

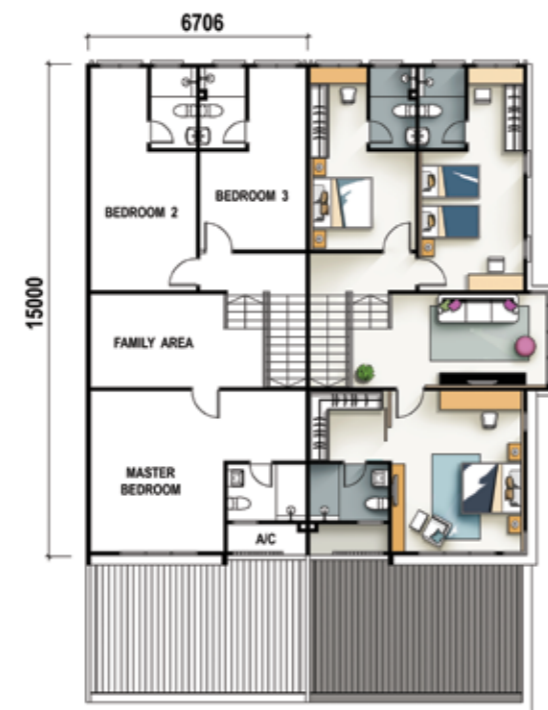
FLOOR PLANS

2-Storey Terrace

Lot Size **22' x 75'** | Built-up Area **2,487 sq ft** | Price **RM429,900**



Ground Floor



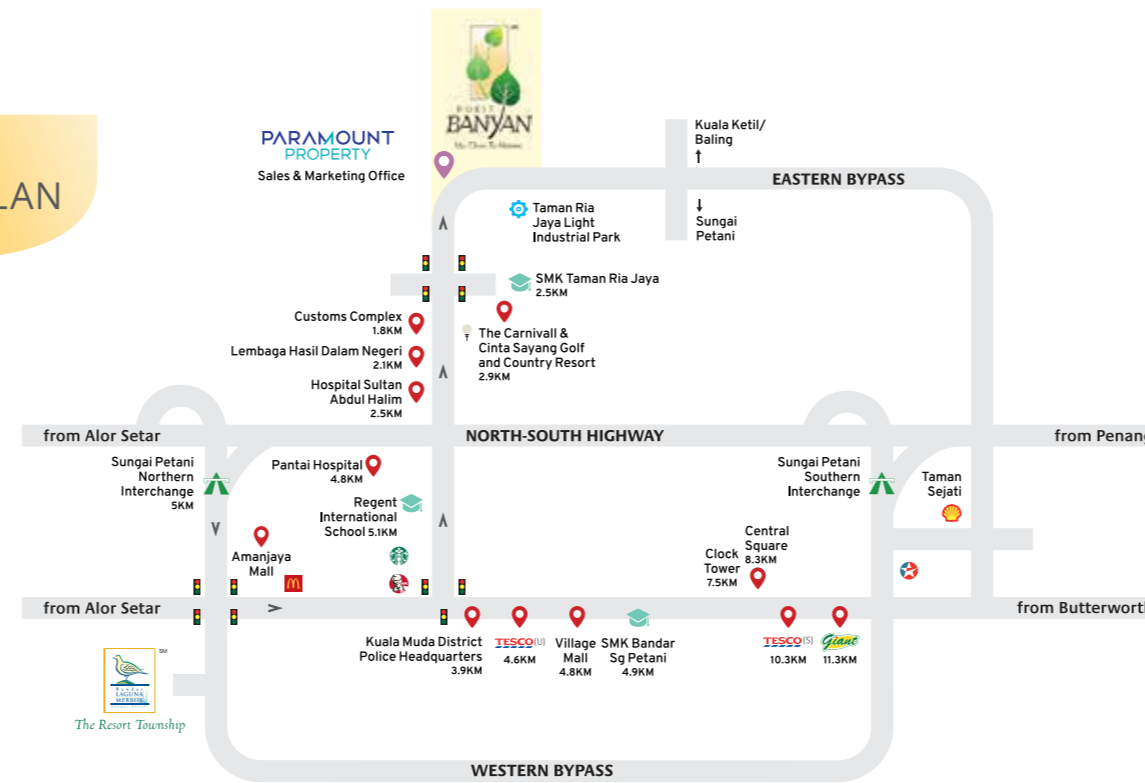
First Floor

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 PLAN



Paramount Property Gallery @ Bukit Banyan
 Paramount Property (Utara) Sdn Bhd 197601001963 (27914-T)
 Wisma Paramount, No.1, Jalan Banyan 1, Bukit Banyan,
 08000 Sungai Petani, Kedah Darul Aman, Malaysia.

[f](#) ParamountPropertyMalaysia [i](#) paramountpropertymy [y](#) Paramount Property Malaysia

Tenure of Land: Freehold • Developer License No.: 2003-67/10-2023/0759(L) • Validity Period: 29/10/2021-28/10/2023 • Advertising & Sales Permit No.: 2003-67/10-2023/0759(P) • Validity Period: 29/10/2021-28/10/2023 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (P)B.43/2021 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Nov 2023 • Min. Price: RM 484,092.00 Max. Price: RM 604,674.00 • Total units: 120

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



PARAMOUNT PROPERTY
 The People's Developer™

AMARYN³
 2-STOREY TERRACE

Where happiness is embraced in total comfort

PARAMOUNT PROPERTY

The People's Developer™

It's a wonderful feeling
to come home



A personal space of comfort, surrounded by scenic greens, Amaryn 3 at Bukit Banyan will soon be your family's dream home. Thoughtfully conceptualised for multi-generational living, you will love its sensible layout with spaces designed for every member of the family.

All bedrooms come with
en-suite bathrooms



Elderly-friendly features to ground floor area

Open concept design for
layout flexibility

Unique split-level design enhances privacy between bedrooms



SPECIFICATIONS

STRUCTURE

Load bearing IBS structure.

WALL

Load bearing IBS structure / Cement sand bricks.

WINDOWS

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

CEILING

Fibrous plaster ceiling / Skim coat. Asbestos-free fibrous cement board to terrace.

FLOOR FINISHES

Living, dining, guestroom, kitchen, bathrooms, and terrace : Ceramic tiles.

Bedrooms & family area on first floor & staircase : Vinyl floor strip.

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.

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.

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.

ROOFING

Concrete roof tiles on GI trusses.

LOCKS

Tubular lever handle locks with keys for main entrance.

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.

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 : 22 Nos.

Ceiling fan point : 7 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.

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.