

## SPECIFICATIONS

### STRUCTURE

Reinforced concrete framework.

### WALL

Clay bricks.

### ROOFING

Concrete roof tiles on metal trusses.

### CEILING

Fibrous plaster ceiling / Skim coat.

### FLOOR FINISHES

Living, dining, guest room, utility room, kitchen, bathrooms, terrace & drying yard :  
Ceramic tiles

Bedrooms & family area on first floor & staircase :  
Vinyl floor strips with skirting

Carporch, store & others : 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

Single bowl single drainer kitchen sink	: 1 No.
Pedestal WC	: 3 Nos.
Wash basin	: 3 Nos.
Toilet paper holder	: 3 Nos.
Soap dish	: 3 Nos.
Shower rose	: 3 Nos.
Bathrooms tap point	: 3 Nos.
Washing machine tap	: 1 No.
Garden tap	: 1 No.

### DOORS

Solid painted decorative timber door to main entrance.

Aluminium sliding glass door to living & dining (corner unit only).

Flush door with fixed timber louvre to store.

Folding door and flush door to bathrooms.

Others - flush doors.

### LOCKS

Cylindrical push-button locks with keys for all timber doors except bathrooms.

Cylindrical push-button locks without keys for master bathroom and guest room toilet.

### WINDOWS

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

### ELECTRICAL INSTALLATION

Air-cond point with concealed piping	: 3 Nos.
Air-cond point	: 2 Nos.
Water heater point	: 3 Nos.
Light point	: 29 Nos.
13 amp power point	: 18 Nos.
Ceiling fan point	: 8 Nos.
Telephone point	: 2 Nos.
TV antenna point	: 3 Nos.
Astro piping	: 1 Unit
Door bell point	: 1 No.
Gate light point	: 1 Pair
Auto gate wiring	: 1 Set
UNIFI piping	: 1 Unit

### FENCING & GATES

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

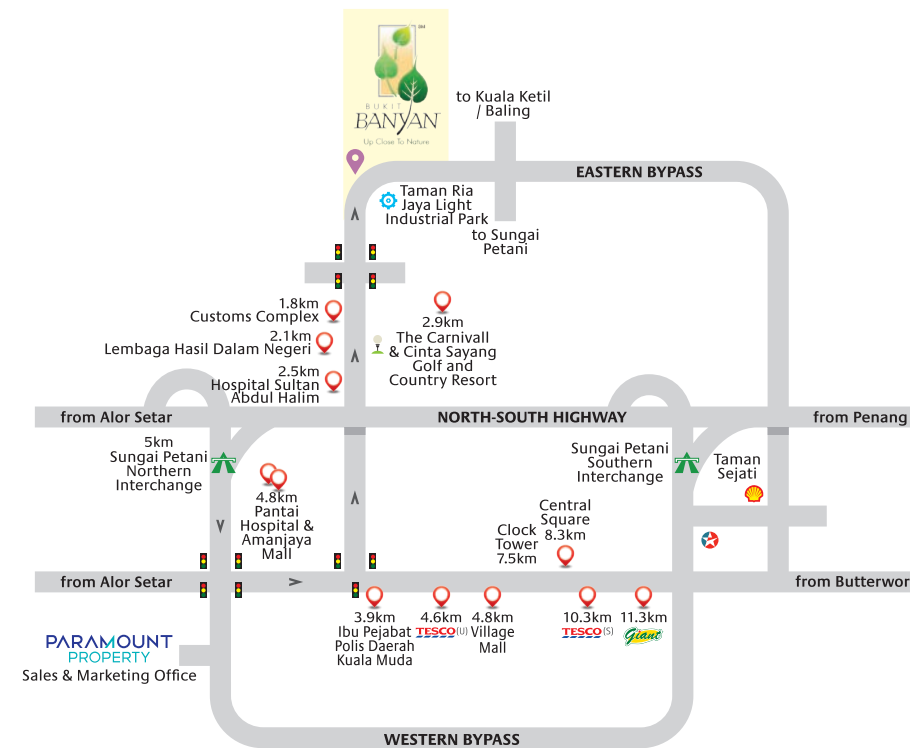
### OTHERS

Anti termite soil treatment.

3-phase electrical supply.

## MASTER PLAN

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



- Education - SK Taman Ria (3.5km), SMK Taman Ria Jaya (2.5km), SK Tasek Apong (4.9km) & SMK Bandar Sungai Petani (4.9km)

PARAMOUNT PROPERTY (UTARA) SDN BHD (27914-T)  
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**PARAMOUNT**  
PROPERTY

**AMARYN**  
2-STOREY TERRACE



FREEHOLD

A beautiful home close to a 25-acre Hill Park

Price from  
RM369,900

5% discount for Malay lot

Lot Size  
22' x 75'

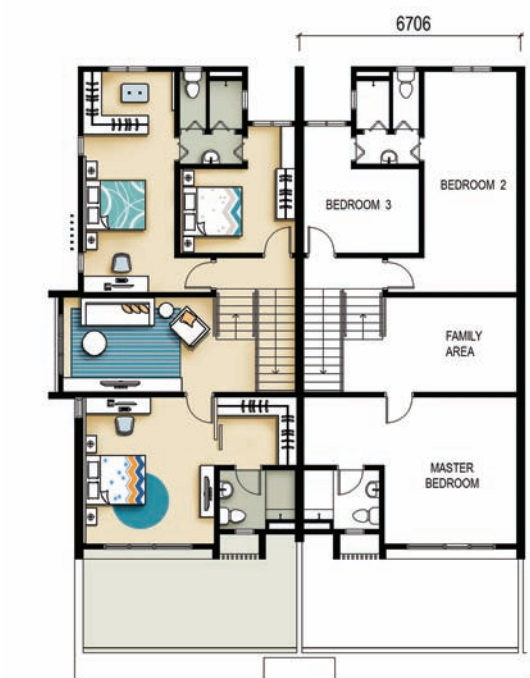
Built-up Area  
2,450 sq ft



### FLOOR PLANS



Ground Floor



First Floor

A cosy double storey terrace home amidst a **gated and guarded** neighbourhood.

Living area on ground floor enjoys **extra ceiling height at 3.9m**.

Designed for growing families, Amaryn features **4 bedrooms with connected bathrooms**.

Bedroom 2 presents an **impressive length of 22 ft.**, offering you flexible usage of space.

Lead a wholesome life, only at Amaryn, Bukit Banyan

