# **FLOOR PLANS**

Lot Size **24' x 75'** 

# Built-up Area 2,636 sq ft

Price From RM**479,900** 

7315

BEDROO

BEDROOM

FAMILY



**Ground Floor** 

First Floor



# **LOCATION PLAN**

from Alor Setar Sungarenter Interchange KMM From Alor Setar Interchange KMM The Resort Tournship

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 💿 paramountpropertymy 🕒 Paramount Property Malaysia

Bukit Banyan - Senni 3 • Product Type: 2-Storey Terrace • Tenure of Land: Freehold • Developer License No.: 2003/10-2023/0759(A) • Validity Period: 29/10/2021-28/10/2023 • Advertising & Sales Permit No.: 2003-68/09-2024/0185(N)-(L) • Validity Period: 20/09/2022-19/09/2024 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.116/2021 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Sep 2024 • Min. Price: RM 544,900 Max. Price: RM 686,800 • Total units: 78 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





# Artfully crafted for SPACIOUS LIVING

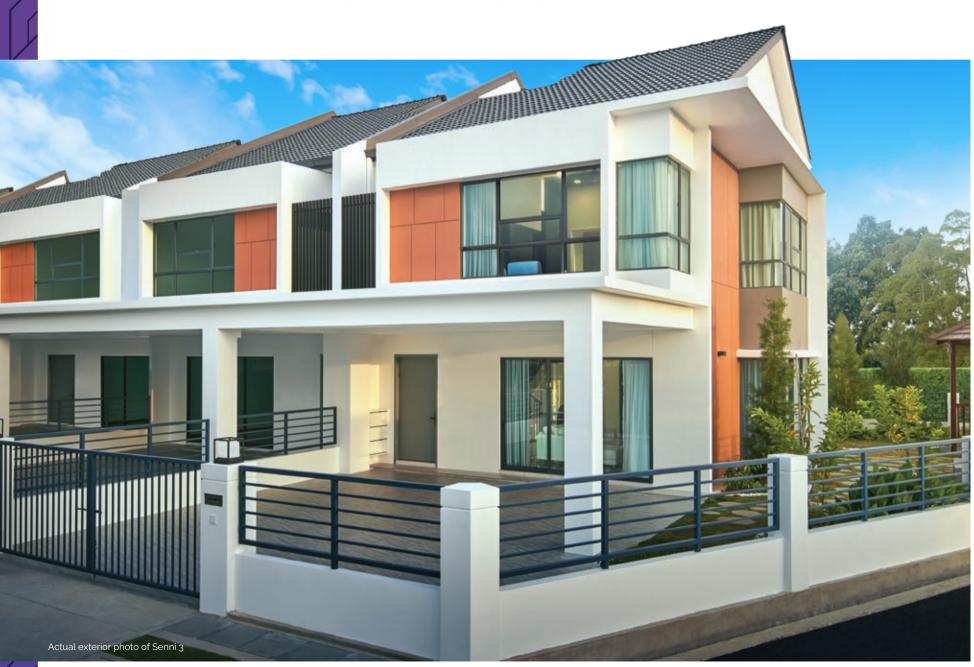


The People's Developer™

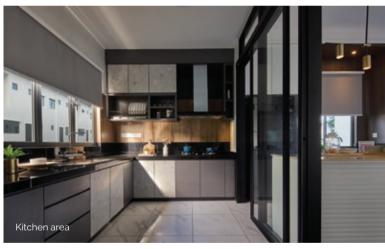


# Where space is enhanced for **OPTIMUM COMFORT**

At Bukit Banyan, we believe homes are where loved ones of all generations come together. That is why we design our homes to be extra spacious. With four cosy bedrooms and a capacious family area, Senni 3 is the ideal multi-generational home for your growing family.







4 BEDROOMS with en-suite bathrooms

**MULTI-GENERATIONAL** friendly features

**EXTRA LARGE** and bright family area

**OPEN CONCEPT** living, dining and kitchen



# **SPECIFICATIONS**

#### Structure

- Industrialised Building System / Reinforced concrete framework

#### Wall

- Industrialised Building System / Cement sand bricks

#### Roofing

- Concrete roof tiles on GI trusses.

#### Ceiling

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

#### Windows

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

#### **Floor Finishes**

- Living, dining, guestroom, kitchen, bathrooms, terrace, and utility - Ceramic tiles
- Bedrooms & family area on first floor & staircase: - Vinyl floor strips
- Carporch:
- Ceramic tiles

#### Wall Finishes

External Internal Kitchen Bathrooms

#### Sanitary Installation

Pedestal WC	:	4 Nos.
Wash basin	:	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.
- Mild steel plate rear door.

### Locks

- Digital lockset to main entrance door.
- Cylindrical push-button locks with keys for all timber doors except bathrooms and main entrance door.
- Cylindrical push-button locks without keys for all bathrooms' door.

# **Electrical Installation**

Air-cond point with conceal piping Air-cond point without conceal piping Water heater point Light point 13 amp power point Ceiling fan point TV antenna point Astro piping Doorbell point Gate light point Auto gate wiring UNIFI piping

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

Full height ceramic glazed wall tiles

Weathercoat paint Emulsion paint Full height ceramic glazed wall tiles



3 Nos. 2 Nos. 4 Nos. 31 Nos. 24 Nos. 7 Nos. 3 Nos. 1 No. 1 No. 1 Pair 1 Set

1 Unit