

GREENWOODS
Cendana @ Salak Perdana

Double Storey Terrace House 20' x 65'
FREEHOLD

PARAMOUNT
PROPERTY

At Greenwoods Cendana, Life At Its Very Best Begins



Wake up to fresh morning air and the calming embrace of nature

Embrace a modern life, luxurious with abundant space and a well-planned environment.

Enjoy priceless moments together, in a place surrounded by lush greenery

Be at ease in a distinctive neighbourhood with a great community

This is life at **GREENWOODS CENDANA**, where one can enjoy good living.

A Distinctive Modern Lifestyle Community



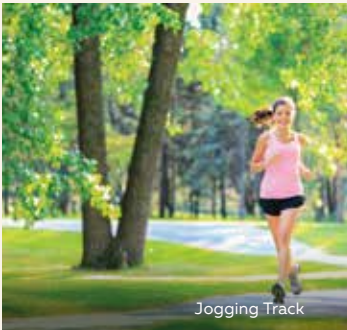
A neighbourhood crafted with wholesome and healthy spaces, distinctive modern homes and an environment that nurtures wholesome living and togetherness.

A place to enjoy some of the simple joys in life, **Greenwoods Cendana** is ideal for multi-generational living and cherished family moments.

Each corner unit comes with its own garden which can be converted into your own private sanctuary.



- | | | | |
|--|-----------------------|-----------------------|---|
| 1 Greenwood Belian | 5 Greenwood Keranji 2 | 10 Future Development | 14 Hill Park
- Jogging Track, Biking Trail, Recreational Park, Hiking Trail, Observation Deck and Amphitheatre |
| 2 Community Pocket Farm and Discovery Playground | 6 Greenwood Cendana | 11 Mosque | |
| 3 96 Residences | 7 Primary School | 12 Multipurpose Hall | |
| 4 Greenwood Keranji | 8 Secondary School | 13 Recreational Pond | |
| | 9 Rumah Selangorku | | |



Jogging Track



Amphitheatre



Recreational Park



Community Retail Hub

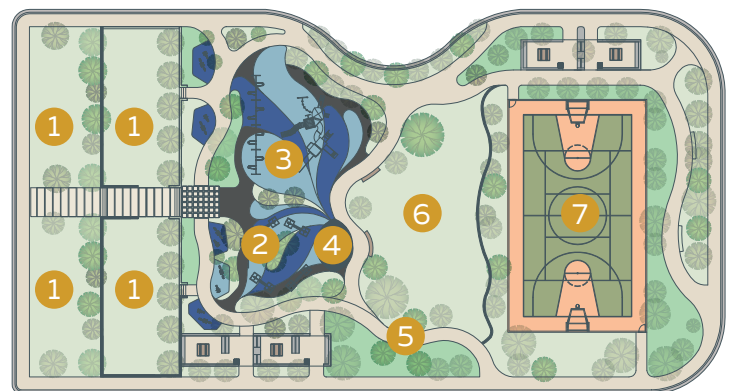


A Central Park to Balance Green, Games and Gatherings.

A central facilities park sits in Greenwoods Cendana for the enjoyment of the young and old. Various facilities are provided here to nurture family bonding moments and provide a beautiful place to meet and make new friends.

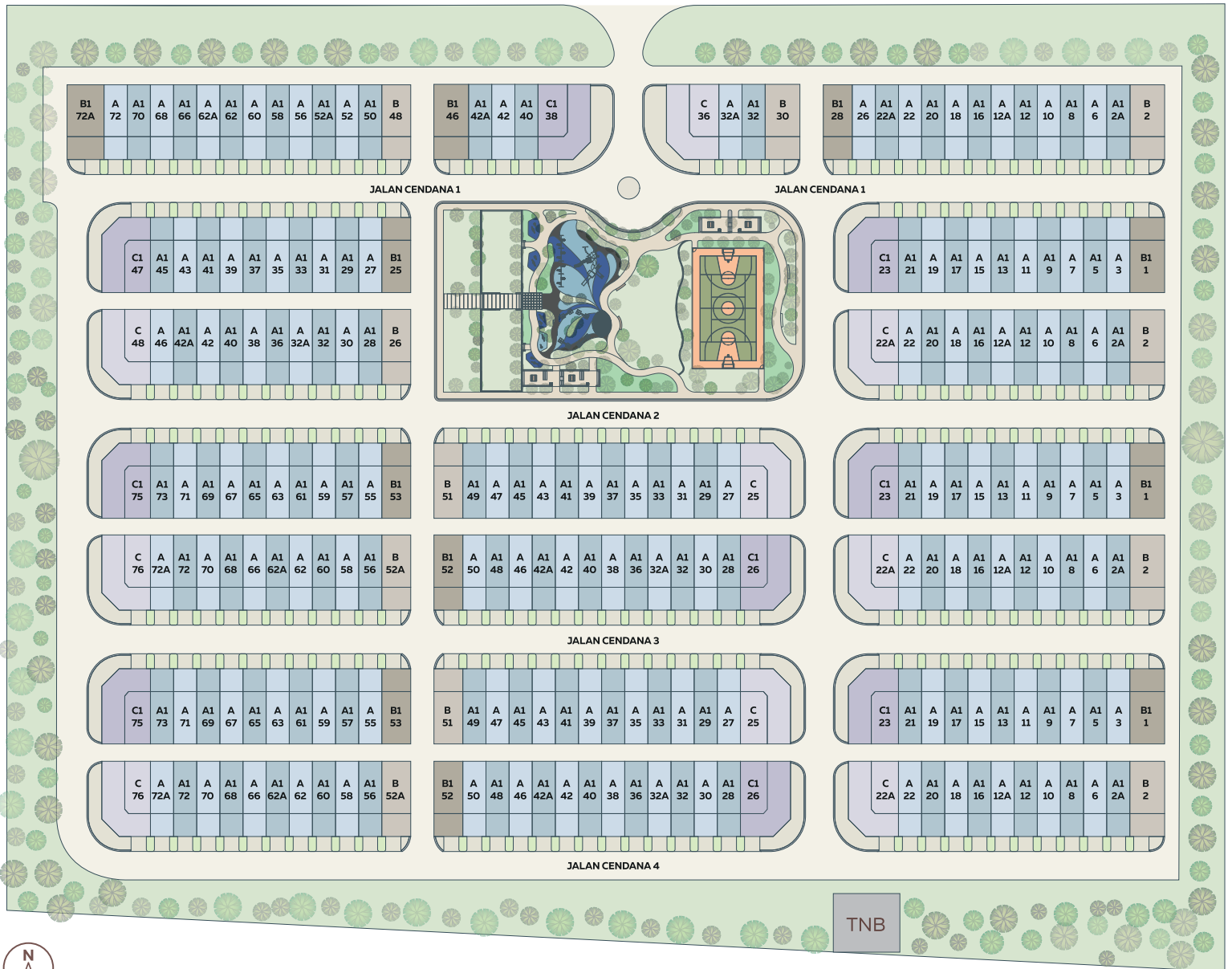
Shared community areas like a pavilion, playscape (children playground area), elderly fitness corner, jogging track and basketball court are provided to nurture togetherness and foster deeper community ties.

An open play area and wide lawns are also a welcome sight for fun family days or just as a refreshing place to unwind and relax after a busy day.



Central Park @ Greenwoods Cendana

- ① Green Terraces
- ② Elderly Friendly Fitness Corner
- ③ Children Playscape
- ④ Cendana Pavilion
- ⑤ Leisure Trails / Jogging Track
- ⑥ Kick-about Field
- ⑦ Basketball Court



LEGEND

TYPE A	TYPE A1
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Intermediate Unit
20' x 65'

Built-up
1,773 sq.ft.

TYPE B	TYPE B1
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End Unit
25' x 65'

Built-up
1,773 sq.ft.

TYPE C	TYPE C1
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Corner Unit
42' x 65'

Built-up
2,026 sq.ft.



Artist Impression

TYPE A

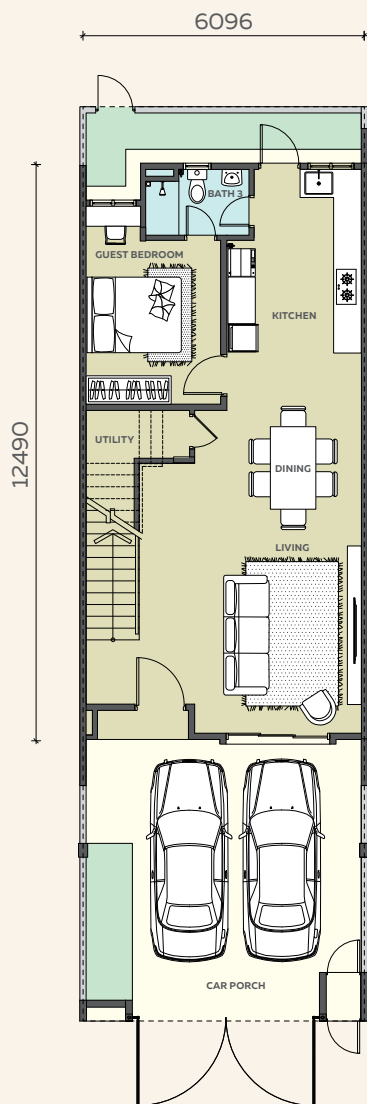
Lot size : 20' x 65'

Intermediate Unit

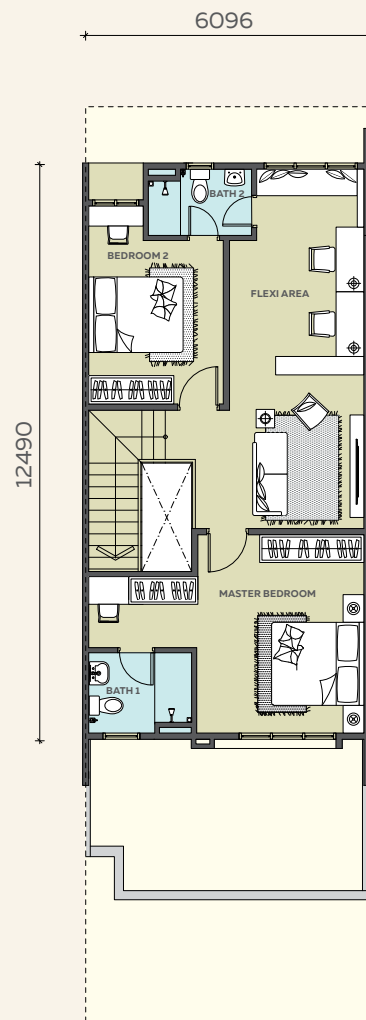
3+1 Bedrooms
3 Bathrooms

Built-up

1,773 sq.ft.



Ground Floor



First Floor



Artist Impression

TYPE B

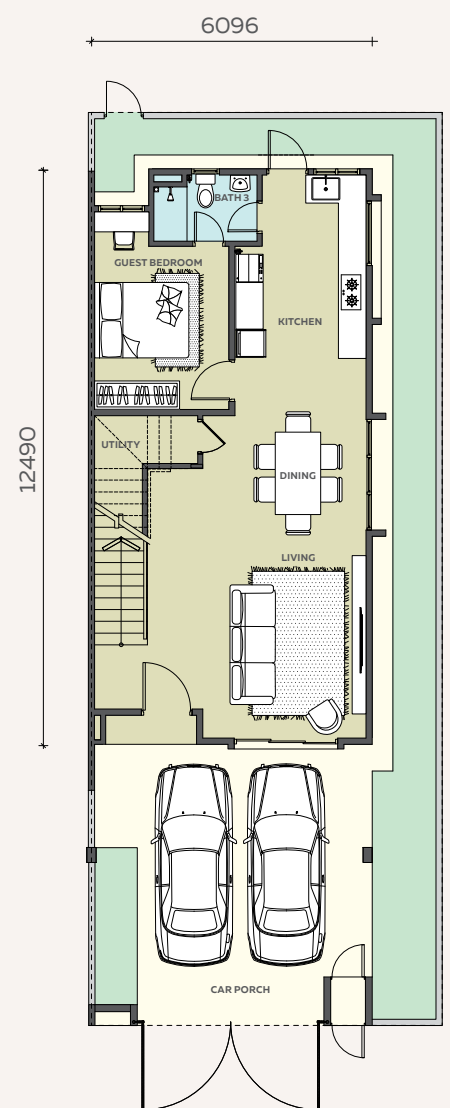
Lot size : 25' x 65'

End Unit

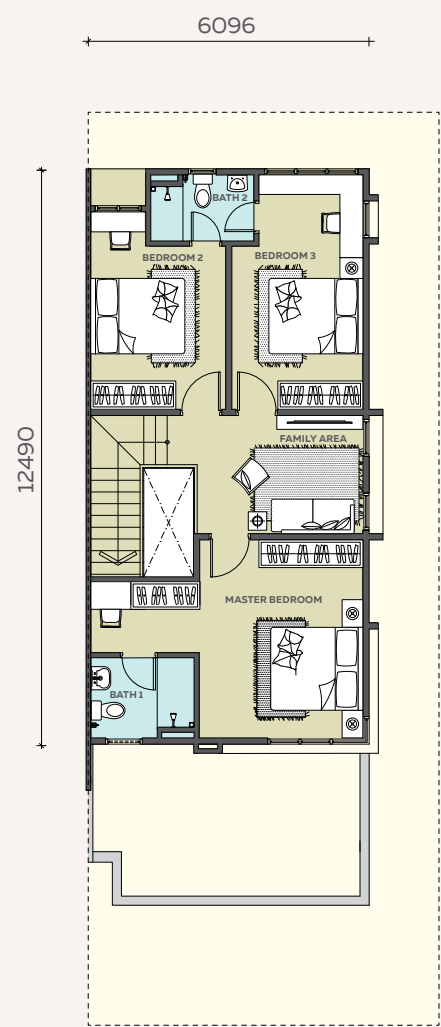
4 Bedrooms
3 Bathrooms

Built-up

1,773 sq.ft.



Ground Floor



First Floor



Artist Impression

TYPE C

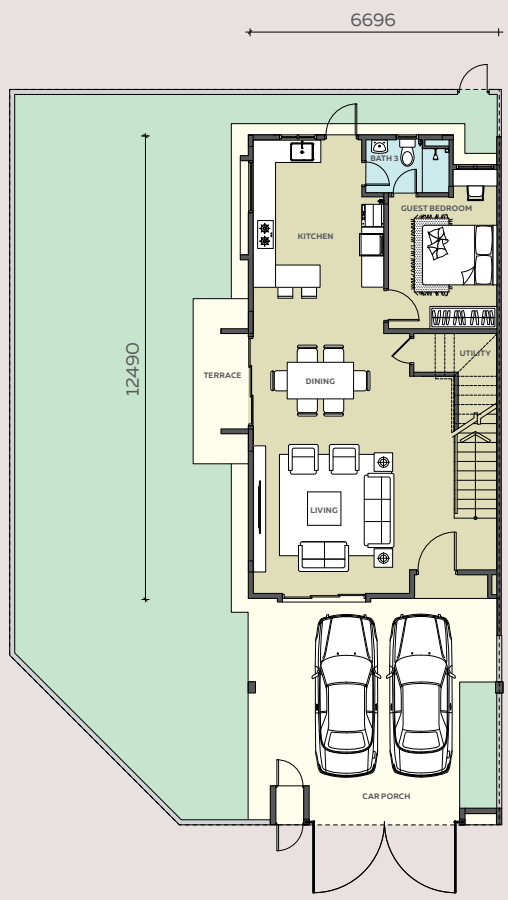
Lot size : 42' x 65'

Corner Unit

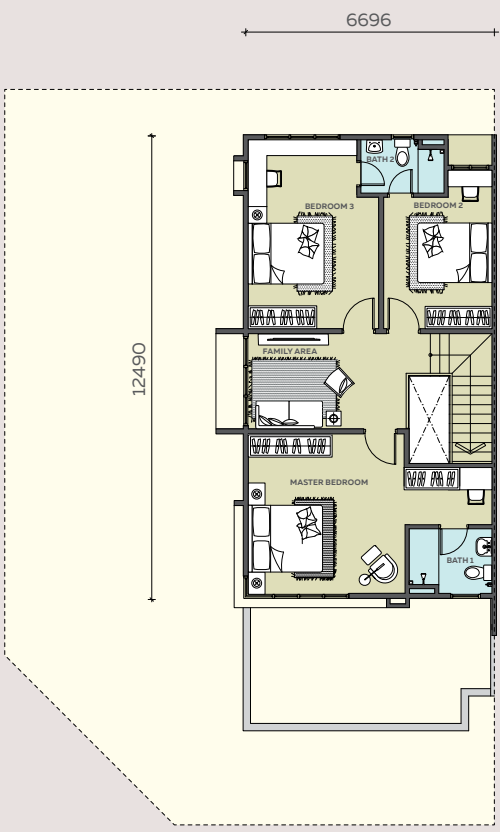
4 Bedrooms
3 Bathrooms

Built-up

2,026 sq.ft.



Ground Floor



First Floor

Specifications

STRUCTURE	Reinforced Concrete Framework			
WALL	Reinforced Concrete Wall / Masonry			
ROOF	Light weight trusses with Concrete Tiles roofing			
CEILING	Fiborous Plaster Ceiling / Skim Coat			
WINDOWS	Aluminium Framed with Glazing			
DOORS	Main Entrance, All Bedrooms, Bathrooms, Kitchen & Utility Living (Dining for Type C / C1 only)	Metal Frame Timber Flush Door / PVC Door Aluminium Frame Glass Door		
IRONMONGERY	Selected Locksets and Accessories			
WALL FINISHES	All Bathrooms Internal wall External Paint Wet Kitchen	Selected Tiles to ceiling height Plaster and Paint Weather Resistance Paint 1500mm height Selected Tiles / Plaster and Paint		
FLOOR FINISHES (TYPE A / A1)	Entrance Foyer, Living, Dining, Kitchen, Guest Bedroom, Master Bedroom, Bedroom 2, All Bathrooms, Flexi Area & Staircase Car Porch & Driveway	Selected Tiles Concrete / Screed finish		
FLOOR FINISHES (TYPE B / B1)	Entrance Foyer, Living, Dining, Kitchen, Guest Bedroom, Master Bedroom, Bedroom 2, 3, All Bathrooms, Family Area & Staircase Car Porch & Driveway	Selected Tiles Concrete / Screed finish		
FLOOR FINISHES (TYPE C / C1)	Entrance Foyer, Living, Dining, Terrace, Kitchen, Guest Bedroom, Master Bedroom, Bedroom 2, 3, All Bathrooms, Family Area & Staircase Car Porch & Driveway	Selected Tiles Concrete / Screed finish		
		TYPE A / A1	TYPE B / B1	TYPE C / C1
SANITARY INSTALLATION	Stainless Steel Sink Kitchen Tap Water Closet (WC) Wash Basin Basin Tap Shower Rose Washing Machine Tap Garden Tap	1 no. 1 no. 3 nos. 3 nos. 3 nos. 3 nos. 1 no. 1 no.	1 no. 1 no. 3 nos. 3 nos. 3 nos. 3 nos. 1 no. 1 no.	1 no. 1 no. 3 nos. 3 nos. 3 nos. 3 nos. 1 no. 1 no.
		TYPE A / A1	TYPE B / B1	TYPE C / C1
ELECTRICAL POINTS	Light Point 13A Power Point Fan Point Air-con Point Fiber Wall Socket Doorbell Point Heater Point TV Point Autogate Point	22 nos. 18 nos. 5 nos. 2 nos. 1 no. 1 no. 1 no. 1 no. 1 no.	22 nos. 18 nos. 5 nos. 2 nos. 1 no. 1 no. 1 no. 1 no. 1 no.	23 nos. 18 nos. 5 nos. 2 nos. 1 no. 1 no. 1 no. 1 no. 1 no.
ELECTRICAL SUPPLY	1-Phase Power Supply			
FENCING	G.I. mesh fencing			

Access To Excellent Amenities and Conveniences



A Variety Of Conveniences Within Reach

Highway & Public Transportation

ERL Salak Tinggi Station
 ELITE Highway
 North South Expressway
 KLIA Expressway
 KLIA

Supermarkets & Malls

Tesco Putra Nilai 8.4 km
 Giant Superstore Nilai 8.8 km
 AEON Mall Nilai 8.8 km
 9 Avenue 8.8 km
 MesaMall 10.6 km
 KIP Mart 11.5 km
 Mitsui Premium Outlet 14.3 km

Education Institutions

SK KLIA 2 km
 Smart Reader Kids Sepang 2.8 km
 SMK Bandar Baru Salak Tinggi 3 km
 UniKL MIAT 4 km
 INTI International University Nilai 7.5 km
 Nilai International School 9.6 km
 Manipal International University 10.6 km
 Universiti Sains Islam Malaysia 12.7 km

Nearby Towns/Cities

Bandar Baru Salak Tinggi 5.7 km
 Nilai 6.8 km
 Kota Warisan 13.7 km
 Dengkil 16 km
 Bandar Seri Putra 17.2 km
 Bandar Baru Bangi 21.4 km
 Cyberjaya 22.3 km
 Putrajaya 23 km

ERL - KLIA Express and KLIA Transit



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, Kedah, and now in Penang.

PARAMOUNT PROPERTY (SEPANG) SDN BHD (1122275-W)

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

 Paramount Property Gallery @ Greenwoods Salak Perdana

 ParamountPropertyMalaysia

 paramountpropertymy

012 - 422 9003
paramountproperty.my

 GREENWOODS Salak Perdana

 PARAMOUNT PROPERTY

PEMAJU : PARAMOUNT PROPERTY (SEPANG) 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. No. Tel: 03-2770 9100 • Pemilikan: Hakmilik Kekal • No. Lesen Pemaju: 14134-4/08-2022/0502(L) • Tempoh Sah: 12/08/2020 - 11/08/2022 • No. Permit Iklan & Jualan: 14134-4/08-2022/0502(P) • Tempoh Sah: 12/08/2020 - 11/08/2022 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MP.SPG 600-34/5/57 • Bebanan tanah: Public Islamic Bank Berhad • Pegangan Bebas • Tarikh Jangka Siap: Oktober 2022 • Sekatan Kepentingan: Tiada • Jenis Rumah: Rumah Teres 2 Tingkat • Bilangan Unit: 237 Unit • Luas Binaan: 1,773 kps • Lot Saiz: 20' x 65' • Harga Minima: RM 635,765.00 • Harga Maksima: RM 1,080,118.00 • Diskaun untuk Bumiputera: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA