

studio moren

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Project Name	Kingsway House
Project Number	2017
Client	GMS
Project Lead	TP
Planning	PW

09.08.24

Guest Room Schedule				
Floor	Room Type			
	beyond suite 20-25 sqm	beyond suite 28-35 sqm	beyond balcony suite 38-45 sqm	beyond balcony suite 38-45 sqm WCA
Basement	0	0	0	0
Ground Floor	0	0	0	0
1st Floor	2	5	0	1
2nd Floor	2	5	0	1
3rd Floor	2	5	0	1
4th Floor	2	5	0	1
5th Floor	2	5	0	1
6th Floor	4	3	0	1
7th Floor	0	4	2	0
8th Floor	2	0	2	0
Total	16	32	4	6
mix	28%	55%	7%	10%
Total Guestrooms	58			

Existing Areas Schedule		
Floor	GIA* (sqm)	GEA (sqm)
Basement	462	507
Ground Floor	364	415
1st Floor	354	415
2nd Floor	354	415
3rd Floor	367	428
4th Floor	367	428
5th Floor	354	415
6th Floor	350	348
7th Floor	300	348
Total	3272	3719

* Existing GIA excluding the lightwell.

Proposed Areas Schedule		
Floor	GIA (sqm)	GEA (sqm)
Basement	462	507
Ground Floor	371	411
1st Floor	368	417
2nd Floor	371	415
3rd Floor	384	428
4th Floor	384	426
5th Floor	371	415
6th Floor	349	378
7th Floor	317	348
8th Floor	208	249
Total	3585	3994

Proposed Areas Aparthotel/ Commerical			
Floor	NIA (sqm)		
	Aparthotel use	Commerical use	Plant Area (shared)
Basement*	120	0	192
Ground Floor*	110	110	0
1st Floor	273	0	0
2nd Floor	273	0	0
3rd Floor	291	0	0
4th Floor	293	0	0
5th Floor	284	0	0
6th Floor	259	0	0
7th Floor	235	0	0
8th Floor	131	0	10
Total	2269	110	202

*not inc circulation

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