



KERANĶI

NATURE-INSPIRED HOMES

FREEHOLD

Double Storey Terrace House 20' x 65'

WELCOME HOME TO GREENWOODS, SALAK PERDANA

The ideal place to nurture your *loved ones* and build the life of your dreams.

Spread across **237 acres of land** surrounded by lush green landscapes, Greenwood at Salak Perdana is Paramount Property's latest freehold township development which comes complete with elegant residences and commercial properties. Featuring an exquisite selection of contemporary freehold homes, Greenwood offers residents a green and serene environment where fresh air, shady trees, gentle hills and greenery accompany a nature-inspired lifestyle. Crafted with style and comfort in mind, **KERANJI** is Greenwood's most recent phase of two storey terrace homes, designed to offer you ample space to create the life you desire.

BEAUTIFUL PARKS AND GREEN LANDSCAPES

The perfect green escape from the hustle and bustle of city life,
Greenwoods offers you *peace of mind* everyday.



Viewing deck atop Hill Park

Step outside and enjoy the green parks and landscapes at **GREENWOODS** that surround **KERANJI**. Amidst a fresh and serene setting, here's where you can have quality family bonding time with the ones you love.



Community pocket farm - Ideal for getting together with neighbours to work on community farming

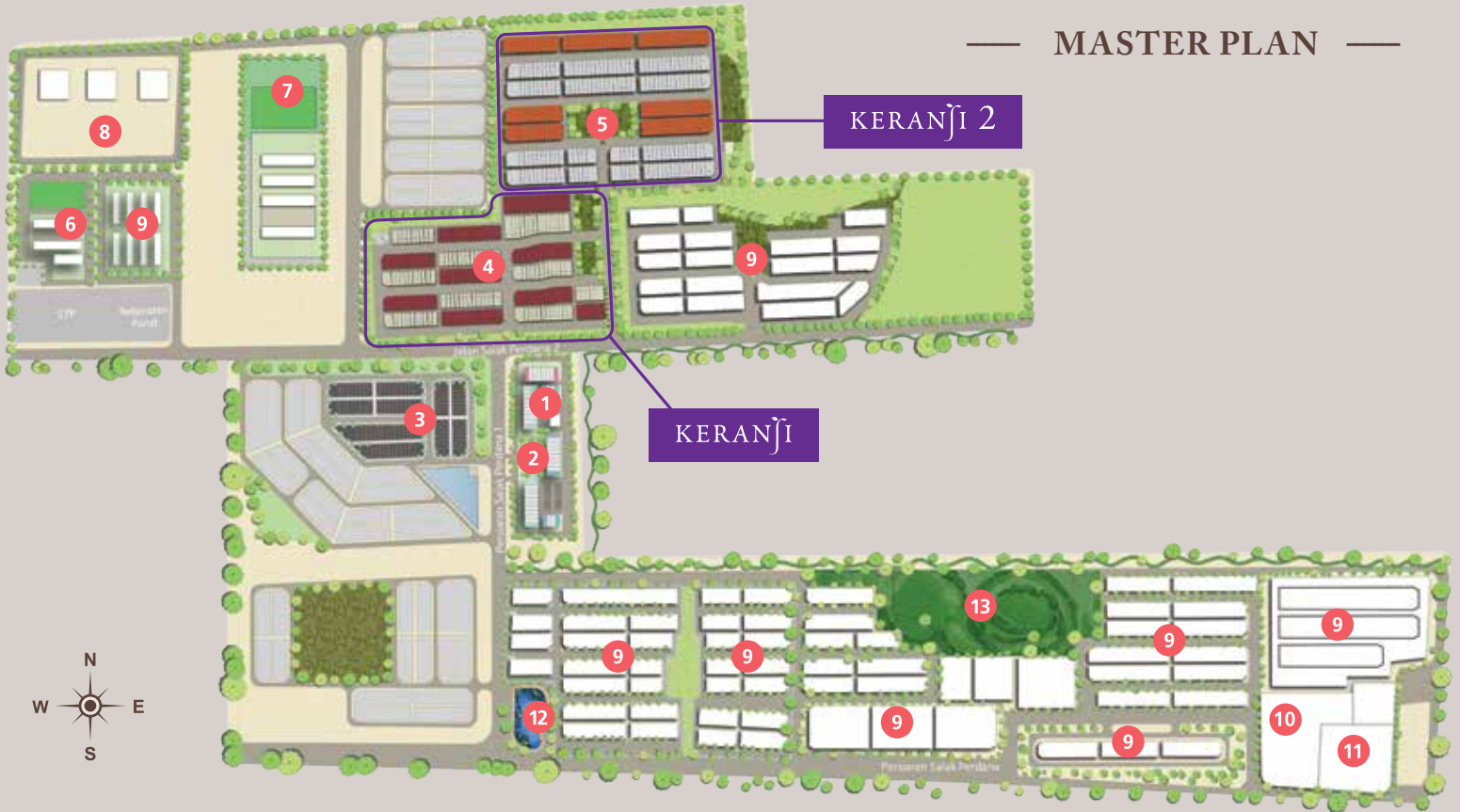
OUTDOOR FUN FOR EVERYONE

At Greenwood, there are so many reasons to love the outdoors.

Whether you have green fingers or not, the pocket farm at **GREENWOODS** will offer you an enjoyable experience as you plant herbs and vegetables with your young ones and the community, while the discovery playground will keep your little ones occupied for hours.



Discovery playground - A playground for little ones to have plenty of outdoor fun



- | | | | |
|--------------------------------------------------|--------------------|----------------------|---------------------------------------------------------------------------------------------------|
| 1 Greenwood Belian | 5 Keranji 2 | 9 Future Development | 13 Hill Park |
| 2 Community Pocket Farm and Discovery Playground | 6 Primary School | 10 Mosque | - Jogging Track, Biking Trail, Recreational Park, Hiking Trail, Observation Deck and Amphitheatre |
| 3 96 Residences | 7 Secondary School | 11 Multipurpose Hall | |
| 4 Keranji | 8 Rumah Selangorku | 12 Recreational Pond | |

LUSH URBAN LIVING AT YOUR DOORSTEP

A living environment masterfully planned with your *convenience* and *comfort* in mind.

Designed for a fulfilling lifestyle, **GREENWOODS'** masterplan includes nature-inspired elements as well as modern amenities. Here's where residents of **KERANĶI** have full access to the conveniences that **GREENWOODS** has to offer. The residential enclave is not only surrounded by green outdoor features, it is also just minutes way from schools, a mosque, multipurpose hall and commercial shoplots.



Green parks and family-friendly facilities





DISCOVER A GREEN AND SERENE LIFESTYLE AT KERANJI

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

The home of your dreams awaits at **KERANJI's** collection of **Double Storey Terrace Houses (20' x 65')**. Designed with modern lifestyles in mind, each home comes with spacious rooms and contemporary features.

MODERN DESIGN WITH PRACTICAL LAYOUTS

Every home at *Keranji* is built to fulfil your need for a *spacious* and *stylish* home.

Enjoy ultimate comfort at every corner of your home. **KERANJI** makes it all possible - thanks to its versatile design that ensures plenty of space, fresh air and natural light.

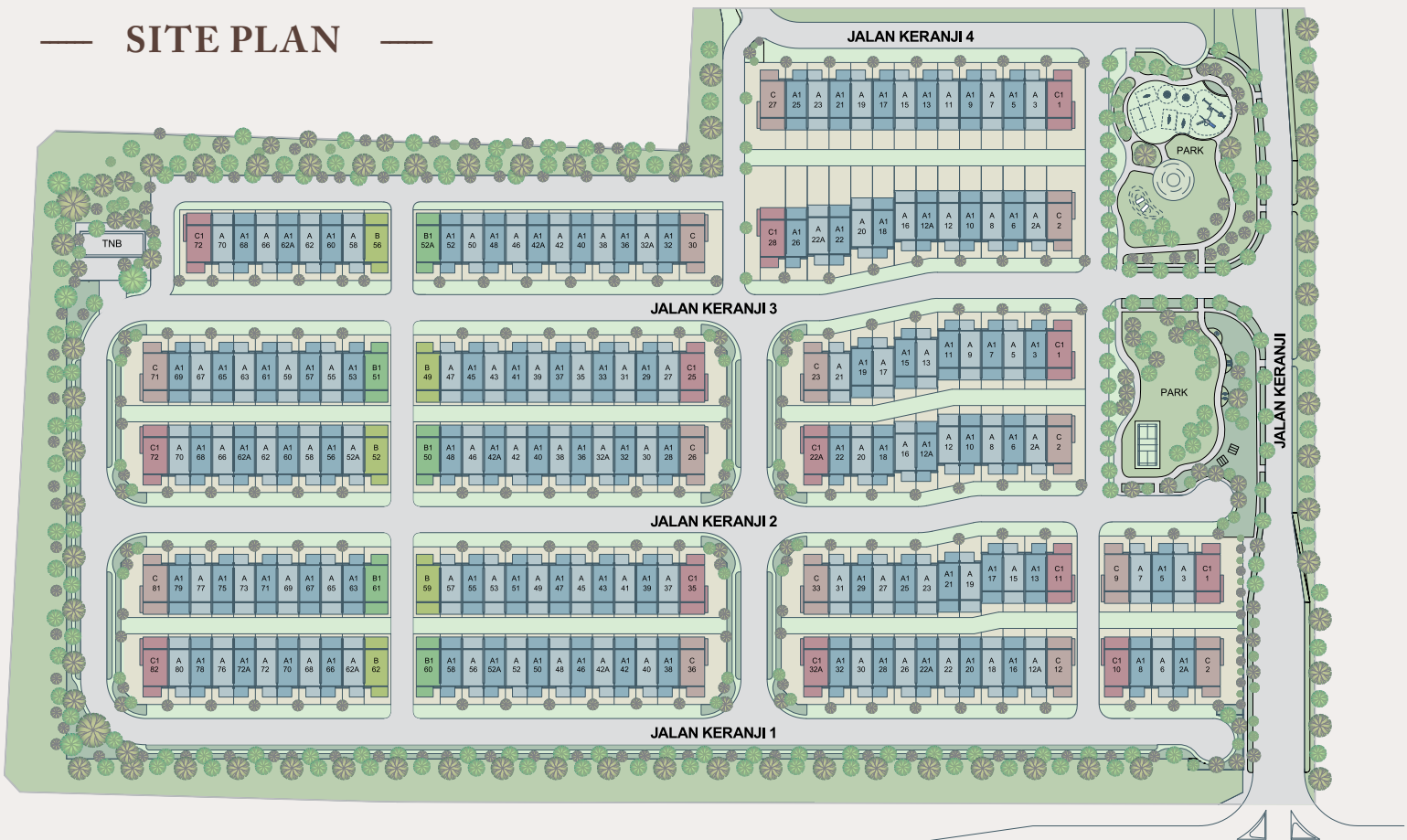


A serene setting conducive to healthy and communal living



KERANJİ

SITE PLAN



TYPE **A**
Built-up 1,775 sq.ft.

TYPE **B**
Built-up 1,776 sq.ft.

TYPE **C**
Built-up 2,020 sq.ft.

TYPE **A1**
Built-up 1,775 sq.ft.

TYPE **B1**
Built-up 1,776 sq.ft.

TYPE **C1**
Built-up 2,020 sq.ft.

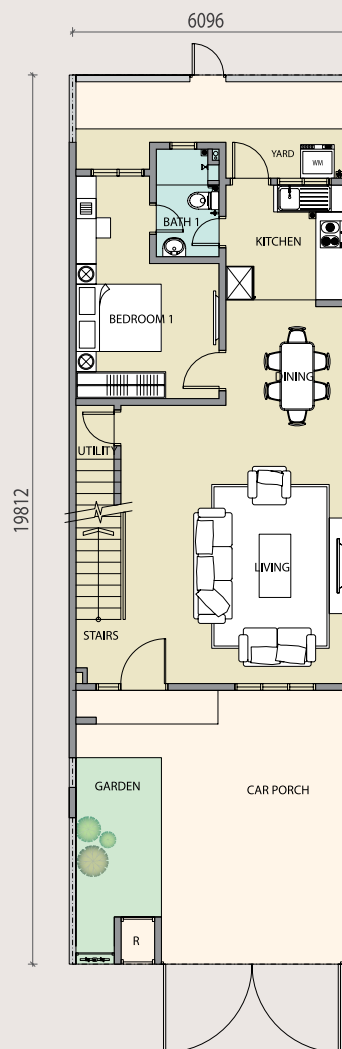


Contemporary double storey terrace houses

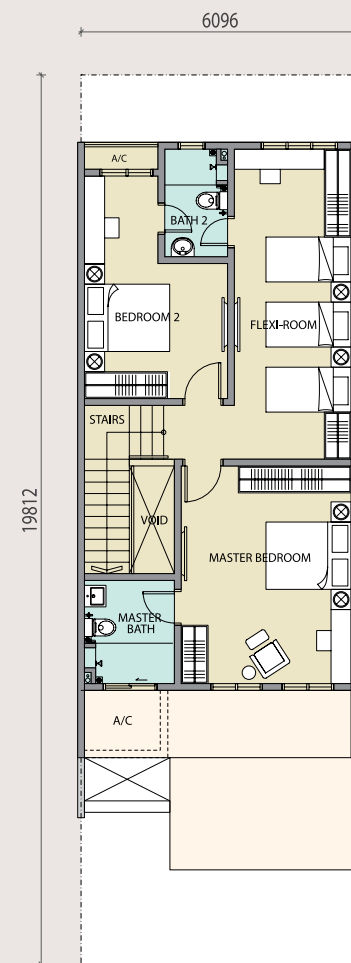
TYPE
A

1,775 sq.ft.

- 3 Bedrooms
- 3 Bathrooms
- 1 Flexi-room



Ground Floor



First Floor

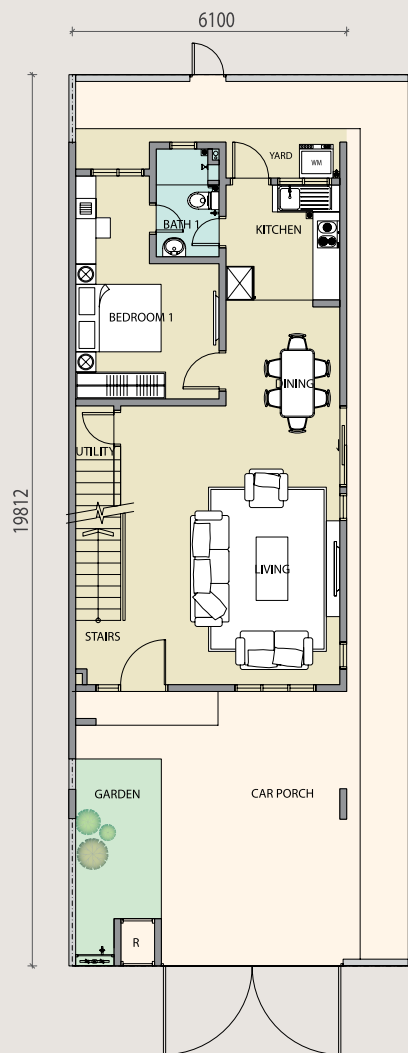


Interplay of modern design and practical layouts introduces variety and openness

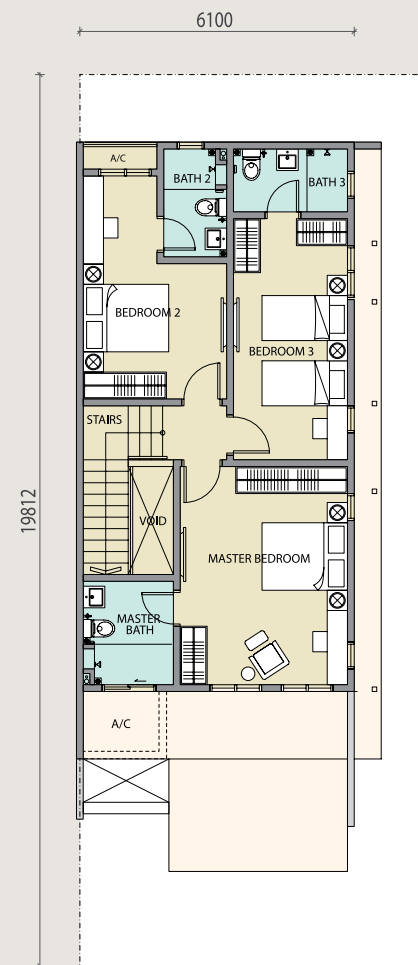
TYPE
B

1,776 sq.ft.

4 Bedrooms
4 Bathrooms



Ground Floor



First Floor



Designed with serenity and principles of good neighbourhood in mind

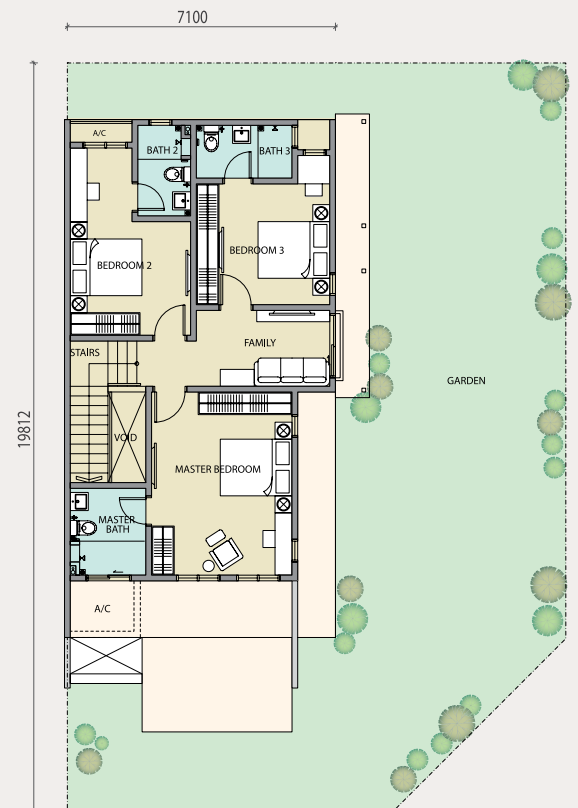
TYPE
C

2,020 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)	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		
FLOOR FINISHES (TYPE A)	Carporch	Concrete / screed finish		
	Living, Dining, Kitchen, Bedroom 1, Staircase, Master bedroom, Bedroom 2, Flexi-room & All bathrooms Utility, Yard, A/C	Ceramic tiles		
FLOOR FINISHES (TYPE B)	Carporch	Concrete / screed finish		
	Living, Dining, Kitchen, Bedroom 1, Staircase, Master bedroom, Bedroom 2, Bedroom 3 & All bathrooms Utility, Yard, A/C	Ceramic tiles		
FLOOR FINISHES (TYPE C)	Carporch	Concrete / screed finish		
	Living, Dining, Kitchen, Bedroom 1, Staircase, Family, Master bedroom, Bedroom 2, Bedroom 3 & All bathrooms Utility, Yard, A/C	Ceramic tiles		
		Concrete / screed finish		
SANITARY FITTINGS	Shower	TYPE A / A1	TYPE B / B1	TYPE C / C1
	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.
		1 no.	1 no.	1 no.
ELECTRICAL INSTALLATION	Lighting point	TYPE A / A1	TYPE B / B1	TYPE C / C1
	13A power point	22 nos.	22 nos.	24 nos.
	Fan point	18 nos.	17 nos.	18 nos.
	Air-con point	5 nos.	5 nos.	5 nos.
	Fiber wall socket	2 nos.	2 nos.	2 nos.
	Doorbell point	1 no.	1 no.	1 no.
	Heater point	1 no.	1 no.	1 no.
	TV point	1 no.	1 no.	1 no.
ELECTRICAL SUPPLY	1-phase power supply			
FENCING	Brickwall / G.I. mesh fencing			

LOCATION MAP



Within 5 KM Radius

- Nilai
- Bandar Baru Salak Tinggi

Within 10 KM Radius

- Bandar Seri Putra
- Dengkil

Within 15 KM Radius

- Cyberjaya
- Putrajaya
- KLIA
- Bandar Enstek
- Bandar Baru Bangi
- Beranang
- Labu

Within 20 KM Radius

- Sepang
- Semenyih
- Kajang
- Seri Kembangan
- Puchong



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.32 & 36, Jalan Belian 1, Taman Salak Perdana,
Bandar Baru Salak Tinggi, 43900, Sepang, Selangor.

 **WAZE : Greenwood Sales Gallery**

GPS Coordinates : 2.838838, 101.725941

012-422 9003

 **ParamountPropertyMalaysia**

 **paramountpropertymy**

GREENWOODS 
Salak Perdana

PARAMOUNT
PROPERTY

DEVELOPER: PARAMOUNT PROPERTY (SEPAANG) 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.: 14134-2/03-2022/01356(L) • Validity Period: 28/03/2021-27/03/2022 • Approving Authority: Majlis Perbandaran Sepang • Reference No MP.SPG 600-34/5/1819 • Land Encumbrances: Public Islamic Bank Berhad • Completion Date: May 2020 • Restriction in Interest: Nil • Property Type: 2-Storey Link House • No. of units: 204 [Total] • Built-up: 1,775 sf, Size: 20' x 65' • Min. Price: RM564,588, Max. Price: RM1,079,647 • ADVERTISEMENT APPROVED BY NATIONAL HOUSING DEPARTMENT • Discount for Bumiputra: 7%

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