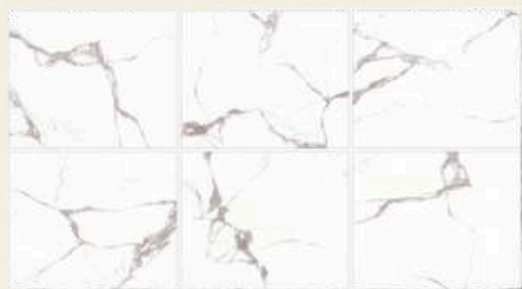
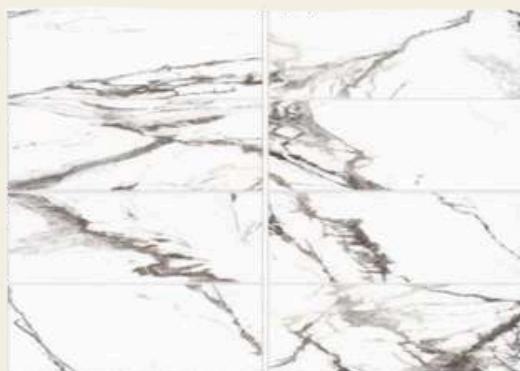
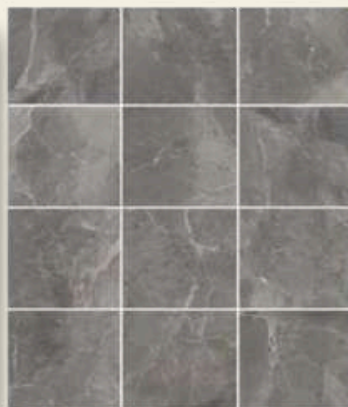
- Available Finishes: You can choose from several surface finishes to achieve the desired look and feel:
  - Matt: A non-reflective, smooth finish.
  - Polished: A high-gloss, reflective finish that brightens spaces.
  - Polished/Matt: Some tile series are available in both finishes.



## WALL & GROUND TILES

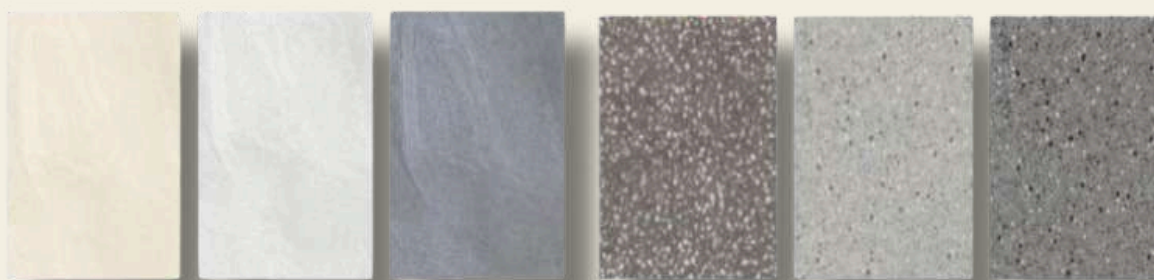
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Standard Size: 600x600mm (24"x24").



## WALL & GROUND TILES

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## INNER WALLS

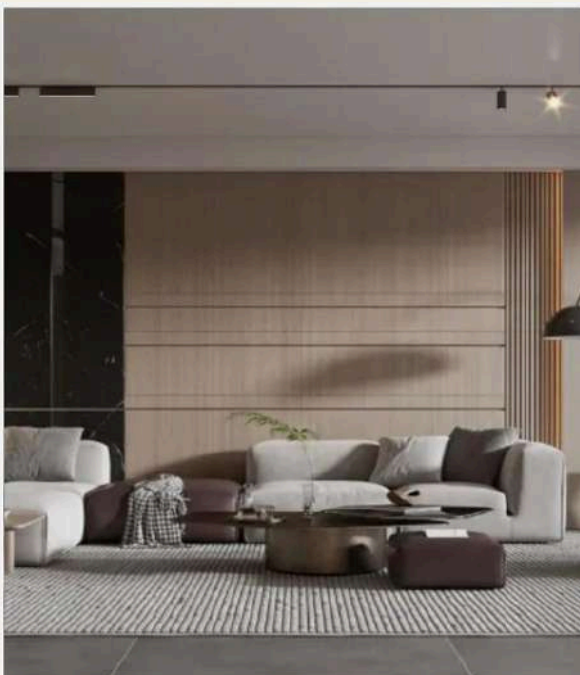
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- Painted Gypsum Board.
  - Available in 9.5mm and 12mm options.
- Bamboo and Wood Fiberboard.
- Carbon Crystal Board.
  - Carbon Crystal Decorative Panel: A durable panel available in various thicknesses (5mm - 18mm).
  - Bamboo and Wood Veneer Panel: A panel with a real wood veneer finish, also available in multiple thicknesses (5mm - 18mm).
  - Standard Lengths: 2.44m, 2.6m, 2.8m, 3m

Bamboo and Wood Fiberboard



Max Length: 5000mm, Width: 400mm or 600mm, Thickness: 9mm.



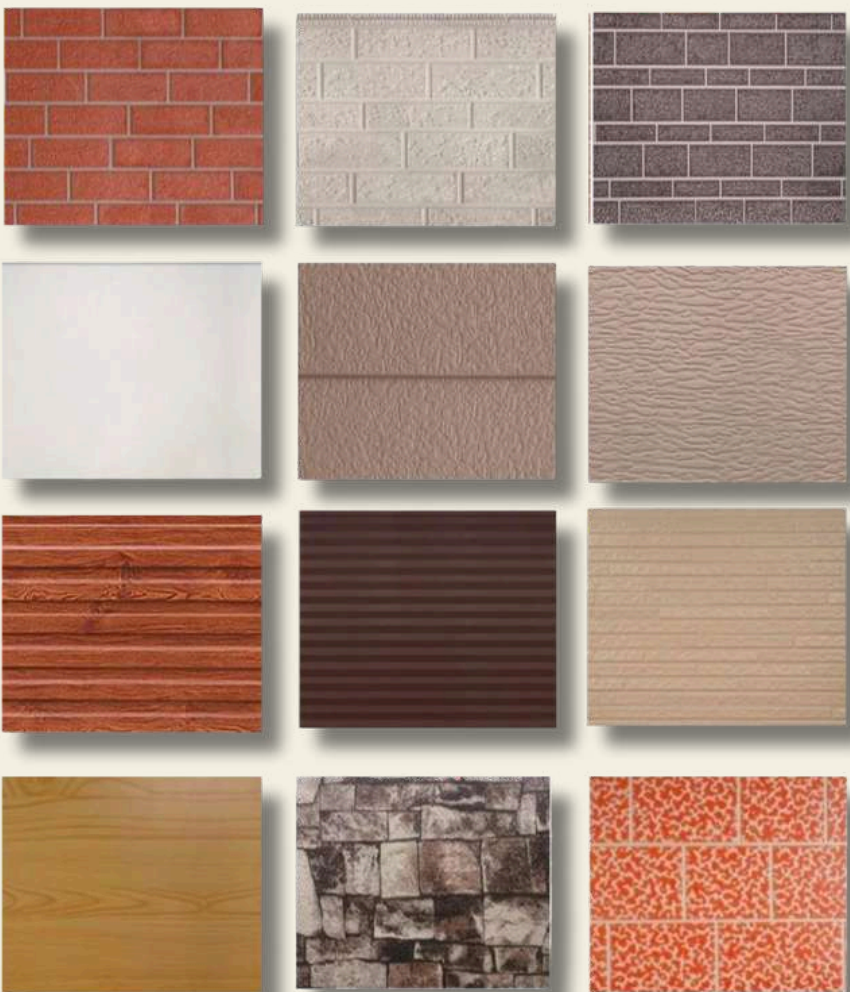
Carbon Crystal Board

## EXTERIOR WALLS

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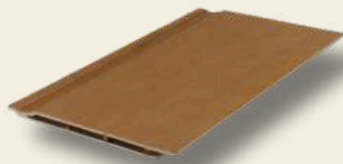
- AAC Board (Autoclaved Aerated Concrete)
  - A lightweight, solid panel system that, when rendered, provides a masonry-style finish.
  - Thickness: 50mm, 75mm, 100mm
- Plank Cladding
  - A versatile fibre cement siding that can be used to create a classic weatherboard or a modern panel look.
- Metal Carved Board
  - A lightweight, easy-to-install insulated panel with a decorative metal face.
- WPC Wall Panel (Wood-Plastic Composite)
  - A composite cladding material designed to provide the look of natural wood with enhanced durability and lower maintenance.

Metal Carved Board

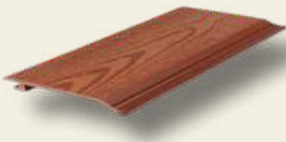


Thickness: 16mm  
Width: 383mm

### WPC Wall Panel



Thickness: 18mm or 20.5mm  
Width: 145mm or 176mm



Plank/Sheet Sizes: Multiple sizes available, including 1220x2440mm and 200x3000mm.  
Thickness: 8mm, 10mm, 12mm, 15mm

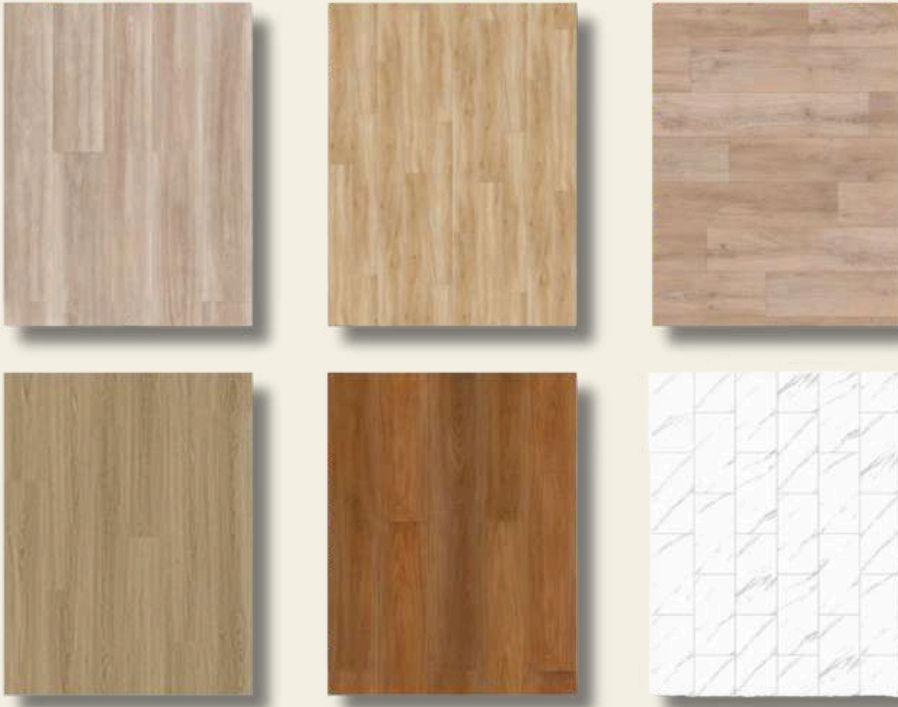
### Hardie Plank Cladding



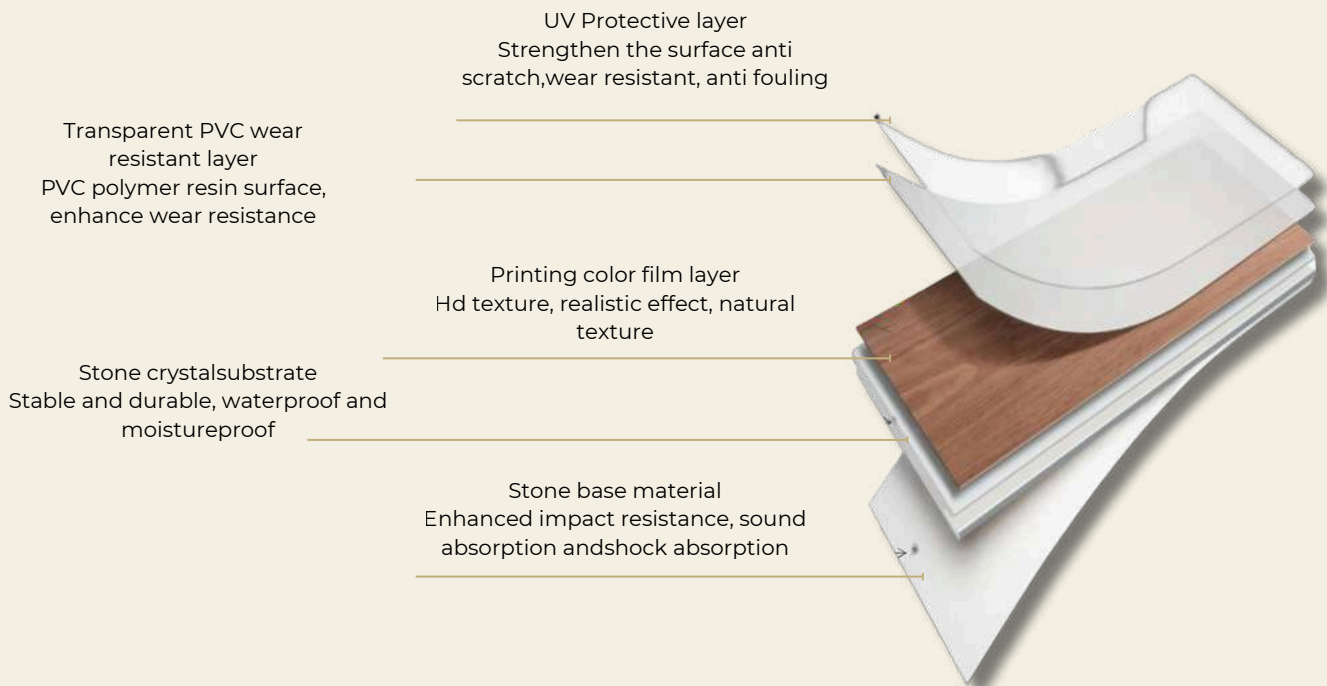
# FLOORING

- Tiling (see above)
- SPC (Stone Plastic Composite)
  - A rigid, multi-layered flooring plank that is 100% waterproof and highly durable
- WPC (Wood Plastic Composite) for exterior

SPC Flooring



Thickness: 3.5mm, 4mm, 5mm, 5.5mm, 6mm.



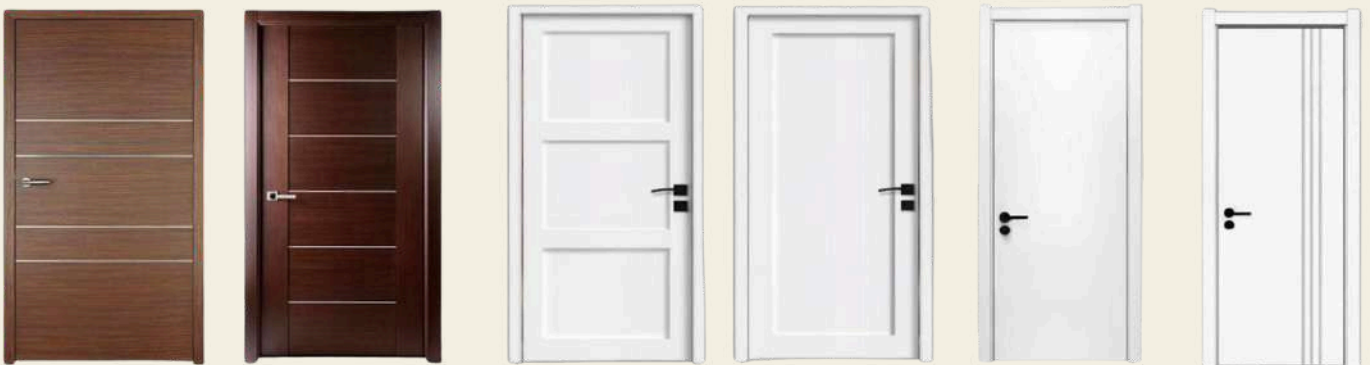
# DOORS



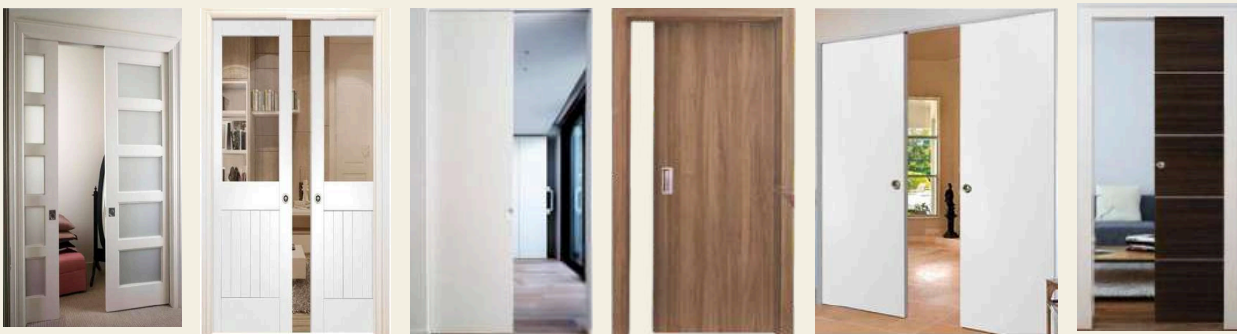
External Solid Wood



Interior Swing



Interior Slide



## Interior Wood Hinge Door



## Interior Wood Barn Door



## WINDOWS & SLIDING DOORS



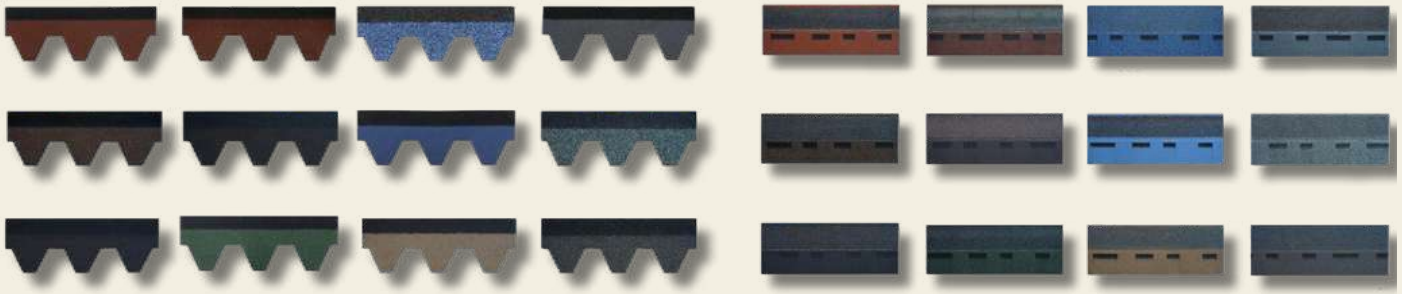
Aluminium Alloy Frame, range of spans available (small [2m] to large [6m +])



Double Glazed

## ROOFING

- Coloured Asphalt Shingles
  - Flexible shingles made from asphalt and fiberglass, with a granule-coated top surface for colour and UV protection.
- Coloured Stone Tiles Roof
  - Pressed metal tiles coated with stone granules, providing a durable, textured, and weather-resistant surface.
- Corrugated Color Steel Sheet
  - A durable, low-maintenance, and modern roofing option available as either single-layer sheets or pre-insulated panels.



Coloured Asphalt Shingles  
(Mosaic)



Coloured Asphalt Shingles  
(Double Layer Standard)



Coloured Stone Tiles Roof

## Building & Structural Materials

- Overall Light Steel Structure
  - The primary load-bearing frame of the building.
  - Composed of various steel connectors and brackets to assemble walls, floors, and roof trusses.
- Steel Floor Chassis
  - The structural subfloor system.
  - A raised grid of 150mm steel joists and beams that supports the floor.
  - OR concrete slab (not included)
- Oriented Strand Board (OSB)
  - Engineered wood panel for structural applications.
  - Available types: OSB3 Structural, Anti-termite, Anti-mould, and Flame retardant.
  - Comes in thicknesses from 6.5mm to 40mm.

## Insulation & Membranes

- Glass Wool
  - Thermal and acoustic insulation material for walls and ceilings.
  - Supplied in rolls with densities from 10-48kg/m<sup>3</sup>.
  - Available with various backings like Kraft Paper or Aluminum Foil.
- Reflective Insulation Film
  - Provides a thermal barrier by reflecting radiant heat.
  - Multi-layered film with aluminum foil, bubble, and foam layers.
- Breath Paper
  - A waterproof but breathable membrane for external walls.
  - Blocks liquid water from entering but allows water vapor to escape, preventing moisture buildup.
- EPDM Water-proof Roof Membrane
  - A synthetic rubber sheet used as a waterproofing layer for roofs.
  - Applied under the final roofing material (tiles, shingles, etc.).
  - Available in 1.2mm or 1.5mm thickness.

## Services & Utilities

- Aluminum Alloy Gutter
  - The rainwater drainage system for the roof.
  - Includes gutters, downspouts, corners, and elbows in various profiles (5.5K, 6K, 7K).
  - Offered in a wide range of colors.
- Inlet Pipe; Outlet Pipe
  - PVC-U pipes and fittings for plumbing.
  - Used for drain, waste, and vent applications.
- Includes a full range of components like couplings, elbows, and tees from DN40 to DN100.
- Switch Socket Data Plug
- Electrical and data outlets for interior walls.
- The range includes light switches, power points (with and without USB), TV/data sockets, and fan controllers.

## Warranty

- Ten (10) years frame warranty
- *Other* varies from manufacturer

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current as of 10/09/2025

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