

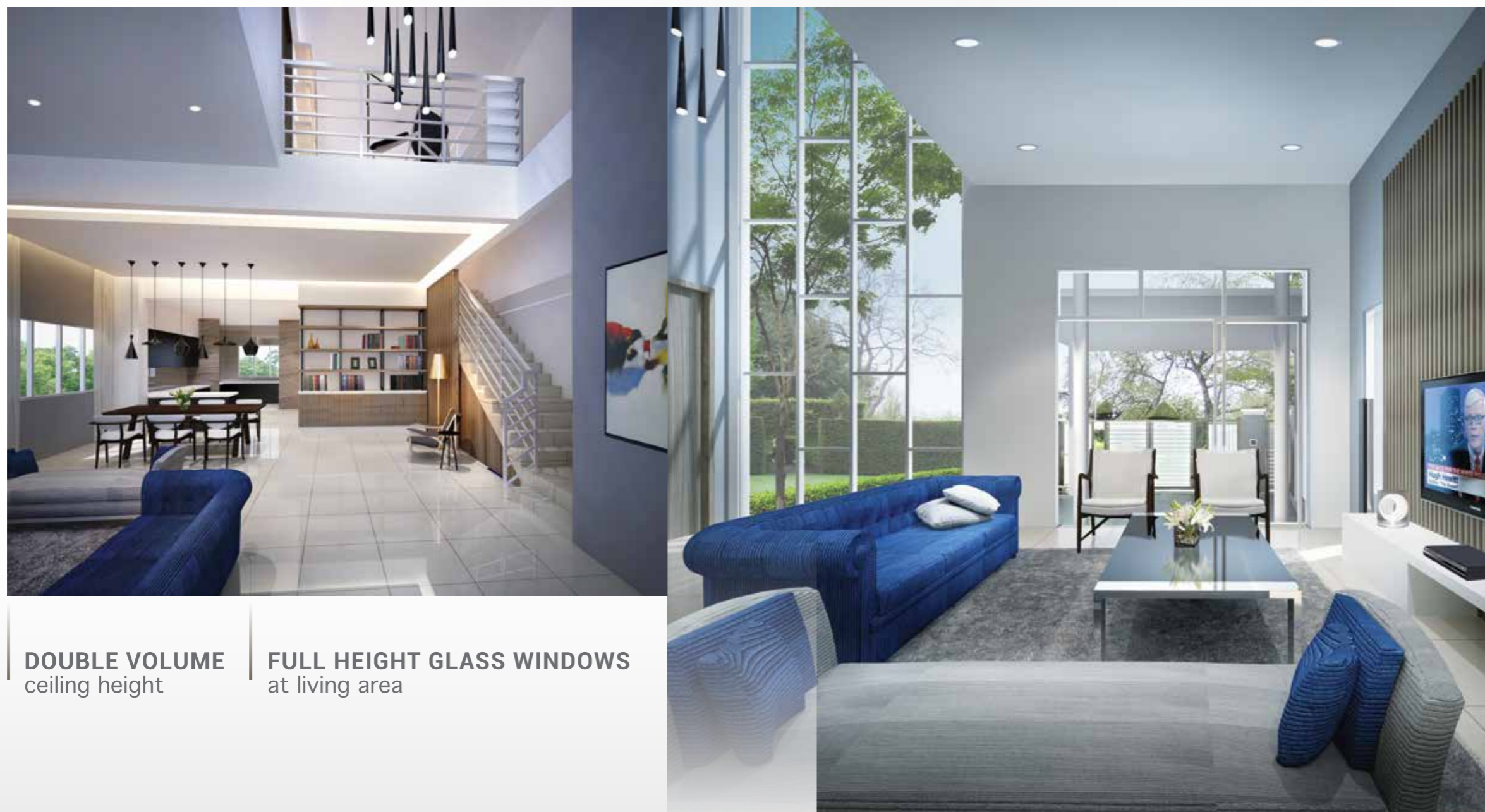


EMILIA
2-STOREY LINK VILLA

INDULGE IN LAVISH LIVING

IN YOUR OWN LINK VILLA

The **EMILIA** 2-Storey Link Villa features a contemporary facade with full-height glass windows and double volume ceiling height, creating a cosy atmosphere for the entire family. Each home is endowed with spacious ground floor area, granting you the flexibility of interior layout. The extended foyer can also be personalised into pleasant outdoor seating or mini garden, offering you and your guests a refreshing welcome.



DOUBLE VOLUME
ceiling height

FULL HEIGHT GLASS WINDOWS
at living area

2-STOREY LINK VILLA

Lot Size
26' x 75'

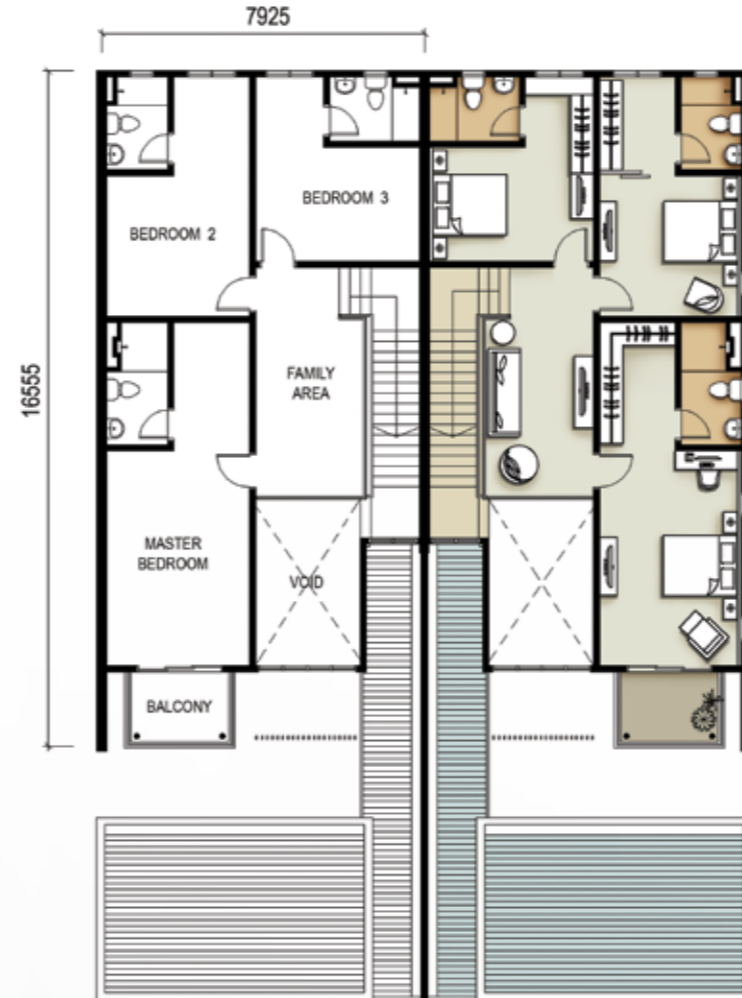
Built-up Area
2,818 sq ft



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE

Reinforced concrete framework.

CEILING

Fibrous plaster ceiling / Skim coat.
Aluminium strip ceiling to roof eaves.

FLOOR FINISHES

Living, dining, guest room, utility room, kitchen, bathrooms, terraces, yard, store, balcony & carporch : Ceramic tiles
Bedrooms & family area on first floor & staircase : Vinyl floor strips with skirting

WALL

Clay bricks.

WINDOWS

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

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 stainless steel sink	: 1 No.
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).

Flush door with fixed timber louvre to store.

Folding door to ground floor bathroom.

Others - flush doors.

Mild steel to rear door.

LOCKS

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

Cylindrical push-button locks without keys for all bathrooms except ground floor bathroom.

ROOFING

Metal decking on metal trusses.

ELECTRICAL INSTALLATION

Air-cond points with concealed refrigeration piping	: 3 Nos.
Air-cond points	: 2 Nos.
Water heater point	: 4 Nos.
Light point	: 30 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 point	: 1 Set
UNIFI piping	: 1 Unit

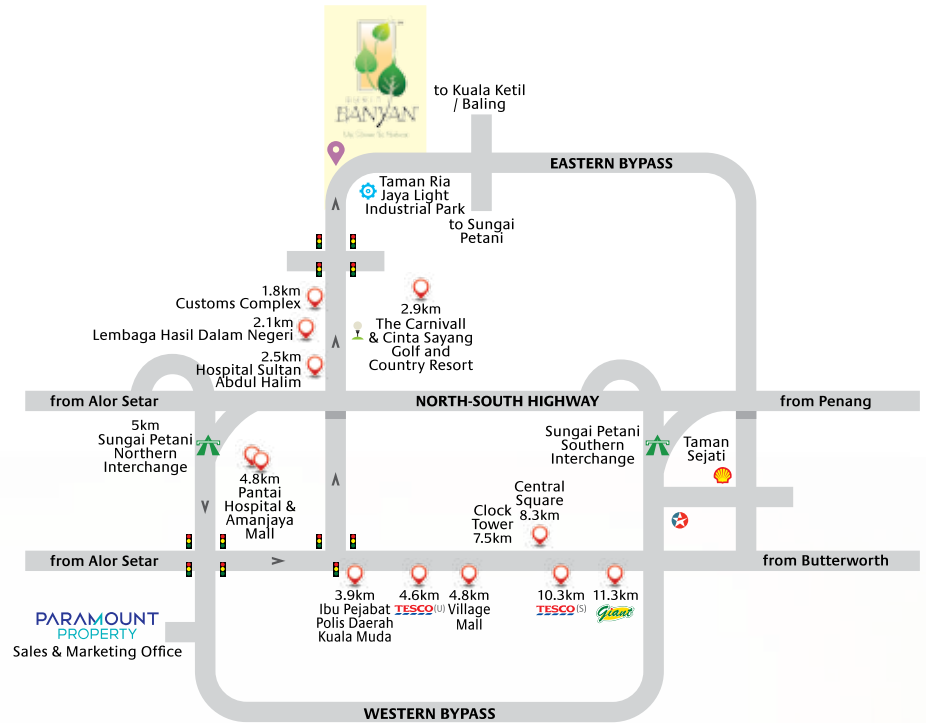
FENCING & GATES

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

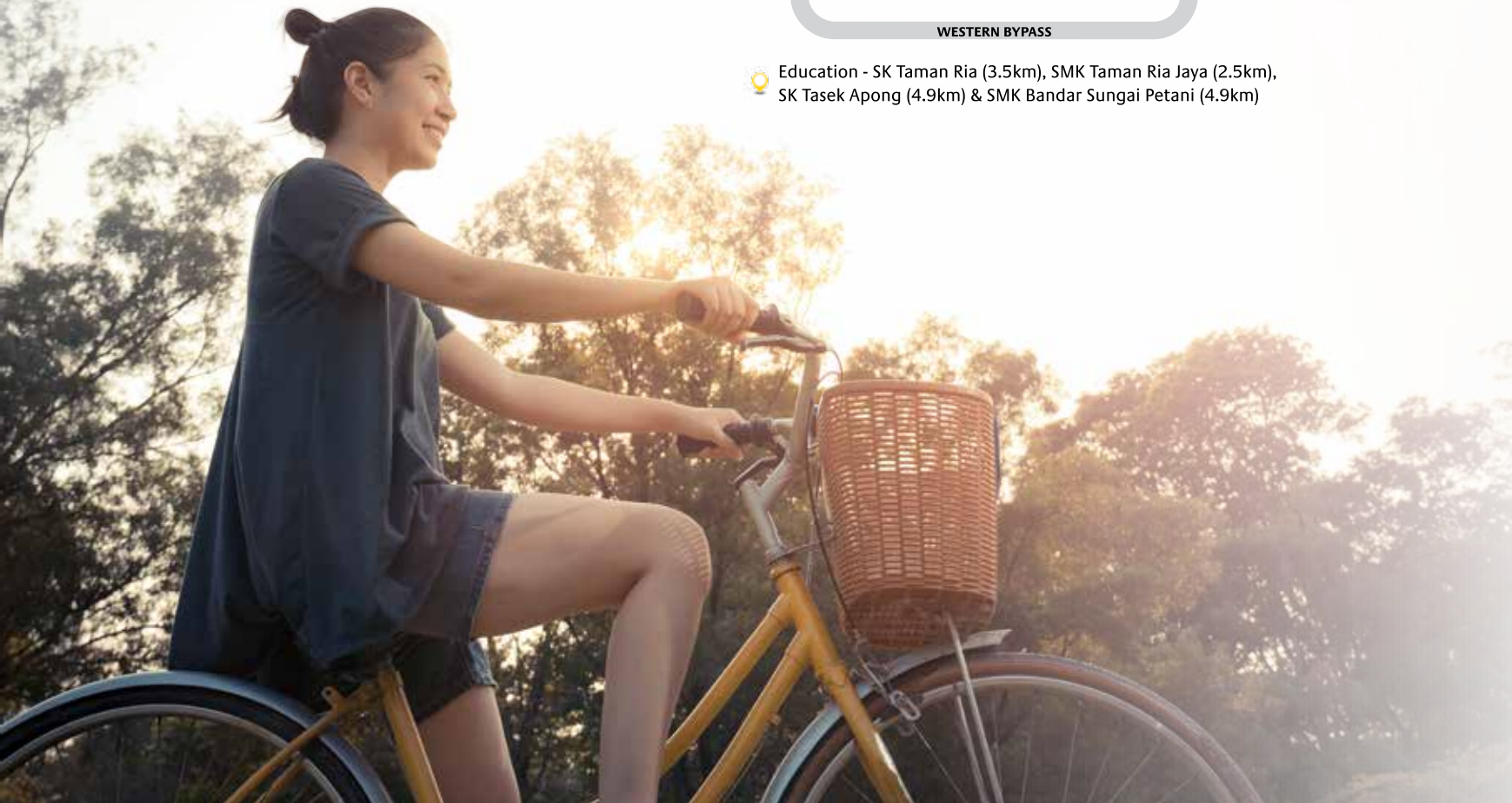
OTHERS

Anti termite soil treatment.
3-phase electrical supply.

Let your spirit thrive in a neighbourhood up close to nature, yet still live within convenient reach of the urban amenities. Here, a 25-acre landscaped Hill Park and 8 thematic parks are articularly planned for an enriching lifestyle. Enjoy life's best, make greater memories at Bukit Banyan.



- 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
 fb.com/paramountpropertymalaysia
 Waze Bukit Banyan

04 - 441 3388
 paramountproperty.my

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