



# KERANĚI 2

NATURE-INSPIRED HOMES

Double Storey Terrace House 20' x 70'

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FREEHOLD





Community Pocket Farm



Discovery Playground

## TRANQUIL LIVING REIMAGINED

Embrace the *beauty of nature* and live life to the fullest at Keranji 2.

Green and serene landscapes. A friendly neighbourhood. Spaces to nurture your well-being. Facilities designed for the whole family. This is Keranji 2, where dream homes really do come to life. Cradled in the midst of the lush surroundings of **Greenwoods, Salak Perdana, Keranji 2** offers you a place to truly call your home.



Viewing deck atop hill park



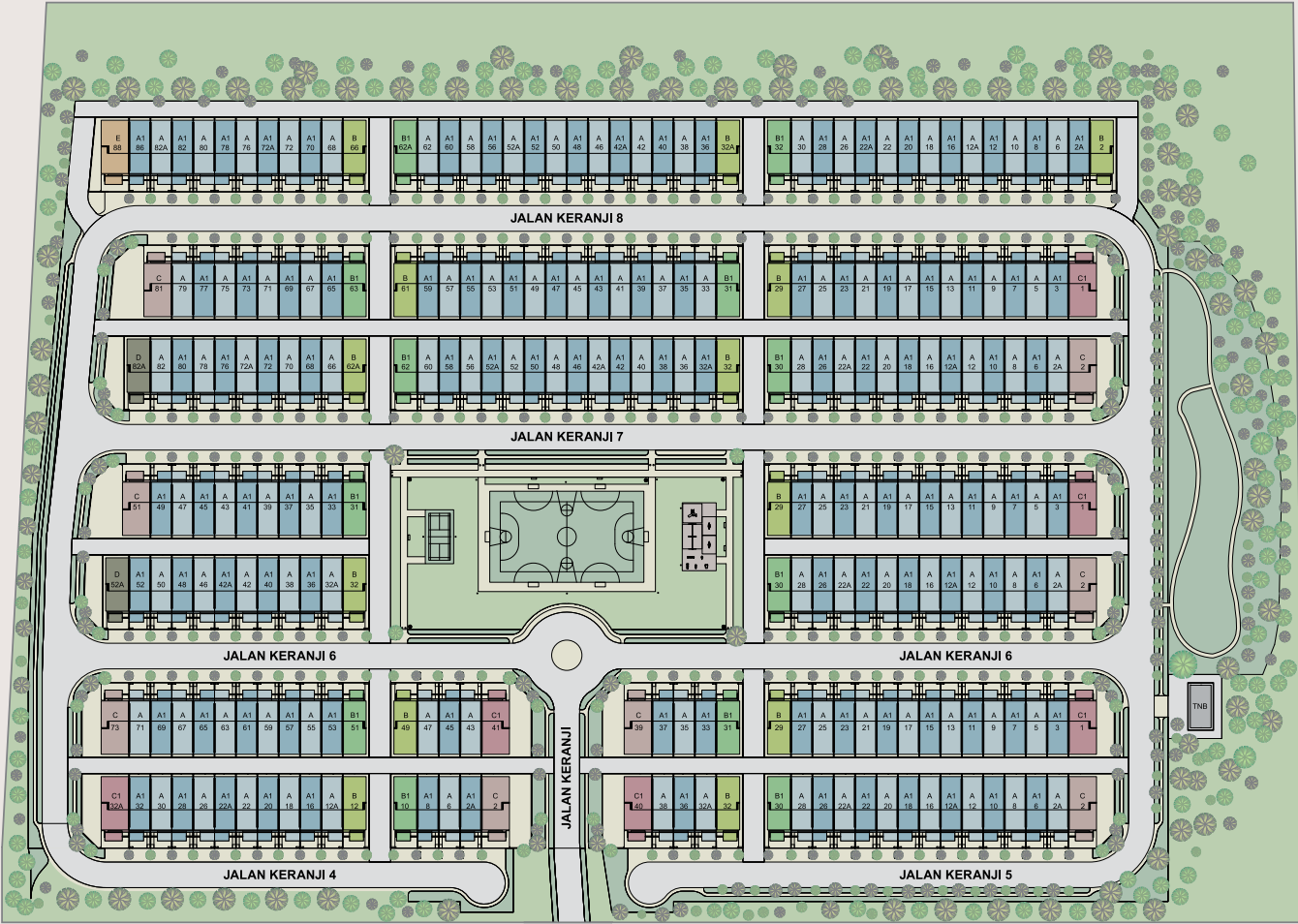


Houses define the neighbourhood park, connected to safe pedestrian access pathways and laneways.

Encounter *beautiful homes* that look out to tranquil parks and verdant landscapes.

The home of your dreams awaits at **KERANJI 2's** collection of **Double Storey Terrace Houses (20' x 70')**. Designed with modern lifestyles in mind, each home comes with spacious rooms and contemporary features.

SITE PLAN



TYPE <b>A</b>	Built-up 1,965 sq.ft.	TYPE <b>A1</b>	Built-up 1,965 sq.ft.	TYPE <b>B</b>	Built-up 1,967 sq.ft.	TYPE <b>B1</b>	Built-up 1,967 sq.ft.
TYPE <b>C</b>	Built-up 2,320 sq.ft.	TYPE <b>C1</b>	Built-up 2,320 sq.ft.	TYPE <b>D</b>	Built-up 1,967 sq.ft.	TYPE <b>E</b>	Built-up 2,320 sq.ft.



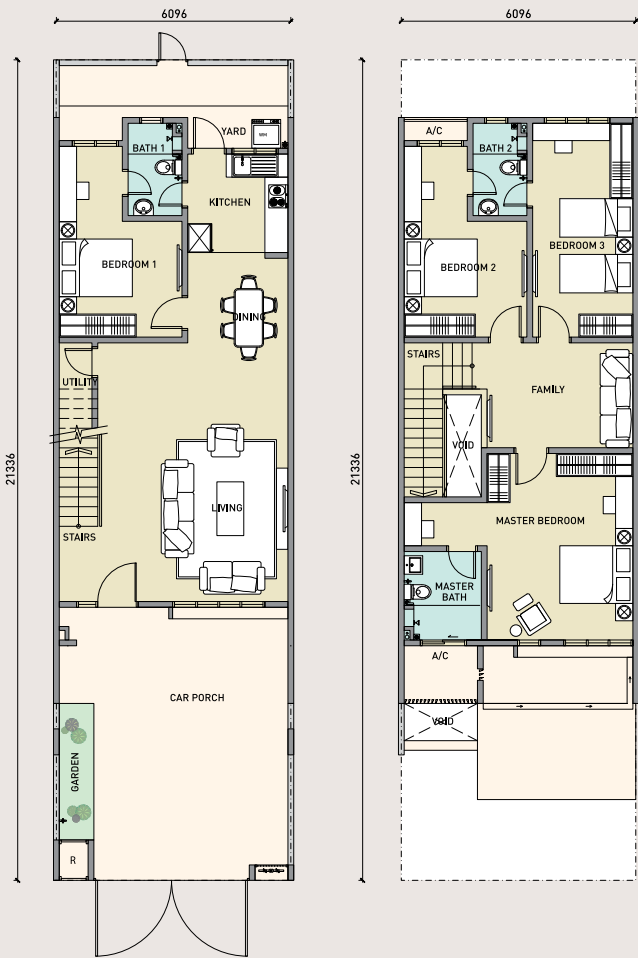


Houses interact positively with pedestrian friendly streets and laneways to provide passive, collective neighbourhood surveillance.

TYPE  
A

1,965 sq.ft.

- 4 Bedrooms
- 3 Bathrooms



Ground Floor

First Floor



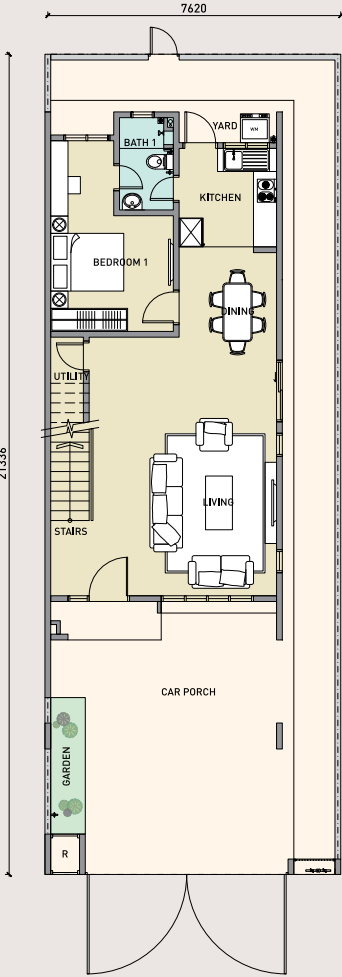


Shaded street leading to each row with distinct side frontage and landscaping.

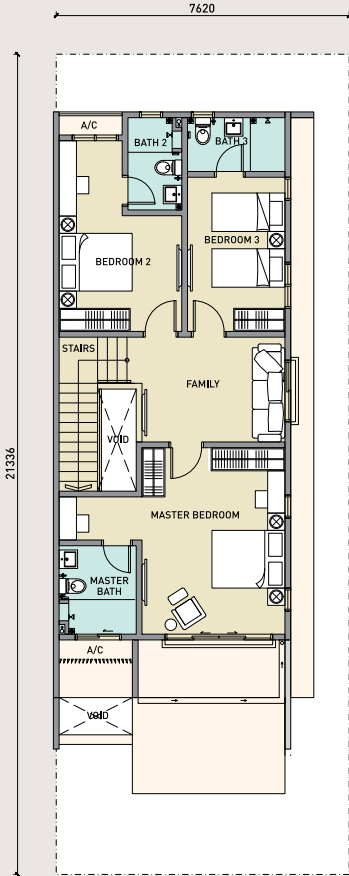
# TYPE B

1,967 sq.ft.

4 Bedrooms  
4 Bathrooms



Ground Floor



First Floor

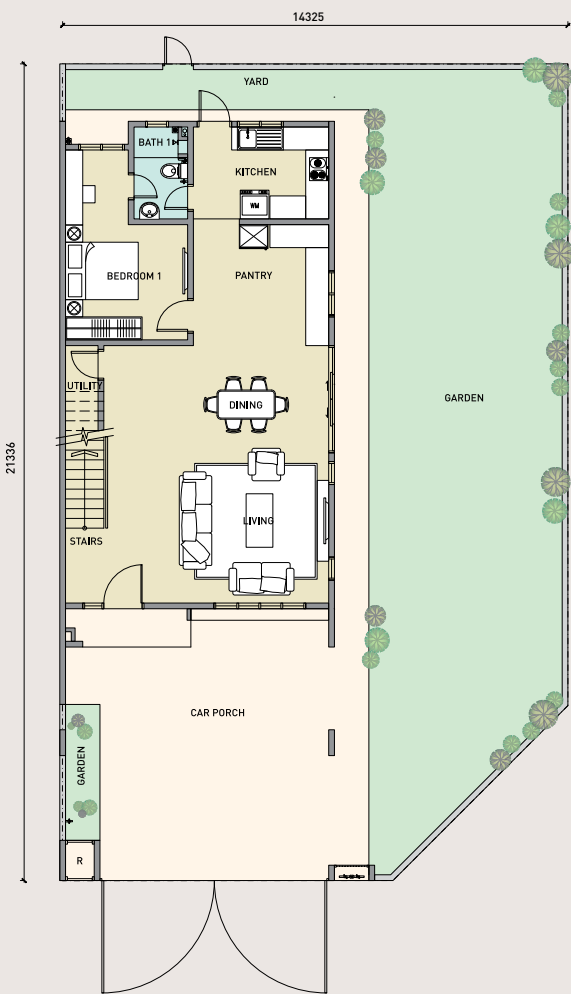


Distinct corner house design with a generous private garden.

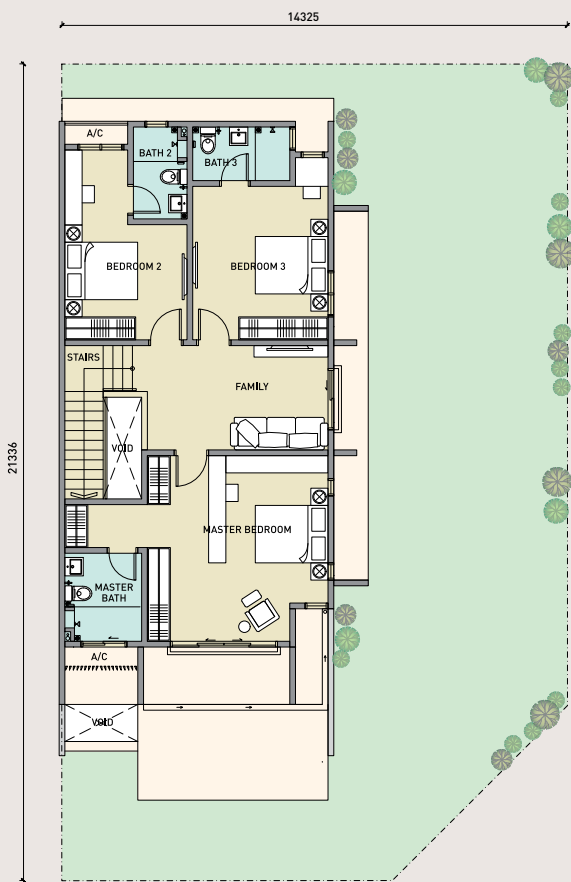
TYPE  
C

2,320 sq.ft.

4 Bedrooms  
4 Bathrooms

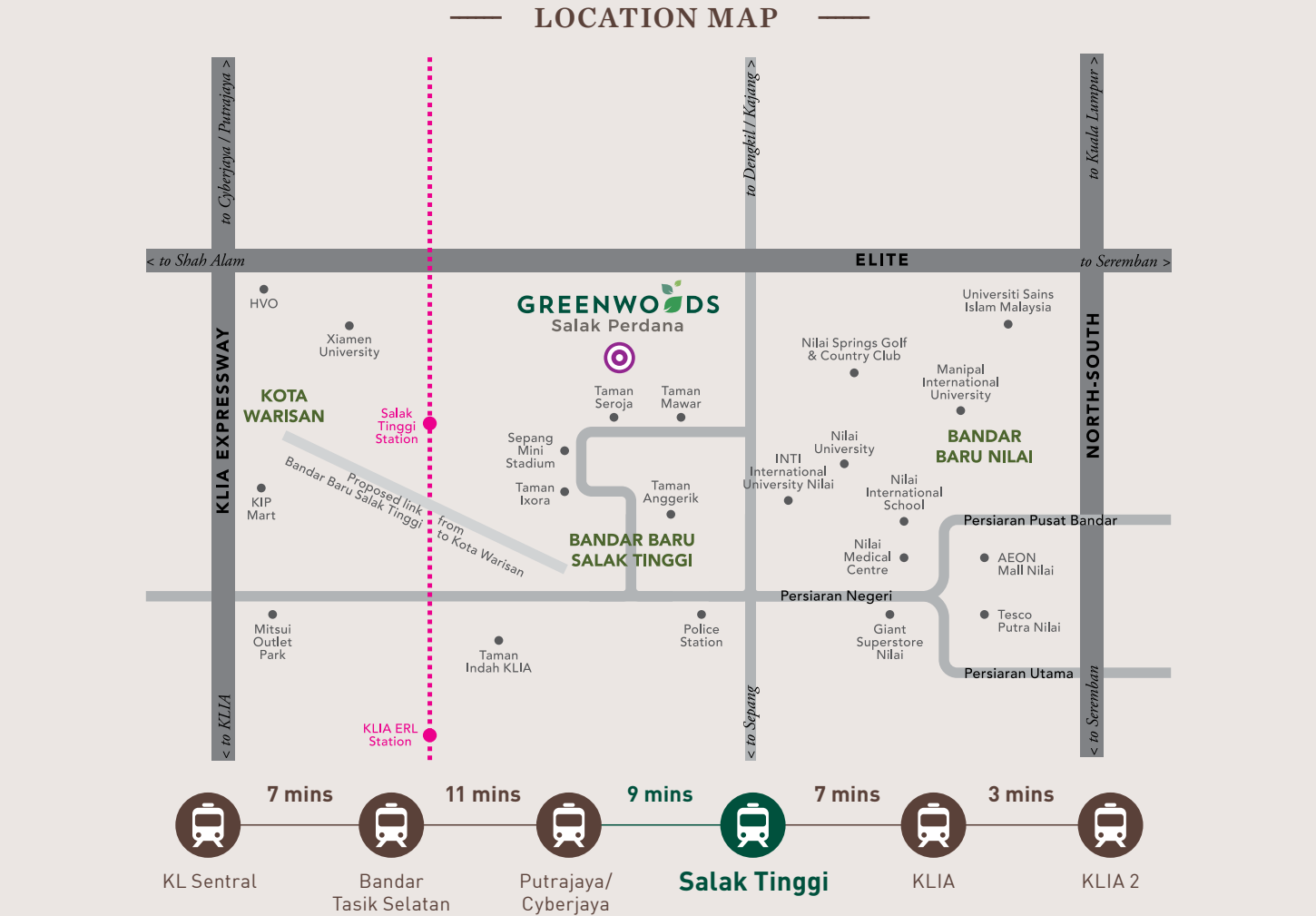


Ground Floor



First Floor

SPECIFICATIONS					
STRUCTURE	Reinforced concrete framework				
WALL	Masonry				
ROOF	Concrete roof tiles on metal frame / Reinforced concrete roof				
CEILING	Skim coat and paint / Plasterboard				
WINDOWS	Metal frame glass window				
DOORS (TYPE A)	Main Entrance		Timber flush door		
	Others		Timber flush door		
DOORS (TYPE B, C, D & E)	Main Entrance		Timber flush door		
	Others		Timber flush door / Aluminium frame sliding door		
IRONMONGERY	Selected locksets				
WALL FINISHES	External wall		Weathershield paint		
	Internal wall		Emulsion paint		
	Toilet wall		Ceiling height tiles		
	Kitchen wall		1500mm height tiles / Plaster and paint		
	Carporch		Concrete / screed finish		
FLOOR FINISHES (TYPE A-E)	Living, Dining, Kitchen, Bedroom 1, Staircase, Family, Master bedroom, Bedroom 2, Bedroom 3 & All bathrooms		Ceramic tiles		
	Utility, Yard, A/C		Concrete / screed finish		
SANITARY FITTINGS	Shower		TYPE A / A1	TYPE B / B1 & D	TYPE C / C1 & E
	Water Closet		3 nos.	4 nos.	4 nos.
	Water Tap		3 nos.	4 nos.	4 nos.
	Basin		5 nos.	6 nos.	6 nos.
	Sink		3 nos.	4 nos.	4 nos.
ELECTRICAL INSTALLATION			1 no.	1 no.	1 no.
			TYPE A / A1	TYPE B / B1 & D	TYPE C / C1 & E
	Lighting point		22 nos.	22 nos.	23 nos.
	13A power point		19 nos.	19 nos.	18 nos.
	Fan point		6 nos.	6 nos.	6 nos.
	Air-con point		2 nos.	2 nos.	2 nos.
	Fiber wall socket		1 no.	1 no.	1 no.
	Doorbell point		1 no.	1 no.	1 no.
	Heater point		2 nos.	3 nos.	4 nos.
	TV point		2 nos.	2 nos.	2 nos.
ELECTRICAL SUPPLY	1-phase power supply				
FENCING	Brickwall / G.I. fencing				





# PARAMOUNT PROPERTY

## THE PEOPLE'S DEVELOPER™

Everything that Paramount Property does is backed by its commitment to build with its customers in mind.

By engaging with its customers for feedback and keeping up with property trends, Paramount Property delivers functional and practical products that meet customers' expectations.

Today, Paramount Property is an award-winning developer with a diverse portfolio comprising townships as well as residential, commercial, retail, educational, industrial and integrated developments. It has a reputation of being **the people's developer**, with a track record of close to four decades for building enduring addresses in the Klang Valley, Sungai Petani and now in Penang.

### PARAMOUNT PROPERTY GALLERY @ GREENWOODS

No.32A & 36, Jalan Belian 1, Taman Salak Perdana,  
Bandar Baru Salak Tinggi, 43900, Sepang, Selangor.

📍 WAZE : Paramount Property Gallery

GPS Coordinates : 2.838838, 101.725941

## 012-422 9003

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**GREENWOODS**  
Salak Perdana

**PARAMOUNT**  
PROPERTY

DEVELOPER : PARAMOUNT PROPERTY (SEKANG) SDN BHD (1122275-W) Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor. • Tenure of Land: Freehold • Developer License No.: 14134-3/08-2022/02316 (L) • Validity Period: 28/08/2021 - 27/08/2022 • Approving Authority: Majlis Perbandaran Sepang • Reference No : MP.SP6 600-34/5/43 • Land Encumbrances: Public Islamic Bank Berhad • Completion Date: September 2020 • Restriction in Interest: Nil • Property Type: 2-Storey Terrace House • No. of units: 254 (Total) • Built-up: 1,965 sf, Size: 20' x 70', Min. Price: RM629,412, Max. Price: RM1,210,118 • ADVERTISEMENT APPROVED BY NATIONAL HOUSING DEPARTMENT • Discount for Bumiputra: 7%

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