


Homes for Life


Quality Lifestyle Projects by:



 A member of the Kuok Group



Tanjung Bintang Sdn Bhd (152333-X)
Level 32, Johor Bahru City Square (Office Tower),
106-108, Jalan Wong Ah Fook, 80000 Johor Bahru,
Johor, Malaysia.

 Member of Real Estate and Housing Developers' Association Malaysia

For further enquiries:

607-226 5989

012-701 8633 [Mr Boo] 012-770 1928 [Desmond]

012-786 6611 [Mr Lim] 607-364 1770 [Sales Gallery]

www.berinda.com

The developer gives notice that these particulars do not form, or form any part of, any offer or contract. They are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission they may contain, however caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein as directed and approved by the relevant authorities.



MOLEK PINE 4

JOHOR BAHRU • MALAYSIA



PLATINUM

(Provisional GBI Certification)
GBI-RNC-0056(P)



JOHOR



YOUR GATEWAY TO THE WONDERS OF MALAYSIA

Live your dreams in one of the world's most cosmopolitan, culturally diversified and naturally beautiful cities. Malaysia's vast green landscapes and rich cultural tapestry attracts people from all walks of life.



Making Malaysia more attractive is Iskandar Malaysia, located at the southernmost tip of Peninsular Malaysia and positioned as one of the world's best places to invest, work, live and relax. Strategically sited within Iskandar Malaysia is Molek Pine 4, the luxury residences that set the standard for sophisticated resort lifestyles.





YOUR PRIDE

ALL THE PRESTIGE OF A PREMIER ADDRESS

Molek Pine 4 is the epitome of luxury living in Johor Bahru. As the latest addition to the prestigious Molek Pine Tower 1, 2 and 3 luxury apartments, select your Tower 4 residence from the 37 storeys of high rise apartments. Ownership offers you the opportunity to savour the very best things in life and the best of Johor Bahru at your doorstep.

- Freehold
- Eco-friendly Green Building
- Luxurious Low Density Development
- Exclusive Clubhouse with Japanese "Onsen" Spa



YOUR WELL-BEING

ALL THE ASSURANCES OF A
SECURE COMMUNITY

Step into a home that blends tranquility with impeccable security measures. Your security is assured with a specially designed 4-tier security system.



Tier 1:
Sensor Access System at the barrier gates of the main entrance and exit.



Tier 2:
Sensor Access System at the barrier gates of the basement car park entrance.



Tier 3:
Security Access Card to the lift lobby via car park, and CCTV monitoring system for all entrances, exits and lift lobbies.



Tier 4:
Lift access to specific levels via smart card reader.

State-of-the-art technological facilities

- Radio Frequency Identification (RFID)
- 2-way audio intercom
- Security access card system
- 24-hour security
- CCTV
- Fibre optic high speed broadband telecommunication
- SMATV (with Astro High Definition capability)



Facilities

- Swimming pool
- Wading pool
- Tennis court
- Two badminton courts
- Basketball court
- Barbeque pits
- Fitness station
- "Onsen" (Japanese Spa)
- Sauna
- Gymnasium
- Children's playground
- Function room
- Convenience centre (Commercial lot)

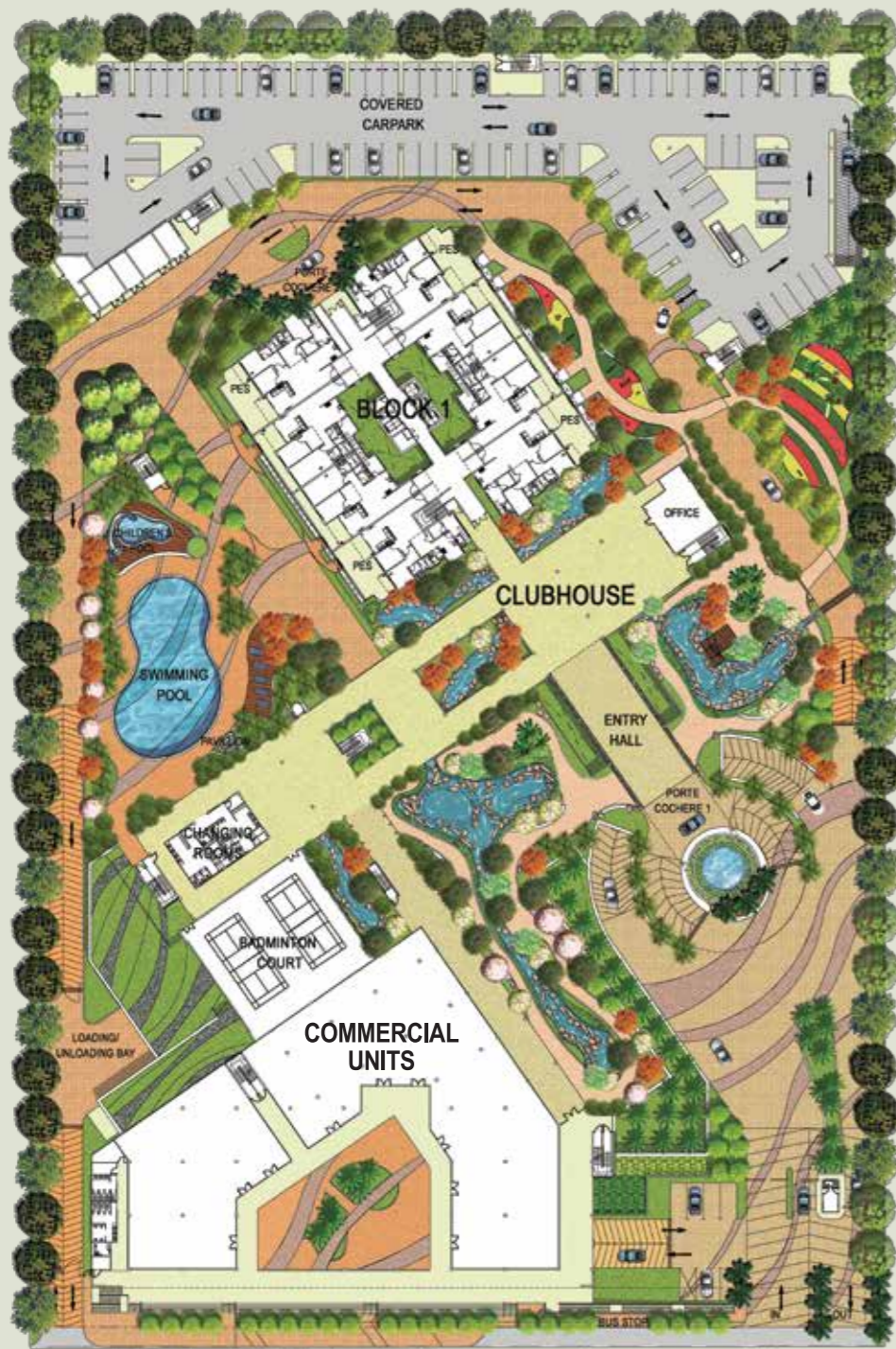
YOUR PLEASURES
ALL THE EXCLUSIVITY FOR
LIVING EXPRESSION

Experience a serene retreat of indescribable luxury, ease and comfort, far from the stresses of hectic living. Indulge yourself in all your preferred recreational activities literally just steps away. Luxury living doesn't get any better than this.



Actual greens at Ponderosa Golf & Country Club, just 3 mins from home





YOUR NEIGHBOURHOOD

ALL THE CONVENIENCES OF LIFESTYLE COMMUNITY

Experience signature lifestyle homes in TAMAN MOLEK, Johor Bahru's financial, telecommunications and shipping / logistic hubs. Come home to a multi-award winning development that boasts a gated & guarded community complete with RFID* technology, a thriving financial hub with 18 financial institutions and a commercially vibrant lifestyle with bistros, spas and boutique shopping.



* RFID: Radio Frequency Identification





CIQ Complex



AEON Tebrau City



Sunway College



Senai Airport



Regency Specialist Hospital



The BERINDA team carries 40 years of invaluable experience in the property development industry. Our team has been an integral part of developing townships and key commercial properties in Johor and beyond. With a track record of pioneering vision and a formidable reputation, BERINDA is the premier property developer in Johor.

OUR TRACK RECORD SPEAKS FOR ITSELF



- Taman Ponderosa, a premium riverside development that features destination nightlife, alfresco dining and lifestyle stores for vibrant living.



- Taman Molek, a multiple-award winning residential development recognized for exceptional planning and maintenance and innovatively designed homes.

MULTI-ACCESSIBILITY

- 1 min.** Taman Molek Financial & Lifestyle Hub, Ponderosa Golf & Country Club
- 5 mins.** Tebrau Highway, Eastern Dispersal Link (EDL), Pasir Gudang Highway
- 8 mins.** North-South Highway, Aeon Big, Giant, Tesco Plentong
- 10 mins.** Aeon Tebrau City, Tesco Tebrau, Sunway College, Sultan Ismail Hospital
- 15 mins.** Johor Bahru City Centre, CIQ Complex (Custom, Immigration & Quarantine)
- 20 mins.** Regency Specialist Hospital, Seri Alam's "City of Knowledge" with 3 universities, 2 colleges & a Japanese School
- 30 mins.** Senai International Airport
- 35 mins.** Legoland, Johor Premium Outlets
- 40 mins.** Kota Iskandar, Puteri Harbour & Hello Kitty Indoor Family Theme Park, EduCity, Pinewood Studios
- 50 mins.** Changi Airport Singapore

AWARDS PORTFOLIO



Awarded by GBI Accreditation Panel : **Molek Pine 4** - Malaysia's 1st Residential New Construction (High Rise) Green Building Index (GBI) Platinum rating certification on design assessment.



Awarded by GBI Accreditation Panel : **Molek Pine 3** - Green Building Index (GBI) Gold rating certification on design assessment.



Awarded by GBI Accreditation Panel : **Ponderosa Lakeside** - Green Building Index (GBI) Gold rating certification on design assessment.



Awarded by the Johor Bahru City Council: **Molek Pine 4, Special Award for Rain Water Harvesting System (Year 2013-2014)**



Awarded by the Johor Bahru City Council: **Ponderosa Lakeside, Special Award for Rain Water Harvesting System (Year 2013-2014)**



Awarded by the Johor Bahru City Council: **Molek Pine, Champion - Best Landscape for Resort Living.**



Awarded by the Malaysian Ministry of Housing and Local Government: **Taman Molek, Best Maintained Township.**



Awarded by the Johor Bahru City Council: **Taman Molek, Best Township.**



Awarded by the Asean Association for Planning and Housing (AAPH): **Outstanding Achievement in Residential Development.**



TYPE A
(2 Bedrooms + Study)
Built-up Area: 1,441 sq. ft.



TYPE B
(3 Bedrooms + Utility)
Built-up Area: 1,672 sq. ft.

Specifications

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel
Ceiling	Fibrous Plaster Board Ceiling / Skim Coat
Windows	Aluminium Framed Glass Windows / Fixed Glass Panel
Doors	Fire-rated Door / Timber Flush Doors / Aluminium Framed Glass Sliding Door
Ironmongeries	Good Quality Ironmongeries
Wall Finishes	Ceiling Height Ceramic Wall Tiles on 2 Walls in Kitchen Ceiling Height Ceramic Wall Tiles in Bathrooms
Floor Finishes	Foyer / Entry / Living / Dining / Study / Kitchen - Homogeneous Tiles Master Bath / Bath 2 - Ceramic Tiles Yard - Ceramic Tiles Master Bedroom / Bedroom 2 - Timber Flooring / Bamboo Flooring Balcony - Homogeneous Tiles
Kitchen Sink	Stainless Steel Kitchen Sink
Sanitary Installation	Good Quality Sanitary Wares
Electrical Installation	Lighting Point - 18 nos. Fan Point - 1 no. Socket Outlet Point - 16 nos. TV Outlet Point - 2 nos. Telephone Point - 2 nos. Air-con Point - 4 nos. Heater Point - 1 no. Bell Point - 1 no. Security Intercom System - 1 no.
Internal Telephone Trunking & Cabling	Available

Spesifikasi

Struktur	Rangka Konkrit Tetulang
Dinding	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pra-sedia
Siling	Siling Berplaster Bergentian / Lapisan Sekim
Tingkap	Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap
Pintu	Pintu Rintangan Api / Pintu Papan Sedatar / Pintu Kaca Bergelongsor Berbingkai Aluminium
Set Kunci	Jenis Kunci-kunci Bermutu Tinggi
Kemasan Dinding	Jubin Dinding sehingga Ketinggian Siling pada 2 Permukaan Dinding di Dapur Jubin Dinding sehingga Ketinggian Siling di Bilik Mandi
Kemasan Lantai	Ruang Legar / Pintu Masuk / Ruang Tamu / Ruang Makan / Bilik Baca / Dapur - Jubin Homogeneous Bilik Mandi Utama / Bilik Mandi 2 - Jubin Seramik Halaman - Jubin Seramik Bilik Tidur Utama / Bilik Tidur 2 - Lantai Kayu / Lantai Buluh Balkoni - Jubin Homogeneous
Sinki Dapur	Sinki Dapur Besi Keluli
Pemasangan Alat Kebersihan	Alat Kebersihan Bermutu Tinggi
Pemasangan Elektrik	Mata Lampu - 18 unit Mata Kipas - 1 unit Mata Soket - 16 unit Mata TV - 2 unit Mata Telefon - 2 unit Mata Penghawa Dingin - 4 unit Mata Alat Pemanas - 1 unit Mata Loceng - 1 unit Sistem Keselamatan Interkom - 1 unit
Kawat & Kabel Telefon Dalam	Disediakan

建筑规格

结构	钢筋混凝土骨架
墙	砖 / 钢筋混凝土墙 / 轻质砖 / 实心墙 / 预制混凝土墙
天花板	纤维石膏天花板 / 涂石膏
窗	铝框玻璃窗 / 固定玻璃镶板
门	防火门 / 三夹板门 / 铝框玻璃滑动门
门锁	品质优良的门锁
墙面修饰	厨房两面墙铺砌磁砖至天花板 浴室铺砌磁砖至天花板
地面修饰	玄关 / 入口 / 客厅 / 饭厅 / 书房 / 厨房 - 铺砌同质地砖 主浴室 / 浴室2 - 铺砌地砖 后院 - 铺砌地砖 主卧室 / 卧室2 - 木质地板 / 竹质地板 阳台 - 铺砌同质地砖
厨房洗涤槽	不锈钢洗涤槽
卫生设备	采用品质优良的卫生设备
电源装置	电灯位 - 18个 风扇位 - 1个 电插座 - 16个 电视机位 - 2个 电话位 - 2个 冷气机位 - 4个 热水器位 - 1个 门铃位 - 1个 保安内部通话系统 - 1个
隐藏式电话	提供
电缆装置	提供

Specifications

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel
Ceiling	Fibrous Plaster Board Ceiling / Skim Coat
Windows	Aluminium Framed Glass Windows / Fixed Glass Panel
Doors	Fire-rated Door / Timber Flush Doors / Aluminium Framed Glass Sliding Door / UPVC Door
Ironmongeries	Good Quality Ironmongeries
Wall Finishes	Ceiling Height Ceramic Wall Tiles on 2 Walls in Kitchen Ceiling Height Ceramic Wall Tiles in Bathrooms
Floor Finishes	Foyer / Entry / Living / Dining / Study / Kitchen - Homogeneous Tiles Master Bath / Bath 2 / WC - Ceramic Tiles Yard / Utility / Store - Ceramic Tiles Master Bedroom / Bedroom 2 & 3 - Timber Flooring / Bamboo Flooring Balcony - Homogeneous Tiles
Kitchen Sink	Stainless Steel Kitchen Sink
Sanitary Installation	Good Quality Sanitary Wares
Electrical Installation	Lighting Point - 20 nos. Fan Point - 1 no. Socket Outlet Point - 19 nos. TV Outlet Point - 2 nos. Telephone Point - 2 nos. Air-con Point - 5 nos. Heater Point - 1 no. Bell Point - 1 no. Security Intercom System - 1 no.
Internal Telephone Trunking & Cabling	Available

Spesifikasi

Struktur	Rangka Konkrit Tetulang
Dinding	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pra-sedia
Siling	Siling Berplaster Bergentian / Lapisan Sekim
Tingkap	Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap
Pintu	Pintu Rintangan Api / Pintu Papan Sedatar / Pintu Kaca Bergelongsor Berbingkai Aluminium / Pintu UPVC
Set Kunci	Jenis Kunci-kunci Bermutu Tinggi
Kemasan Dinding	Jubin Dinding sehingga Ketinggian Siling pada 2 Permukaan Dinding di Dapur Jubin Dinding sehingga Ketinggian Siling di Bilik Mandi
Kemasan Lantai	Ruang Legar / Pintu Masuk / Ruang Tamu / Ruang Makan / Bilik Baca / Dapur - Jubin Homogeneous Bilik Mandi Utama / Bilik Mandi 2 / Tandas - Jubin Seramik Halaman / Bilik Utiliti / Stor - Jubin Seramik Bilik Tidur Utama / Bilik Tidur 2 & 3 - Lantai Kayu / Lantai Buluh Balkoni - Jubin Homogeneous
Sinki Dapur	Sinki Dapur Besi Keluli
Pemasangan Alat Kebersihan	Alat Kebersihan Bermutu Tinggi
Pemasangan Elektrik	Mata Lampu - 20 unit Mata Kipas - 1 unit Mata Soket - 19 unit Mata TV - 2 unit Mata Telefon - 2 unit Mata Penghawa Dingin - 5 unit Mata Alat Pemanas - 1 unit Mata Loceng - 1 unit Sistem Keselamatan Interkom - 1 unit
Kawat & Kabel Telefon Dalam	Disediakan

* All information contained herein is subject to variation or modification as required by the developer's project consultants and cannot form part of a contract. The Chinese and Bahasa Malaysia translation is for reference only. In case of any discrepancy between the English and other translated versions, the English version shall prevail.

* All information contained herein is subject to variation or modification as required by the developer's project consultants and cannot form part of a contract. The Chinese and Bahasa Malaysia translation is for reference only. In case of any discrepancy between the English and other translated versions, the English version shall prevail.



Upper



Lower



Upper



Lower



TYPE C
(Duplex Apartment, 4 Bedrooms + Utility)
Built-up Area: 5,557 sq. ft.

TYPE C2
(Duplex Apartment, 4 Bedrooms + Utility)
Built-up Area: 6,042 sq. ft.

Specifications

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel
Ceiling	Fibrous Plaster Board Ceiling / Skim Coat
Windows	Aluminium Framed Glass Windows / Fixed Glass Panel
Doors	Fire-rated Door / Timber Flush Doors / Aluminium Framed Glass Sliding Door / UPVC Door
Ironmongeries	Good Quality Ironmongeries
Wall Finishes	Ceiling Height Ceramic Wall Tiles on 2 Walls in Kitchen Ceiling Height Ceramic Wall Tiles in Bathrooms / WC / Powder Room
Floor Finishes	Lower Floor Foyer / Entry / Living / Family / Dining / Kitchen - Homogeneous Tiles Bath 4 / Powder Room / WC - Ceramic Tiles Yard / Utility / Store - Ceramic Tiles Bedroom 4 - Timber Flooring / Bamboo Flooring Terrace - Ceramic Tiles Outdoor Terrace - Ceramic Tiles / Composite Timber Pool - Mosaic Tiles Landscaped / Planter - Cement Screed Upper Floor Family / Staircase / Master Bedroom / Bedroom 2, 3 - Timber Flooring / Bamboo Flooring Master Bath / Bath 2, 3 - Ceramic Tiles A/C Ledge - Cement Screed
Kitchen Sink	Stainless Steel Kitchen Sink
Sanitary Installation	Good Quality Sanitary Wares
Electrical Installation	Lighting Point - 35 nos. Wall Light Point - 4 nos. Fan Point - 2 nos. Socket Outlet Point - 36 nos. TV Outlet Point - 4 nos. Telephone Point - 4 nos. Air-con Point - 7 nos. Heater Point - 1 no. Bell Point - 1 no. Security Intercom System - 1 no.
Internal Telephone Trunking & Cabling	Available

Spesifikasi

Struktur	Rangka Konkrit Tetulang
Dinding	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pre-sedia
Siling	Siling Berplaster Bergentian / Lapisan Sekim
Tingkap	Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap
Pintu	Pintu Rintangan Api / Pintu Papan Sedatar / Pintu Kaca Bergelongsor Berbingkai Aluminium / Pintu UPVC
Set Kunci	Jenis Kunci-kunci Bermutu Tinggi
Kemasan Dinding	Jubin Dinding sehingga Ketinggian Siling pada 2 Permukaan Dinding di Dapur Jubin Dinding sehingga Ketinggian Siling di Bilik Mandi / Tandas / Bilik Solek
Kemasan Lantai	Tingkat Bawah Ruang Legar / Pintu Masuk / Ruang Tamu / Ruang Keluarga / Ruang Makan / Dapur - Jubin Homogeneous Bilik Mandi 4 / Bilik Solek / Tandas - Jubin Seramik Halaman / Bilik Utiliti / Stor - Jubin Seramik Bilik Tidur 4 - Lantai Kayu / Lantai Buluh Teras - Jubin Seramik Teras Luar - Jubin Seramik / Kayu Komposit Kolam Renang - Jubin Mosaic Lanskap / Penanaman - Letaan Simen Tingkat Atas Ruang Keluarga / Tangga / Bilik Tidur Utama / Bilik Tidur 2,3 - Lantai Kayu / Lantai Buluh Bilik Mandi Utama / Bilik Mandi 2, 3 - Jubin Seramik Anjung A/C - Letaan Simen
Sinki Dapur	Sinki Dapur Besi Keluli
Pemasangan Alat Kebersihan	Alat Kebersihan Bermutu Tinggi
Pemasangan Elektrik	Mata Lampu - 35 unit Mata Lampu Dinding - 4 unit Mata Kipas - 2 unit Mata Soket - 36 unit Mata TV - 4 unit Mata Telefon - 4 unit Mata Penghawa Dingin - 7 unit Mata Alat Pemanas - 1 unit Mata Loceng - 1 unit Sistem Keselamatan Interkom - 1 unit
Kawat & Kabel	Disediakan
Telefon Dalam	Disediakan

建筑规格

结构	钢筋混凝土骨架
墙	砖 / 钢筋混凝土墙 / 轻质砖 / 实心墙 / 预制混凝土墙
天花板	纤维石膏天花板 / 涂石膏
窗	铝框玻璃窗 / 固定玻璃窗板
门	防火门 / 三夹板门 / 铝框玻璃滑动门 / UPVC门
门锁	品质优良的门锁
墙面修饰	厨房两面墙铺砌磁砖至天花板 浴室 / 厕所 / 化妆间铺砌磁砖至天花板
地面修饰	楼下 玄关 / 入口 / 客厅 / 起居室 / 餐厅 / 厨房 - 铺砌同质地砖 浴室4 / 化妆间 / 厕所 - 铺砌地砖 后院 / 杂物室 / 储藏室 - 铺砌地砖 卧室4 - 木质地板 / 竹质地板 平台 - 铺砌地砖 户外平台 - 铺砌地砖 / 混合压缩拼板 游泳池 - 马赛克砖 园艺区 / 种植处 - 涂水泥 楼上 起居室 / 楼梯 / 主卧室 / 卧室2, 3 - 木质地板 / 竹质地板 主浴室 / 浴室2, 3 - 铺砌地砖 冷气机平台 - 涂水泥
厨房洗涤槽	不锈钢洗涤槽
卫生设备	采用品质优良的卫生设备
电源装置	电灯位 - 35个 壁灯位 - 4个 风扇位 - 2个 电插座 - 36个 电视机位 - 4个 电话位 - 4个 冷气机位 - 7个 热水器位 - 1个 门铃位 - 1个 保安内部通话系统 - 1个
隐藏式电话	提供
电缆装置	提供

Specifications

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel
Ceiling	Fibrous Plaster Board Ceiling / Skim Coat
Windows	Aluminium Framed Glass Windows / Fixed Glass Panel
Doors	Fire-rated Door / Timber Flush Doors / Aluminium Framed Glass Sliding Door / UPVC Door
Ironmongeries	Good Quality Ironmongeries
Wall Finishes	Ceiling Height Ceramic Wall Tiles on 2 Walls in Kitchen Ceiling Height Ceramic Wall Tiles in Bathrooms / WC / Powder Room
Floor Finishes	Lower Floor Foyer / Entry / Living / Family / Dining / Kitchen - Homogeneous Tiles Bath 4 / Powder Room / WC - Ceramic Tiles Yard / Utility / Store - Ceramic Tiles Bedroom 4 - Timber Flooring / Bamboo Flooring Terrace - Ceramic Tiles Outdoor Terrace - Ceramic Tiles / Composite Timber Pool - Mosaic Tiles Landscaped / Planter - Cement Screed Upper Floor Family / Staircase / Master Bedroom / Bedroom 2, 3 - Timber Flooring / Bamboo Flooring Master Bath / Bath 2, 3 - Ceramic Tiles A/C Ledge - Cement Screed
Kitchen Sink	Stainless Steel Kitchen Sink
Sanitary Installation	Good Quality Sanitary Wares
Electrical Installation	Lighting Point - 35 nos. Wall Light Point - 4 nos. Fan Point - 2 nos. Socket Outlet Point - 36 nos. TV Outlet Point - 4 nos. Telephone Point - 4 nos. Air-con Point - 7 nos. Heater Point - 1 no. Bell Point - 1 no. Security Intercom System - 1 no.
Internal Telephone Trunking & Cabling	Available

Spesifikasi

Struktur	Rangka Konkrit Tetulang
Dinding	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pre-sedia
Siling	Siling Berplaster Bergentian / Lapisan Sekim
Tingkap	Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap
Pintu	Pintu Rintangan Api / Pintu Papan Sedatar / Pintu Kaca Bergelongsor Berbingkai Aluminium / Pintu UPVC
Set Kunci	Jenis Kunci-kunci Bermutu Tinggi
Kemasan Dinding	Jubin Dinding sehingga Ketinggian Siling pada 2 Permukaan Dinding di Dapur Jubin Dinding sehingga Ketinggian Siling di Bilik Mandi / Tandas / Bilik Solek
Kemasan Lantai	Tingkat Bawah Ruang Legar / Pintu Masuk / Ruang Tamu / Ruang Keluarga / Ruang Makan / Dapur - Jubin Homogeneous Bilik Mandi 4 / Bilik Solek / Tandas - Jubin Seramik Halaman / Bilik Utiliti / Stor - Jubin Seramik Bilik Tidur 4 - Lantai Kayu / Lantai Buluh Teras - Jubin Seramik Teras Luar - Jubin Seramik / Kayu Komposit Kolam Renang - Jubin Mosaic Lanskap / Penanaman - Letaan Simen Tingkat Atas Ruang Keluarga / Tangga / Bilik Tidur Utama / Bilik Tidur 2,3 - Lantai Kayu / Lantai Buluh Bilik Mandi Utama / Bilik Mandi 2, 3 - Jubin Seramik Anjung A/C - Letaan Simen
Sinki Dapur	Sinki Dapur Besi Keluli
Pemasangan Alat Kebersihan	Alat Kebersihan Bermutu Tinggi
Pemasangan Elektrik	Mata Lampu - 35 unit Mata Lampu Dinding - 4 unit Mata Kipas - 2 unit Mata Soket - 36 unit Mata TV - 4 unit Mata Telefon - 4 unit Mata Penghawa Dingin - 7 unit Mata Alat Pemanas - 1 unit Mata Loceng - 1 unit Sistem Keselamatan Interkom - 1 unit
Kawat & Kabel	Disediakan
Telefon Dalam	Disediakan

建筑规格

结构	钢筋混凝土骨架
墙	砖 / 钢筋混凝土墙 / 轻质砖 / 实心墙 / 预制混凝土墙
天花板	纤维石膏天花板 / 涂石膏
窗	铝框玻璃窗 / 固定玻璃窗板
门	防火门 / 三夹板门 / 铝框玻璃滑动门 / UPVC门
门锁	品质优良的门锁
墙面修饰	厨房两面墙铺砌磁砖至天花板 浴室 / 厕所 / 化妆间铺砌磁砖至天花板
地面修饰	楼下 玄关 / 入口 / 客厅 / 起居室 / 餐厅 / 厨房 - 铺砌同质地砖 浴室4 / 化妆间 / 厕所 - 铺砌地砖 后院 / 杂物室 / 储藏室 - 铺砌地砖 卧室4 - 木质地板 / 竹质地板 平台 - 铺砌地砖 户外平台 - 铺砌地砖 / 混合压缩拼板 游泳池 - 马赛克砖 园艺区 / 种植处 - 涂水泥 楼上 起居室 / 楼梯 / 主卧室 / 卧室2, 3 - 木质地板 / 竹质地板 主浴室 / 浴室2, 3 - 铺砌地砖 冷气机平台 - 涂水泥
厨房洗涤槽	不锈钢洗涤槽
卫生设备	采用品质优良的卫生设备
电源装置	电灯位 - 35个 壁灯位 - 4个 风扇位 - 2个 电插座 - 36个 电视机位 - 4个 电话位 - 4个 冷气机位 - 7个 热水器位 - 1个 门铃位 - 1个 保安内部通话系统 - 1个
隐藏式电话	提供
电缆装置	提供

* All information contained herein is subject to variation or modification as required by the developer's project consultants and cannot form part of a contract. The Chinese and Bahasa Malaysia translation is for reference only. In case of any discrepancy between the English and other translated versions, the English version shall prevail.

* All information contained herein is subject to variation or modification as required by the developer's project consultants and cannot form part of a contract. The Chinese and Bahasa Malaysia translation is for reference only. In case of any discrepancy between the English and other translated versions, the English version shall prevail.



Upper



Lower



TYPE D
(Penthouse, 4 Bedrooms + Utility)
Built-up Area: 5,910 sq. ft.

Specifications

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete Walls / Light Weight Block / Solid Wall / Pre-Cast Concrete Panel
Ceiling	Fibrous Plaster Board Ceiling / Skim Coat
Windows	Aluminium Framed Glass Windows / Fixed Glass Panel
Doors	Fire-rated Door / Timber Flush Doors / Aluminium Framed Glass Sliding Door / UPVC Door
Ironmongeries	Good Quality Ironmongeries
Wall Finishes	Ceiling Height Ceramic Wall Tiles on 3 Walls in Kitchen Ceiling Height Ceramic Wall Tiles in Bathrooms / WC / Powder Room
Floor Finishes	Lower Floor Foyer / Entry / Living / Family / Study / Dining / Dry Kitchen - Homogeneous Tiles Bath 5 / Powder Room / WC - Ceramic Tiles Yard / Utility / Store / Wet Kitchen - Ceramic Tiles Junior Suite - Timber Flooring / Bamboo Flooring Terrace / Balcony - Homogeneous Tiles A/C Ledge / Planter - Cement Screed Upper Floor Family / Study / Staircase / Master Bedroom / Bedroom 2, 3, 4 - Timber Flooring / Bamboo Flooring Master Bath / Bath 2, 3, 4 / Powder Room / Store - Ceramic Tiles Balcony - Homogeneous Tiles
Kitchen Sink	Stainless Steel Kitchen Sink
Sanitary Installation	Good Quality Sanitary Wares
Electrical Installation	Lighting Point - 42 nos. Wall Light Point - 3 nos. Fan Point - 2 nos. Socket Outlet Point - 40 nos. TV Outlet Point - 5 nos. Telephone Point - 4 nos. Air-con Point - 8 nos. Heater Point - 2 no. Bell Point - 1 no. Security Intercom System - 1 no.
Internal Telephone Trunking & Cabling	Available

Spesifikasi

Struktur	Rangka Konkrit Tetulang
Dinding	Batu-bata / Dinding Konkrit Tetulang / Blok Ringan / Dinding Padat / Panel Konkrit Pra-sejeda
Siling	Siling Berplaster Bergentian / Lapisan Sekim
Tingkap	Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap
Pintu	Pintu Rintangan Api / Pintu Papan Sedatar / Pintu Kaca Bergelongsor Berbingkai Aluminium / Pintu UPVC
Set Kunci	Jenis Kunci-kunci Bermutu Tinggi
Kemasan Dinding	Jubin Dinding sehingga Ketinggian Siling pada 3 Permukaan Dinding di Dapur Jubin Dinding sehingga Ketinggian Siling di Bilik Mandi / Tandas / Bilik Solek
Kemasan Lantai	Tingkat Bawah Ruang Legar / Pintu Masuk / Ruang Tamu / Ruang Keluarga / Bilik Baca / Ruang Makan / Dapur Kering - Jubin Homogeneous Bilik Mandi 5 / Bilik Solek / Tandas - Jubin Seramik Halaman / Bilik Utiliti / Stor / Dapur Basah - Jubin Seramik 'Junior Suite' - Lantai Kayu / Lantai Buluh Teras / Balkon - Jubin Homogeneous Anjung A/C / Penanam - Lapan Simen Tingkat Atas Ruang Keluarga / Bilik Baca / Tangga / Bilik Tidur Utama / Bilik Tidur 2,3,4 - Lantai Kayu / Lantai Buluh Bilik Mandi Utama / Bilik Mandi 2,3,4 / Bilik Solek / Stor - Jubin Seramik Balkoni - Jubin Homogeneous
Sinki Dapur	Sinki Dapur Besi Keluli
Pemasangan Alat Kebersihan	Alat Kebersihan Bermutu Tinggi
Pemasangan Elektrik	Mata Lampu - 42 unit Mata Lampu Dinding - 3 unit Mata Kipas - 2 unit Mata Soket - 40 unit Mata TV - 5 unit Mata Telefon - 4 unit Mata Penghawa Dingin - 8 unit Mata Alat Pemanas - 2 unit Mata Loceng - 1 unit Sistem Keselamatan Interkom - 1 unit
Kawat & Kabel Telefon Dalam	Disediakan

建筑规格

结构	钢筋混凝土骨架
墙	砖 / 钢筋混凝土墙 / 轻质砖 / 实心墙 / 预制混凝土墙
天花板	纤维石膏天花板 / 涂石膏
窗	铝框玻璃窗 / 固定玻璃窗板
门	防火门 / 三夹板门 / 铝框玻璃滑动门 / UPVC门
门锁	品质优良的门锁
墙面修饰	厨房三面墙铺砌磁砖至天花板 浴室 / 厕所 / 化妆间铺砌磁砖至天花板
地面修饰	楼下 玄关 / 入口 / 客厅 / 起居室 / 书房 / 餐厅 / 干厨房 - 铺砌同质磁砖 浴室5 / 化妆间 / 厕所 - 铺砌磁砖 后院 / 杂物室 / 储藏室 / 溼厨房 - 铺砌磁砖 套房 - 木质地板 / 竹质地板 平台 / 阳台 - 铺砌同质磁砖 冷气机平台 / 种植处 - 涂水泥 楼上 起居室 / 书房 / 楼梯 / 主卧室 / 卧室2, 3, 4 - 木质地板 / 竹质地板 主浴室 / 浴室2, 3, 4 / 化妆间 / 储藏室 - 铺砌磁砖 阳台 - 铺砌同质磁砖
厨房洗涤槽	不锈钢洗涤槽
卫生设备	采用品质优良的卫生设备
电源装置	电灯位 - 42个 壁灯位 - 3个 风扇位 - 2个 电插座 - 40个 电视机位 - 5个 电话位 - 4个 冷气机位 - 8个 热水器位 - 2个 门铃位 - 1个 保安内部通话系统 - 1个
隐藏式电话	提供
电缆装置	

* All information contained herein is subject to variation or modification as required by the developer's project consultants and cannot form part of a contract. The Chinese and Bahasa Malaysia translation is for reference only. In case of any discrepancy between the English and other translated versions, the English version shall prevail.