

ASPERA ELITE²

2-STOREY TERRACE

*Spacious comfort.
Serene living.*

PARAMOUNT
PROPERTY

The People's Developer™

Where space meets
thoughtful design



Artist's Impression

Enhanced layout
that maximises space

4 bedrooms
with ensuite bathrooms

Extra-wide
entrance gate

North-south
orientation

Digital lockset
for smart living

Multi-generational
friendly design features



Where life flows
with ease in a township
that has it all

At Aspera Elite 2, life is enriched by more than just your home. From nearby commercial hubs inside Bukit Banyan to a private 2.46-acre pocket parkland within your precinct, everything is within reach. And when adventure calls, the 25-acre Bukit Banyan Hill Park with its 9 thematic parks is yours to explore, connect and enjoy.

Gated & guarded with
**Automatic Number
Plate Recognition (ANPR)**
security system

**Mature, award-winning
township** with 3 commercial hubs

Easy access to schools,
retail and essential amenities

**2.46-acre private
pocket parkland**
at your doorstep



FLOOR PLANS



Ground Floor



First Floor

Lot Size
22' x 70'

Built-up Area
2,311 sq ft

Price From
RM 509,900

5% Dicount
for Malay Lots*

*Terms and conditions apply



SPECIFICATIONS

Structure

Industrialised Building System /
Reinforced concrete framework

Wall

Industrialised Building System / 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 & terrace
: Ceramic tiles

Bedrooms, family area on first floor & 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

Store : Timber door

Others : Powder-coated aluminium frame
sliding door

Locks

Main entrance door : Digital lockset

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 : 24 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 brickwall & part steel fencing and main 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

ASPERA
ELITE 2
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 Elite 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.: 2003-78/10-2027/0873(N)-(L) • Validity Period: 22/10/2025 – 21/10/2027 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.182/2025 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: October 2027 • Min. Price: RM619,900.00 • Max. Price: RM1,188,050.00 • Total Unit: 96 • Sekatan Kepentingan: Pindahmilik pertama hendaklah mengikut keputusan Majlis Mesyuarat Kerajaan Kertas No.7 (C) 257/2022 bertarikh 21 Disember 2022 dan pindaanmilik 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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