

ASPERA²

2-STOREY TERRACE

PARAMOUNT
PROPERTY

The People's Developer™

4 bedrooms
with en-suite bathrooms

Master bedroom with
walk-in wardrobe space

North-south orientation
for natural light and ventilation

Elderly-friendly
ground floor bedroom

Versatile spaces
for your family needs

Designed for Timeless Comfort

A Home that Grows with You

Set amidst the lush greenery of Bukit Banyan with convenient access to comprehensive facilities, Aspera 2 offers a lifestyle of comfort, ease, and connection. These double-storey terrace homes feature bright, spacious interiors and practical layouts that adapt to your evolving needs, perfect for growing families. The versatile space upstairs works beautifully as a study or family area, giving you room to grow, connect, and enjoy life, all in the heart of a well-planned, green community.



FLOOR PLANS



Ground Floor



First Floor

Lot Size
20’ x 70’

Built-up Area
1,871 sq ft

Price From
RM 459,900

5% Discount
for Malay Lots*

*Terms and conditions apply



SPECIFICATIONS

Structure

Reinforced concrete framework

Wall

Cement sand bricks

Roofing

Concrete roof tiles / Reinforced concrete flat roof /
Metal deck to car porch roof

Ceiling

Fibrous plaster ceiling / Skim coat
Asbestos-free fibrous cement board

Windows

Powder coated aluminium casement, top hung &
fixed tinted glass panel window.

Floor Finishes

Living, dining, bedroom 4, kitchen, bathrooms and terrace
: Ceramic tiles

Bedrooms, family area on first floor and staircase
: Vinyl floor strips

Carporch
: Ceramic tiles

Wall Finishes

- External : Weathercoat paint
- Internal : Emulsion paint
- Kitchen : Full height tiles
- Bathrooms : Full height tiles

Sanitary Installation

- Pedestal WC : 4 Nos.
- Wash basin : 4 Nos.
- Hand shower : 4 Nos.
- Bathroom tap point : 4 Nos.
- Washing machine tap : 1 No.
- Garden tap : 1 No.

Doors

- Main entrance : Painted decorative timber door.
- All bedrooms : Timber door.
- All bathrooms on 1st floor : Timber door
- Bathroom 4 : Timber door & bi-fold door.
- Rear entrance : Mild steel plate door.
- Others : Powder-coated aluminium frame sliding door (corner unit only)

Locks

- Main entrance : Lever push-button lockset with keys.
- Bedroom timber doors : Lever push-button lockset with keys.
- Bathroom timber doors : Lever push-button locks without keys.

Electrical Installation

- Air-cond point with conceal piping : 3 Nos.
- Air-cond point without conceal piping : 2 Nos.
- Water heater point : 4 Nos.
- Light point : 22 Nos.
- 13 amp power point : 19 Nos.
- Ceiling fan point : 7 Nos.
- Doorbell point : 1 No.
- Gate light point : 1 Pair
- Auto gate wiring : 1 Set
- PVC conduit piping only : 1 No.

Fencing & Gates

5’0” high brickwork & part mild steel grille fencing and mild steel gates.

Others

- Anti termite soil treatment.
- Single phase electrical supply.

NOTE: All items mentioned above are subject to variations, modifications and substitutions as recommended by the Architect.

MASTER PLAN

-  Bungalows
-  2-Storey Semi-Detached Homes
-  2-Storey Terrace Homes
-  Low Cost Apartment
-  Low Medium Cost
-  Medium Cost
-  Shop Offices

ENTRANCE
TO BUKIT BANYAN

Sungai Petani Eastern Bypass

ASPERA²
2-STOREY TERRACE

FUTURE
ACCESS

FUTURE
ACCESS

LOCATION PLAN



 ParamountPropertyMalaysia  paramountpropertymy  Paramount Property Malaysia

 Paramount Property Gallery @ Bukit Banyan
Paramount Property (Utara) Sdn Bhd 197601001963 (27914-T)
Wisma Paramount, No.1, Jalan Banyan 1, Bukit Banyan,
08000 Sungai Petani, Kedah Darul Aman, Malaysia.

012 239 7238
paramountproperty.my

Developer: Paramount Property (Utara) Sdn Bhd • Project Name: Bukit Banyan – Aspera 2 • Type: Double Storey Terrace • Tenure of Land: Freehold • Developer License No.: 2003/10-2028/1238(A) • Validity Period: 29/10/2023-28/10/2028 • Advertising & Sales Permit No.: 2003-77/08-2027/0640(N)-(L) • Validity Period: 05/08/2025 – 04/08/2027 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.271/2024 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Sept 2027 • Min. Price: RM599,900.00 • Max. Price: RM1,114,540.00 • Total Unit: 64 • Sekatan Kepentingan: Pindahmilik pertama hendaklah mengikut keputusan Majlis Mesyuarat Kerajaan Kertas No.7 (C) 257/2022 bertarikh 21 Disember 2022 dan pindahtanah seterusnya hendaklah mendapat kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



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