

MASTERPLAN



LEGEND



EUGENIA II
SUPERLINK

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

WALL

Masonry

ROOF

Metal Deck / Reinforced Concrete Flat Roof

CEILING

Fibrous Plaster Ceiling / Skim Coat

FLOOR FINISHES

- Entrance Foyer, Living, Dining, Dry Kitchen & Wet Kitchen
- Porcelain Tiles
- All Bathrooms, Powder Room, Utility, Balconies & Dry Yard & Terrace
- Porcelain Tiles
- Master Bedroom, Bedroom 2, 3, 4, Family Area & Staircase
- Timber Floor
- Car Porch
- Concrete Imprint
- Others Area
- Cement Render

WALL FINISHES

- All Bathrooms and Powder Room
- Ceiling Height Ceramic Tiles
- Wet Kitchen
- Ceramic Tiles / Plaster and Paint

- Internal Wall
- Plaster and Paint

- External Wall
- Weather Resistance Paint

DOORS

- Main Entrance
- Veneered Timber Door
- All Bedrooms & Bathrooms
- Timber Flush Door / Folding Door
- Balcony & Terrace
- Powder-coated Aluminium Frame door

WINDOWS

Powder-coated Aluminium Frame with Glazing

SANITARY INSTALLATION

- Stainless Steel Sink 2 nos.
- Pedestal w.c. 5 nos.
- Wash Basin & Tap 6 nos.
- Toilet Roll Holder 5 nos.
- Shower Rose 5 nos.
- Long Bath 1 no.
- Washing Machine Tap 1 no.
- Garden Tap 3 nos.

ELECTRICAL POINTS

- Light Point 51 nos.
- 13A Power Point 36 nos.
- Fan Point 7 nos.

- Air-cond Point 7 nos.
(complete with refrigerant and drain piping)
- SMATV Point 3 nos.
- Telephone Point 1 no.
- Data Point 2 nos.
- Door Bell Point 1 no.
- Utility Pillar Light Point 1 no.
- Heater Point 1 no.

ADDITIONAL FEATURES

- CCTV Point Ready (excluding equipments)
- Hot Water System
- Rain Water Harvesting System
- Water Pressure Booster Pump
- Water Filter System
- Audio Intercom System to Guard House
- Home Security Alarm System (ground floor)

IRONMONGERY

Quality Locksets and Accessories

FENCING

Brickwall / G.I. Mesh Fencing

ELECTRICITY SUPPLY

3-phase Power Supply

PARAMOUNT PROPERTY

HEAD OFFICE

Paramount Property Gallery
Lot 94, Jalan Universiti, Seksyen 13, 46200 Petaling Jaya, Selangor
T 603 7931 8091 | F 603 7931 9008

SALES GALLERY

Paramount Property Gallery, Sejati Residences
No. 1, Jalan Sejati 1, Sejati Residences, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor
T 6018 605 6000 | F 6018 593 6110 | W paramountproperty.my

DEVELOPER : PARAMOUNT PROPERTY (CJAYA) SDN BHD (894102-T)

2 Jalan Anggerik Vanilla R31/R, Kota Kemuning Section 31, 40460 Shah Alam, Selangor. **Tenure of Land:** Freehold • **Developer Licence No.:** 12293-6/12-2018/01023(L) • **Validity Period:** 30/12/2016 – 29/12/2018 • **Advertising & Sales Permit No.:** 12293-6/12-2018/01023(P) • **Validity Period:** 30/12/2016 – 29/12/2018 • **Approving Authority:** Majlis Perbandaran Sepang • **Reference No.:** MP-Sepang 600-34/2/64(9) • **Land Encumbrances:** NIL • **Expected Date of Completion:** 36 months from SPA date (Dec 2019) • **Restriction in Interest:** This land may be transferred, leased or charged with the consent of the State Authority • **Property Type:** 3 Storey Superlink, 2 Storey Courtyard Villa & 2 Storey Semi Detached • **No. of units:** 47 (Total) • **Eugenia II (Superlink), Total units:** 17, **Built up:** 3,815 sf, **Lot size:** 24' x 80', **Min. Price:** RM 1,853,200, **Max Price:** RM 2,208,400 • **Courtyard Villa, Total units:** 16, **Built up:** 4,202 sf, **Lot size:** 38' x 90', **Min. Price:** RM 2,014,800, **Max. Price:** RM 2,314,500 • **Amelia (Type I), Total units:** 14, **Built up:** 4,062 sf, **Lot size:** 40' x 90', **Min. Price:** RM 2,535,800, **Max. Price:** RM 2,925,400 • **Discount for Bumiputra:** 7%



RESIDENCES
CYBERJAYA

EUGENIA II
SUPERLINK



ARTIST IMPRESSION ONLY