



# The Pinnacle of Everyday Prestige Living

HIGHER  
GROUND

BUNGALOWS

SEMI-D

## The People's Developer

Paramount Property strives to be the people's developer, creating spaces that will truly make lives better for all.

We strive to Design for Life, creating products to suit the different stages of life's journey. We place People First, from the people we build for, to those who grow with us - we make their needs our priority. We work to Uplift Communities through sustainability practices and by supporting initiatives that will leave the world a better place for many more years to come.

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Scan to visit  
our website

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.

Developer: Paramount Property (Utara) Sdn Bhd • Project Name: Bukit Banyan - The Ridge Garden • Tenure of Land: Freehold • Developer License No.: 2003/10-2028/1238(A) • Validity Period: 29/10/2023-28/10/2028 • Advertising & Sales Permit No.: 2003-72/10-2025/1152(A)-(L) • Validity Period: 19/10/2023 - 18/10/2025 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.63/2023 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Dec 2025 • Type: Double Storey Bungalow (Type A) • Min. Price: RM2,011,647.00 • Max. Price: RM2,510,547.00 • Total Unit: 16 • Type: Double Storey Bungalow (Type B) • Min. Price: RM2,137,500.00 • Max. Price: RM2,184,071.00 • Total Unit: 3 • Type: Double Storey Semi-Detached • Min. Price: RM1,116,000.00 • Max. Price: RM2,000,794.00 • Total Unit: 30  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



PARAMOUNT  
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The People's Developer™

PARAMOUNT  
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Eastern Bypass  
Sungai Petani

Paramount Property Gallery  
@ Bukit Banyan

The Majestic 25-acre  
Bukit Banyan Hill Park

THE  
RIDGE  
GARDEN




## Where Urban Living Meets Serene Greenery

Just imagine waking up every morning to the breathtaking views of Bukit Banyan, a place where nature and modernity exist in perfect harmony. As the first hill park township in the rapidly-developing Sungai Petani, this mixed development of residential and commercial unit is your gateway to contemporary living, all while indulging in the beauty of Mother Nature.

Featuring minimalist yet modern design throughout the development, added with green features such as 25 acres award-winning hillpark, you can effortlessly embrace the essence of green living. Unwind and relax in the thoughtfully designed sanctuary made for you and your family. Abundant greenery, a plethora of amenities, 9 thematic landscaped parks - your enjoyment is endless. As the people's developer, Paramount Property has got it all taken care of.

520  
Acre  
Elevated Land

25  
Acre  
Award-Winning Hill Park

9  
Thematic  
Landscape Parks



## A HAVEN FOR PRESTIGIOUS LIVING

Introducing The Ridge Garden at Bukit Banyan, where luxury meets elevated living on a hilltop so you can unlock a prestigious lifestyle close to nature.

The name "The Ridge Garden" has mirrored the spirit of this project. Being on the higher ground in comparison with the other component of the overall township, The Ridge Garden will definitely be the choice for those who seek exquisite living. Immerse yourself in the lap of luxury at The Ridge Garden in the most premium phase of our proud Bukit Banyan development.

From Semi-Detached residences to opulent Bungalows, The Ridge Garden caters exclusively to those seeking the pinnacle of prestige. This exclusive, most premium phase of development presents an extraordinary opportunity to reside in a sophisticated community that embraces extensive green spaces, signifying luxurious living beyond compare within our esteemed Bukit Banyan project.



Bukit Banyan Aerial View



## A SITE OF ELEGANCE

The Ridge Garden harmoniously coexist with Bukit Banyan Hill Park, residences can experience the beauty of nature first-hand. Living just a stone's throw away, witness the thriving ecosystem that contributes to a sense of tranquility and serenity.

Living at the peak does not bring you away from modern amenities and commercial conveniences. In close proximity, enjoy access to shops, services and more – that's what we called a truly seamless blend of contemporary lifestyle and being up close to nature.



## LOCATION

Strategically located in Sungai Petani, where residents can enjoy seamless accessibility to Penang and Alor Setar, Bukit Banyan makes urban living a breeze. Enjoying a prime location in close proximity to the North-South Highway, Bukit Banyan is conveniently connected via the Sungai Petani Eastern Bypass, ensuring a hassle-free travel experience. The development is merely a short 45-minute drive from the Penang Bridge through the Sungai Petani North Toll Interchange, ensuring convenient connectivity for residents and visitors.

With a wide range of amenities just minutes away, residents can indulge in the convenience of shopping. Famous malls like Amanjaya Mall, Village Mall, Mydin and Lotus's are within reach, making your shopping spree effortless. Enjoy the availability of various services too, while businesses thrive in this ready and affluent market. Everything is within easy reach when you live in Bukit Banyan, from commercial centers and hospitals to educational institutions and recreational facilities.



3 km

- Mydin
- Cinta Sayang Golf Resort
- Hospital Sultan Abdul Halim
- Custom Complex
- Industrial Park

4 km

- Starbucks
- KFC
- UOB
- SMK Taman Ria
- Kuala Muda District Police Headquarters

5 km

- Northern Interchange Sungai Petani
- Amanjaya Mall
- Lotus's (U)
- Village Mall
- Regent International School
- SJKC Min Terk
- Pantai Hospital

6 km above

- Sungai Petani Town
- Central Square
- Metro Specialist Hospital
- UTC Sungai Petani



# Unveiling The Ridge Garden

Panoramic views, exceptional design upscale living - and it does not stop there. The Ridge Garden is made to impress, built to boast opulence.



The Scenic Lakeside Garden



30 Units Semi-D

19 Units Bungalows

## The Pinnacle of Prestigious Living



The Primest Precinct within the Award-Winning Bukit Banyan Township



Lowest Density Among All Precinct



Highest Level of the Residential Terrain



24 Hours Security with Individual Guard Post

## Beyond Luxury: Green Features for Sustainable Living



Ready for Solar Panels Installation



Ready for EV Chargers Installation



Efficient Rainwater Harvesting Feature



# BUNGALOW TYPE A

Lot Size : 55' x 100'  
Built Up Size : 4,404 sq.ft.

4 + 1  
Bedrooms

6  
Bathrooms



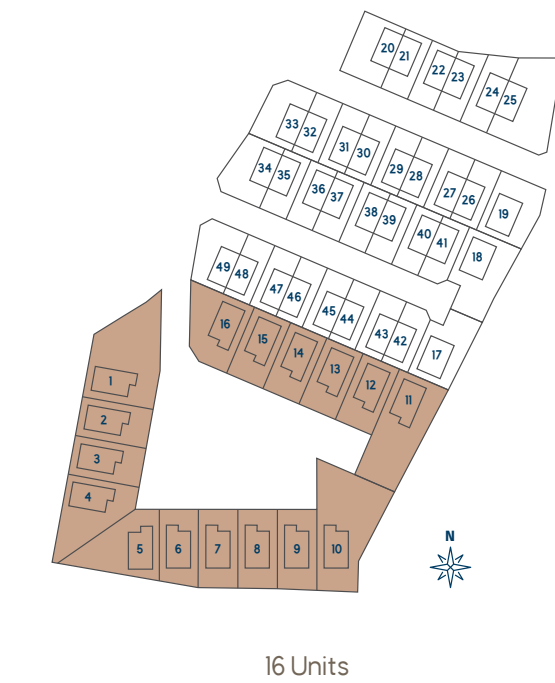
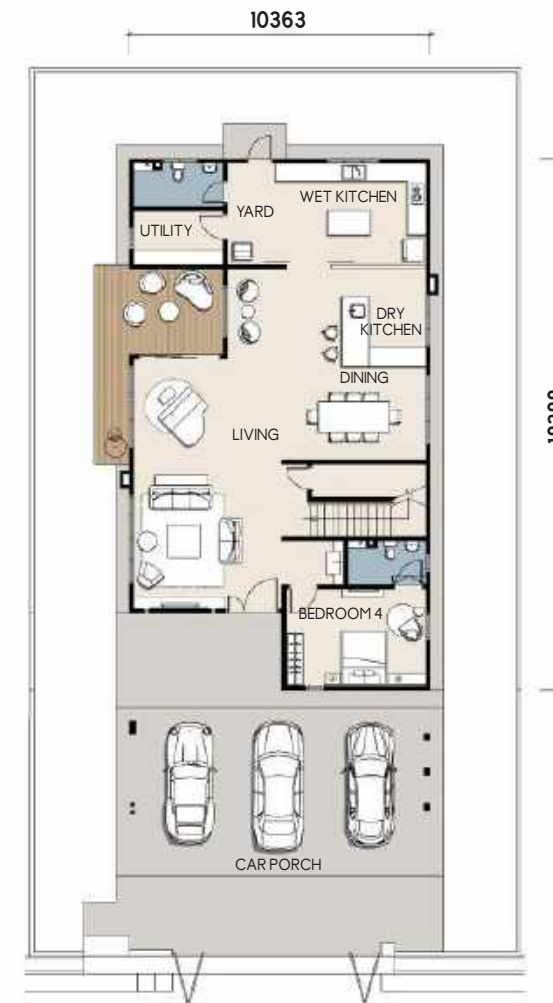
All Bedrooms Feature  
En-Suite Bathrooms

Spacious and Wide  
Car Porch Accommodates  
Up to 4 Cars

Open-Concept Layout  
for Easy and Spacious  
Interior Planning

Design Features Catering to  
Multi-Generational Needs

Double-Volume Ceiling Design  
to Optimize Natural Sunlight  
and Ventilation





# BUNGALOW TYPE B

Lot Size from 6,415 sq.ft.  
Built Up Size from 4,180 sq.ft.

 5 + 1  
Bedrooms

 6  
Bathrooms



All the artist's impression is for illustration purposes only

All Bedrooms Feature  
En-Suite Bathrooms

Spacious and Wide  
Car Porch Accommodates  
Up to 4 Cars

Open-Concept Layout  
for Easy and Spacious  
Interior Planning

Design Features Catering to  
Multi-Generational Needs

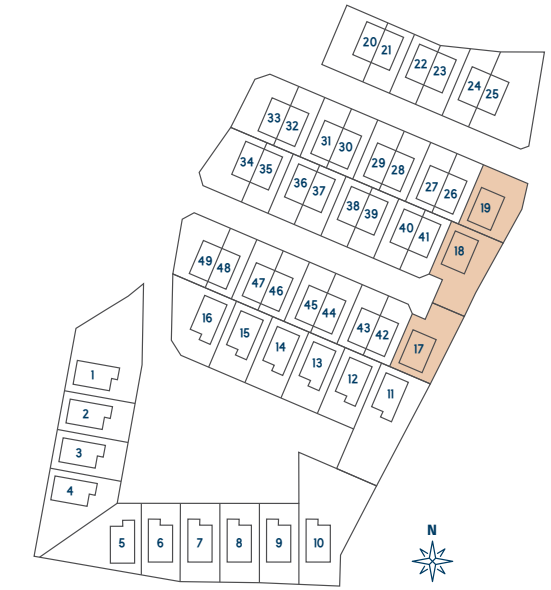
Double-Volume Ceiling Design  
to Optimize Natural Sunlight  
and Ventilation



Ground Floor



1st Floor



Fun Park - Bukit Banyan Hill Park



# SEMI DETACHED TYPE A & B

Lot Size : 40' x 90'  
Built Up Size : 3,301 sq.ft.

 4 Bedrooms

 5 Bathrooms



All the artist's impression is for illustration purposes only

All Bedrooms Feature En-Suite Bathrooms

Spacious and Wide Car Porch Accommodates Up to 3 Cars

Open-Concept Layout for Easy and Spacious Interior Planning

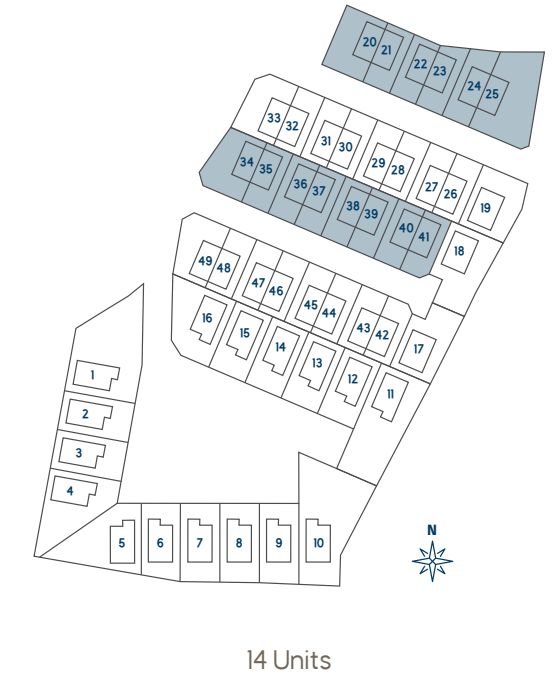
Design Features Catering to Multi-Generational Needs



Ground Floor



1st Floor



Nature Play - Bukit Banyan Hill park



# SEMI DETACHED TYPE B1 & A1

Lot Size : 40' x 90'  
Built Up Size : 3,301 sq.ft.

 4 Bedrooms

 5 Bathrooms



All the artist's impression is for illustration purposes only

All Bedrooms Feature En-Suite Bathrooms

Spacious and Wide Car Porch Accommodates Up to 3 Cars

Open-Concept Layout for Easy and Spacious Interior Planning

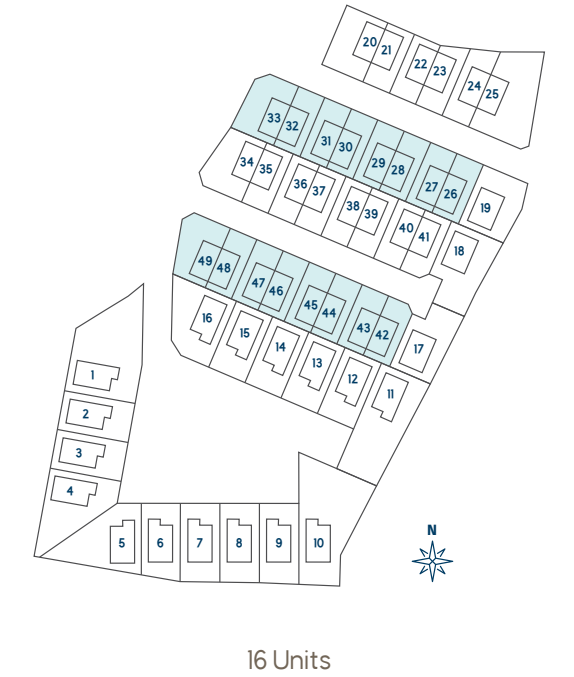
Design Features Catering to Multi-Generational Needs



Ground Floor



1st Floor



Maze Play - Bukit Banyan Hill Park





## Specification



### BUNGALOW TYPE A & B

<b>STRUCTURE</b>	Reinforced Concrete Framework			
<b>WALL</b>	Cement Sand Bricks			
<b>ROOFING</b>	Metal Deck / Reinforced Concrete Flat Roof			
<b>CEILING</b>	Fibrous Plaster Ceiling / Skim Coat / Aluminium Strip Ceiling to External Roof Eaves			
<b>LOCKS</b>	Digital lockset to main entrance door Lever push-button locks with keys for all timber doors Lever push-button locks without keys for all bathrooms			
<b>WINDOWS</b>	Powder coated aluminium frame casement, top hung & fixed tinted glass panel windows			
<b>WALL FINISHES</b>	<b>Wall</b> External Internal Kitchen & Bathrooms	<b>Finishes</b> Weathercoat Paint Emulsion Paint Full Height Ceramic Wall Tiles		
<b>FLOOR FINISHES</b>	<b>Location</b> Living, Dining, Guest Room, Kitchen, Bathrooms, Terraces, Utility & Balcony Family Hall, Staircase & bedrooms on First Floor Carporch & Driveway	<b>Finishes</b> Ceramic Tiles Vinyl Floor Strips Porcelain Tiles		
<b>DOORS</b>	<b>Main Entrance</b> Painted solid timber door	<b>All Rooms</b> Timber flush door	<b>All Bathrooms</b> Timber flush door with 1-side laminated	<b>Others</b> Powder-coated aluminium frame sliding doors
<b>SANITARY INSTALLATION</b>	Water Closet Wash Basin Shower Bathrooms Tap Point Washing machine Tap Point Garden Tap Long Bath		<b>Type A</b> 6 7 6 6 1 1 1	<b>Type B</b> 6 7 6 6 1 1 1
<b>ELECTRICAL INSTALLATION</b>			<b>Type A</b> 33 28 1 7 5 2 1 1 1 1	<b>Type B</b> 35 28 1 7 5 2 1 1 1 1
<b>FENCING &amp; GATES</b>	5'6" high fencing and mild steel gate			
<b>ADDITIONAL FEATURES</b>	Anti termite soil treatment 3-phase electrical supply Hot water piping to shower points			

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



## SEMI-DETACHED TYPE A, A1, B & B1

<b>STRUCTURE</b>	Reinforced Concrete Framework			
<b>WALL</b>	Cement Sand Bricks			
<b>ROOFING</b>	Metal Deck / Reinforced Concrete Flat Roof			
<b>CEILING</b>	Fibrous plaster Ceiling / Skim Coat / Aluminium Strip Ceiling to External Roof Eaves			
<b>LOCKS</b>	Digital lockset to main entrance door Lever push-button locks with keys for all timber doors Cylindrical push-button locks without keys for all bathrooms except bi-fold door			
<b>WINDOWS</b>	Powder coated aluminium frame casement, top hung & fixed tinted glass panel windows			
<b>WALL FINISHES</b>	<b>Wall</b> External Internal Kitchen & Bathrooms	<b>Finishes</b> Weathercoat Paint Emulsion Paint Full Height Ceramic Wall Tiles		
<b>FLOOR FINISHES</b>	<b>Location</b> Living, Dining, Guest Room, Kitchen, Bathrooms, Terraces, Utility & Balcony Family Hall, Staircase & bedrooms on First Floor Carporch & Driveway	<b>Finishes</b> Ceramic Tiles Vinyl Floor Strips Porcelain Tiles		
<b>DOORS</b>	<b>Main Entrance</b> Painted solid timber door	<b>All Rooms</b> Timber flush door	<b>All Bathrooms</b> Timber flush door with 1-side laminated and aluminium bi-fold door for ground floor guest room	<b>Others</b> Powder-coated aluminium frame sliding doors
<b>SANITARY INSTALLATION</b>	<b>All Types</b>			
	Water Closet	5		
	Wash Basin	5		
	Shower	5		
	Bathrooms Tap Point	5		
	Washing machine Tap Point	1		
	Garden Tap	1		
	Long Bath	1		
<b>ELECTRICAL INSTALLATION</b>	<b>All Types</b>			
	Light Points	35		
	13 Amp Power Points	25		
	Weatherproof 13 Amp Power Point	1		
	Ceiling Fan Points	7		
	Air-Cond Points with Capping Tube System	5		
	T.V Points	2		
	UNFI Conduit Piping only	1		
	Doorbell Point	1		
	Alarm Wiring only	1		
	ASTRO Conduit Piping Only	1		
<b>FENCING &amp; GATES</b>	5'6" high fencing and mild steel gate			
<b>ADDITIONAL FEATURES</b>	Anti termite soil treatment 3-phase electrical supply Hot water piping to shower points			

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