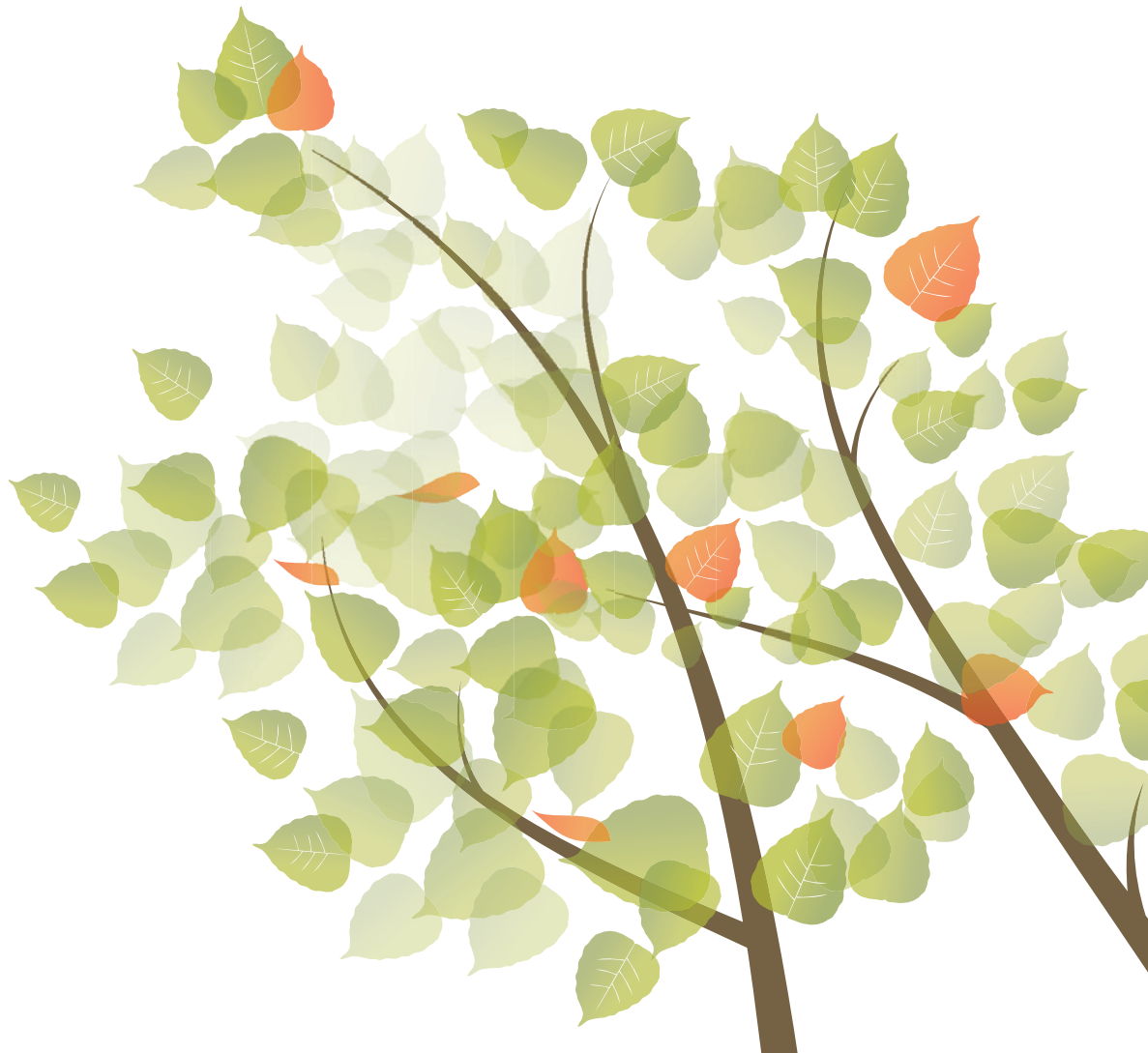


# Azelia 3

eLiTe 2-STOREY TERRACE





Inspired by the surrounding nature, Azelia Elite 3 pampers with unrivalled contemporary living amidst an elevated green neighbourhood, with a dedicated 25-acre Hill Park architected for your enjoyment. Your days will be filled with your children's echoing laughter whilst they indulge in endless fun at the 8 thematic parks that are a short stroll from your spacious home. Kick back, relax and keep your worries at bay within Bukit Banyan's gated and guarded community, enjoy the best in life.

# 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

Single bowl single drainer aluminium sink	: 2 Nos.
Pedestal WC	: 4 Nos.
Wash basin	: 4 Nos.
Toilet paper holder	: 4 Nos.
Soap dish	: 4 Nos.
Shower rose	: 4 Nos.
Bathroom tap point	: 4 Nos.
Washing machine tap	: 1 No.
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	: 31 Nos.
e) 13 amp power point	: 22 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

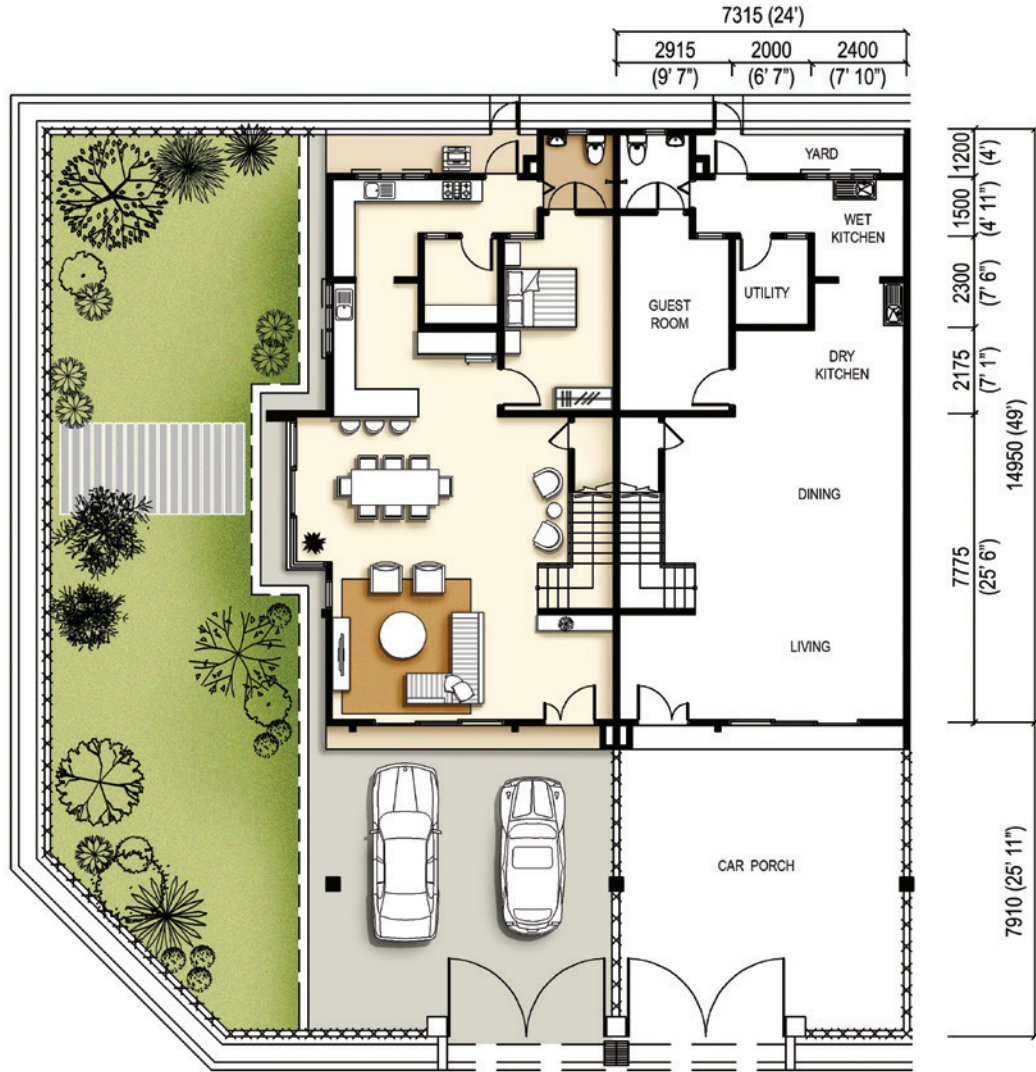
## OTHERS

Anti-termite soil treatment

3-phase electrical supply



FLOOR PLAN | Ground Floor



LOT SIZE **24'x75'**

BUILT-UP AREA **2,715** sq.ft.

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

FLOOR PLAN | First Floor



4 bedrooms  
with ensuite bathrooms  
+1 utility room

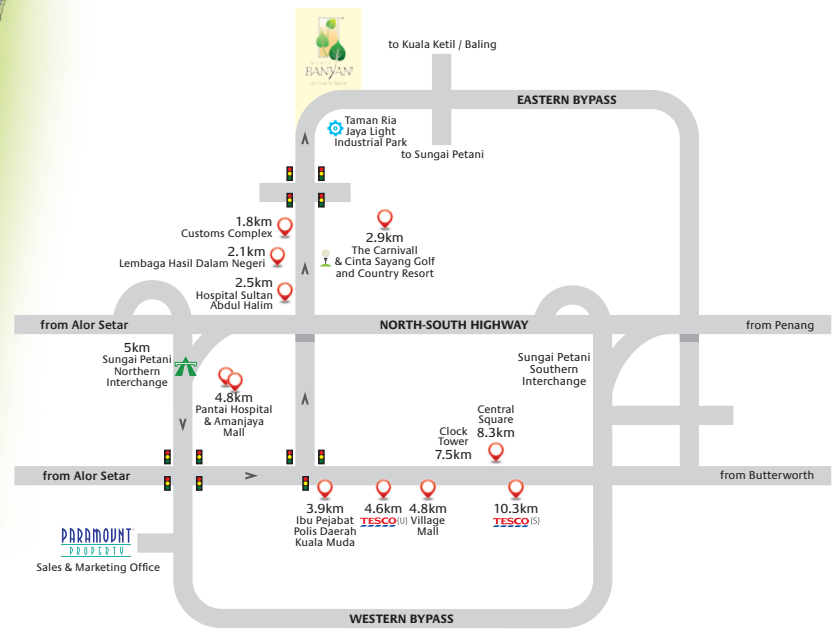
Vinyl floor  
strips to 1st floor

# 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: RM389,900 • Maximum Price: RM732,300 • No. of Unit: 108 units