



# ASPERA ELITE

2-STOREY TERRACE

PARAMOUNT  
PROPERTY

The People's Developer™



*4 bedrooms  
with en-suite bathrooms*

*Open concept layout  
for a spacious interior*

*Bright and airy  
family area on the 1st floor*

*Designated areas  
for wet and dry kitchens*

*Multi-generational  
friendly design and layout*

*Actual photo of Aspera Elite Show House*

# A tranquil haven of happiness



*Actual photo of Aspera Elite Show House*



*Actual photo of Aspera Elite Show House*

Discover the wondrous joy of family life with Aspera Elite double-storey terrace homes. With a 22 feet wide facade, you will find these residences to be more spacious than most terrace homes. Here, every member of the family is pampered with the comfort of having a personal space of their own where all four bedrooms have their own attached bathroom. The bright and airy family area on the other hand offers a cosy ambience that make quality time together a truly enjoyable one.

## FLOOR PLANS

Lot Size  
**22' x 70'**

Built-up Area  
**2,341 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

### Windows

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

### Floor Finishes

Living, dining, ground floor bedroom, kitchen, bathrooms, terrace, and utility

- Ceramic tiles

Bedrooms & family area on first floor & staircase

- Vinyl floor strips

Carporch

- Cement render

### 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 Dining (corner unit only)
- Timber flush doors to all bedrooms & bathrooms
- Mild steel plate rear door
- Aluminium bi-fold door to ground floor bathroom.

### Locks

- Lever push-button lockset with keys to main entrance door
- Cylindrical push-button locks with keys for all timber doors
- Cylindrical push-button locks without keys for all bathrooms' 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 : 25 Nos.
- 13 amp power point : 19 Nos.
- 15 amp power point : 1 No.
- Ceiling fan point : 7 Nos.
- Doorbell point : 1 No.
- Gate light point : 1 Pair
- Auto gate wiring : 1 Set
- PVC conduit piping only : 1 No.

### Fencing & Gates

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

### Others

- Anti termite soil treatment.
- 3-phase electrical supply.

# MASTER PLAN

- Bungalows
- 2-Storey Semi-Detached Homes
- 2-Storey Terrace Homes
- Low Cost Apartment
- Low Medium Cost
- Medium Cost
- Shop Offices



# LOCATION PLAN



**ASPERA ELITE**  
2-STOREY TERRACE

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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.

012 239 7238

paramountproperty.my

PARAMOUNT  
PROPERTY

The People's Developer™

Developer: Paramount Property (Utara) Sdn Bhd • Project Name: Bukit Banyan – Aspera Elite • Tenure of Land: Freehold • Developer License No.: 2003/10-2028/1238(A) • Validity Period 29/10/2023-28/10/2028 • Advertising & Sales Permit No.: 2003-75/04-2026/0320(N)-(L) • Validity Period: 18/04/2024 – 17/04/2026 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.101/2022 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Aug 2026 • Type: Double Storey Terrace • Min. Price: RM599,900.00 • Max. Price: RM1,073,450.00 • Total Unit: 80 • Sekatan Kepentingan: Pindahmilik pertama hendaklah mengikut keputusan Majlis Mesyuarat Kerajaan Kertas No.7 (C) 257/2022 bertarikh 21 Disember 2022 dan pindahmilik seterusnya hendaklah mendapat kebenaran Pihak Berkuasa Negeri.  
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA