



RESIDENCES  
CYBERJAYA

**EUGENIA II**  
SUPERLINK



ARTIST IMPRESSION ONLY



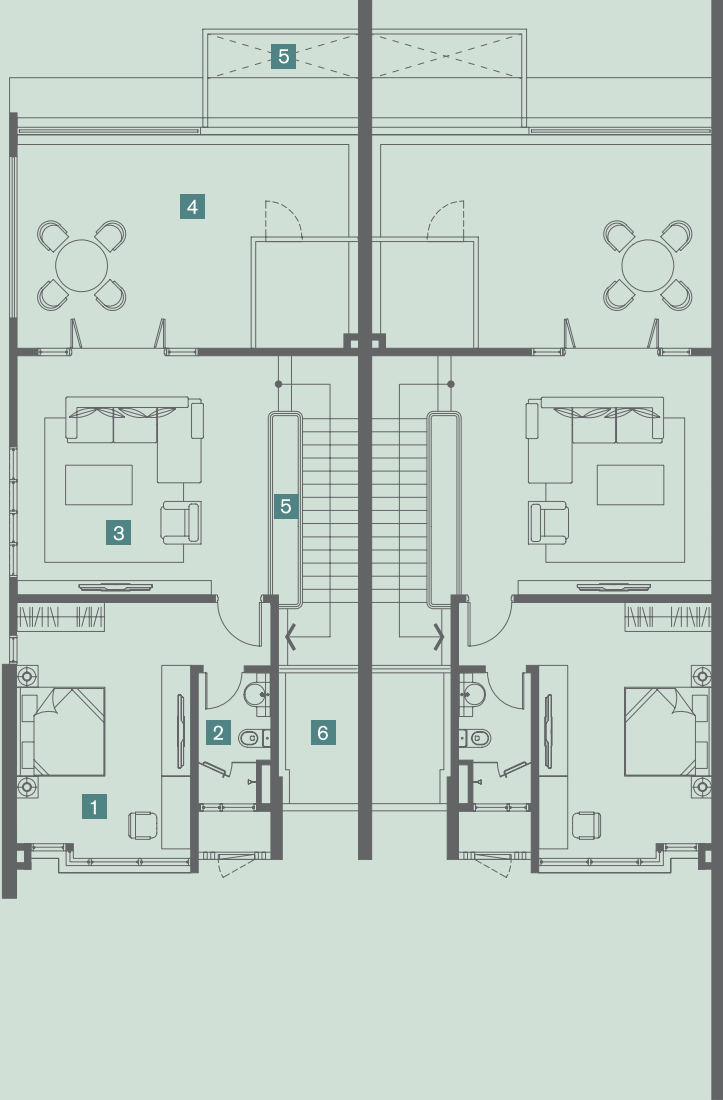


SIDE ELEVATION



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

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

### WALL FINISHES

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

- Internal Wall  
- Plaster and Paint
- External Wall  
- Weather Resistance Paint

### DOORS

- Main Entrance  
- Veneered Timber Door
- All Bedrooms & Bathrooms  
- Timber Flush Door / Folding Door
- 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

- CCTV Point Ready ( excluding equipments )
- Hot Water System
- Rain Water Harvesting System
- Water Pressure Booster Pump
- Water Filter System
- Audio Intercom System to Guard House
- Home Security Alarm System ( ground floor )

### IRONMONGERY

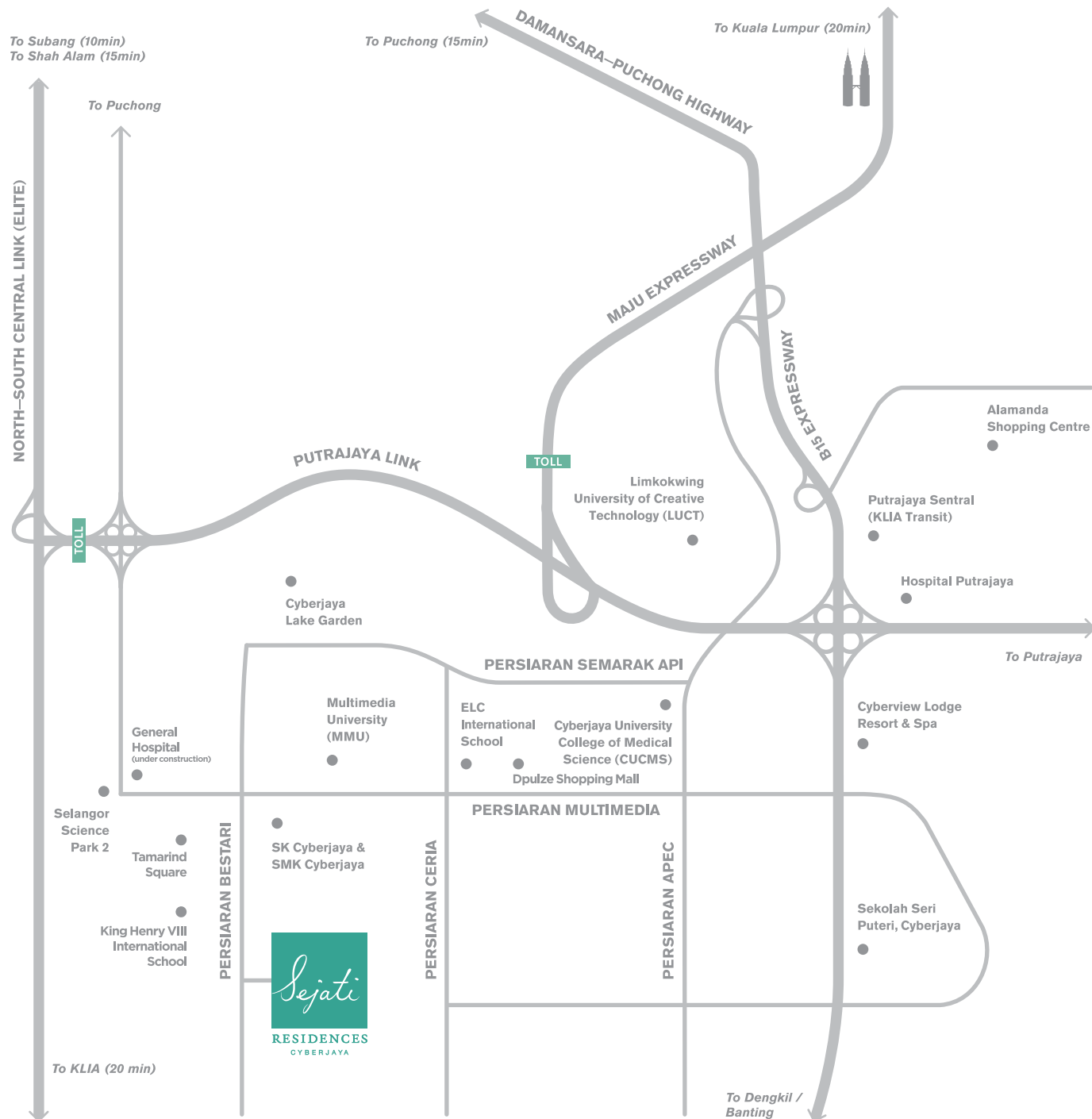
Quality Locksets and Accessories

### FENCING

Brickwall / G.I. Mesh Fencing

### ELECTRICITY SUPPLY

3-phase Power Supply



**HEAD OFFICE**

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**PARAMOUNT PROPERTY GALLERY, SEJATI RESIDENCES**

No.1, Jalan Sejati 1, Sejati Residences, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor  
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**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%