

# SPECIFICATIONS

## STRUCTURE

Reinforced concrete framework.

## WALL

Clay bricks / Pre-fabricated wall panel.

## ROOFING

Metal deck / Reinforced concrete flat roof.

## CEILING

Fibrous plaster ceiling / Skim coat.  
Asbestos-free fibrous cement board to terrace & external roof eaves.

## FLOOR FINISHES

Living, dining, guest room, utility, dry & wet kitchen, bathrooms, terraces, store & balcony: Ceramic tiles

Family hall, staircase & bedrooms on first floor: Vinyl floor strips with skirting

Carporch: Concrete imprint

Others: Cement screed

## WALL FINISHES

External: Weathercoat paint

Internal: Emulsion paint

Kitchen & bathrooms : Full height ceramic wall tiles

## SANITARY INSTALLATION

Single bowl single drainer stainless steel sink : 2 nos.  
Water closet : 4 nos.  
Wash basin : 4 nos.  
Shower rose : 4 nos.  
Toilet roll holder : 4 nos.  
Soap dish : 4 nos.  
Bathrooms tap point : 4 nos.  
Washing machine tap point : 1 no.  
Garden tap : 1 no.

## DOORS

Decorative timber door to main entrance.

Powder-coated aluminium frame sliding door to living, dining and guest room.

Flush door with fixed timber louvre to store.

Others: Flush door.

## LOCKS

Cylindrical push-button locks with keys for all doors except bathrooms.

Cylindrical push-button locks without keys for all bathrooms.

## WINDOWS

Powder-coated aluminium frame casement, top hung & fixed tinted glass panel windows.

## ELECTRICAL INSTALLATION

Light point : 41 nos.  
13 Amp power point : 33 nos.  
Ceiling fan point : 8 nos.  
TV point : 3 nos.  
Conceal piping : 1 no.  
Telephone socket point : 3 nos.  
Air-cond point with capping tube system : 3 nos.  
Air-cond point without capping tube system : 2 nos.  
Water heater point : 4 nos.  
Door bell point : 1 no.  
Gate light point : 1 pair  
Auto gate wiring only : 1 item  
Alarm wiring only : 1 item

## FENCING & GATES

5'0" high fencing and mild steel gate.

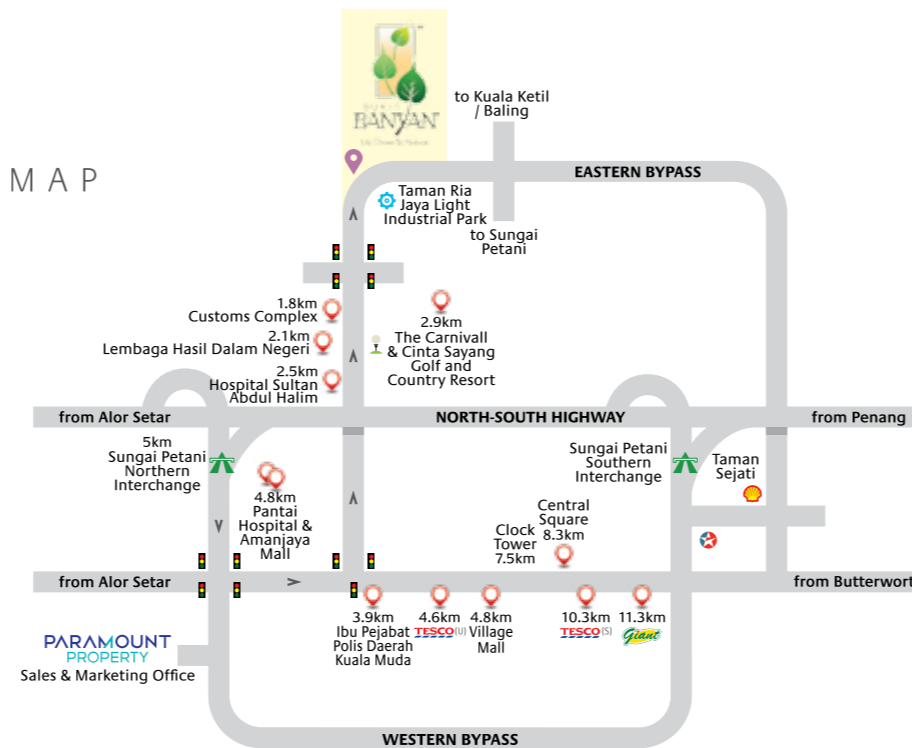
## ADDITIONAL FEATURES

Anti termite soil treatment.  
3-phase electrical supply.

## MASTER PLAN

- Bungalows
- 2-Storey Semi-Detached Homes
- 2-Storey Terrace Homes
- Hill Park Condos
- Low Cost Apartment
- Low Medium Cost
- Medium Cost
- Shop Offices

## LOCATION MAP



Education - SK Taman Ria (3.5km), SMK Taman Ria Jaya (2.5km), SK Tasek Apong (4.9km) & SMK Bandar Sungai Petani (4.9km)

PARAMOUNT PROPERTY (UTARA) SDN BHD (27914-T)  
Wisma Paramount, 1 Lorong BLM 1/1, Bandar Laguna Merbok,  
08000 Sungai Petani, Kedah Darul Aman.  
F 04-441 3399 E ppu-info@paramountproperty.my  
fb.com/paramountpropertymalaysia  
Waze Bukit Banyan

04 - 441 3388  
paramountproperty.my

PARAMOUNT  
PROPERTY

Tenure of Land: Freehold • Developer License No.: 2003-51/07-2018/01802 (L) • Validity Period: 10/07/2017-09/07/2018 • Advertising and Sales Permit No.: 2003-51/07-2018/01802 (P) • Validity Period: 10/07/2017 - 09/07/2018 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.41/2014 'D' RKM • Land Encumbrances: Nil • Expected Date of Completion: Mac 2019 • Minimum Price: RM558,900 • Maximum Price: RM935,600 • No. of Unit: 45 units



# Eugenia 3

2 STOREY SEMI-D

Your home up close to nature  
at Bukit Banyan





With a magnificent modern facade and an improved interior layout, **Eugenia 3** double-storey semi-detached home embraces you in luxurious comfort within a green neighbourhood. Lead a wholesome lifestyle right in the heart of a 520-acre elevated green township with 8 thematic parks specially architected for your recreational enjoyment. Kick back, relax and experience the best of urban living in a secured neighbourhood, only at Bukit Banyan.



Contemporary design

4 bedrooms +1 utility room

Spacious 40' X 85' / 90' lot size

Built-up area 2,950 sq.ft.

Open terrace to guest room

Spacious car porch accommodates up to 3 cars

5% discount for Malay lot

FLOOR PLAN | Ground Floor



FLOOR PLAN | First Floor

