

HOUSING QUALITY ASSESSMENT - ADDITIONAL INFORMATION	
PROJECT NAME : 23 - 28 PRUSSIA STREET, DUBLIN 7	
PROJECT NO. : PE25034-XXX-SH-CWO-AR-6001	
REVISION : P0	DATE 23/09/2025

BLOCK A:	Target areas for the units are based on Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2023
BLOCK B&C:	Target areas for the units are based on Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025



BLOCK A	Target areas for the units are based on Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2023
---------	---

00-GROUND FLOOR		No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
A-L0-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	83	73	39.8	30	3.9	3.6	13.2	11.4	3.6	2.8	11.5	11.4	3	2.8	24.7	22.8	24.5	7	6.7	6	Dual	2700
A-L0-U2	2-Bed Apartment (4P)	4	2 Bed 4 Person	84	73	30	30	4	3.6	14.8	11.4	3.4	2.8	12.9	11.4	3	2.8	27.7	22.8	17.4	7	6.1	6	Dual	2700
A-L0-U3	2-Bed Apartment (4P)	4	2 Bed 4 Person	84	73	33.4	30	4.5	3.6	13.8	11.4	2.9	2.8	11.9	11.4	2.9	2.8	25.7	22.8	18.8	7	6.1	6	Dual	2700

01-FIRST FLOOR		No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
A-L1-U1	3-Bed Apartment	5	3 Bed	97.4	90	34.1	34	4.4	3.8	13.1	13	3.5	2.8	12	11.4	2.9	2.8	33.7	31.5	9	9	9	9	Dual	2400
A-L1-U2	1-Bed Apartment (2P)	2	1 Bed	56	45	31	23	4.8	3.3	13.6	11.4	2.9	2.8	N/A	N/A	N/A	N/A	13.6	11.4	5	3	7.3	5	Single	2400
A-L1-U3	1-Bed Apartment (2P)	2	1 Bed	45.7	45	24	23	4.5	3.3	12	11.4	2.8	2.8	N/A	N/A	N/A	N/A	12	11.4	5.9	5	3	3	Single	2400
A-L1-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	74.6	73	32.9	30	3.7	3.6	13	13	3.6	2.8	12	11.4	3.2	2.8	25	24.4	7.8	7	6	6	Dual	2400
A-L1-U5	1-Bed Apartment (2P)	2	1 Bed	45	45	24.6	23	4.5	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	5	5	3.7	3	Single	2400
A-L1-U6	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.5	73	32.7	30	5.1	3.6	14.3	13	2.9	2.8	12	11.4	3	2.8	26.3	24.4	7.2	7	6.2	6	Single	2400
APT NUMBER										Bed 3	Min. Area	Bed 3	Min. Width	Bed 4	Min. Area	Bed 4	Min. Width								
A-L1-U1										8.6	7.1	2.6	2.1												

02-SECOND FLOOR		No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
A-L2-U1	3-Bed Apartment	5	3 Bed	97.4	90	34.1	34	4.4	3.8	13.1	13	3.5	2.8	12	11.4	2.9	2.8	33.7	31.5	9	9	9	9	Dual	2400
A-L2-U2	1-Bed Apartment (2P)	2	1 Bed	56	45	31	23	4.8	3.3	13.6	11.4	2.9	2.8	N/A	N/A	N/A	N/A	13.6	11.4	5	3	7.3	5	Single	2400
A-L2-U3	1-Bed Apartment (2P)	2	1 Bed	45	45	24	23	4.5	3.3	12	11.4	2.8	2.8	N/A	N/A	N/A	N/A	12	11.4	5.9	5	3	3	Single	2400
A-L2-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	74.6	73	32.9	30	3.7	3.6	13	13	3.6	2.8	12	11.4	3.2	2.8	25	24.4	7.8	7	6	6	Dual	2400
A-L2-U5	1-Bed Apartment (2P)	2	1 Bed	45	45	24.6	23	4.5	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	5	5	3.7	3	Single	2400
A-L2-U6	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.2	73	32.7	30	5.1	3.6	14.3	13	2.9	2.8	12	11.4	3	2.8	26.3	24.4	7.2	7	6.2	6	Single	2400
APT NUMBER										Bed 3	Min. Area	Bed 3	Min. Width	Bed 4	Min. Area	Bed 4	Min. Width								
A-L2-U1										8.6	7.1	2.6	2.1												

03-THIRD FLOOR		No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
A-L3-U1	4 Bed	7	4 Bed	110.2	90+	34	34	3.8	3.8	13.8	13	3.1	2.8	12	11.4	3.3	2.1	45	42.9	9	9	9.4	9	Dual	2400
A-L3-U2	1-Bed Apartment (2P)	2	1 Bed	56.2	45	28.9	23	4.6	3.3	14.4	11.4	3.1	2.8	N/A	N/A	N/A	N/A	14.4	11.4	7.1	5	4	3	Single	2400
A-L3-U3	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.2	73	30	30	3.9	3.3	13	11.4	2.85	2.8	11.8	11.4	2.95	2.8	24.8	11.4	10.3	6	6.6	6	Dual	2400
A-L3-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	77.2	73	30	30	4.6	3.6	12.4	11.4	3.37	2.8	11.5	11.4	3.35	2.8	23.9	22.8	8.4	7	6.8	6	Dual	2400
A-L3-U5	1-Bed Apartment (2P)	2	1 Bed	53.5	45	34	23	4.5	3.3	11.5	11.4	3	2.8	N/A	N/A	N/A	N/A	11.5	11.4	9.1	7	6.4	6	Single	2400
APT NUMBER										Bed 3	Min. Area	Bed 3	Min. Width	Bed 4	Min. Area	Bed 4	Min. Width								
A-L3-U1										11.4	11.4	3	2.8	7.8	7.1	2.7	2.1								

04-FOURTH FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
A-L4-U1	1-Bed Apartment (2P)	2	1 Bed	53.5	45	27.7	23	3.53	3.3	11.6	11.4	3.36	2.8	N/A	11.4	N/A	2.8	11.6	22.8	11.5	5	3.3	3	Dual	2400
A-L4-U2	2-Bed Apartment (4P)	4	2 Bed 4 Person	79	73	31	30	4.55	3.6	12.2	11.4	3.1	2.8	12	11.4	3.12	2.8	24.2	22.8	7.1	7	7	6	Single	2400
A-L4-U3	1-Bed Apartment (2P)	2	1 Bed	59.8	45	33.8	23	3.65	3.3	15.5	11.4	3.9	2.8	N/A	N/A	N/A	N/A	15.5	11.4	7.9	5	3.8	3	Dual	2400
A-L4-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	73.5	73	33.9	30	5.8	3.6	13.1	11.4	3.21	2.8	11.4	11.4	2.81	2.8	24.5	22.8	15.3	7	6.6	6	Dual	2400
A-L4-U5	1-Bed Apartment (2P)	2	1 Bed	51	45	24.8	23	3.77	3.3	13.7	11.4	3.81	2.8	N/A	N/A	N/A	N/A	13.7	11.4	21.7	5	6.6	3	Single	2400

BLOCK B

Target areas for the units are based on Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025

00-GROUND FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
B-L0-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	79	73	32	N/A	4.9	3.6	11.8	11.4	2.95	2.8	14.1	11.4	2.9	2.8	25.9	22.8	18.8	7	7.5	6	Dual	2700
B-L0-U2	1-Bed Apartment (2P)	2	1 Bed	51	45	29.4	N/A	4.93	3.3	12.5	11.4	3.35	2.8	N/A	N/A	N/A	N/A	12.5	11.4	12.4	5	3.6	3	Single	2700
B-L0-U3	1-Bed Apartment (2P)	2	1 Bed	51	45	21.8	N/A	3.74	3.3	13.2	11.4	2.89	2.8	N/A	N/A	N/A	N/A	13.2	11.4	12.7	5	3.5	3	Dual	2700
B-L0-U4	1-Bed Apartment (2P)	2	1 Bed	47	45	26.8	N/A	3.54	3.3	11.4	11.4	2.95	2.8	N/A	N/A	N/A	N/A	11.4	11.4	11	5	3.9	3	Dual	2700
B-L0-U5	1-Bed Apartment (2P)	2	1 Bed	45.4	45	24.1	N/A	4.2	3.3	12.2	11.4	3.32	2.8	N/A	N/A	N/A	N/A	12.2	11.4	15.3	5	4.3	3	Single	2700

01-FIRST FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
B-L1-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	77.5	73	36	N/A	5.15	3.6	11.5	11.4	3.18	2.8	12.2	11.4	2.85	2.8	23.7	22.8	7.2	7	3.6	6	Dual	2400
B-L1-U2	1-Bed Apartment (2P)	2	1 Bed	52.1	45	28.1	N/A	4.5	3.3	13.9	11.4	3.11	2.8	N/A	N/A	N/A	N/A	13.9	11.4	6.4	5	4.3	3	Single	2400
B-L1-U3	1-Bed Apartment (2P)	2	1 Bed	48.5	45	27.9	N/A	5.22	3.3	12	11.4	3.15	2.8	N/A	N/A	N/A	N/A	12	11.4	5.6	5	3.6	3	Single	2400
B-L1-U4	2-Bed Apartment (4P)	2	1 Bed	49.5	45	21.7	N/A	3.75	3.3	12.6	11.4	2.9	2.8	N/A	N/A	N/A	N/A	12.6	11.4	6.7	7	3.5	3	Dual	2400
B-L1-U5	1-Bed Apartment (2P)	2	1 Bed	47.2	45	26.8	N/A	3.54	3.3	11.5	11.4	2.9	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.2	5	3.9	3	Dual	2400
B-L1-U6	1-Bed Apartment (2P)	2	1 Bed	45.5	45	23.7	N/A	4.11	3.3	11.9	11.4	3.32	2.8	N/A	N/A	N/A	N/A	11.9	11.4	5.1	5	3.7	3	Single	2400
B-L1-U7	2-Bed Apartment (3P)	2	2 Bed 3 Person	64.4	63	30.1	N/A	4.46	3.3	13	11.4	3.37	2.8	8.2	7.1	2.18	2.1	21.2	18.5	6.1	6	5.7	5	Single	2400

02-SECOND FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
B-L2-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	77.5	73	36	N/A	5.15	3.6	11.5	11.4	3.18	2.8	12.2	11.4	2.85	2.8	23.7	22.8	7.2	7	3.6	6	Dual	2400
B-L2-U2	1-Bed Apartment (2P)	2	1 Bed	52.1	45	28.1	N/A	4.5	3.3	13.9	11.4	3.11	2.8	N/A	N/A	N/A	N/A	13.9	11.4	6.4	5	3.1	3	Single	2400
B-L2-U3	1-Bed Apartment (2P)	2	1 Bed	48.5	45	27.9	N/A	5.22	3.3	12	11.4	3.15	2.8	N/A	N/A	N/A	N/A	12	11.4	5.6	5	3.6	3	Single	2400
B-L2-U4	2-Bed Apartment (4P)	2	1 Bed	49.5	45	21.6	N/A	3.75	3.3	12.6	11.4	2.9	2.8	N/A	N/A	N/A	N/A	12.6	11.4	6.7	7	3.5	3	Dual	2400
B-L2-U5	1-Bed Apartment (2P)	2	1 Bed	47.2	45	26.8	N/A	3.54	3.3	11.5	11.4	2.9	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.2	5	3.9	3	Dual	2400
B-L2-U6	1-Bed Apartment (2P)	2	1 Bed	45.5	45	23.7	N/A	4.11	3.3	11.9	11.4	3.32	2.8	N/A	N/A	N/A	N/A	11.9	11.4	5.1	5	3.7	3	Single	2400
B-L2-U7	2-Bed Apartment (3P)	2	2 Bed 3 Person	64.4	63	30.1	N/A	4.46	3.3	13	11.4	3.37	2.8	8.2	7.1	2.18	2.1	21.2	18.5	6.1	6	5.7	5	Single	2400

03-THIRD FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
B-L3-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	77.5	73	36	N/A	5.15	3.6	11.5	11.4	3.18	2.8	12.2	11.4	2.85	2.8	23.7	22.8	7.2	7	3.6	6	Dual	2400
B-L3-U2	1-Bed Apartment (2P)	2	1 Bed	52.1	45	28.1	N/A	4.5	3.3	13.9	11.4	3.11	2.8	N/A	N/A	N/A	N/A	13.9	11.4	6.4	5	4.3	3	Single	2400
B-L3-U3	1-Bed Apartment (2P)	2	1 Bed	48.5	45	27.9	N/A	5.22	3.3	12	11.4	3.15	2.8	N/A	N/A	N/A	N/A	12	11.4	5.6	5	3.6	3	Single	2400
B-L3-U4	2-Bed Apartment (4P)	2	1 Bed	49.5	45	21.6	N/A	3.75	3.3	12.6	11.4	2.9	2.8	N/A	N/A	N/A	N/A	12.6	11.4	6.7	7	3.5	3	Dual	2400
B-L3-U5	1-Bed Apartment (2P)	2	1 Bed	47.2	45	26.8	N/A	3.54	3.3	11.5	11.4	2.9	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.2	5	3.9	3	Dual	2400
B-L3-U6	1-Bed Apartment (2P)	2	1 Bed	45.5	45	23.7	N/A	4.11	3.3	11.9	11.4	3.32	2.8	N/A	N/A	N/A	N/A	11.9	11.4	5.1	5	3.7	3	Single	2400
B-L3-U7	2-Bed Apartment (3P)	2	2 Bed 3 Person	64.4	63	30.1	N/A	4.46	3.3	13	11.4	3.37	2.8	8.2	7.1	2.18	2.1	21.2	18.5	6.1	6	5.7	5	Single	2400

04-FOURTH FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
B-L4-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	75.3	73	26.8	N/A	5.18	3.6	12.2	11.4	2.9	2.8	11.6	11.4	2.8	2.8	23.8	22.8	8.4	6	5.3	6	Dual	2400
B-L4-U2	1-Bed Apartment (2P)	2	1 Bed	45	45	24.2	N/A	3.77	3.3	11.4	11.4	3.69	2.8	N/A	N/A	N/A	N/A	11.4	11.4	6.4	5	3.7	3	Dual	2400
B-L4-U3	1-Bed Apartment (2P)	2	1 Bed	46.5	45	25.5	N/A	4.33	3.3	11.5	11.4	3.63	2.8	N/A	N/A	N/A	N/A	11.5	11.4	5.1	5	3.5	3	Single	2400

05-FIFTH FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
B-L5-U1	2-Bed Apartment (4P)	4	2 Bed 4 Person	75.3	73	26.8	N/A	5.18	3.6	12.2	11.4	2.9	2.8	11.6	11.4	2.8	2.8	23.8	22.8	8.4	6	5.3	6	Dual	2400
B-L5-U2	1-Bed Apartment (2P)	2	1 Bed	45	45	24.2	N/A	3.77	3.3	11.4	11.4	3.69	2.8	N/A	N/A	N/A	N/A	11.4	11.4	6.4	5	3.7	3	Dual	2400
B-L5-U3	1-Bed Apartment (2P)	2	1 Bed	46.5	45	25.5	N/A	4.33	3.3	11.5	11.4	3.63	2.8	N/A	N/A	N/A	N/A	11.5	11.4	5.1	5	3.5	3	Single	2400

BLOCK C		Target areas for the units are based on Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025																						
00-GROUND FLOOR																								

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L0-U1	2-Bed Apartment (4P)	2	2 Bed 4 Person	75	73	33.3	N/A	5.28	3.3	13.3	11.4	3.73	2.8	12	11.4	3.12	2.8	25.3	22.8	31.1	7	6.9	6	Dual	2700
C-L0-U2	2 Bed 3 Person	2	2 Bed 3 Person	63	63	29.4	N/A	3.9	3.3	11.4	11.4	3.38	2.8	7.6	7.1	2.33	2.1	19	18.5	38	6	5.5	5	Single	2700
C-L0-U3	2-Bed Apartment (4P)	4	2 Bed 4 Person	75.8	73	27.9	N/A	3.87	3.6	12.1	11.4	2.9	2.8	14.8	11.4	3.34	2.8	26.9	22.8	29.9	7	6.2	6	Dual	2700
C-L0-U4	2 Bed 3 Person	3	2 Bed 3 Person	65.9	63	26.7	N/A	4.14	3.6	12.8	11.4	2.95	2.8	8.7	7.1	2.67	2.1	21.5	18.5	11.3	6	6.8	5	Dual	2700
C-L0-U5	1-Bed Apartment (2P)	2	1 Bed	48.8	45	27.5	N/A	4.33	3.3	10.4	11.4	2.96	2.8	N/A	N/A	N/A	N/A	10.4	11.4	19.1	5	4.2	3	Single	2700
C-L0-U6	1-Bed Apartment (2P)	2	1 Bed	47.5	45	25	N/A	4.45	3.6	12.2	11.4	3.18	2.8	N/A	N/A	N/A	N/A	12.2	11.4	19.3	5	3.3	3	Single	2700

01-FIRST FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L1-U1	1-Bed Apartment (2P)	2	1 Bed	52.6	45	30.8	N/A	5.24	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.9	5	3.8	3	Dual	2400
C-L1-U2	1-Bed Apartment (2P)	2	1 Bed	45.3	45	22.9	N/A	4.98	3.3	12	11.4	2.99	2.8	N/A	N/A	N/A	N/A	12	11.4	5.8	5	5.4	3	Single	2400
C-L1-U3	1-Bed Apartment (2P)	2	1 Bed	47.8	45	25.4	N/A	4.77	3.3	12.8	11.4	3.59	2.8	N/A	N/A	N/A	N/A	12.8	11.4	5.2	5	4	3	Single	2400
C-L1-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.9	73	29.3	N/A	4.4	3.6	11.6	11.4	3.32	2.8	12.8	11.4	3.31	2.8	24.4	22.8	7	7	6.6	6	Dual	2400
C-L1-U5	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.8	73	29.7	N/A	3.69	3.6	11.4	11.4	2.8	2.8	11.9	11.4	3.37	2.8	11.4	22.8	8	7	6.4	6	Dual	2400
C-L1-U6	1-Bed Apartment (2P)	2	1 Bed	50.3	45	25.1	N/A	4.56	3.3	11.5	11.4	3.29	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.8	5	4	3	Single	2400
C-L1-U7	1-Bed Apartment (2P)	2	1 Bed	49.5	45	22.3	N/A	4.37	3.3	12.6	11.4	3.48	2.8	N/A	N/A	N/A	N/A	12.6	11.4	7	5	3.9	3	Single	2400

02-SECOND FLOOR																									
APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L2-U1	1-Bed Apartment (2P)	2	1 Bed	52.6	45	30.8	N/A	5.24	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.9	5	3.8	3	Dual	2400
C-L2-U2	1-Bed Apartment (2P)	2	1 Bed	45.3	45	22.9	N/A	4.98	3.3	12	11.4	2.99	2.8	N/A	N/A	N/A	N/A	12	11.4	5.8	5	5.4	3	Single	2400
C-L2-U3	1-Bed Apartment (2P)	2	1 Bed	47.8	45	25.4	N/A	4.77	3.3	12.8	11.4	3.59	2.8	N/A	N/A	N/A	N/A	12.8	11.4	5.2	5	4	3	Single	2400
C-L2-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.9	73	29.3	N/A	4.4	3.6	11.6	11.4	3.32	2.8	12.8	11.4	3.31	2.8	24.4	22.8	7	7	6.6	6	Dual	2400
C-L2-U5	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.8	73	29.7	N/A	3.69	3.6	11.4	11.4	2.8	2.8	11.9	11.4	3.37	2.8	11.4	22.8	8	7	6.4	6	Dual	2400
C-L2-U6	1-Bed Apartment (2P)	2	1 Bed	50.3	45	25.1	N/A	4.56	3.3	11.5	11.4	3.29	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.8	5	4	3	Single	2400
C-L2-U7	1-Bed Apartment (2P)	2	1 Bed	49.5	45	22.3	N/A	4.37	3.3	12.6	11.4	3.48	2.8	N/A	N/A	N/A	N/A	12.6	11.4	7	5	3.9	3	Single	2400

03-THIRD FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L3-U1	1-Bed Apartment (2P)	2	1 Bed	52.6	45	30.8	N/A	5.24	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.9	5	3.8	3	Dual	2400
C-L3-U2	1-Bed Apartment (2P)	2	1 Bed	45.3	45	22.9	N/A	4.98	3.3	12	11.4	2.99	2.8	N/A	N/A	N/A	N/A	12	11.4	5.8	5	5.4	3	Single	2400
C-L3-U3	1-Bed Apartment (2P)	2	1 Bed	47.8	45	25.4	N/A	4.77	3.3	12.8	11.4	3.59	2.8	N/A	N/A	N/A	N/A	12.8	11.4	5.2	5	4	3	Single	2400
C-L3-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.9	73	29.3	N/A	4.4	3.6	11.6	11.4	3.32	2.8	12.8	11.4	3.31	2.8	24.4	22.8	7	7	6.6	6	Dual	2400
C-L3-U5	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.8	73	29.7	N/A	3.69	3.6	11.4	11.4	2.8	2.8	11.9	11.4	3.37	2.8	11.4	22.8	8	7	6.4	6	Dual	2400
C-L3-U6	1-Bed Apartment (2P)	2	1 Bed	50.3	45	25.1	N/A	4.56	3.3	11.5	11.4	3.29	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.8	5	4	3	Single	2400
C-L3-U7	1-Bed Apartment (2P)	2	1 Bed	49.5	45	22.3	N/A	4.37	3.3	12.6	11.4	3.48	2.8	N/A	N/A	N/A	N/A	12.6	11.4	7	5	3.9	3	Single	2400

04-FOURTH FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L4-U1	1-Bed Apartment (2P)	2	1 Bed	52.6	45	30.8	N/A	5.24	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.9	5	3.8	3	Dual	2400
C-L4-U2	1-Bed Apartment (2P)	2	1 Bed	45.3	45	22.9	N/A	4.98	3.3	12	11.4	2.99	2.8	N/A	N/A	N/A	N/A	12	11.4	5.8	5	5.4	3	Single	2400
C-L4-U3	1-Bed Apartment (2P)	2	1 Bed	47.8	45	25.4	N/A	4.77	3.3	12.8	11.4	3.59	2.8	N/A	NA	N/A	N/A	12.8	11.4	5.2	5	4	3	Single	2400
C-L4-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.9	73	29.3	N/A	4.4	3.6	11.6	11.4	3.32	2.8	12.8	11.4	3.31	2.8	24.4	22.8	7	7	6.6	6	Dual	2400
C-L4-U5	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.8	73	29.7	N/A	3.69	3.6	11.4	11.4	2.8	2.8	11.9	11.4	3.37	2.8	11.4	22.8	8	7	6.4	6	Dual	2400
C-L4-U6	1-Bed Apartment (2P)	2	1 Bed	50.3	45	25.1	N/A	4.56	3.3	11.5	11.4	3.29	2.8	N/A	NA	N/A	N/A	11.5	11.4	6.8	5	4	3	Single	2400
C-L4-U7	1-Bed Apartment (2P)	2	1 Bed	49.5	45	22.3	N/A	4.37	3.3	12.6	11.4	3.48	2.8	N/A	NA	N/A	N/A	12.6	11.4	7	5	3.9	3	Single	2400

05-FIFTH FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L5-U1	1-Bed Apartment (2P)	2	1 Bed	52.6	45	30.8	N/A	5.24	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.9	5	3.8	3	Dual	2400
C-L5-U2	1-Bed Apartment (2P)	2	1 Bed	45.3	45	22.9	N/A	4.98	3.3	12	11.4	2.99	2.8	N/A	N/A	N/A	N/A	12	11.4	5.8	5	5.4	3	Single	2400
C-L5-U3	1-Bed Apartment (2P)	2	1 Bed	47.8	45	25.4	N/A	4.77	3.3	12.8	11.4	3.59	2.8	N/A	N/A	N/A	N/A	12.8	11.4	5.2	5	4	3	Single	2400
C-L5-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.9	73	29.3	N/A	4.4	3.6	11.6	11.4	3.32	2.8	12.8	11.4	3.31	2.8	24.4	22.8	7	7	6.6	6	Dual	2400
C-L5-U5	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.8	73	29.7	N/A	3.69	3.6	11.4	11.4	2.8	2.8	11.9	11.4	3.37	2.8	11.4	22.8	8	7	6.4	6	Dual	2400
C-L5-U6	1-Bed Apartment (2P)	2	1 Bed	50.3	45	25.1	N/A	4.56	3.3	11.5	11.4	3.29	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.8	5	4	3	Single	2400
C-L5-U7	1-Bed Apartment (2P)	2	1 Bed	49.5	45	22.3	N/A	4.37	3.3	12.6	11.4	3.48	2.8	N/A	N/A	N/A	N/A	12.6	11.4	7	5	3.9	3	Single	2400

06-SIXTH FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L6-U1	1-Bed Apartment (2P)	2	1 Bed	52.6	45	30.8	N/A	5.24	3.3	11.8	11.4	3.2	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.9	5	3.8	3	Dual	2400
C-L6-U2	1-Bed Apartment (2P)	2	1 Bed	45.3	45	22.9	N/A	4.98	3.3	12	11.4	2.99	2.8	N/A	N/A	N/A	N/A	12	11.4	5.8	5	5.4	3	Single	2400
C-L6-U3	1-Bed Apartment (2P)	2	1 Bed	47.8	45	25.4	N/A	4.77	3.3	12.8	11.4	3.59	2.8	N/A	N/A	N/A	N/A	12.8	11.4	5.2	5	4	3	Single	2400
C-L6-U4	2-Bed Apartment (4P)	4	2 Bed 4 Person	76.9	73	29.3	N/A	4.4	3.6	11.6	11.4	3.32	2.8	12.8	11.4	3.31	2.8	24.4	22.8	7	7	6.6	6	Dual	2400
C-L6-U5	2-Bed Apartment (4P)	4	2 Bed 4 Person	78.8	73	29.7	N/A	3.69	3.6	11.4	11.4	2.8	2.8	11.9	11.4	3.37	2.8	11.4	22.8	8	7	6.4	6	Dual	2400
C-L6-U6	1-Bed Apartment (2P)	2	1 Bed	50.3	45	25.1	N/A	4.56	3.3	11.5	11.4	3.29	2.8	N/A	N/A	N/A	N/A	11.5	11.4	6.8	5	4	3	Single	2400
C-L6-U7	1-Bed Apartment (2P)	2	1 Bed	49.5	45	22.3	N/A	4.37	3.3	12.6	11.4	3.48	2.8	N/A	N/A	N/A	N/A	12.6	11.4	7	5	3.9	3	Single	2400

07-SEVENTH FLOOR

APARTMENT NUMBER	DESCRIPTION	No of Bedspaces	BEDS/PERSON	GFA (m²)	Req. Min. Area (m²)	Agg. Living Area SQM (m²)	Req. Min. Area (m²)	Kit/Liv/Din Width (m)	Min. KLD Width (m)	Bed 1 SQM (m²)	Req. Min. Area (m²)	Bed 1 Width (m)	Min. Bed Width (m)	Bed 2 SQM (m²)	Req. Min. Area (m²)	Bed 2 Width (m)	Min. Bed Width (m)	Aggregate Bed Area	Aggregate Bed Area Required (m2)	Private Amenity Space SQM (m²)	Req. Min. Area (m²)	Storage SQM (m²)	Req. Min. Area (m²)	Aspect	Ceiling Height (mm)
C-L7-U1	1-Bed Apartment (2P)	2	1 Bed	46.3	45	24.8	N/A	4.6	3.3	11.8	11.4	2.84	2.8	N/A	N/A	N/A	N/A	11.8	11.4	6.3	5	3	3	Single	2400
C-L7-U2	2-Bed Apartment (4P)	4	2 Bed 4 Person	76	73	30.9	N/A	4.61	3.6	12.7	11.4	2.95	2.8	12.9	11.4	3.18	2.8	25.6	22.8	7.2	7	6.7	6	Single	2400
C-L7-U3	2-Bed Apartment (3P)	3	2 Bed 3 Person	64.7	63	28.9	N/A	4	3.6	13.5	11.4	3.15	2.8	8.2	7.1	2.46	2.1	21.7	18.5	9.1	6	6.4	5	Dual	2400
C-L7-U4	2-Bed Apartment (3P)	3	2 Bed 3 Person	65.2	63	30.1	N/A	3.88	3.6	12	11.4	2.8	2.8	9.6	7.1	2.1	2.1	21.6	18.5	11.1	6	5.9	5	Dual	2400
C-L7-U5	1-Bed Apartment (2P)	2	1 Bed	45.4	45	23.9	N/A	3.68	3.3	12.2	11.4	3.59	2.8	N/A	N/A	N/A	N/A	12.2	11.4	6.8	5	3	3	Single	2400