



# ASPERA<sup>3</sup>

2-STOREY TERRACE

*Designed for the  
Way You Live Today!*

**PARAMOUNT**  
PROPERTY

The People's Developer™

# A Home Refined for Modern Living

Set within the lush surroundings of Bukit Banyan, Aspera 3 introduces a new phase of double-storey terrace homes, thoughtfully refined for modern living. With bright, well-planned interiors and versatile spaces, each home is designed to adapt effortlessly to your everyday needs, from quiet moments to family gatherings.



4 bedrooms  
with ensuite bathrooms

Master bedroom  
with walk-in wardrobe space

Elderly-friendly  
ground-floor bedroom

Versatile spaces  
to suit your  
family's needs

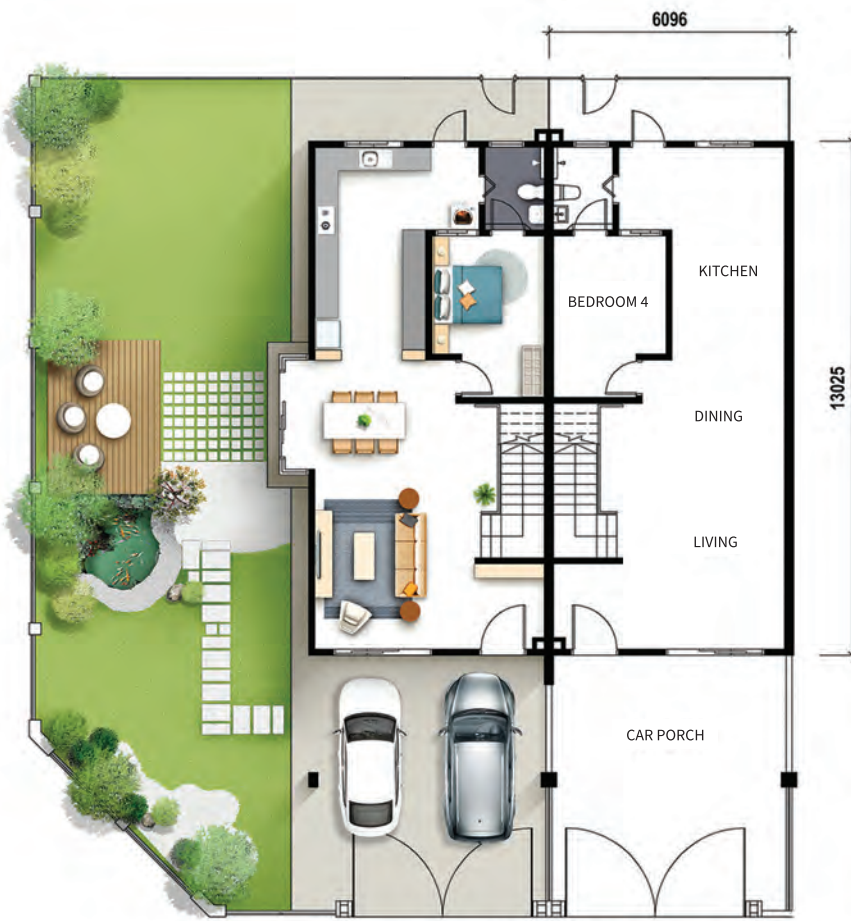
North-south  
orientation for natural light  
and ventilation

Playground  
for outdoor activities

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



## FLOOR PLANS



Ground Floor



First Floor

Lot Size  
20' x 70'

Price From  
RM 469,900

Built-up Area  
1,887 sq ft

5% Discount  
for Malay Lots\*

\*Terms and conditions apply.

## SPECIFICATIONS

### Structure

Reinforced concrete framework

### Wall

Light weight block

### 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 & bathrooms : Ceramic tiles

### Sanitary Installation

Water closet : 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

Bathroom 1, 2, 3 : Timber door

Bathroom 4 : 1 No. of timber door & 1 No. of bi-fold door

Rear entrance : Mild steel plate door

Others : Aluminium frame sliding door to dining (corner unit only)

### Locks

Main entrance door : 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 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<sup>3</sup>**  
2-STORY TERRACE

FUTURE  
ACCESS

FUTURE  
ACCESS

# LOCATION PLAN



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Paramount Property Gallery @ Bukit Banyan  
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 08000 Sungai Petani, Kedah Darul Aman, Malaysia.

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**PARAMOUNT  
PROPERTY**

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Developer: Paramount Property (Utara) Sdn Bhd • Project Name: Bukit Banyan – Aspera 3 • Product 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.: 2003-79/06-2028/0462(N)-(L) • Validity Period: 22/06/2026 – 21/06/2028 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK(IP)B.301/2025 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: June 2028 • Min. Price: RM609,900.00 • Max. Price: RM932,929.00 • Total Unit: 129 • Sekatan Kepentingan: Pindahmilik pertama hendaklah mengikut keputusan Majlis Mesyuarat Kerajaan Kertas No.7 (C) 257/2022 bertarikh 21 Disember 2022 dan pindahmilik 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