

## Floor Plans



Ground Floor



First Floor

## Double Storey Terrace

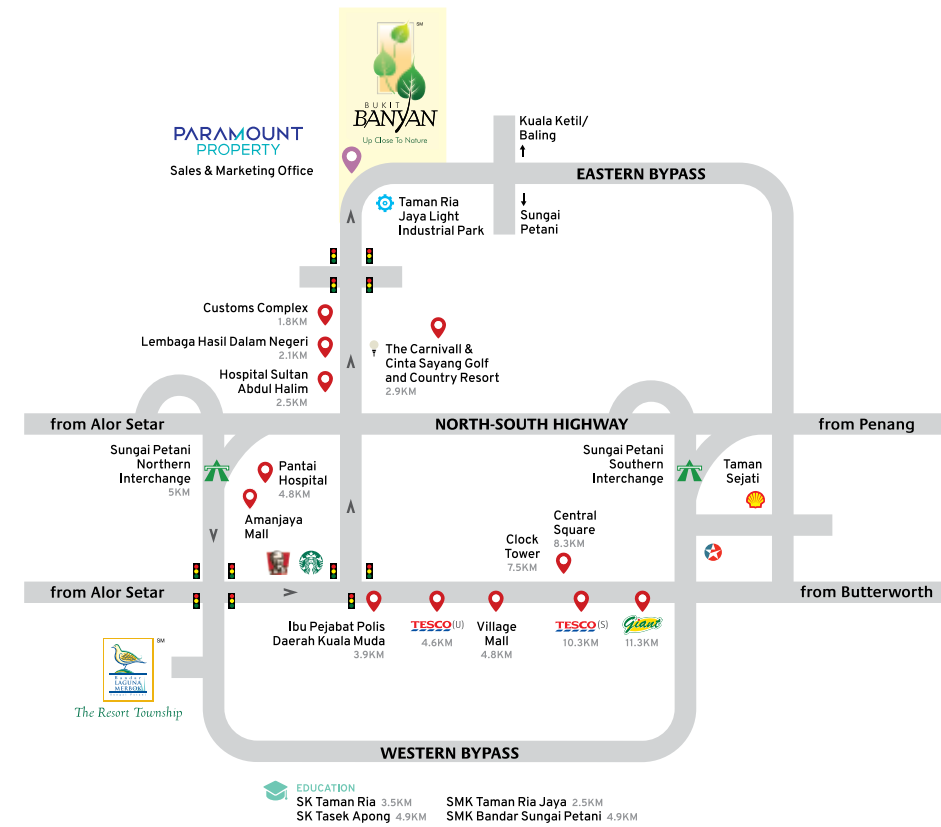
Lot size:  
**22' x 75'**

Built-up area:  
**2,482 sq ft**

Price from:  
**RM399,900**

## 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



**Paramount Property Gallery @ Bukit Banyan**  
Wisma Paramount, No.1, Jalan Banyan 1, Bukit Banyan,  
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PROPERTY

Tenure of Land: Freehold • Developer License No.: 2003-63/09-2022/0612(L) • Validity Period: 12/09/2020-11/09/2022 • Advertising & Sales Permit No.: 2003-63/09-2022/0612(P) • Validity Period: 12/09/2020-11/09/2022 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.27/2020 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Oct 2022 • Min. Price: RM 479,900 Max. Price: RM 594,200 • Total units: 41  
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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

# Beautiful spaces with a sensible touch of comfort

Amaryn 2 is a charming terrace home conceptualised for multi-generational living. Each room layout is thoughtfully planned to suit the needs of different members of the family, from the young to the old. Its high ceiling and open concept interior accentuate a bright and airy ambience, so you can enjoy cosy family time right at home.



## All bedrooms with en-suite bathroom

for enhanced convenience and privacy

## Multi-generational friendly features

such as 1m extra wide doorway and gentle slopes at ground floor

## Unique split-level design on the 1st floor

creates more privacy between rooms

## Open concept floor plan offers flexibility

to reconfigure spaces to suit your needs

## Specifications

### Structure

Reinforced concrete framework / Load bearing IBS structure

### Wall

Cement sand bricks / Clay bricks / Load bearing IBS structure

### Roofing

Concrete roof tiles on GI trusses.

### Ceiling

Fibrous plaster ceiling / Skim coat.

Asbestos-free fibrous cement board to terrace.

### Floor Finishes

Living, dining, guest room, dry & wet kitchen, bathrooms & terrace: Ceramic tiles

Bedrooms & family area on first floor & staircase: Vinyl floor strips with skirting

Carporch: Cement render

### Wall Finishes

External: Weathercoat paint

Internal: Emulsion paint

Wet kitchen: Full height ceramic glazed wall tiles

Bathrooms: Full height ceramic glazed wall tiles

### Sanitary Installation

Pedestal WC : 4 Nos.

Wash basin : 4 Nos.

Toilet paper holder : 4 Nos.

Shower rose : 4 Nos.

Bathroom tap point : 4 Nos.

Washing machine tap : 1 No.

Garden tap : 1 No.

### Doors

Solid painted decorative timber door to main entrance.

Aluminium sliding glass door to Living & Dining (corner unit only).

Timber flush doors to all bedrooms & bathrooms.

Aluminium bi-fold door to guest toilet.

Mild steel plate rear door.

### Locks

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

Cylindrical push-button locks without keys for all bathroom doors except aluminium bi-fold door.

### Windows

Powder coated aluminium casement, top hung & fixed tinted glass panel window.

### Electrical Installation

Air-cond point with conceal piping : 3 Nos.

Air-cond point without conceal piping : 2 Nos.

Water heater point : 4 Nos.

Light point : 30 Nos.

13 amp power point : 21 Nos.

Ceiling fan point : 7 Nos.

Telephone point : 2 Nos.

TV antenna point : 3 Nos.

Astro piping : 1 No.

Doorbell point : 1 No.

Gate light point : 1 Pair

Auto gate wiring : 1 Set

UNIFI piping : 1 Unit

### Fencing & Gates

5'0" high brickwork & part mild steel grille fencing and mild steel gates.

5'0" high brickwork fencing to rear.

### Others

Anti termite soil treatment.

3-phase electrical supply.

NOTE: All items mentioned above are subject to variations, modifications and substitutions as recommended by the Architect.