

## Specifications

### STRUCTURE

Reinforced concrete framework.

### WALL

Cement sand bricks / Clay bricks

### ROOFING

Concrete roof tiles on GI trusses.

### CEILING

Fibrous plaster ceiling / Skim coat.  
Asbestos-free fibrous cement board to terrace.

### FLOOR FINISHES

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

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

Carporch : Cement render

### WALL FINISHES

External : Weathercoat paint

Internal : Emulsion paint

Wet kitchen : Full height ceramic glazed wall tiles

Bathrooms : Full height ceramic glazed wall tiles

### SANITARY INSTALLATION

Single bowl single drainer kitchen sink : 2 Nos.  
Pedestal WC : 4 Nos.  
Wash basin : 4 Nos.  
Toilet paper holder : 4 Nos.  
Soap dish : 4 Nos.  
Shower rose : 4 Nos.  
Bathrooms tap point : 4 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).

Timber flush doors to all bedrooms & bathrooms.

Mild steel plate rear door.

### LOCKS

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

Cylindrical push-button locks without keys for all bathrooms' door.

### WINDOWS

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

### ELECTRICAL INSTALLATION

Air-cond point with conceal piping : 3 Nos.  
Air-cond point without conceal piping : 2 Nos.  
Water heater point : 4 Nos.  
Light point : 29 Nos.  
13 amp power point : 20 Nos.  
Ceiling fan point : 7 Nos.  
Telephone point : 2 Nos.  
TV antenna point : 3 Nos.  
Astro piping : 1 No.  
Doorbell 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.

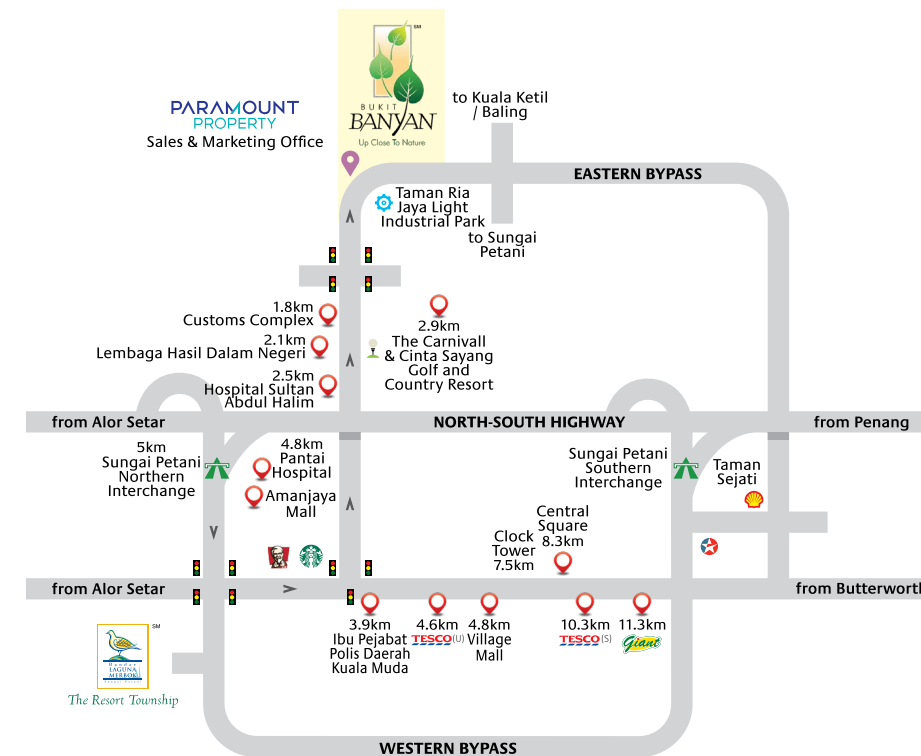
5'0" high brickwork fencing to rear.

### 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

Tenure of Land: Freehold • Developer License No.: 2003-58/03-2021/01654 (L) • Validity Period: 21/03/2020-20/03/2021 • Advertising & Sales Permit No.: 2003-58/03-2021/01654 (P) • Validity Period: 21/03/2020-20/03/2021 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IPB.126/2017 'D' RKM) • Land Encumbrances: NIL • Expected Date of Completion: March 2020 • Min. Price: RM 459,900 Max. Price: RM 801,632 • Total units: 195

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Where nature and comfort meet in harmony

SALVIA  
2-STOREY TERRACE



# Modern residences in the heart of a scenic neighbourhood

Green contemporary living awaits you at Salvia 2-Storey Terrace Homes. Uniquely designed with a spacious interior for epitome comfort, these wonderful homes are also just moments away to a 25-acre Hill Park with 8 thematic parks for your family's recreational enjoyment.

Covered car porch  
for 2 cars

1.2m wide entrance doorway  
with elegant door finishing

4 bedrooms with  
en-suite bathrooms

Glass canopy at  
sliding door entrance invites  
natural sunlight into the home

Open concept living,  
dining and kitchen areas



Price from  
**RM379,900**

Built-up Area  
**2,485 sq ft**

Lot Size  
**22' x 75'**

## Floor Plans

