



ASPERA

2-STOREY TERRACE

PARAMOUNT
PROPERTY

The People's Developer™

4 bedrooms
with en-suite bathrooms

Designed with
north-south orientation

Designated areas
for wet and dry kitchens

Multi-generational
friendly features

Easy-to-own
package*

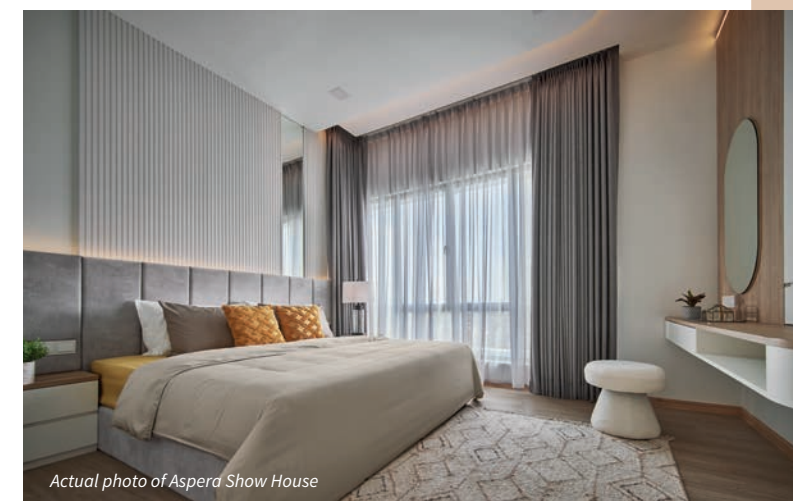


Actual photo of Aspera Show House

A contemporary sanctuary of comfort



Actual photo of Aspera Show House



Actual photo of Aspera Show House

Come home to a haven of tranquility with Aspera double-storey terrace homes. Nestled within the green neighbourhood of Bukit Banyan, these enchanting homes are purposefully designed for growing families, featuring four bedrooms each with its own attached bathroom. While every member of the family enjoys a space of their own, the spacious family area with its cosy ambience is where everyone gets together for quality bonding time.

FLOOR PLANS

SPECIFICATIONS

Lot Size
20' x 70'

Built-up Area
2,074 sq ft

Price From
RM 459,900

5% Discount
for Malay Lots*



Ground Floor

First Floor

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 and terrace
 - Ceramic tiles
- Bedrooms, family area on first floor and 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
- Aluminium bi-fold door to ground floor toilet
- Mild steel plate rear door

Locks

- Lever push-button lockset with keys to main entrance door
- Cylindrical push-button locks with keys for all timber doors except bathrooms
- Cylindrical push-button locks without keys for all bathrooms' door except 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 : 24 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 mild steel grille fencing and mild steel gates.

Others

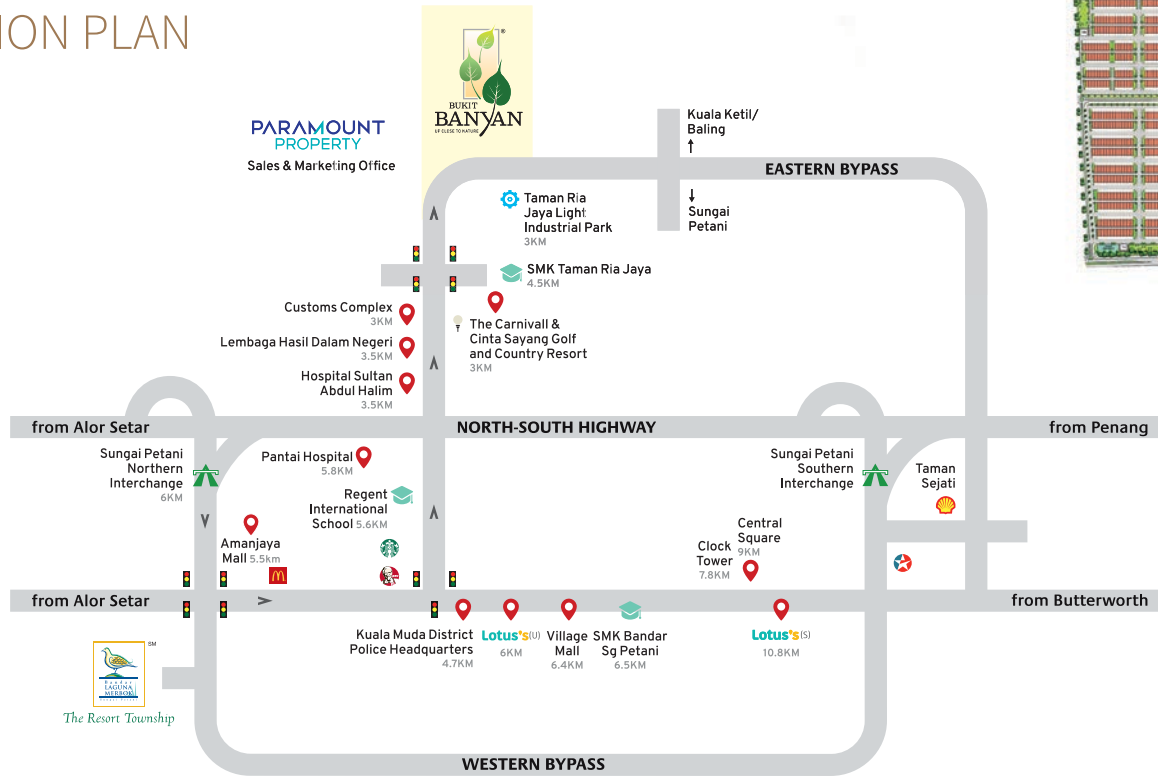
- Anti termite soil treatment.
- 3-phase electrical supply.

MASTER PLAN

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



LOCATION PLAN



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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



The People's Developer™

Developer: Paramount Property (Utara) Sdn Bhd • Project Name: Bukit Banyan – Aspera • Tenure of Land: Freehold • Developer License No.: 2003/10-2028/1238(A) •
 Validity Period 29/10/2023-28/10/2028 • Advertising & Sales Permit No.: 2003-74/03-2026/0211(N)-(L) • Validity Period: 05/03/2024 – 04/03/2026 • Approving Authority:
 Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.100/2022 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Apr 2026 • Type: Double
 Storey Terrace • Min. Price: RM559,900.00 • Max. Price: RM1,036,960.00 • Total Unit: 111 • 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