



1 minute walk to the river side park



2 minutes drive to the SILK Highway



3 minutes drive to the town center.

FREEHOLD 永久地契

34 Link Bungalows from RM 599,800 – RM 892,540
12 Townhouses from RM 218,800 – RM 248,800

Designed for gracious living
For those selected few who appreciate and demand meticulous attention to detail, we take pleasure in bringing you **34 units of Link Bungalows | 12 units of Townhouses** that will appeal to your every sense. Nestled in a fully gated enclave, with 24-hour security all the way. Best of all, the river side offers a jogging/walking track with beautiful landscape for you to rejuvenate your body and soul. All this in a prime location in Kajang, within 2 minutes drive to the SILK Highway and 3 minutes to the town center.

* Link Bungalows 20' x 95'; 20' x 89' - 99'; 20' x 90' - 105'
(Built-up area: 3,700 sq.ft.)
* FREE Legal fees on SPA
* 7% discount for Bumiputra

EXQUISITE LIVING AND PRIME INVESTMENT

LOCATION, LOCATION, LOCATION.

GRAND & SPACIOUS LIVING ROOM

- ~ double volume ceiling height
- ~ good ventilation for living & dining
- ~ good natural lighting
- ~ 8 feet height doors

DESIGNED FOR LIVING WELL

- ~ autogate
- ~ skylight ensures staircase, living and family areas are brightly lit
- ~ back part of the house is extension ready
- ~ shower screens provided in master bathroom



SPECIFICATIONS

Structure Reinforced Concrete Frame
Walls Brickwall with Cement Plaster
Roof Concrete Roof Tiles on Timber Roof Trusses
Fencing Chainlink Fencing / M.S. Grille
Ceiling Skim Coat, Non-Asbestos Ceiling Board and Plaster Ceiling

Floor Finishes
Living/Dining Ceramic /Porcelain Tiles
Bedrooms/Kitchen Ceramic Tiles
Bathrooms Ceramic Tiles
Store Cement Rendered
Car Porch & Driveway Homogenous Tiles

Wall Finishes
Internal/External Walls Plaster And Paint
Kitchen/Bathrooms Ceramic Wall Tiles, Full Height

Doors
Living Aluminium Frame Sliding Door
Main Entrance Timber Flush Door
Bedroom/kitchen Timber Flush Door
Bathrooms Timber Flush Door
Store Timber Louvered Door
Windows Aluminium Frame Windows/ G.I Frame Windows

Sanitary Installations
Pedestal WC 6 nos.
Wash Basin 6 nos.
Shower Rose 6 nos.
Aluminium Sink 2 nos.

Electrical Installations
Lighting Point 22 nos.
Fan Point 9 nos.
13A socket 16 nos.
TV Point 2 nos.
Telephone Point 2 nos.
Air Cond. Point 1 no.
Water Heater Point 1 no.
Wall light point 5 nos.
Smoke detector 1 no.
Exhaust Fan Point 1 no.

FLOOR PLAN - LINK BUNGALOWS

(All measurement are rounded to the nearest meter)



SPECIFICATIONS

Structure Reinforced Concrete Frame
Walls Brickwall with Cement Plaster
Roof Concrete Roof Tiles on Timber Roof Trusses
Ceiling Skim Coat and Non-Asbestos Ceiling Board

Floor Finishes
Living/dining Ceramic
Bedrooms Ceramic Tiles
Kitchen Ceramic Tiles
Bathrooms Ceramic Tiles
Store Cement Rendered

Wall Finishes
Internal/ External Walls Plaster and Paint
Kitchen/Bathrooms Ceramic Wall Tiles, 5'

Doors
Living Timber Flush Door
Main Entrance Timber Flush Door
Bedroom/ Kitchen Timber Flush Door
Bathrooms/ Store Timber Flush Door

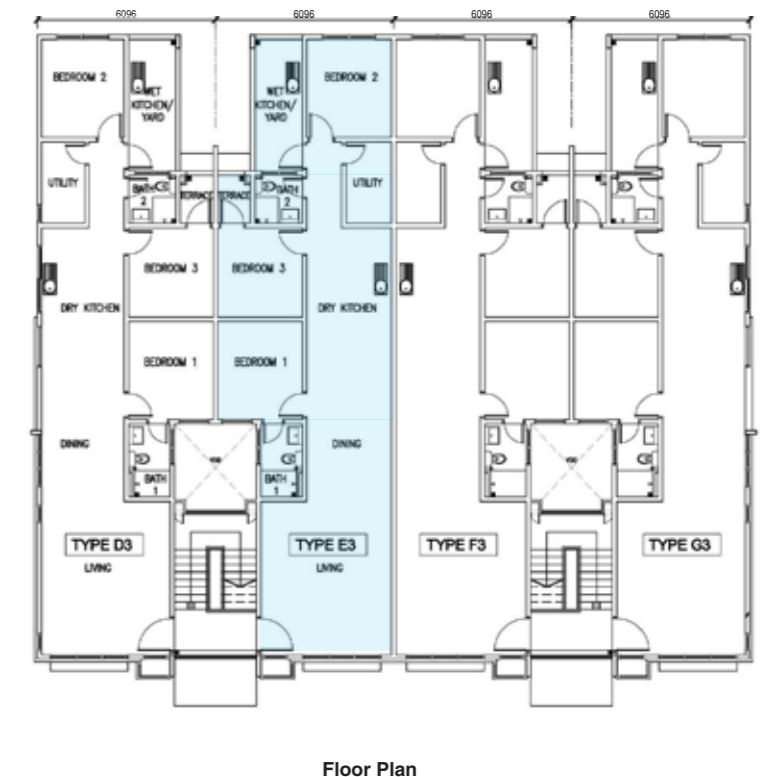
Windows
All Aluminium Frame Windows/ G.I.

Sanitary Installations
Pedestal WC 2 nos.
Wash Basin 2 nos.
Shower Rose 2 nos.
Aluminium Sink 1 no.

Electrical Installations
Lighting Point 11 nos.
Fan Point 5 nos.
13A Socket 10 nos.
TV Point 1 no.
Telephone Point 1 no.
Air-Cond. Point 1 no.
Water Heater Point 1 no.
Wall Light Point 1 no.

FLOOR PLAN - TOWN HOUSE

(All measurement are rounded to the nearest meter)



Floor Plan