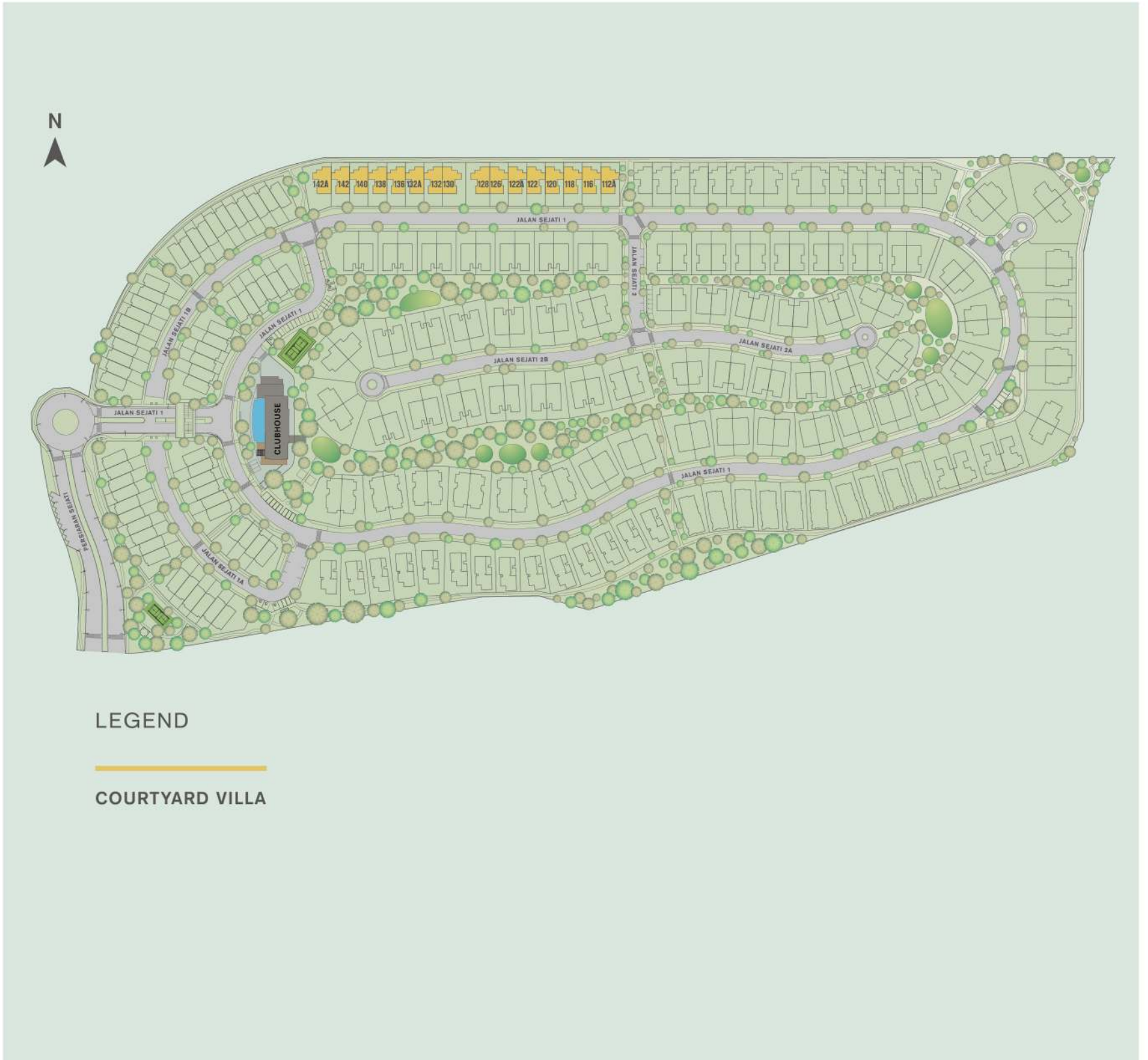


COURTYARD VILLA

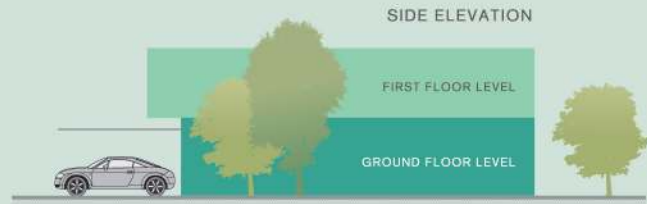


MASTERPLAN



COURTYARD VILLA

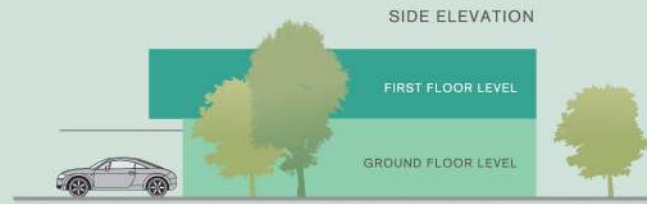
Built up Area : 390 sqm / 4,202 sqft



GROUND FLOOR

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





CORNER LOT

INTERMEDIATE LOT

FIRST FLOOR

- 1** Master Bedroom
- 2** Master Bathroom
- 3** Master Wardrobe
- 4** Bedroom 2
- 5** Bathroom 2
- 6** Bedroom 3
- 7** Bathroom 3
- 8** Family Area
- 9** Study Area
- 10** Balcony
- 11** Void
- 12** RC Roof



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 Kitchen & Wet Kitchen
- Porcelain Tiles
- b. Master Bedroom, Bedroom 2, 3, 4, Family Area
- Porcelain Tiles
- c. Staircase, Study, All Bathrooms, Powder Room & Utility
- Porcelain Tiles
- d. Balconies, Dry Yard, Terrace
- Porcelain Tiles
- e. Car Porch
- Concrete Imprint
- f. 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
- c. External Wall
- Weather Resistance Paint

DOORS

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

WINDOWS

Powder-coated Aluminium Frame with Glazing

SANITARY INSTALLATION

- a. Stainless Steel Sink 2 nos.
- b. Pedestal w.c. 6 nos.
- c. Wash Basin & 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 52 nos.
- b. 13A Power Point 36 nos.
- c. Fan Point 8 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

PARAMOUNT PROPERTY

HEAD OFFICE

Paramount Property Gallery
Lot 94, Jalan Universiti, Seksyen 13, 46200 Petaling Jaya, Selangor
T 603 7931 8091 | F 603 7931 9008

SALES GALLERY

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 | W paramountproperty.my

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.:** 12293-6/12-2018/01023(L) • **Validity Period:** 30/12/2016 – 29/12/2018 • **Advertising & Sales Permit No.:** 12293-6/12-2018/01023(P) • **Validity Period:** 30/12/2016 – 29/12/2018 • **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%