

## SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame
WALL	Brick Wall / Reinforced Concrete Wall / Lightweight Block
ROOF	Reinforced Concrete Flat Roof / Metal Roof
CEILING	Ceiling Board / Skim Coat Finished with Paint
WINDOWS	Powder Coated Aluminium Frame Window
DOORS	Timber Door / Aluminium Sliding Door / Flush Door
IRONMONGERY	Quality Lockset

WALL FINISHES	
Internal Walls	Plaster & Paint
External Walls	Plaster & Paint
Kitchen	Ceramic Tiles to 1500mm (approx.) Height
ALL BATHROOMS	Porcelain Tiles to Ceiling Height

FLOOR FINISHES	
Living / Dining	Porcelain Tiles
Master Bedroom / Bedrooms	Porcelain Tiles
Utility (For selected type)	Porcelain Tiles
Kitchen	Porcelain Tiles
All Bathrooms	Porcelain Tiles
Balcony (For selected type)	Homogeneous Tiles
Yard (For selected type)	Porcelain Tiles
Terrace (For selected type)	Homogeneous Tiles

SANITARY WARES AND FITTINGS	Quality Sanitary Wares and Fittings
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Added Features	<p>Management and Security.</p> <p>The premises will be managed with 24 hours guard patrol and daily maintenance service.</p> <p>CCTV monitoring.</p> <p>Card access to lift lobby.</p> <p>Lift card access control to individual floors.</p> <p>Astro HD Cabling.</p>
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## SUMMARY OF M&E POINTS

	Type A	Type A1	Type A1a	Type B	Type B1	Type B1a	Type B1b	Type B1c	Type B1d	Type C	Type D
Light Point	14	16	18	12	16	17	15	11	11	10	7
Water Heater Point	2	2	2	2	2	2	2	2	2	1	1
13A Switch Socket Outlet	14	19	19	13	17	17	15	13	13	11	9
15A Switch Socket Outlet	0	1	1	0	1	1	0	0	0	0	0
Ceiling Fan Point	2	2	2	2	2	2	2	2	2	2	2
A/C Point	3	5	5	3	4	4	4	3	3	2	2
SMATV Point	2	2	2	2	2	2	2	2	2	2	1
Telephone / Data Point	1	1	1	1	1	1	1	1	1	1	1
Telephone Point (Looping to Master Bedroom)	1	1	1	1	1	1	1	1	1	1	0
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1
Kitchen Hood Point c/w Switch	1	1	1	1	1	1	1	1	1	1	1

Type: Service Apartment • Developer's License: 13366-1/02-2016/0122[L] • Validity: 12/02/2014 – 11/02/2016 • Advertisement and Sales Permit: 13366-1/02-2016/0122[P] • Validity: 12/02/2014 – 11/02/2016 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No: MBPJ/120100/T/110/1595/2012 • Land Tenure: Freehold • Developer: 128 Ara Damansara Sdn Bhd, Suite 17.1, Level 17 Menara Weld, 76 Jalan Raja Chulan, 50200 Kuala Lumpur • Phone Number: 03-20312888 • Expected Date of Completion: March 2017 • Land Encumbrances: Affin Bank Berhad • Total units: 1247 units • Selling Price Block 1-4 (1080 units) min RM360,000 – max RM1,151,000 • Block 5 (167 units) min RM454,469 – max RM991,688 • Bumiputra Discount: 7% • All information contained herein is subject to change without notification as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract. All measurements are approximate. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.