



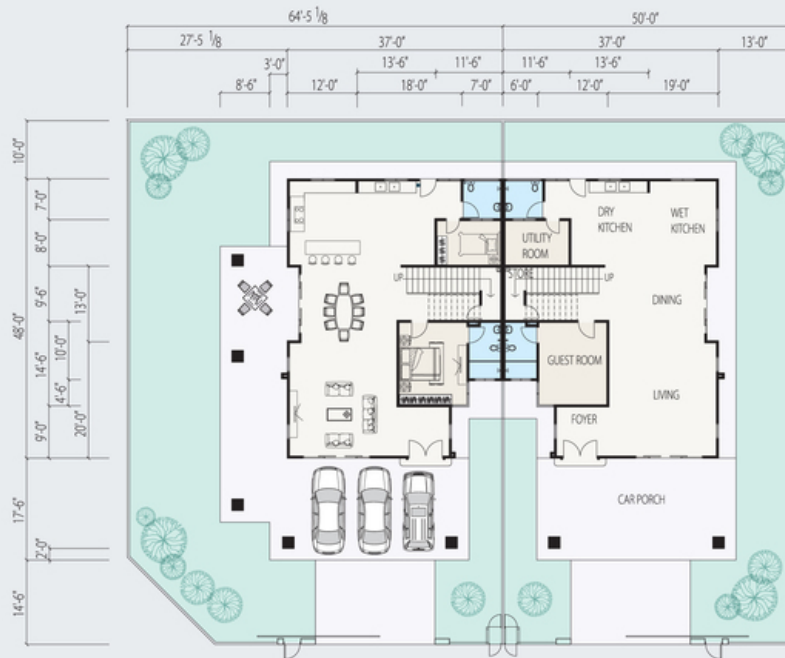
2 Storey Semi-D
18 units

Standard lot
50' x 90'

Selling price from
RM 747,000
7% discount for bumiputra

Built-up area
3,800 sq. ft.

6 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 Bedrooms - Moulded timber door Bathrooms - Moulded timber door Utility, bath & wc - PVC door Balcony - Aluminium sliding c/w tinted glass Rear - Metal door

FLOOR	: Living/dining & dry kitchen - 600 x 600mm ceramic tiles
FINISHES	: All bedrooms - 500 x 500mm ceramic tiles Wet kitchen - 600 x 600mm ceramic tiles All bathroom - Ceramic tiles Staircase - Ceramic tiles Driveway/ car porch/terrace - Ceramic tiles Balcony - Ceramic tiles
WALL	: Bathrooms - Ceramic wall tiles to ceiling height
FINISHES	: Wet kitchen - Ceramic wall tiles to ceiling height Others - Skim coat & paint
SANITARY	: Stainless steel double bowl kitchen sink - 1 set
FITTINGS	: Wash basin - 6 nos Sitting W.C. - 6 nos Garden tap - 2 nos Washing machine main pipe with power point - 1 no Toilet roll holder - 6 nos
IRONMONGERY	: Quality Lockset

ELECTRICAL	: Lighting points - 41 nos
INSTALLATION	: 13 amp power points - 16 nos Fan point - 8 nos Water heater points - 6 nos Air-cond points - 7 nos T.V. point - 2 nos Telephone point - 2 nos Door bell point - 1 no. Auto gate point - 1 no. Gate light point - 2 no.
PAINTING	: Internal - Quality emulsion paint External - Quality weather shield paint
GATES &	: Front perimeter/side perimeter (corner unit) - Brickwalls/ MS grille / MS Sliding gate
FENCING	: Side/rear perimeter - Brickwalls



Contemporary



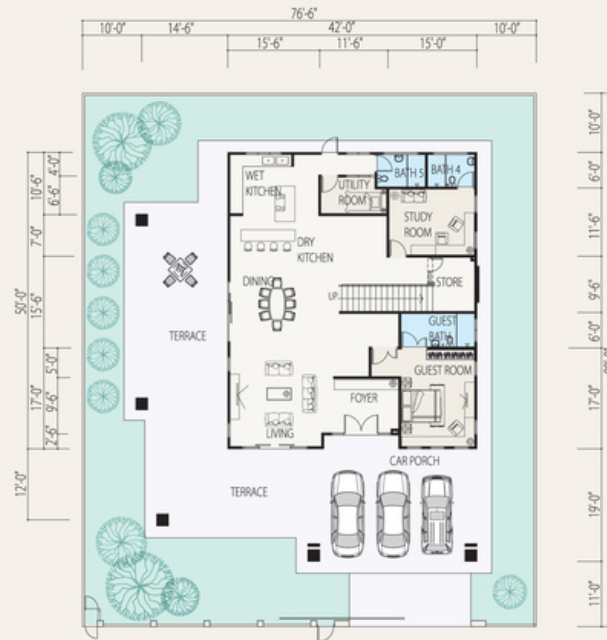
Type A • 2 Storey Bungalow
7 units

Standard lot
75' x 90'

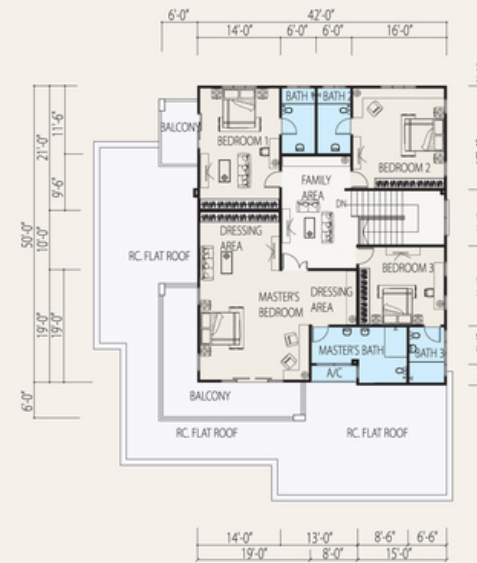
Selling price from
RM 1,180,000
7% discount for bumiputra

Built-up area
5,300 sq. ft.

7 Rooms
7 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 Bedrooms - Moulded timber door Bathrooms - Moulded timber door Utility, bath & wc - PVC door Balcony - Aluminium sliding c/w tinted glass Rear - Metal door

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
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 Garden tap - 2 nos Washing machine main pipe with power point - 1 no Toilet roll holder - 6 nos
IRONMONGERY	: Quality Lockset

ELECTRICAL INSTALLATION	: Lighting points - 47 nos 13 amp power points - 20 nos Fan point - 9 nos Air-cond points - 9 nos T.V. point - 2 nos Telephone point - 2 nos Door bell point - 1 no. Auto gate point - 1 no. Gate light point - 2 no.
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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 - Brickwalls



Extraordinary



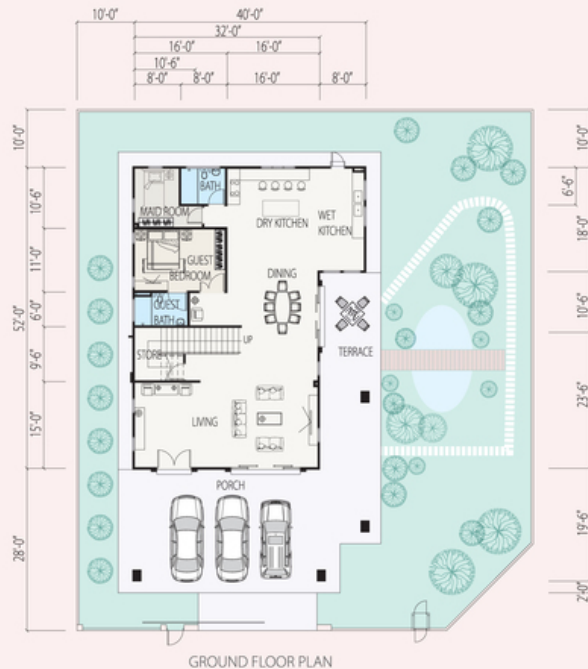
Type B • 2 Storey Bungalow
25 units

Standard lot
60' x 90'

Selling price from
RM 919,000
7% discount for bumiputra

Built-up area
4,400 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 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 Bedrooms - Moulded timber door Bathrooms - Moulded timber door Utility, bath & wc - PVC door Balcony - Aluminium sliding c/w tinted glass Rear - Metal door

FLOOR FINISHES	: Living/dining & dry kitchen - 600 x 600mm ceramic tiles Wet kitchen - 600 x 600mm ceramic tiles Guest room - 500 x 500mm ceramic tiles First Floor - 500 x 500mm ceramic tiles Staircase - Ceramic tiles Driveway/ car porch/terrace - 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 Garden tap - 2 nos Washing machine main pipe with power point - 1 no Toilet roll holder - 6 nos
IRONMONGERY	: Quality Lockset

ELECTRICAL INSTALLATION	: Lighting points - 44 nos 13 amp power points - 19 nos Fan point - 9 nos Air-cond points - 7 nos T.V. point - 2 nos Telephone point - 2 nos Door bell point - 1 no. Auto gate point - 1 no. Gate light point - 2 no.
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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 - Brickwalls



Luxurious

1 MERU

PHASE 3



Legend



Semi-Detached (18 UNITS)



Bungalow TYPE B (25 UNITS)



Bungalow TYPE A (7 UNITS)



Bungalow 3 storey (1 UNIT)

UNIT SOLD

UNIT RESERVED