

The graphic features a central dark blue rectangular box containing the project name 'SENNI 3A' in a white, serif font. Below the name, '2-STOREY SUPERLINK' is written in a smaller, white, sans-serif font. The background of the graphic is a vibrant, abstract pattern of swirling colors including purple, blue, red, and orange. This graphic is set against a larger background of solid orange and white blocks.

SENNI 3A
2-STOREY SUPERLINK

Inspiring
you to
live better

PARAMOUNT
PROPERTY

The People's Developer™

*Open concept living,
dining and kitchen*

*4 bedrooms with
en-suite bathrooms*

*Extra large and
bright family area*

*Multi-generational
friendly features*



Capacious comfort for better quality living



Senni 3A is artfully crafted to bring you new joy and enhanced comfort to the way you live. Featuring up to four bedrooms and an extra spacious family area, these double storey superlink homes are exceptionally suited for multi-generational families, ensuring every member of the family enjoys the privacy and space they deserve.



FLOOR PLANS

Lot Size
24' x 75'

Built-up Area
2,636 sq ft

Price From
RM 499,900

5% Discount
for Malay Lots*



Ground Floor



First Floor

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 : Weathercoat paint

Internal : Emulsion paint

Kitchen : Full height ceramic glazed wall tiles

Bathrooms : Full height ceramic glazed wall tiles

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 : 3 Nos.

Air-cond point without conceal piping : 2 Nos.

Water heater point : 4 Nos.

Light point : 31 Nos.

13 amp power point : 24 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.

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,
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Bukit Banyan - Senni 3A • 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.: 2003-71/02-2025/0119(N)-(L) • Validity Period: 13/02/2023-12/02/2025 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.127/2022 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Feb 2025 • Min. Price: RM 568,068.00 Max. Price: RM 1,101,364.00 • Total units: 129

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA