



2½ Storey Link Bungalow
30 units

Standard lot
50' x 90'

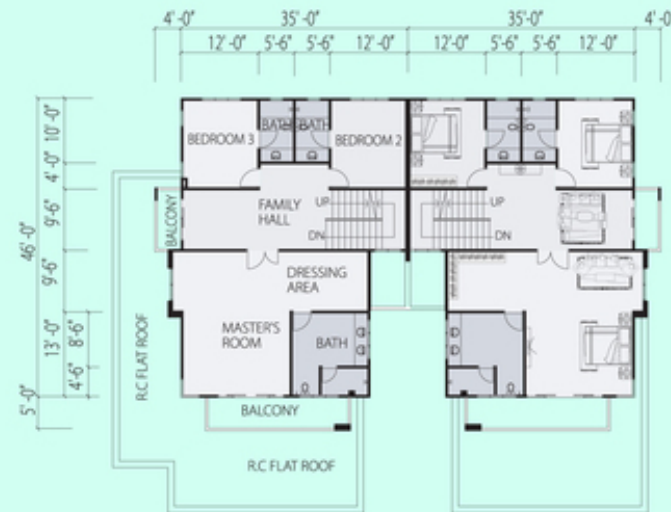
Selling price from
RM 735,000.00
5% discount for Bumi

Built-up area
4,190 sq. ft.

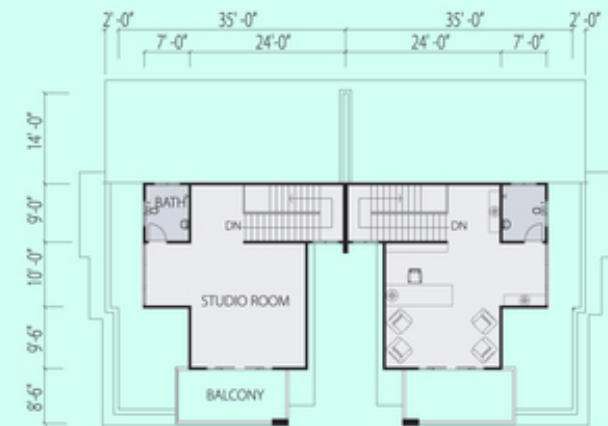
6 Rooms
6 Bathrooms

Specifications

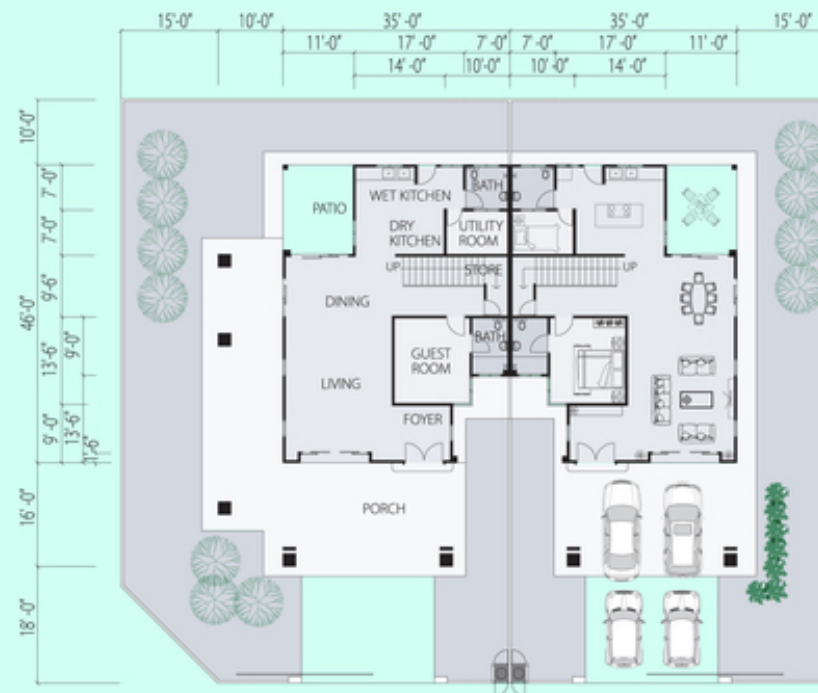
STRUCTURE	: Reinforced concrete frame.	
WALLS	: Quality common bricks with cement plaster	
ROOFING	: Quality GCI clay roof tiles on galvanised steel roof trusses / R.C. flat roof	
CEILING	: Ground Floor - Fibrous plaster ceiling/skim coat 1st Floor - Fibrous plaster ceiling/skim coat Car porch & Terrace - Fibrous plaster ceiling All bathrooms - Fibrous plaster ceiling Roof eave - Non asbestos flat sheet	
WINDOWS	: Front /side - Aluminium casement c/w tinted glass Rear - Aluminium casement c/w tinted glass	
DOORS	: Door frame - Metal door frame Main entrance - Decorative solid timber door, aluminium sliding c/w tinted glass Rear & bedrooms - Moulded timber door Bathrooms - Moulded timber door Utility, bath & wc - Moulded timber door Balcony - Aluminium sliding c/w tinted glass	
FLOOR FINISHES	: Living/dining & dry kitchen - 600 x 600mm ceramic tiles Guest room - 500 x 500mm ceramic tiles Wet kitchen - 600 x 600mm ceramic tiles First Floor - 500 x 500mm ceramic tiles Staircase - Ceramic tiles Driveway/car porch/ terrace - Ceramic tiles Balcony - Ceramic tiles Bathrooms - Ceramic wall tiles to ceiling height Wet kitchen - Ceramic wall tiles to ceiling height Others - Skim coat & paint	
SANITARY FITTINGS	: Stainless steel double bowl kitchen sink - 1 set Wash basin - 5 nos Wash basins (Master bedroom) - 2 nos Sitting W.C. - 6 nos Toilet roll holder - 6 nos	
IRONMONGERY	: Quality lockset	
ELECTRICAL	: Lighting points - 44 nos	
INSTALLATION	: 13 amp power points - 19 nos Fan point - 9 nos Air-cond points - 5 nos T.V. point - 2 nos Telephone point - 2 nos Door bell point - 1 no. Auto gate point - 1 no. Gate light point - 1 no.	
PAINTING	: Internal - Quality emulsion paint External - Quality weather shield paint	
GATES & FENCING	: Front perimeter/side perimeter (corner unit) - Brickwalls/ MS grille / MS Sliding gate Side/rear perimeter (intermediate unit) - Brickwalls	



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



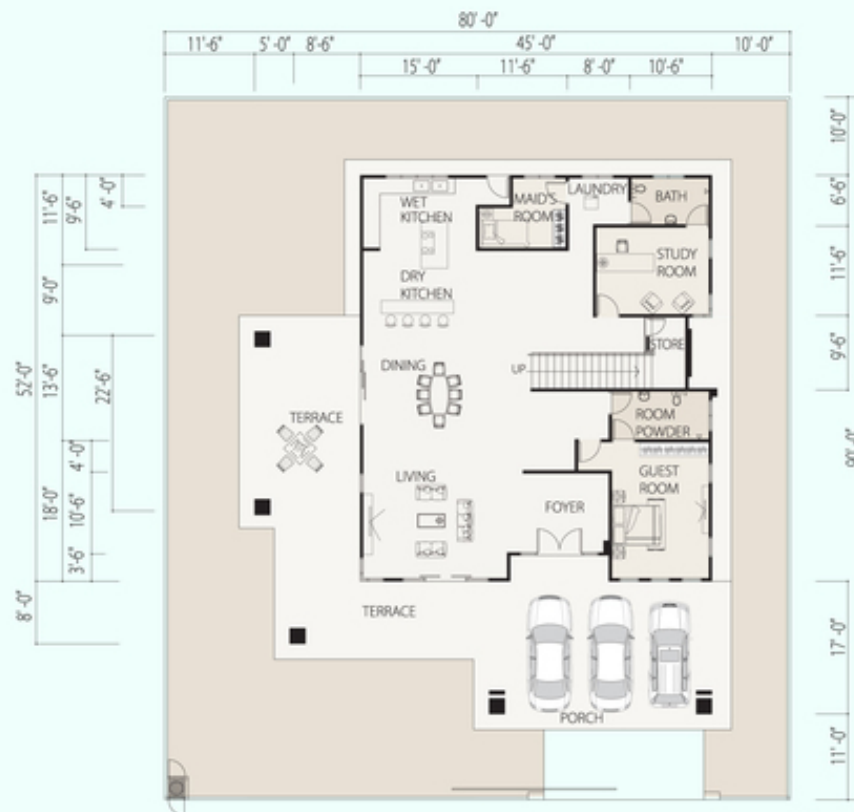
Type A 2 Storey Bungalow
7 units

Standard lot
75' x 90'

Selling price from
RM 1,030,000.00
5% discount for Bumi

Built-up area
5,300 sq. ft.

7 Rooms
6 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Specifications

STRUCTURE	: Reinforced concrete frame.
WALLS	: Quality common bricks with cement plaster
ROOFING	: Quality GCI clay roof tiles on galvanised steel roof trusses / R.C. flat roof
CEILING	: Ground Floor - Fibrous plaster ceiling/skim coat 1st Floor - Fibrous plaster ceiling/skim coat Car porch & Terrace - Fibrous plaster ceiling All bathrooms - Fibrous plaster ceiling Roof eave - Non asbestos flat sheet
WINDOWS	: Front /side - Aluminium casement c/w tinted glass Rear - Aluminium casement c/w tinted glass
DOORS	: Door frame - Metal door frame Main entrance - Decorative solid timber door, aluminium sliding c/w tinted glass Rear & bedrooms - Moulded timber door Bathrooms - Moulded timber door Utility, bath & wc - Moulded timber door Balcony - Aluminium sliding c/w tinted glass

FLOOR FINISHES	: Living/dining & dry kitchen - 600 x 600mm ceramic tiles Guest room - 500 x 500mm ceramic tiles Wet kitchen - 600 x 600mm ceramic tiles First Floor - 500 x 500mm ceramic tiles Staircase - Ceramic tiles Driveway/ Car porch/terrace - Ceramic tiles Balcony - Ceramic tiles Bathrooms - Ceramic wall tiles to ceiling height Wet kitchen - Ceramic wall tiles to ceiling height Others - Skim coat & paint
WALL FINISHES	: Bathrooms - Ceramic wall tiles to ceiling height Wet kitchen - Ceramic wall tiles to ceiling height Others - Skim coat & paint
SANITARY FITTINGS	: Stainless steel double bowl kitchen sink - 1 set Wash basin - 5 nos Wash basins (Master bedroom) - 2 nos Sitting W.C. - 6 nos Toilet roll holder - 6 nos
IRONMONGERY	: Quality lockset

ELECTRICAL INSTALLATION	: Lighting points - 51 nos 13 amp power points - 20 nos Fan point - 12 nos Air-cond points - 5 nos TV point - 2 nos Telephone point - 2 nos Door bell point - 1 no. Auto gate point - 1 no. Gate light point - 1 no.
PAINTING	: Internal - Quality emulsion paint External - Quality weather shield paint
GATES & FENCING	: Front perimeter/side perimeter (corner unit) - Brickwalls/MS grille / MS Sliding gate Side/rear perimeter (intermediate unit) - Brickwalls



Type B 2 Storey Bungalow
14 units

Standard lot
50' x 90'

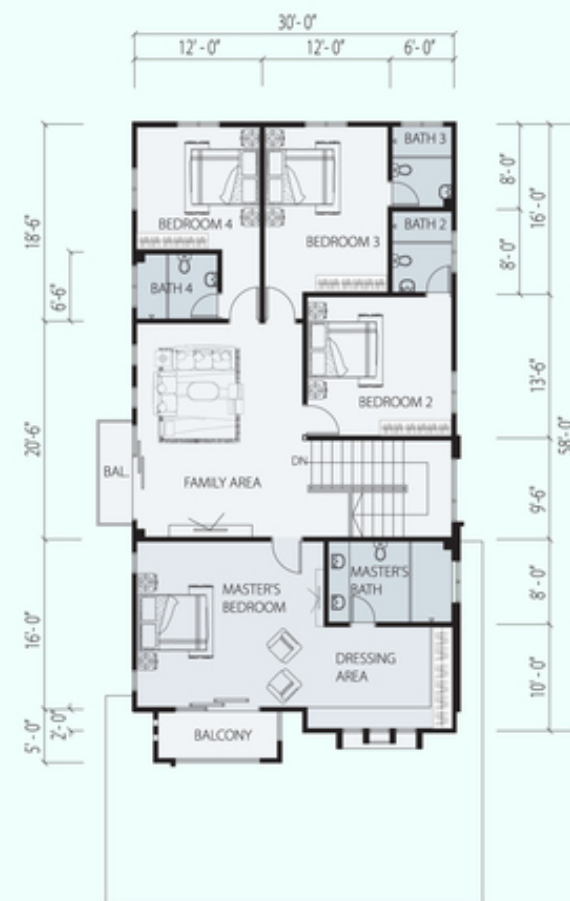
Selling price from
RM 686,000.00
5% discount for Bumi

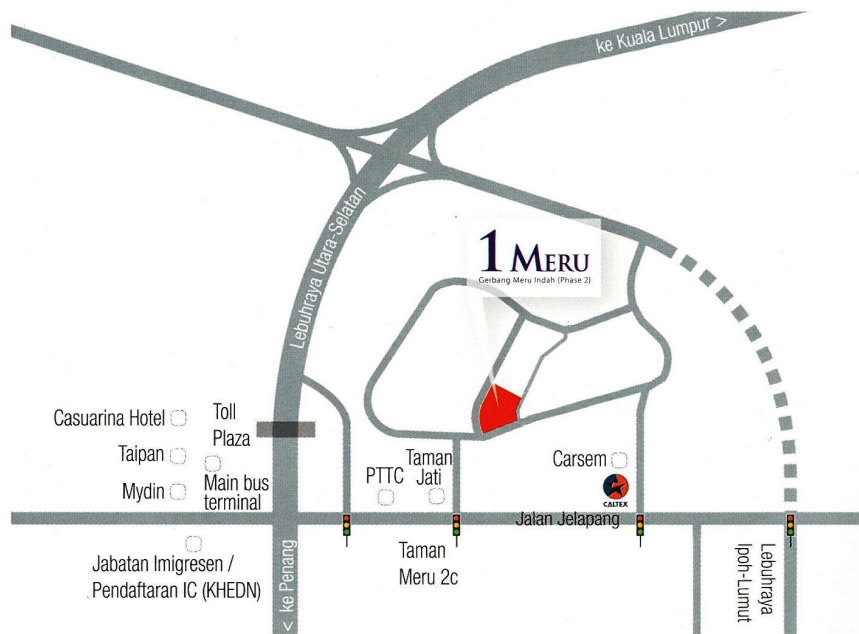
Built-up area
3,780 sq. ft.

6 Rooms
6 Bathrooms

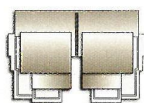
Specifications

STRUCTURE	: Reinforced concrete frame.	
WALLS	: Quality common bricks with cement plaster	
ROOFING	: Quality GCI clay roof tiles on galvanised steel roof trusses / R.C. flat roof	
CEILING	: Ground Floor	- Fibrous plaster ceiling/skim coat
	1st Floor	- Fibrous plaster ceiling/skim coat
	Car porch	- Fibrous plaster ceiling
	All bathrooms	- Fibrous plaster ceiling
WINDOWS	Front /side	- Aluminium casement c/w tinted glass
	Rear	- Aluminium casement c/w tinted glass
DOORS	: Door frame	- Metal door frame
	Main entrance	- Decorative solid timber door, aluminium sliding c/w tinted glass
	Rear & bedrooms	- Moulded timber door
	Bathrooms	- Moulded timber door
	Utility, bath & wc	- Moulded timber door
	Balcony	- Aluminium sliding c/w tinted glass
FLOOR FINISHES	: Living/dining & dry kitchen	- 600 x 600mm ceramic tiles
	Wet kitchen	- 600 x 600mm ceramic tiles
	First Floor	- 500 x 500mm ceramic tiles
	Staircase	- Ceramic tiles
	Driveway/car porch	- Ceramic tiles
	Balcony	- Ceramic tiles
WALL FINISHES	: Bathrooms	- Ceramic wall tiles to ceiling height
	Wet kitchen	- Ceramic wall tiles to ceiling height
	Others	- Skim coat & paint
SANITARY FITTINGS	: Stainless steel double bowl kitchen sink	- 1 set
	Wash basin	- 5 nos
	Wash basins (Master bedroom)	- 2 nos
	Sitting W.C.	- 6 nos
	Toilet roll holder	- 6 nos
IRONMONGERY	: Quality Lockset	- 40 nos
ELECTRICAL	: Lighting points	- 18 nos
INSTALLATION	: 13 amp power points	- 8 nos
	Fan point	- 5 nos
	Air-cond points	- 2 nos
	T.V. point	- 2 nos
	Telephone point	- 1 no.
	Door bell point	- 1 no.
	Auto gate point	- 1 no.
	Gate light point	- 1 no.
PAINTING	: Internal	- Quality emulsion paint
	External	- Quality weather shield paint
GATES & FENCING	: Front perimeter/side perimeter (corner unit) - Brickwalls/MS grille / MS Sliding gate	
	Side/rear perimeter (intermediate unit) - Brickwalls	





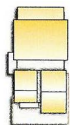
Legend



30 Units 2 1/2 Storey
Link Bungalow



7 Units 2 Storey
Bungalow (Type A)



14 Units 2 Storey
Bungalow (Type B)

