



Sienna Residence

PROPOSED 4-STOREY RESIDENTIAL APARTMENT AND SUPPORTING FACILITIES ON LOT 945, BLOCK 6,
MATANG LAND DISTRICT WITH STRATA TITLE AT JALAN MATANG, KUCHING.

LOCATION



LOCALITY PLAN

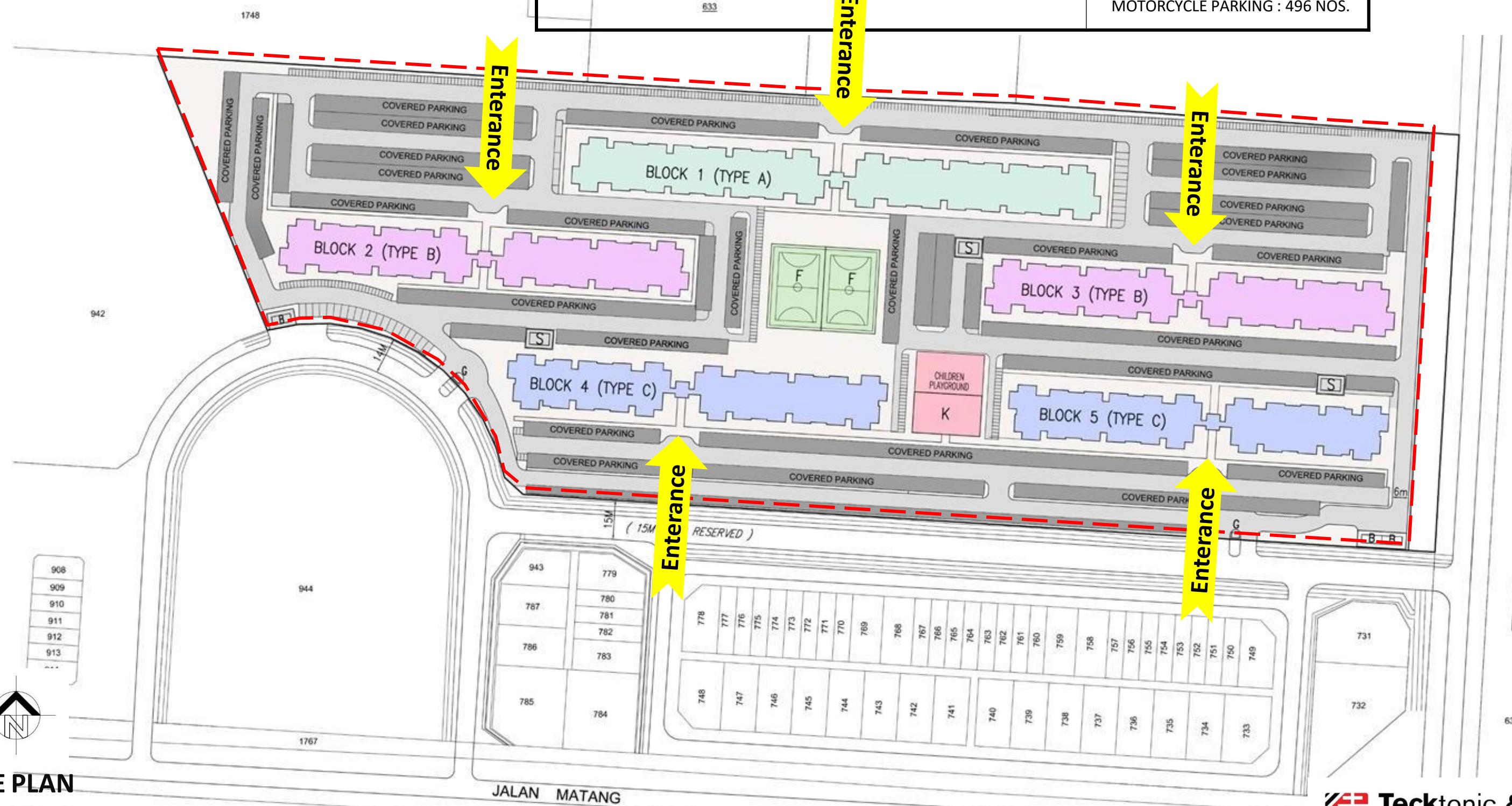


AERIAL VIEW

SIENNA RESIDENCE - PROPOSED 4-STOREY RESIDENTIAL APARTMENT AND SUPPORTING FACILITIES ON LOT 945, BLOCK 6, MATANG LAND DISTRICT WITH STRATA TITLE AT JALAN MATANG, KUCHING.

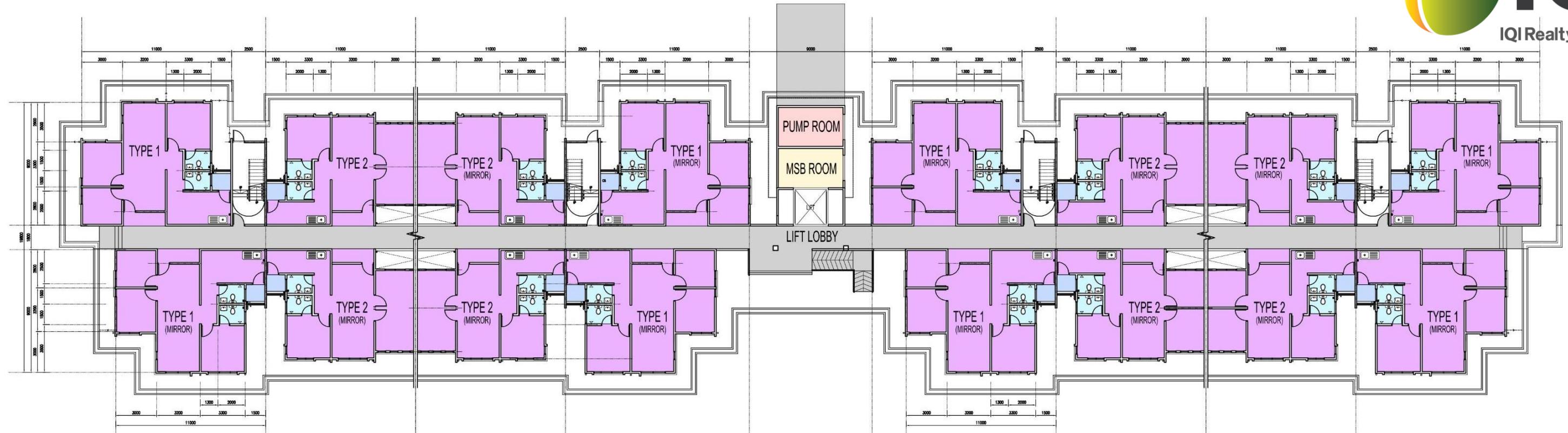
SITE PLAN

LEGEND:	K : PROPOSED KINDERGARTEN & MANAGEMENT OFFICE
LAND SIZE : 16.54 ACRES (APPROX.)	
BLOCK 1 (TYPE A) : PROPOSED 4 STOREY AFFORDABLE APARTMENT	G : PROPOSED GUARD HOUSE
TOTAL APARTMENT UNITS: 128 UNITS	
BLOCK 2 &3 (TYPE B) : PROPOSED 4 STOREY AFFORDABLE APARTMENT	B : PROPOSED BIN CENTRE
TOTAL APARTMENT UNITS : 192 UNITS	
BLOCK 4&5 (TYPE C) : PROPOSED 4 STOREY AFFORDABLE APARTMENT	F : PROPOSED FUTSAL COURT
TOTAL APARTMENT UNITS : 178 UNITS	
1752	S : PROPOSED SEB SUB-STATION
633	CAR PARKING : 1065 NOS. MOTORCYCLE PARKING : 496 NOS.

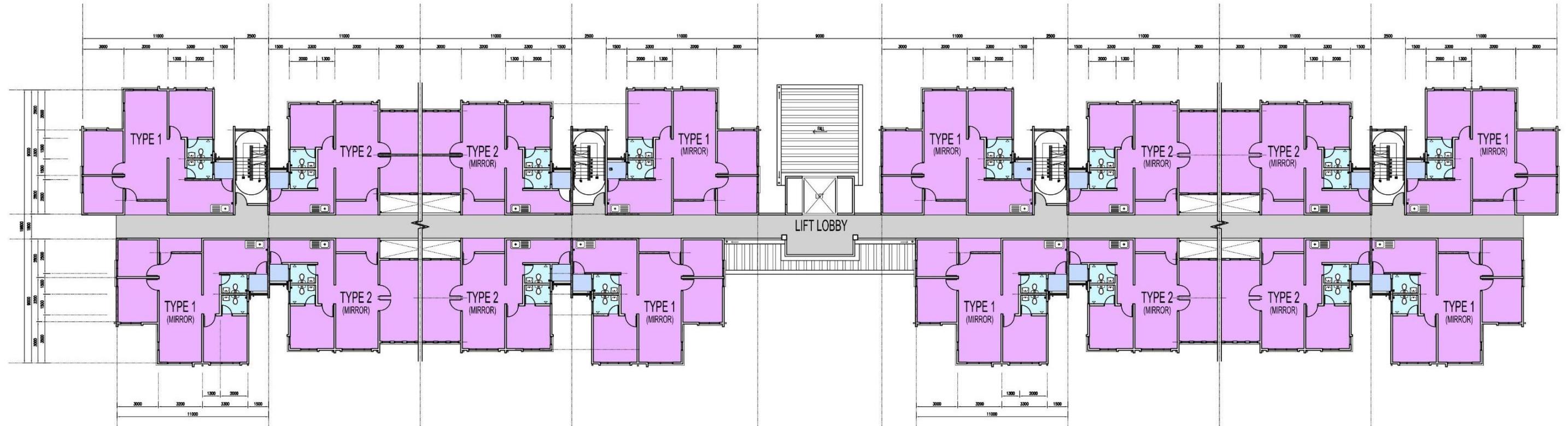


SITE PLAN

SIENNA RESIDENCE - PROPOSED 4-STOREY RESIDENTIAL APARTMENT AND SUPPORTING FACILITIES ON LOT 945, BLOCK 6, MATANG LAND DISTRICT WITH STRATA TITLE AT JALAN MATANG, KUCHING.



— TYPICAL GROUND FLOOR PLAN
— SCALE 1 : 300



— TYPICAL 2ND-4TH FLOOR PLAN
— SCALE 1 : 300

TYPICAL OVERALL FLOOR PLAN

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VIEW TOWARDS BLOCK 1 – TYPE A FACADE

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VIEW TOWARDS BLOCK 1 – TYPE A ENTRANCE

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VIEW TOWARDS BLOCK 2, 3, 4 & 5 – TYPE B & C FACADE

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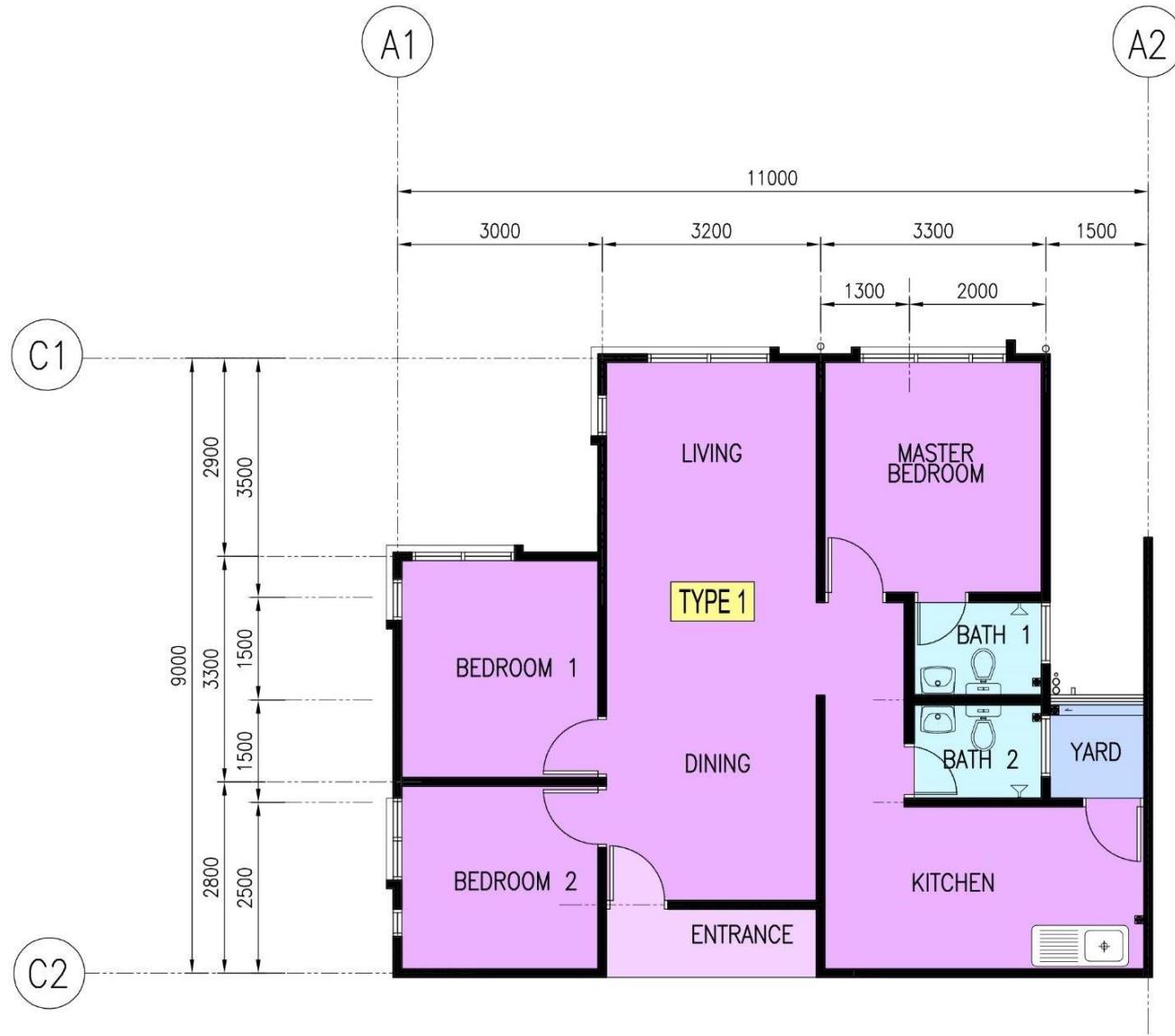
VIEW TOWARDS BLOCK 2, 3, 4 & 5 – TYPE B & C ENTRANCE

SIENNA RESIDENCE - PROPOSED 4-STOREY RESIDENTIAL APARTMENT AND SUPPORTING FACILITIES ON LOT 945, BLOCK 6, MATANG LAND DISTRICT WITH STRATA TITLE AT JALAN MATANG,
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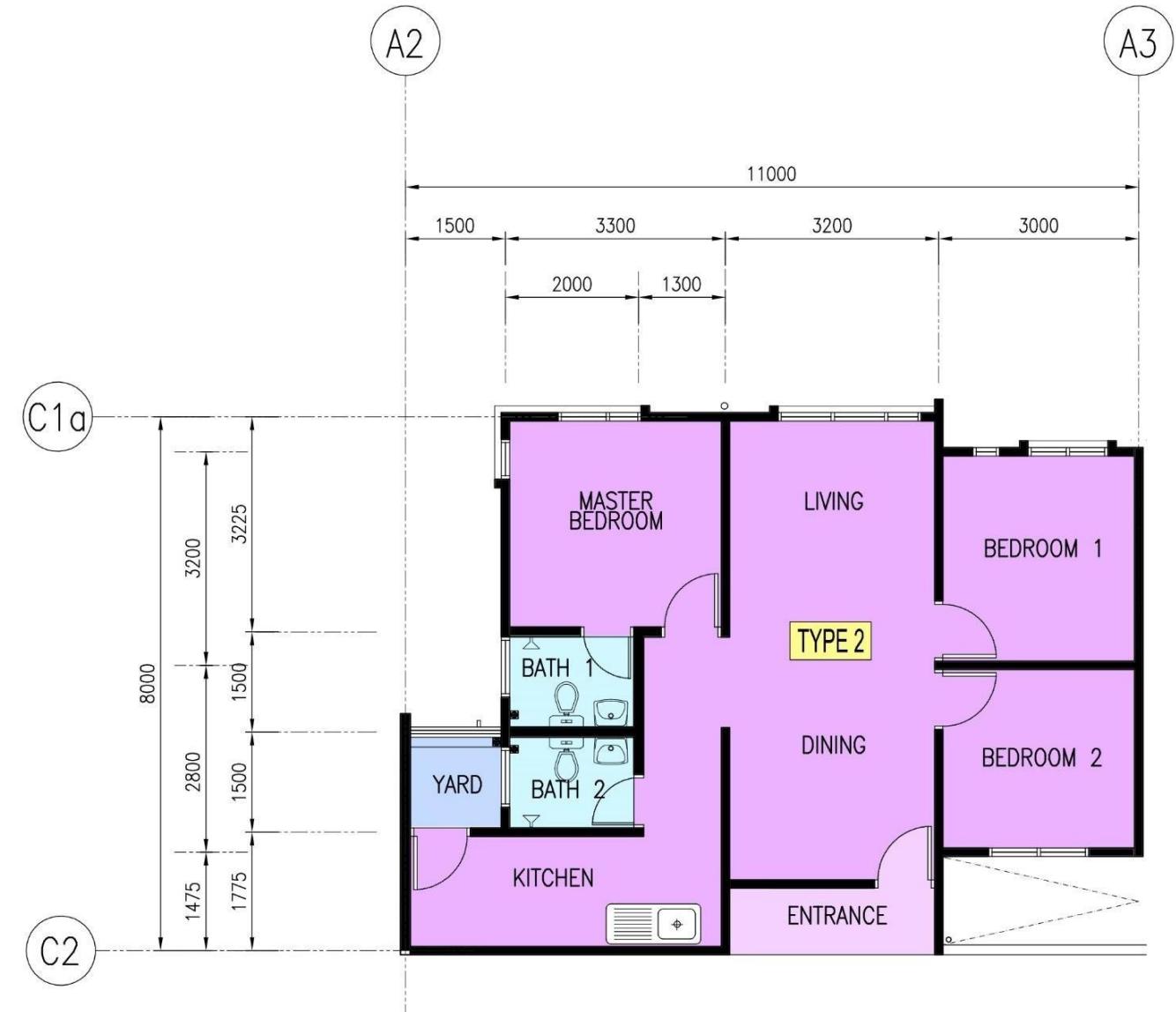
VIEW TOWARDS BLOCK 1 & 3 – TYPE A & B FAÇADE

SIENNA RESIDENCE - PROPOSED 4-STOREY RESIDENTIAL APARTMENT AND SUPPORTING FACILITIES ON LOT 945, BLOCK 6, MATANG LAND DISTRICT WITH STRATA TITLE AT JALAN MATANG, KUCHING.



TOTAL NO. OF TYPE 1 UNITS = 32 UNITS
TYPE 1 TOTAL FLOOR AREA = 850 SQ. FT

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TYPICAL FLOOR PLAN (CORNER UNIT)
SCALE 1 : 100

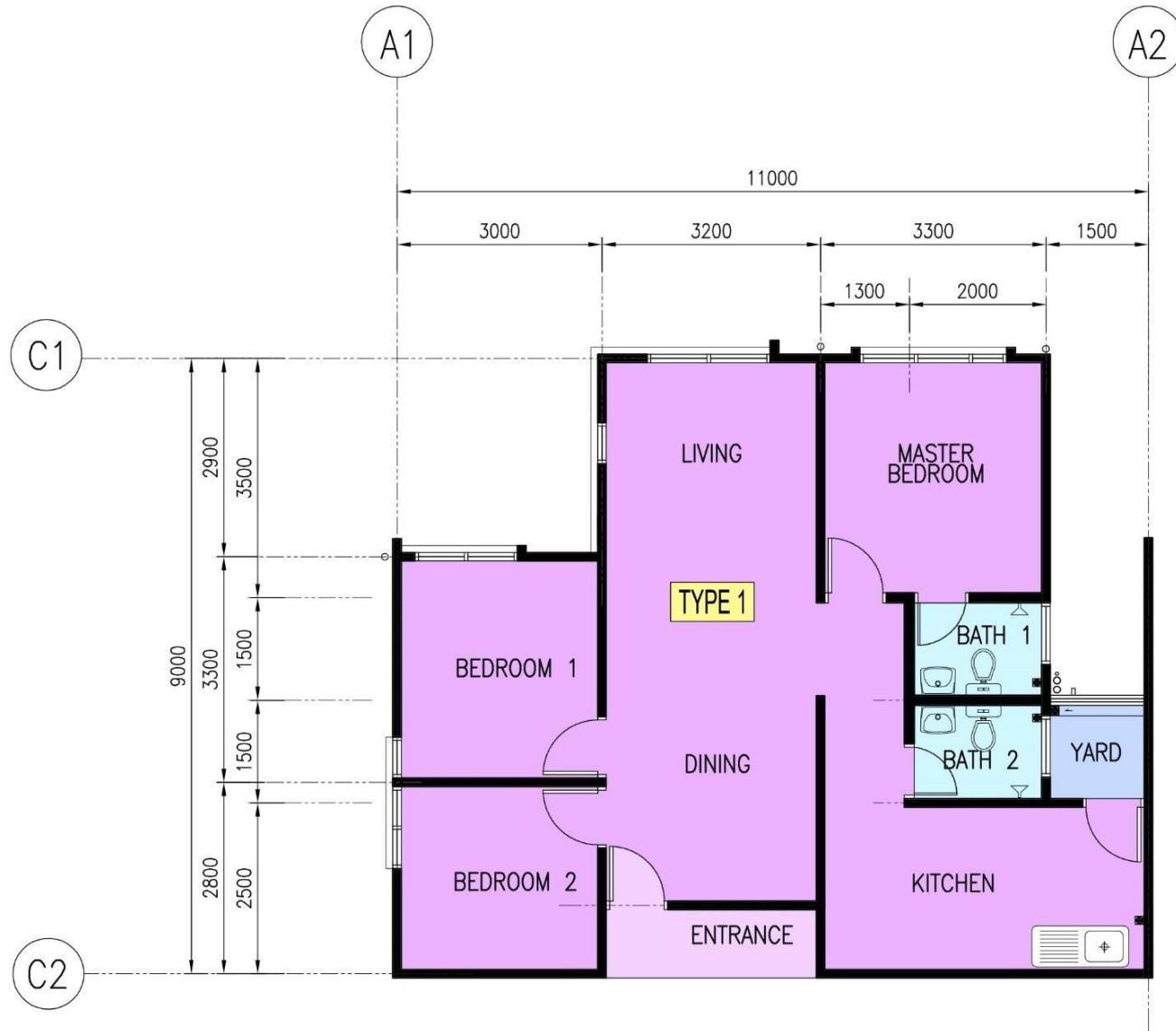


TOTAL NO. OF TYPE 2 UNITS = 96 UNITS
TYPE 2 = 771 SQ.FT

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TYPICAL FLOOR PLAN (INTERMEDIATE UNIT)
SCALE 1 : 100

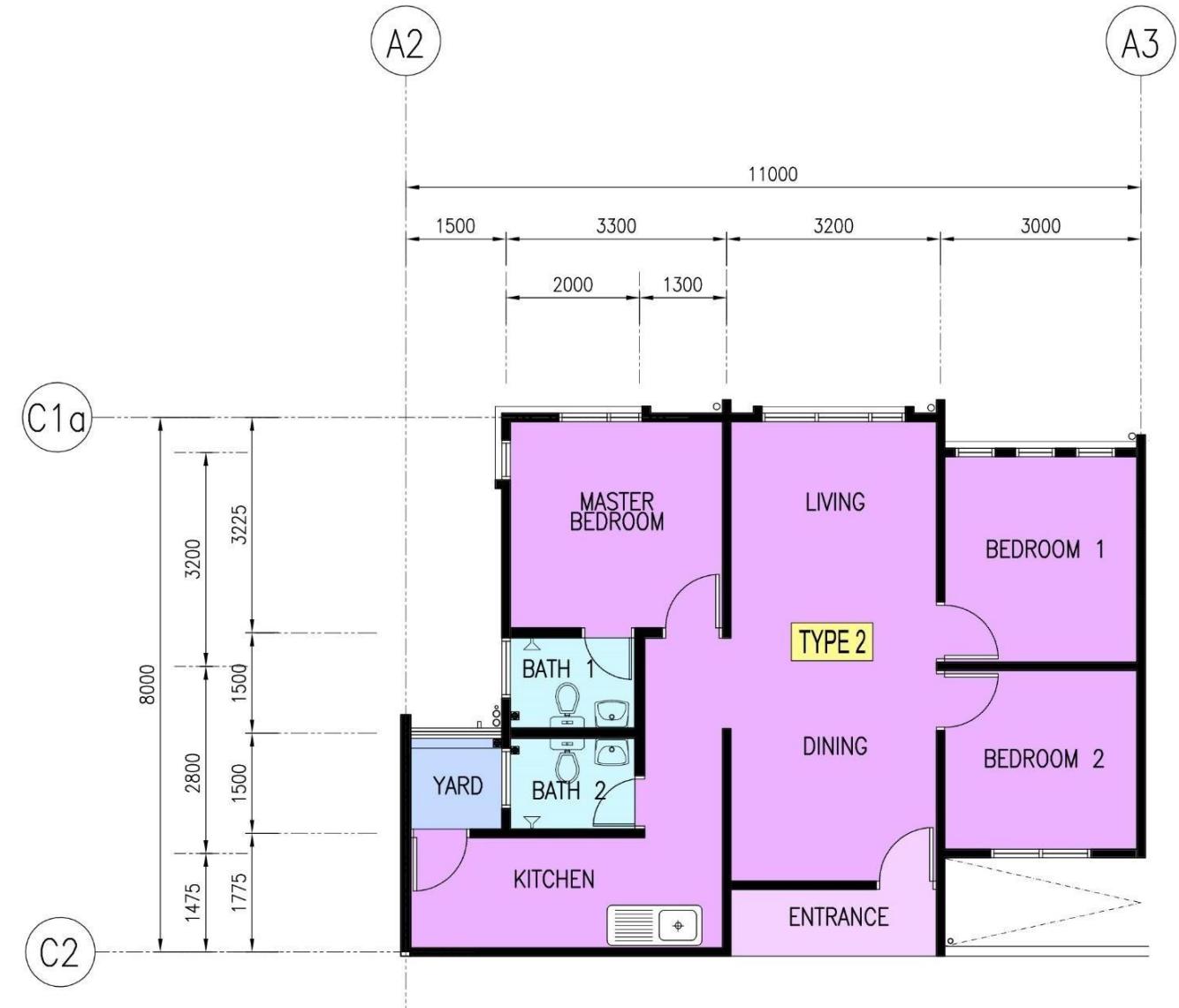
BLOCK 1 (TYPE A) – TYPICAL FLOOR PLAN

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TOTAL NO. OF TYPE 1 UNITS = 32 UNITS
 TYPE 1 TOTAL FLOOR AREA = 850 SQ. FT

— TYPICAL FLOOR PLAN (CORNER UNIT)
 - - SCALE 1 : 100

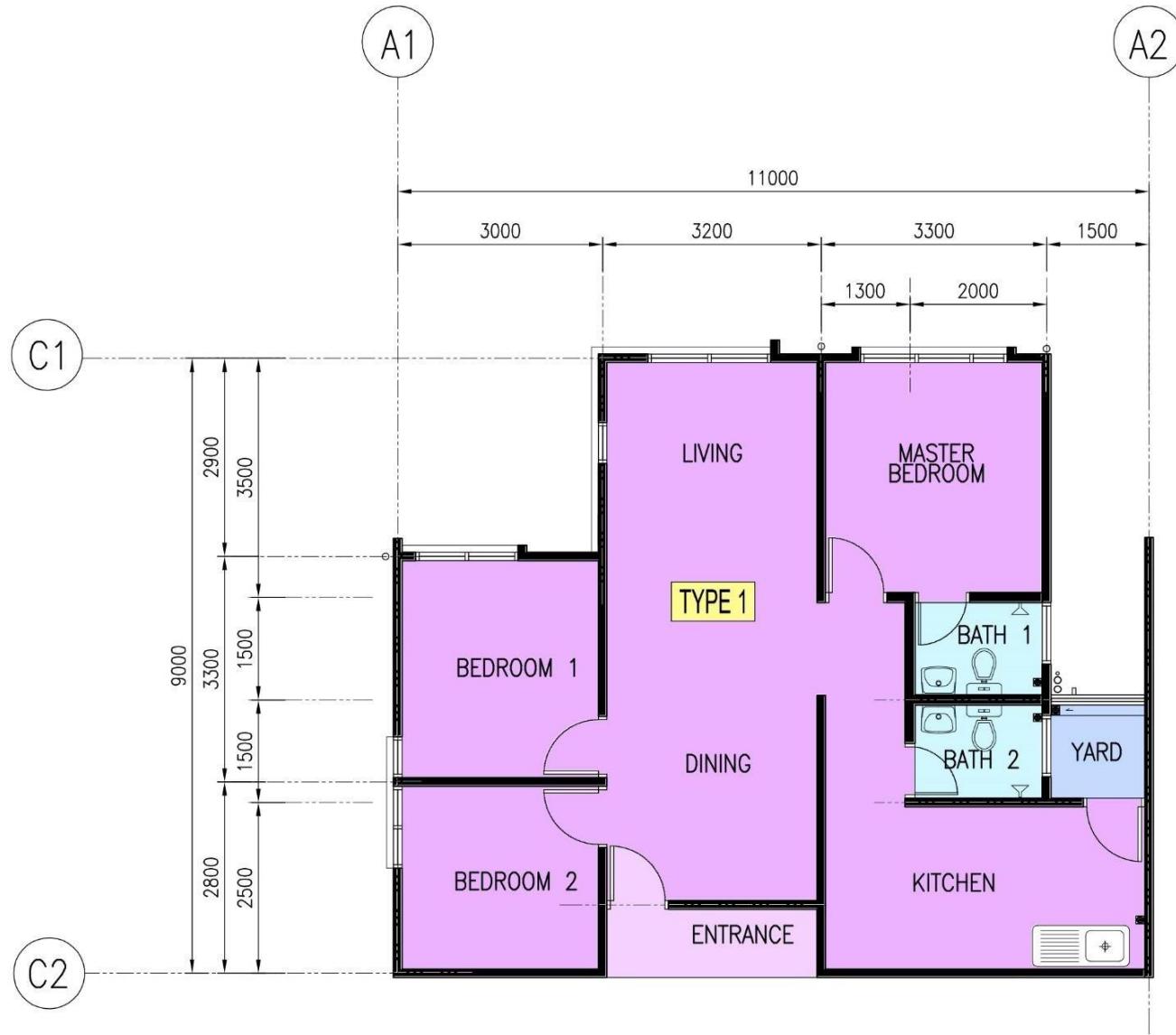


TOTAL NO. OF TYPE 2 UNITS = 64 UNITS
 TYPE 2 = 771 SQ.FT

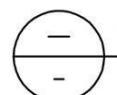
— TYPICAL FLOOR PLAN (INTERMEDIATE UNIT)
 - - SCALE 1 : 100

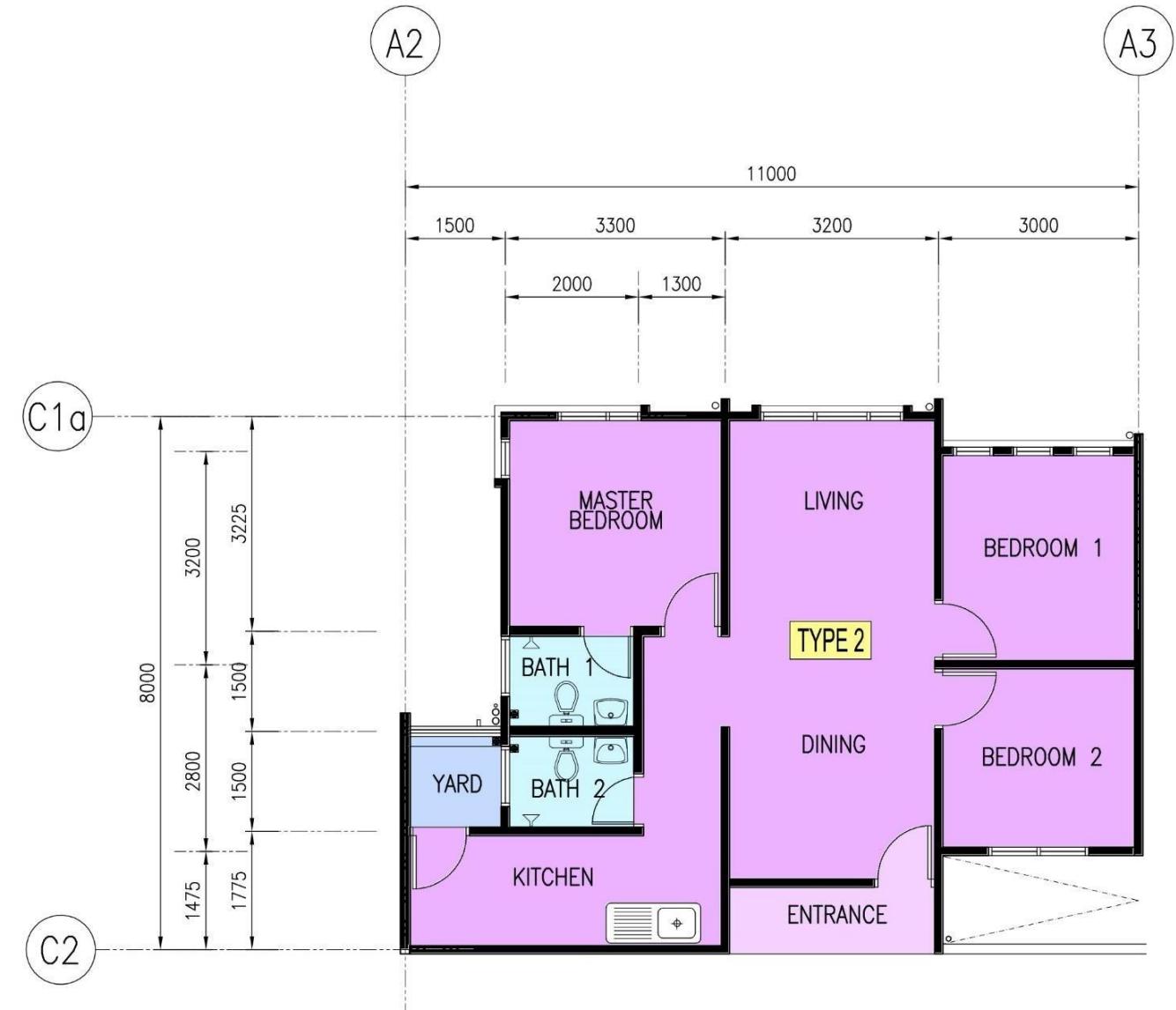
BLOCK 2 & 3 (TYPE B) – TYPICAL FLOOR PLAN

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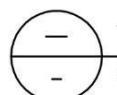


TOTAL NO. OF TYPE 1 UNITS = 32 UNITS
 TYPE 1 TOTAL FLOOR AREA = 850 SQ. FT

 TYPICAL FLOOR PLAN (CORNER UNIT)
 SCALE 1 : 100



TOTAL NO. OF TYPE 2 UNITS = 56 UNITS
 TYPE 2 = 771 SQ.FT

 TYPICAL FLOOR PLAN (INTERMEDIATE UNIT)
 SCALE 1 : 100

BLOCK 4 & 5 (TYPE C) – TYPICAL FLOOR PLAN

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SUMMARY

Project	Sienna Residence @ Matang
Developer	Tecktonic & Sons Holdings Sdn Bhd
Site Area	16. 54 acres approx
Number of Blocks	5 Blocks
Number of Units	Block 1: 128 units Block 2 & 3: 192 units Block 4 & 5: 178 units Total: 496 units
Number of Floors	4 storeys
Freehold/Leasehold	TBC (Min. 60 years)
Expected Commencement Date	2022
Expected Completion Date	2025 Targeting 2024
Maintenance Fee	RM100 for type 771sq ft RM120 for type 850sq ft
Sinking Fund	RM2,000
Lifts per Block	1
Units per Floor	Block 1 : 32 units Block 2 & 3: 24 units Block 4 & 5: 22 units
Number of carparks	2 shaded carpark per unit only
Tiers of Security	24 hour security
Size	Corner 850 sq ft Intermediate 771 sq ft

Selling Price	RM295K for 850 sq ft RM260K for 771 sq ft
Nett Price	Refer to the price list
Booking Fee	RM1,000
Discount	RM3,000 per unit Freebies: <ul style="list-style-type: none">- Free Ceiling Fans to Living & all bedroom(s)- Free wardrobe to all bedroom(s)- Free Kitchen Cabinet HDAS RM10k Subsidy (Terms & Conditions Applied)
SPA Legal & Stamping Fee	Borne by developer (only for panel lawyers)
Loan Documents Legal & Stamping Fee	Borne by developer (only for panel lawyers)
DMC Legal & Stamping Fee	Borne by developer (only for panel lawyers)
MOT Legal & Stamping Fee	Borne by purchaser
Cancellation	Bank rejection letter & sign cancellation form
Bank Account Details	PBB 3193418133 Tecktonic & Sons Holdings Sdn Bhd
Panel Lawyer	TBC
Panel Bank	TBC
Sales Gallery	Nil
Sales Gallery Operating Hours	Nil