



RESIDENCES  
CYBERJAYA

**EUGENIA II**  
SUPERLINK

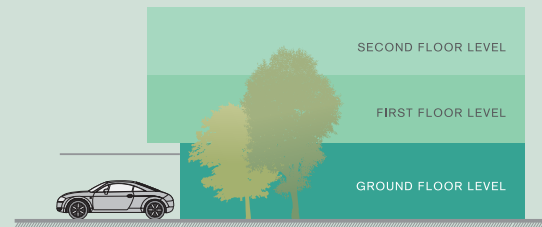


ARTIST IMPRESSION ONLY

# EUGENIA II

Built up Area : 354.48 sqm / 3,815 sqft

SIDE ELEVATION



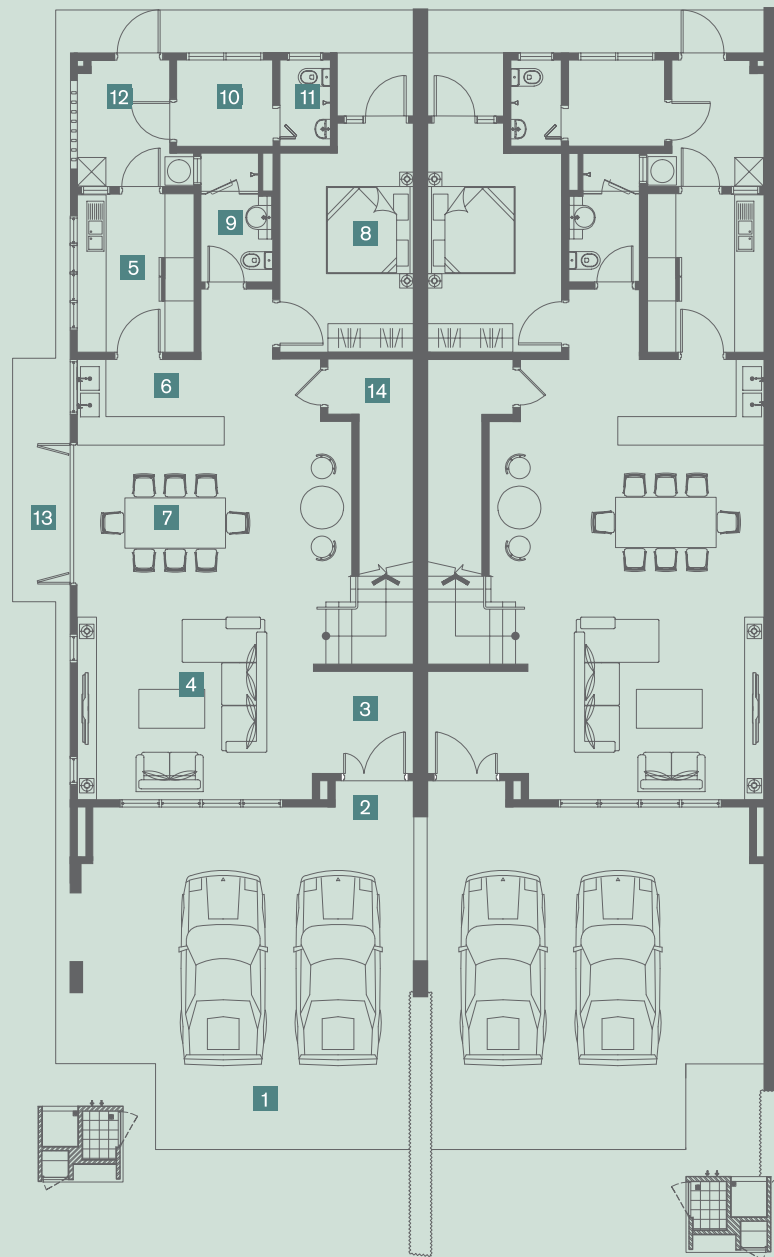
## GROUND FLOOR

- 1 Car Porch
- 2 Entrance
- 3 Foyer
- 4 Living Room
- 5 Wet Kitchen
- 6 Dry Kitchen
- 7 Dining Room
- 8 Bedroom 4
- 9 Bathroom 4
- 10 Utility
- 11 Bathroom 5
- 12 Dry Yard
- 13 Terrace
- 14 Store

15800mm / 52ft

CORNER LOT

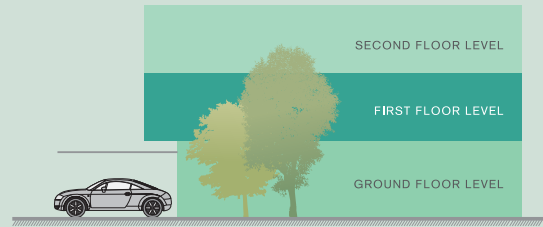
INTERMEDIATE LOT



7315mm / 24ft

7315 mm / 24ft

SIDE ELEVATION

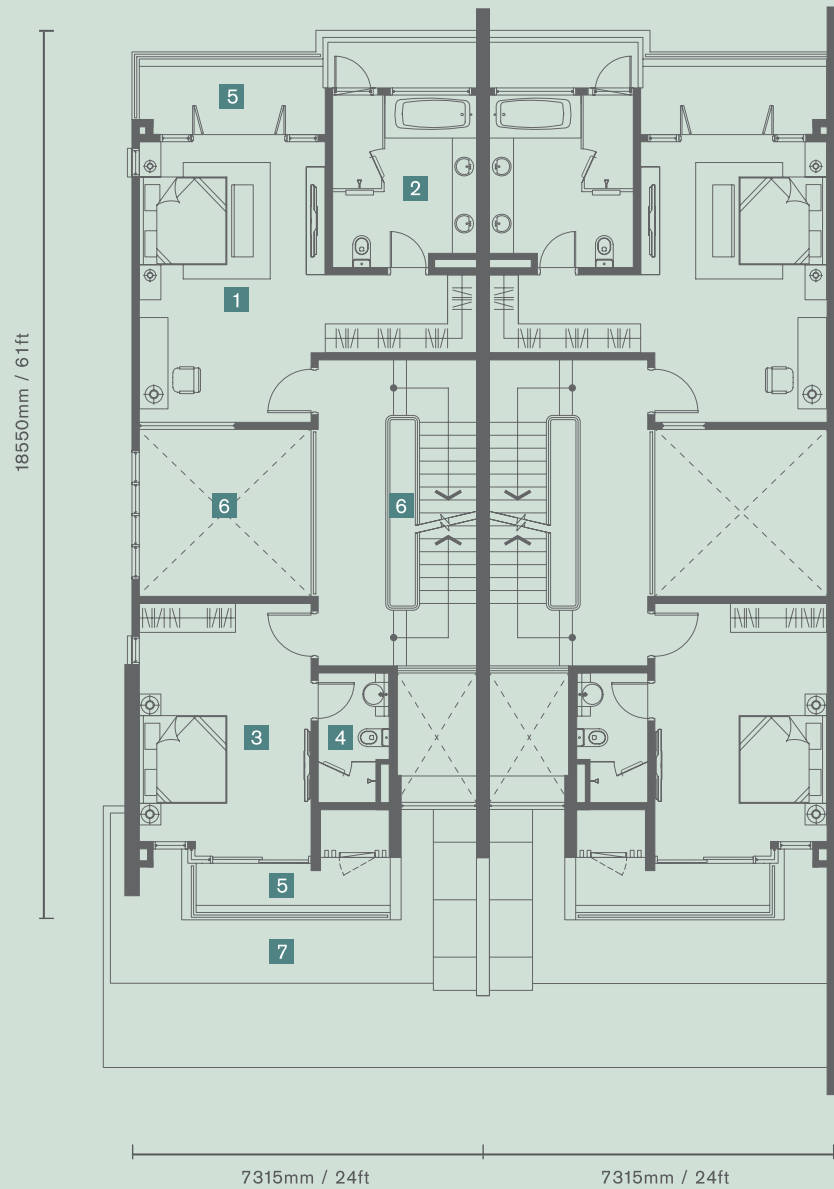


FIRST FLOOR

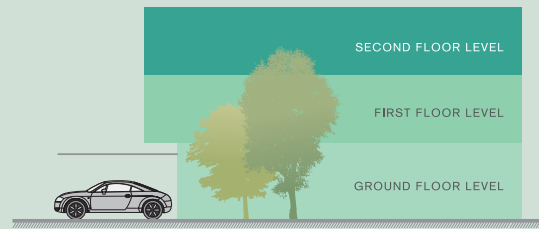
- 1 Master Bedroom
- 2 Master Bathroom
- 3 Bedroom 3
- 4 Bathroom 3
- 5 Balcony
- 6 Void
- 7 RC Roof

CORNER LOT

INTERMEDIATE LOT



SIDE ELEVATION

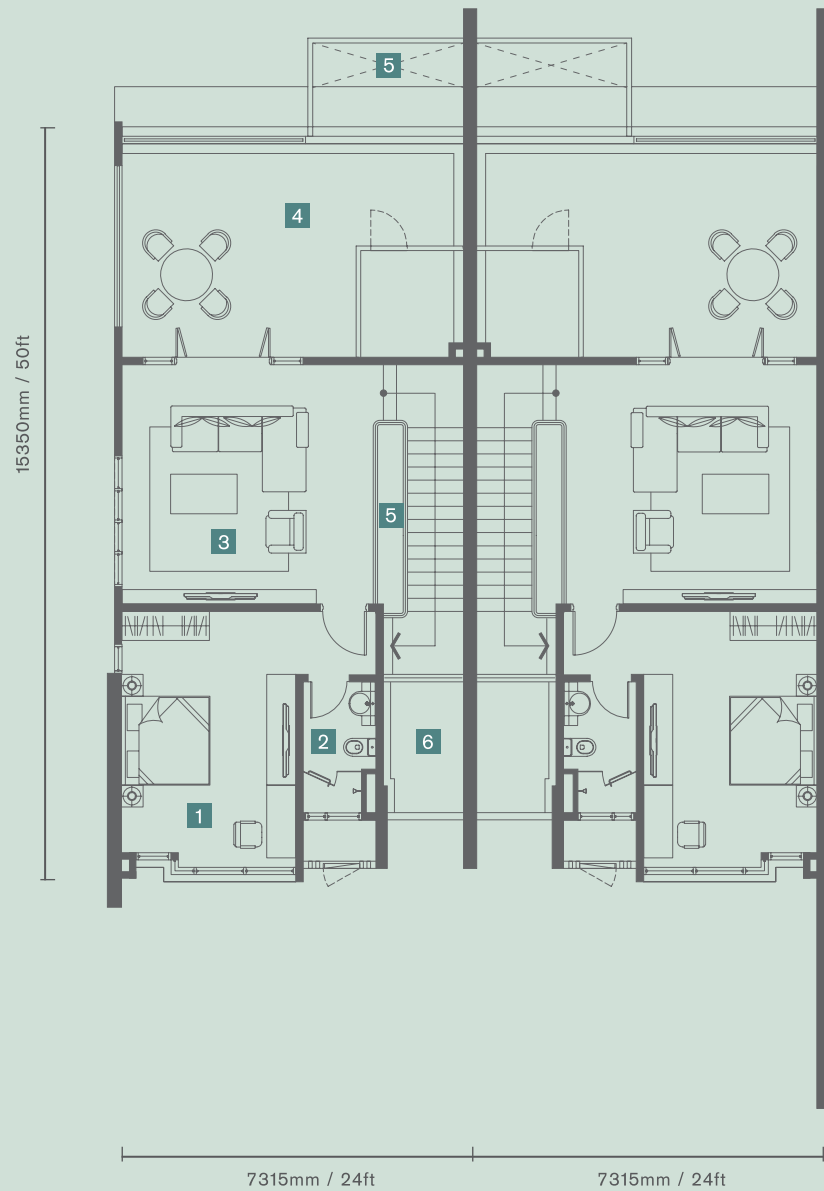


SECOND FLOOR

- 1 Bedroom 2
- 2 Bathroom 2
- 3 Family Room
- 4 Roof Terrace
- 5 Void
- 6 RC Roof

CORNER LOT

INTERMEDIATE LOT



# MASTERPLAN



## SPECIFICATIONS

### STRUCTURE

Reinforced Concrete Framework

### WALL

Masonry

### ROOF

Metal Deck / Reinforced Concrete Flat Roof

### CEILING

Fibrous Plaster Ceiling / Skim Coat

### FLOOR FINISHES

- a. Entrance Foyer, Living, Dining, Dry Kitchen & Wet Kitchen
  - Porcelain Tiles
- b. All Bathrooms, Powder Room, Utility, Balconies & Dry Yard & Terrace
  - Porcelain Tiles
- c. Master Bedroom, Bedroom 2, 3, 4, Family Area & Staircase
  - Laminated Floor
- d. Car Porch
  - Concrete Imprint
- e. Others Area
  - Cement Render

### WALL FINISHES

- a. All Bathrooms and Powder Room
  - Ceiling Height Ceramic Tiles
- b. Wet Kitchen
  - Ceramic Tiles / Plaster and Paint

- c. Internal Wall
  - Plaster and Paint
- d. External Wall
  - Weather Resistance Paint

### DOORS

- a. Main Entrance
  - Veneered Timber Door
- b. All Bedrooms & Bathrooms
  - Timber Flush Door / Folding Door
- c. Balcony & Terrace
  - Powder-coated Aluminium Frame door

### WINDOWS

Powder-coated Aluminium Frame with Glazing

### SANITARY INSTALLATION

- |                         |        |
|-------------------------|--------|
| a. Stainless Steel Sink | 2 nos. |
| b. Pedestal w.c.        | 5 nos. |
| c. Wash Basin & Tap     | 6 nos. |
| d. Toilet Roll Holder   | 5 nos. |
| e. Shower Rose          | 5 nos. |
| f. Long Bath            | 1 no.  |
| g. Washing Machine Tap  | 1 no.  |
| h. Garden Tap           | 3 nos. |

### ELECTRICAL POINTS

- |                    |         |
|--------------------|---------|
| a. Light Point     | 51 nos. |
| b. 13A Power Point | 36 nos. |
| c. Fan Point       | 7 nos.  |

- |                                                                   |        |
|-------------------------------------------------------------------|--------|
| d. Air-cond Point<br>(complete with refrigerant and drain piping) | 7 nos. |
| e. SMATV Point                                                    | 3 nos. |
| f. Telephone Point                                                | 1 no.  |
| g. Data Point                                                     | 2 nos. |
| h. Door Bell Point                                                | 1 no.  |
| i. Utility Pillar Light Point                                     | 1 no.  |
| j. Heater Point                                                   | 1 no.  |

### ADDITIONAL FEATURES

- a. CCTV Point Ready ( excluding equipments )
- b. Hot Water System
- c. Rain Water Harvesting System
- d. Water Pressure Booster Pump
- e. Water Filter System
- f. Audio Intercom System to Guard House
- g. Home Security Alarm System ( ground floor )

### IRONMONGERY

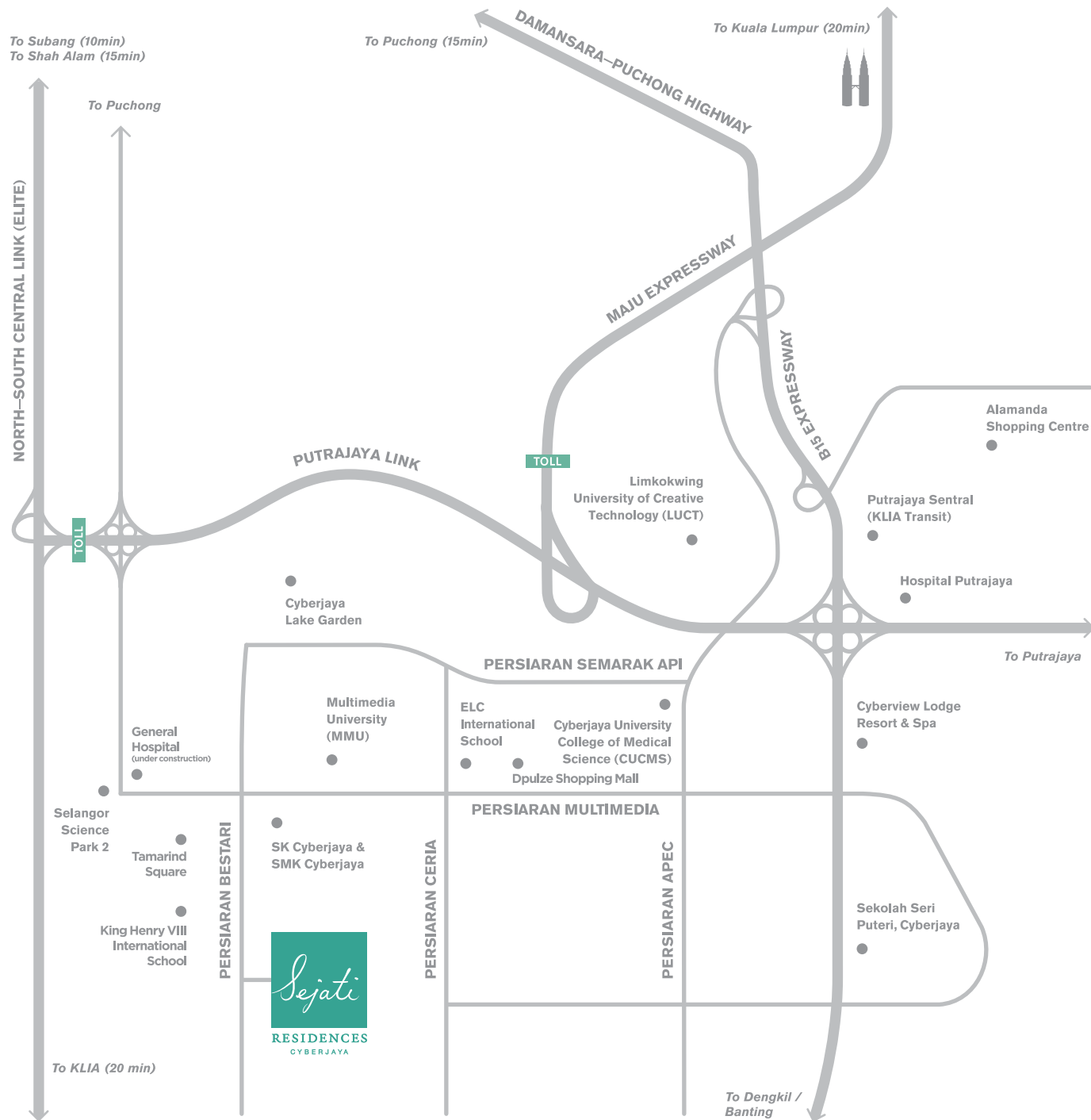
Quality Locksets and Accessories

### FENCING

Brickwall / G.I. Mesh Fencing

### ELECTRICITY SUPPLY

3-phase Power Supply



**HEAD OFFICE**

Co-labs Shah Alam, B-02-01 (Block B), Sekitar 26, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor Darul Ehsan  
**T** 603 2770 9101 | **F** 603-2770 9101

**PARAMOUNT PROPERTY GALLERY, SEJATI RESIDENCES**

No.1, Jalan Sejati 1, Sejati Residences, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor  
**T** 6018 605 6000 | **F** 6018 593 6110

**PARAMOUNT**  
**PROPERTY**



**DEVELOPER :** PARAMOUNT PROPERTY (CJAYA) SDN BHD (894102-T)

2 Jalan Anggerik Vanilla R31/R, Kota Kemuning Section 31, 40460 Shah Alam, Selangor. **Tenure of Land:** Freehold • **Developer Licence No.:** 12293-6/01-2020/01262 (L) • **Validity Period:** 17/01/2019 – 16/01/2020 • **Advertising & Sales Permit No.:** 12293-6/01-2020/01262 (P) • **Validity Period:** 17/01/2019 – 16/01/2020 • **Approving Authority:** Majlis Perbandaran Sepang • **Reference No.:** MPSepang 600-34/2/64(11) • **Land Encumbrances:** NIL • **Expected Date of Completion:** 36 months from SPA date (Dec 2019) • **Restriction in Interest:** This land may be transferred, leased or charged with the consent of the State Authority • **Property Type:** 3 Storey Superlink, 2 Storey Courtyard Villa & 2 Storey Semi Detached • **No. of units:** 47 (Total) • **Eugenia II (Superlink), Total units:** 17, **Built up:** 3,815 sf, **Lot size:** 24' x 80', **Min. Price:** RM 1,853,200, **Max Price:** RM 2,208,400 • **Courtyard Villa, Total units:** 16, **Built up:** 4,202 sf, **Lot size:** 38' x 90', **Min. Price:** RM 2,108,500, **Max. Price:** RM 2,422,200 • **Amelia (Type I), Total units:** 14, **Built up:** 4,062 sf, **Lot size:** 40' x 90', **Min. Price:** RM 2,535,800, **Max. Price:** RM 2,925,400 • **Discount for Bumiputra:** 7%