

HIJAUAN VALDOR
(Single Storey Terrace, 50 units)

BUILDING SPECIFICATIONS

STRUCTURE	: REINFORCED CONCRETE COLUMNS & STRUCTURE STEEL
WALLS	: CEMENT BRICKS
ROOFING COVERING	: BLUESCOPE PRIMAMAJU-R® ROOF
ROOF FRAMING	: STEEL TRUSSES or EQUIVILIENT
CEILING	: CEILING SHEETS / PLASTER CEILING
WINDOWS	: CASEMENT/SLIDING/ FIXED WINDOW/ ADJUSTABLE/FIXED GLASS LOUVRES
DOORS	: (1) DECORATIVE PLYWOOD DOOR FOR MAIN DOOR (2) PLYWOOD FLUSH DOOR FOR OTHERS
DOOR FRAMES	: GALVANISED STEEL FRAMES
IRONMONGERY	: CYLINDRICAL / LEVER LOCK SETS

FLOOR FINISHES:

LIVING,DINING,KITCHEN,BEDROOMS	: CERAMIC TILES *
BATHROOMS	: CERAMIC TILES *
OTHERS	: CEMENT SCREED

WALL FINISHES

BATHROOMS	: CERAMIC TILES (TO CEILING) *
KITCHEN	: PLASTERED WALL
OTHERS	: PLASTERED WALL

*Type and colour of tiles are subject to availability

PAINTWORKS

EXTERNAL PLASTERED WALL	: EMULSION WEATHER PAINT
INTERNAL PLASTERED WALL	: EMULSION PAINT

ELECTRICAL INSTALLATION

	<u>INTERMEDIATE</u>	<u>CORNER</u>
LIGHT POINTS	: 13	14
CEILING FAN POINT WITH HOOK	: 4	4
13A POWER POINT	: 15	15
15A AIR CON POINT	: 3	3
15A WATER HEATER POINT	: 2	2
DOOR BELL POINT	: 1	1
WALL FAN POINT	: 1	1

PLUMBING & SANITARY INSTALLATION

PEDESTAL W.C.	: 2	2
WASH BASINS WITH TAPS	: 2	2
SHOWER	: 2	2
HAND BIDET	: 2	2
GARDEN/YARD TAP	: 2	2
KITCHEN SINK WITH TAP	: 1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING : FIBER WALL SOCKET

* **FENCING** : CHAIN LINK PVC COATED

Developer License no. : 2687-61/07-2023/0579(L) Validity : 22.7.21-21.7.23
Advertising and sales permit no. : 2687-61/07-2023/0579(P) Validity : 22.7.21-21.7.23
Authority approving building plan : Majlis Bandaraya Seberang Perai
Building plan reference no. : MBSP/40/20-75/78
Expected date of completion : December 2023
Single Storey Terrace : 50 units
Price : RM430,000-RM577,150
Freehold, Free from encumbrances, 5% discount for Bumiputera
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