



RESIDENCES
CYBERJAYA

AMELIA (TYPE I)

SEMI-DETACHED



ARTIST IMPRESSION ONLY

AMELIA (TYPE I)

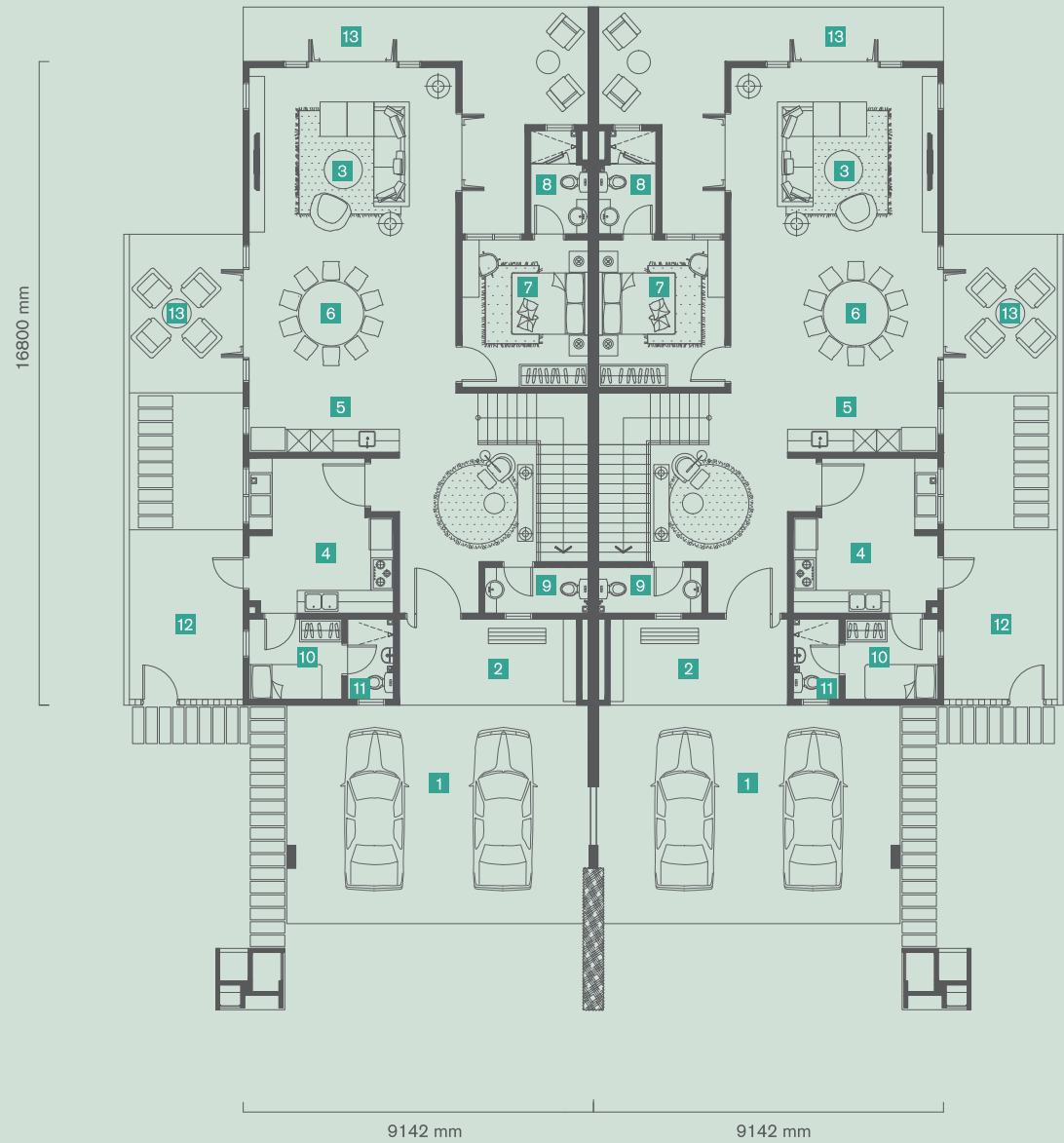
Built up Area : 377.43 sqm / 4,062 sqft

SIDE ELEVATION



GROUND FLOOR

- 1 Car Porch
- 2 Entrance
- 3 Living Room
- 4 Wet Kitchen
- 5 Dry Kitchen
- 6 Dining Room
- 7 Bedroom 3
- 8 Bathroom 3
- 9 Powder Room
- 10 Utility
- 11 Bathroom 4
- 12 Dry Yard
- 13 Terrace

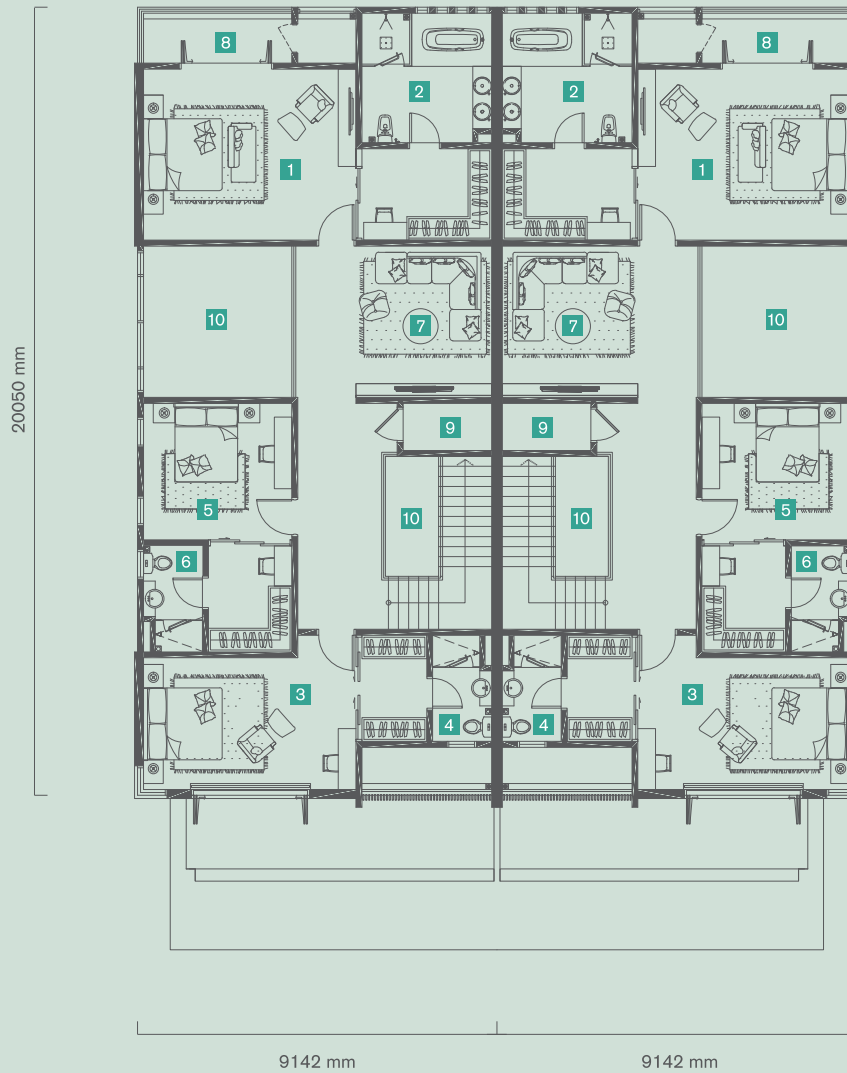


SIDE ELEVATION



FIRST FLOOR

- 1 Master Bedroom
- 2 Master Bathroom
- 3 Bedroom 1
- 4 Bathroom 1
- 5 Bedroom 2
- 6 Bathroom 2
- 7 Family Area
- 8 Balcony
- 9 Store
- 10 Void



SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Masonry

ROOF

Metal Deck / Reinforced Concrete Flat Roof

CEILING

Fibrous Plaster Ceiling / Skim Coat

FLOOR FINISHES

- a. Entrance Foyer, Living, Dining, Dry & Wet Kitchen
- Porcelain Tiles
- b. All Bathrooms, Powder Room, Utility, Balcony,
Yard & Terrace
- Porcelain Tiles
- c. Car Porch
- Concrete Imprint
- d. Master Bedroom, Bedroom 2, 3, 4, Family Area &
Staircase
- Laminated Floor
- e. Others area
- Cement Render

WALL FINISHES

- a. All Bathrooms and Powder Room
- Ceiling Height Ceramic Tiles
- b. Wet Kitchen
- Ceramic Tiles / Plaster and Paint

- c. Internal Wall
- Plaster and Paint
- d. External Wall
- Weather Resistance Paint

DOORS

- a. Main Entrance
- Veneered Timber Door
- b. All Bedrooms & Bathrooms
- Timber Flush Door
- c. Terrace & Balcony
- Powder-coated Aluminium Frame Door

WINDOWS

Powder-coated Aluminium Frame with Glazing

SANITARY INSTALLATION

- a. Sink 1 no.
- b. Pedestal w.c. 6 nos.
- c. Wash Basin and Tap 7 nos.
- d. Toilet Roll Holder 6 nos.
- e. Shower Rose 5 nos.
- f. Long Bath 1 no.
- g. Washing Machine Tap 1 no.
- h. Garden Tap 3 nos.

ELECTRICAL POINTS

- a. Light Point 50 nos.
- b. 13A Power Point 35 nos.
- c. Fan Point 7 nos.

- d. Air-cond Point 7 nos.
(complete with refrigerant and drain piping)
- e. SMATV Point 3 nos.
- f. Telephone Point 1 no.
- g. Data Point 1 no.
- h. Door Bell Point 1 no.
- i. Utility Pillar Light Point 1 no.
- j. Heater Point 1 no.

ADDITIONAL FEATURES

- a. CCTV Point Ready (excluding equipments)
- b. Hot Water System
- c. Rain Water Harvesting System
- d. Water Pressure Booster Pump
- e. Water Filter System
- f. Audio Intercom System to Guard House
- g. Home Security Alarm System (Ground Floor)

IRONMONGERY

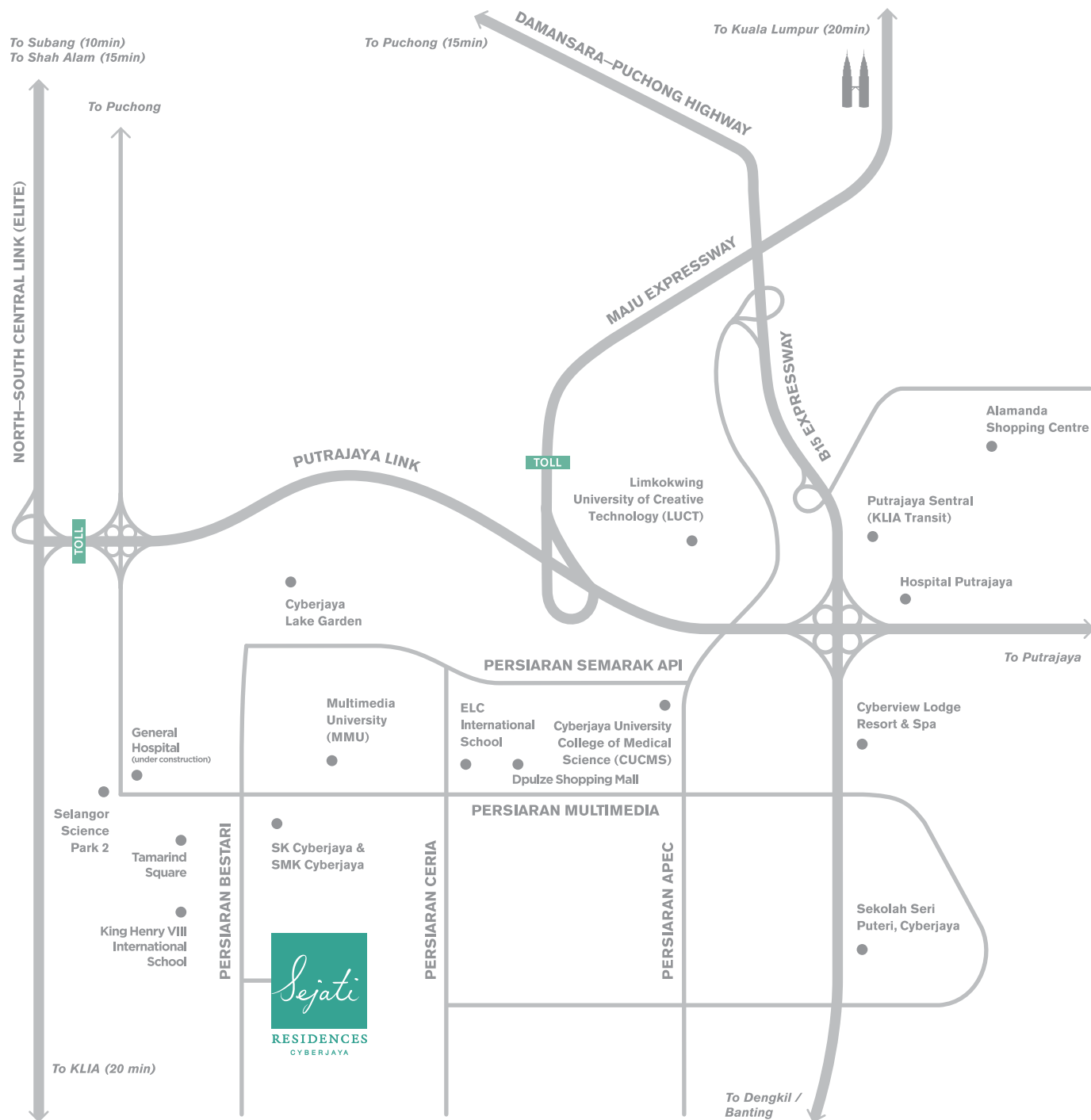
Quality Locksets and Accessories

FENCING

Brickwall / G.I. Mesh Fencing

ELECTRICITY SUPPLY

3-phase Power Supply



HEAD OFFICE

Co-labs Shah Alam, B-02-01 (Block B), Sekitar 26, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor Darul Ehsan
T 603 2770 9101 | **F** 603-2770 9101

PARAMOUNT PROPERTY GALLERY, SEJATI RESIDENCES

No.1, Jalan Sejati 1, Sejati Residences, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor
T 6018 605 6000 | **F** 6018 593 6110

PARAMOUNT
PROPERTY



PHASE 3A

DEVELOPER : PARAMOUNT PROPERTY (CJAYA) SDN BHD (894102-T)

2 Jalan Anggerik Vanilla R31/R, Kota Kemuning Section 31, 40460 Shah Alam, Selangor. **Tenure of Land:** Freehold • **Developer Licence No.:** 12293-7/02-2020/01474(L) • **Validity Period:** 18/02/2019 – 17/12/2020 • **Advertising & Sales Permit No.:** 12293-7/02-2020/01474 (P) • **Validity Period:** 18/02/2019 – 17/12/2020 • **Approving Authority:** Majlis Perbandaran Sepang • **Reference No.:** MPSepang 600-34/2/44(8) • **Land Encumbrances:** NIL • **Expected Date of Completion:** 36 months from SPA date (Dec 2019) • **Restriction in Interest:** This land may be transferred, leased or charged with the consent of the State Authority • **Property Type:** 2 & 3 Storey Semi Detached • **No. of units:** 30 (Total) • **Amelia (Type A), Total units:** 4, **Built up:** 4,939 sf, **Lot size:** 40' x 100', **Min. Price:** RM 2,999,000, **Max Price:** RM 3,329,100 • **Amelia (Type E), Total units:** 4, **Built up:** 3,769 sf, **Lot size:** 40' x 100', **Min. Price:** RM 2,854,800, **Max. Price:** RM 2,909,000 • **Amelia (Type I), Total units:** 22, **Built up:** 4,062 sf, **Lot size:** 40' x 100', **Min. Price:** RM 2,573,300, **Max. Price:** RM 2,916,100 • **Discount for Bumiputra:** 7%

PHASE 3B

DEVELOPER : PARAMOUNT PROPERTY (CJAYA) SDN BHD (894102-T)

2 Jalan Anggerik Vanilla R31/R, Kota Kemuning Section 31, 40460 Shah Alam, Selangor. **Tenure of Land:** Freehold • **Developer Licence No.:** 12293-6/01-2020/01262(L) • **Validity Period:** 17/01/2019 – 16/01/2020 • **Advertising & Sales Permit No.:** 12293-6/01-2020/01262(P) • **Validity Period:** 17/01/2019 – 16/01/2020 • **Approving Authority:** Majlis Perbandaran Sepang • **Reference No.:** MPSepang 600-34/2/64(11) • **Land Encumbrances:** NIL • **Expected Date of Completion:** 36 months from SPA date (Dec 2019) • **Restriction in Interest:** This land may be transferred, leased or charged with the consent of the State Authority • **Property Type:** 3 Storey Superlink, 2 Storey Courtyard Villa & 2 Storey Semi Detached • **No. of units:** 47 (Total) • **Eugenia II (Superlink), Total units:** 17, **Built up:** 3,815 sf, **Lot size:** 24' x 80', **Min. Price:** RM 1,853,200, **Max Price:** RM 2,208,400 • **Courtyard Villa, Total units:** 16, **Built up:** 4,202 sf, **Lot size:** 38' x 90', **Min. Price:** RM 2,108,500, **Max. Price:** RM 2,422,200 • **Amelia (Type I), Total units:** 14, **Built up:** 4,062 sf, **Lot size:** 40' x 90', **Min. Price:** RM 2,535,800, **Max. Price:** RM 2,925,400 • **Discount for Bumiputra:** 7%