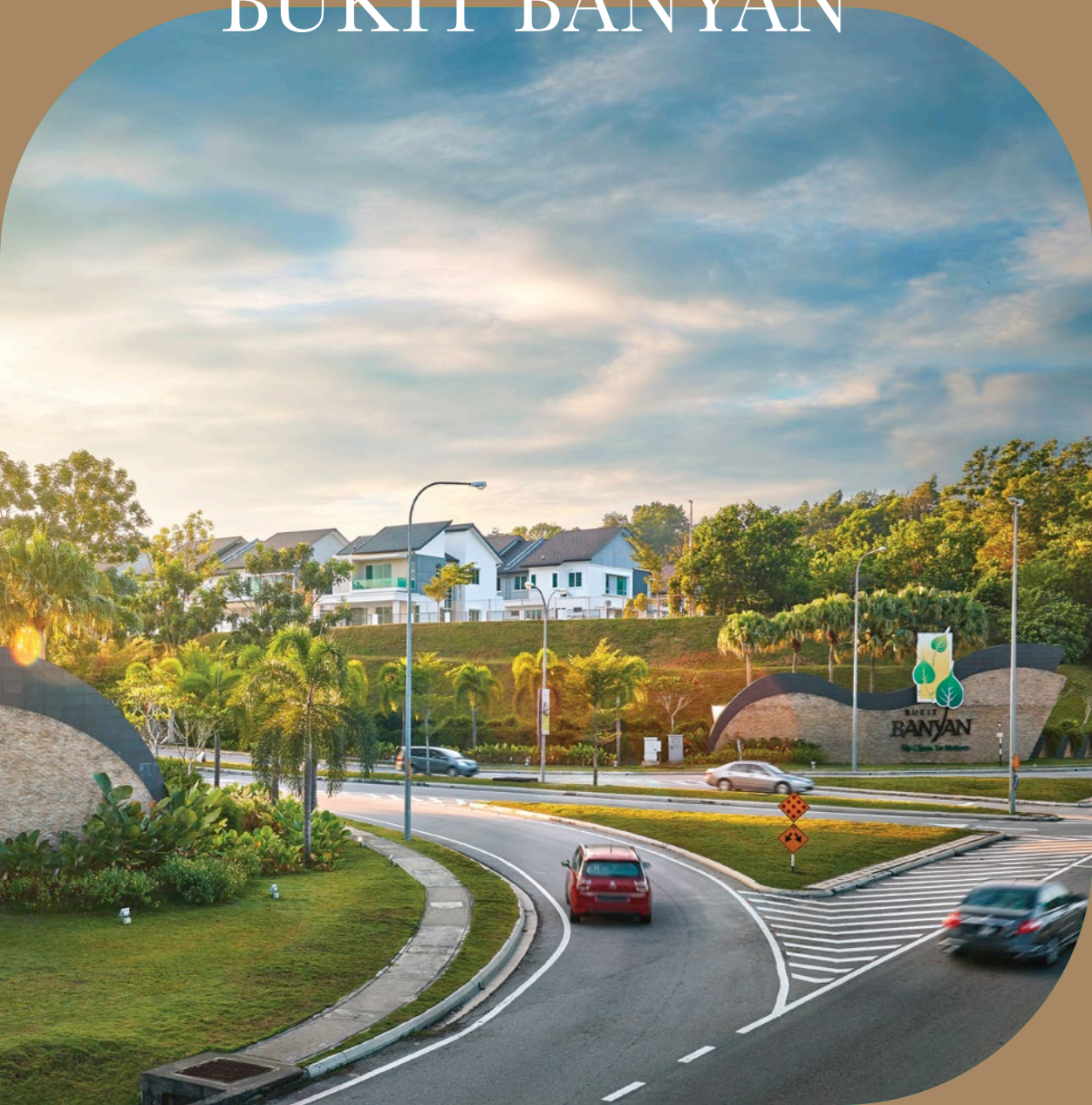


Enjoy the convenience of having a lush, elevated **25-acre Hill Park** close to home. Conceptualised with 8 thematic parks for boundless recreational fun, here's where you can embrace a healthy lifestyle, up close to Nature.

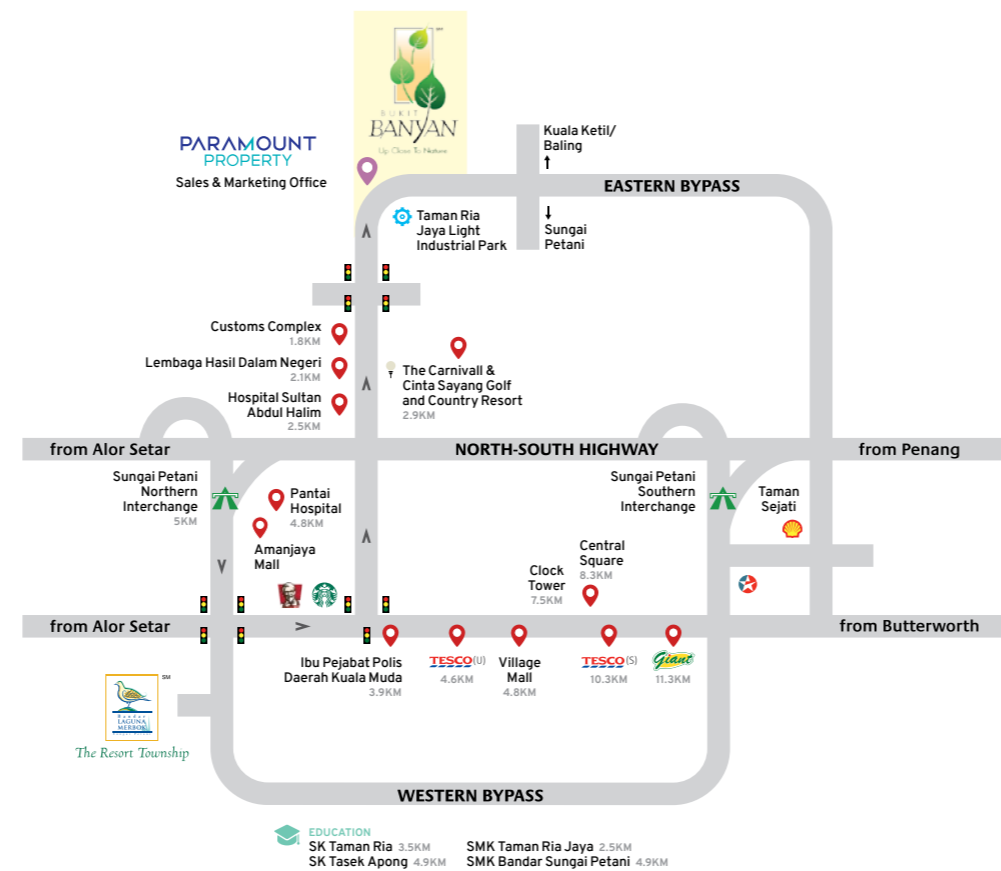


IN THE LUSH AND INVITING NEIGHBOURHOOD OF **BUKIT BANYAN**



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



Paramount Property (Utara) Sdn Bhd (27914-T)
 Wisma Paramount, No.1, Jalan Banyan 1, Bukit Banyan,
 08000 Sungai Petani, Kedah Darul Aman, Malaysia.
 Facebook: ParamountPropertyMalaysia
 Instagram: paramountpropertymy
 YouTube: Paramount Property

04-441 3388
 paramountproperty.my



Tenure of Land: Freehold - Developer License No.: 2003-61/09-2021/0822 (L)-Validity Period: 04/09/2019-03/09/2021 - Advertising & Sales Permit No.: 2003-61/09-2021/0822 (P) - Validity Period: 04/09/2019-03/09/2021 - Approving Authority: Majlis Perbandaran Sungai Petani - Reference No.: MPSPK (P)B.96/2016 'D' RKM - Land Encumbrances: NIL - Expected Date of Completion: April 2022 - Min. Price: RM 229,900 Max. Price: RM 1,004,312 - Total units: 49

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

EMILIA 2
 2-STOREY SUPER TERRACES



SERENE RESIDENCES

Perfectly sized for the whole family, step into cosy spaces illuminated with natural light at **EMILIA 2**. The double storey super terrace is endowed with generous floor space and high ceilings, adding depth to create refreshing living spaces.



EXTRA LONG CAR PORCH
 accommodates up to 4 cars



SEAMLESS FLEXIBILITY
 for easy customisation of kitchen and dining areas



PRIVATE MINIATURE GARDEN
 for your personal gardening and planting leisure

DOUBLE STOREY SUPER TERRACES

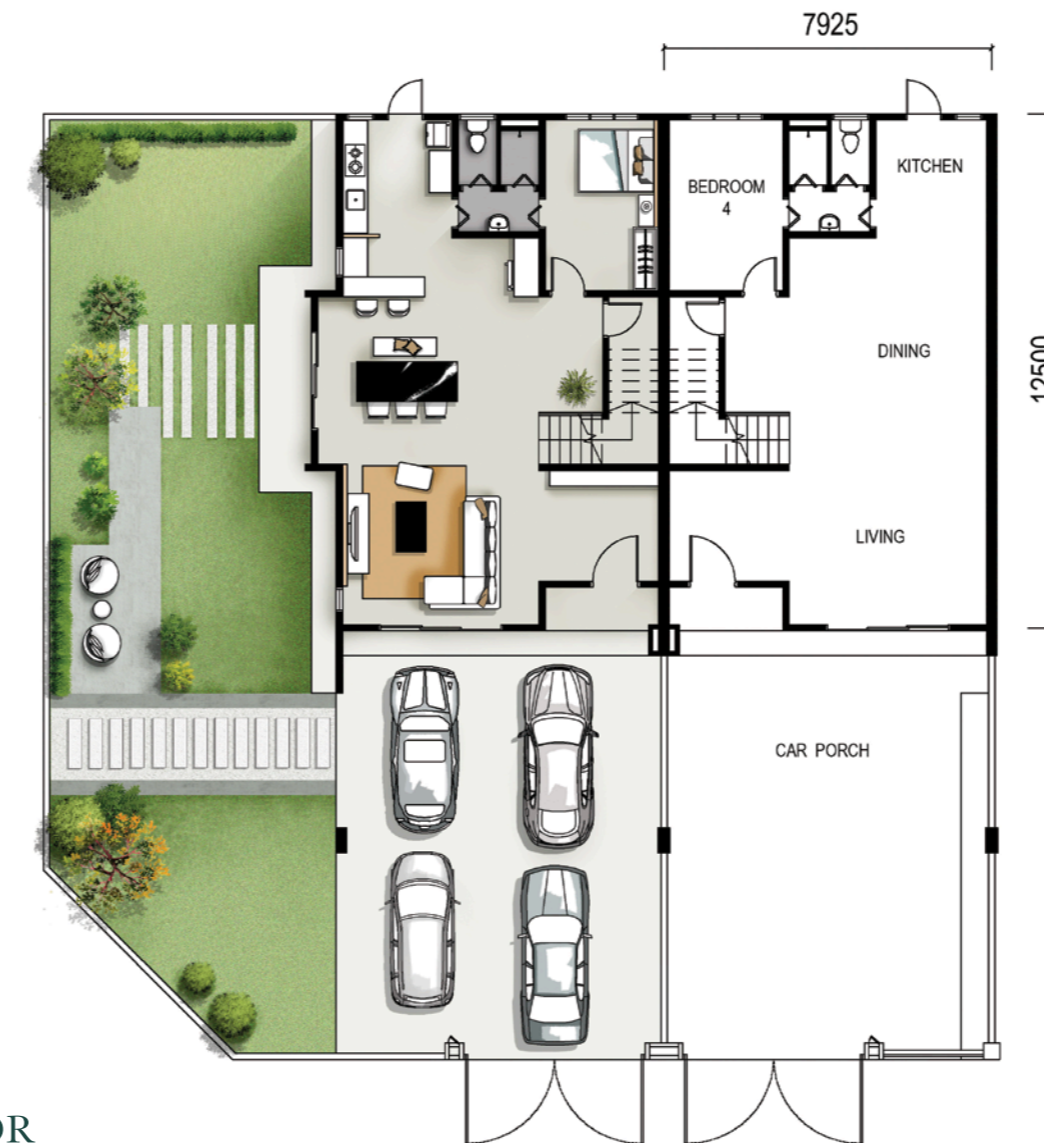
LOT SIZE
26' x 75'

BUILT-UP AREA
2,675 SQ FT

*5%
DISCOUNT
FOR MALAY
LOTS



*Terms and conditions apply.



SPECIFICATIONS

STRUCTURE

Reinforced concrete framework

ROOFING

Concrete roof tiles on GI trusses

FLOOR FINISHES

Living, dining, guestroom, kitchen, bathrooms, terrace, and utility room:
Ceramic tiles

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

Carporch:
Cement rendering

WALL

Cement sand bricks / Clay bricks

CEILING

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

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).
- Timber flush door to master bathroom.
- Aluminium bi-fold door to all common bathrooms.
- Mild steel plate rear door.

ELECTRICAL INSTALLATION

- Air-cond point with conceal piping : 3 Nos.
- Air-cond point without conceal piping : 2 Nos.
- Water heater point : 3 Nos.
- Light point : 34 Nos.
- 13 amp power point : 22 Nos.
- Ceiling fan point : 7 Nos.
- Telephone point : 2 Nos.
- TV antenna point : 3 Nos.
- Astro piping : 1 No.
- Door bell point : 1 No.
- Gate light point : 1 Pair
- Auto gate wiring : 1 Set
- UNIFI piping : 1 Unit

NOTE: All items mentioned above are subject to variations, modifications and substitutions as recommended by the Architect.

LOCKS

Cylindrical push-button locks with keys for all timber doors except bathrooms.
Cylindrical push-button locks without keys for master bathroom's door.

WINDOWS

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

FENCING & GATES

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

OTHERS

Anti termite soil treatment.
3-phase electrical supply.