



# Azelia 3

2-STOREY TERRACE



With its modern architectural design yet practical layout and detailed finishings, it is of no surprise that your Azelia 3 abode realises all your dream home qualities. Built within Sungai Petani's pioneer 520-acre elevated neighbourhood complete with a 25-acre Hill Park and 8 specially designed thematic parks, you can come home to a relaxed lifestyle like no other. Rest assured of daily conveniences as your Azelia 3 home is strategically situated in close proximity to all the public necessities and amenities.

# S P E C I F I C A T I O N S

## STRUCTURE

Reinforced concrete framework

## WALL

Clay bricks

## ROOFING

Concrete roof tiles on metal trusses

## CEILING

Fibrous plaster ceiling / Skim coat

Asbestos-free fibrous cement board to terrace

## FLOOR FINISHES

- a) Living, dining, guest room, utility room, dry & wet kitchen, bathrooms, terrace & drying yard: Ceramic tiles
- b) Bedrooms & family area on first floor & staircase: Vinyl floor strips with skirting
- c) Carporch, store & others: Cement render

## WALL FINISHES

- a) External : Weathercoat paint
- b) Internal : Emulsion paint
- c) Wet kitchen : Full height ceramic glazed wall tiles
- d) Bathrooms : Full height ceramic glazed wall tiles

## SANITARY INSTALLATION

- a) Single bowl single drainer aluminium sink : 2 Nos.
- b) Pedestal WC : 4 Nos.
- c) Wash basin : 4 Nos.
- d) Toilet paper holder : 4 Nos.
- e) Soap dish : 4 Nos.
- f) Shower rose : 4 Nos.
- g) Bathroom tap point : 4 Nos.
- h) Washing machine tap : 1 No.
- i) Garden tap : 1 No.

## DOORS

- a) Solid painted decorative timber door to main entrance
- b) Aluminium sliding glass door to living & dining (corner unit only)
- c) Flush door with fixed timber louvre to store
- d) Folding door to ground floor bathroom
- e) Others - flush doors

## LOCKS

- a) Cylindrical push-button locks with keys for all timber doors except bathrooms
- b) Cylindrical push-button locks without keys for all bathrooms

## WINDOWS

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

## ELECTRICAL INSTALLATION

- a) Air-cond point with concealed piping : 3 Nos.
- b) Air-cond point : 2 Nos.
- c) Water heater point : 4 Nos.
- d) Light point : 27 Nos.
- e) 13 amp power point : 19 Nos.
- f) Ceiling fan point : 8 Nos.
- g) Telephone point : 3 Nos.
- h) TV antenna point : 3 Nos.
- i) Astro piping : 1 Unit
- j) Door bell point : 1 No.
- k) Gate light point : 1 Pair
- l) Auto gate wiring : 1 Set
- m) UNIFI piping : 1 Unit

## FENCING & GATES

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

5'0" high brickwork fencing to rear

## OTHERS

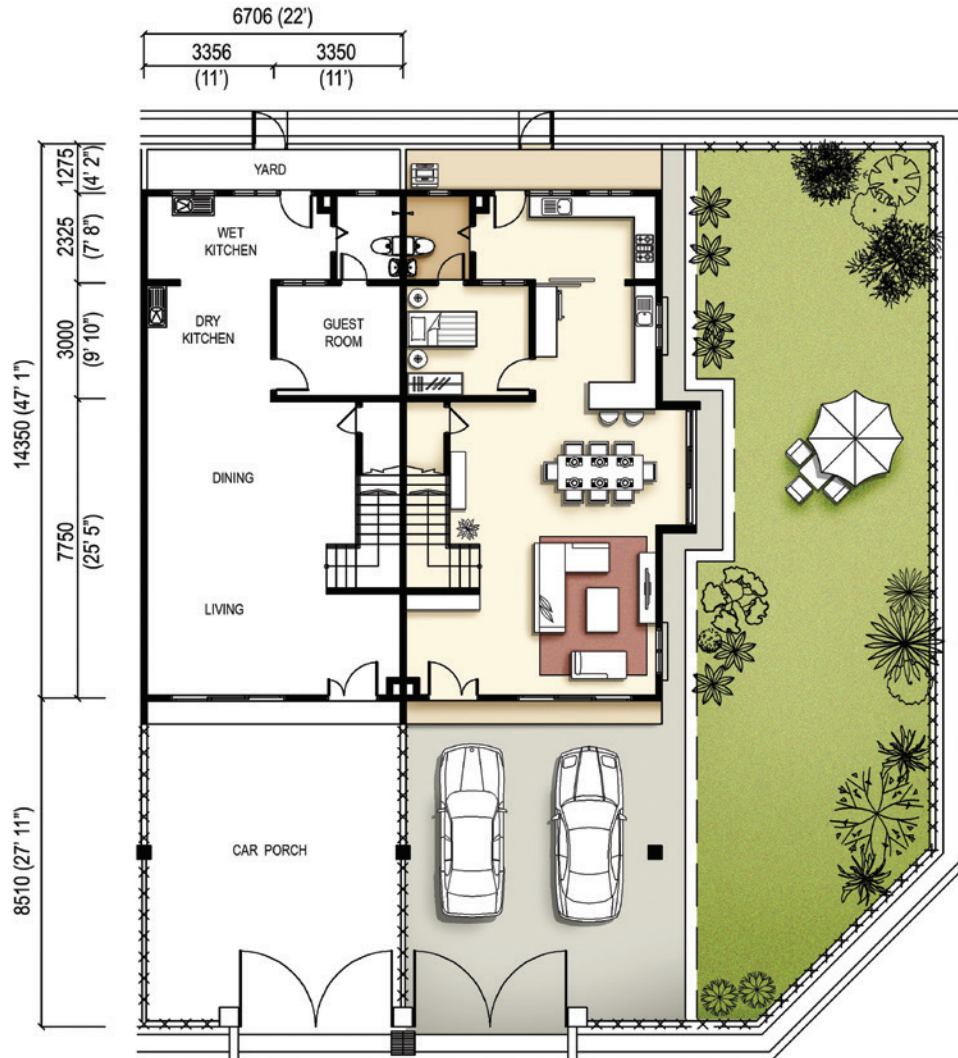
Anti-termite soil treatment

3-phase electrical supply





FLOOR PLAN | Ground Floor

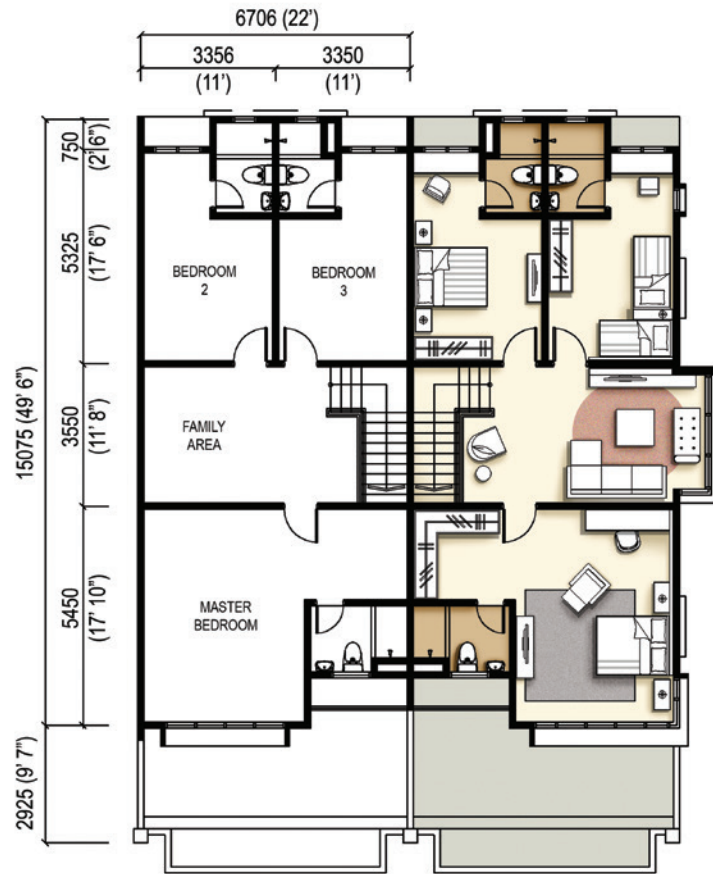


LOT SIZE **22'x75'**

BUILT-UP AREA **2,429** sq.ft.

**24"x24"**  
polished tiles  
at living and dining

FLOOR PLAN | First Floor



4 bedrooms  
with ensuite bathrooms

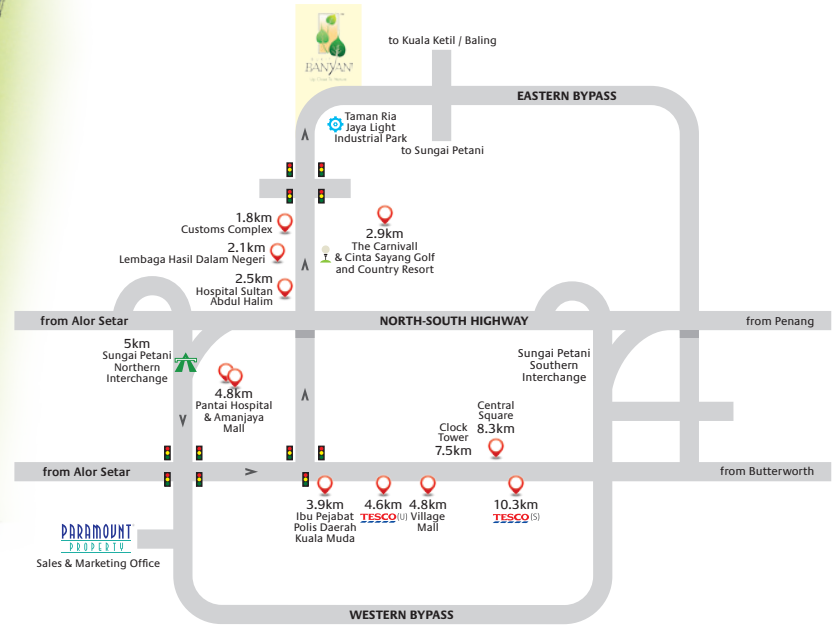
Vinyl floor  
strips to 1st floor

# SITE PLAN



- 2-Storey Terrace Homes
- 2-Storey Semi-Detached Homes
- Bungalows
- Hill Park Condos
- Green Areas

# LOCATION MAP



- 📍 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)

Wisma Paramount, 1 Lorong BLM 1/1,  
Bandar Laguna Merbok,  
08000 Sungai Petani, Kedah Darul Aman.

F 04-441 3399 E ppu-info@paramountproperty.my

- Waze Bukit Banyan
- GPS N: 5°39'55"
- E: 100°32'15"

**04 - 441 3388**  
paramountproperty.my



Tenure of Land: Freehold • Developer License No.: 2003-50/03-2017/0236 (L) • Validity Period: 24/03/2015 – 23/03/2017 • Advertising and Sales Permit No.: 2003-50/03-2017/0236 (P) • Validity Period: 24/03/2015 – 23/03/2017 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.37/2014/D'RKM • Land Encumbrances: Nil • Expected Date of Completion: March 2017 • Minimum Price: RM349,900 • Maximum Price: RM653,200 • No. of Unit: 103 units