

SPACIOUS HOME FOR ALL GENERATIONS

LAND TENURE:

★ 999 ★
YEARS



Parklane

VILLA @ BENONI

百可丽花苑 SAUJANA RIA

★ ★ ★ ★ ★
Home Sweet Home

甜蜜家园



BUILT UP

NETT

GROSS

INTER

2060 s.f.

2460 s.f.

CORNER

2530 s.f.

3420 s.f.

30% RESERVED FOR BUMIPUTRA WITH 5% DISCOUNT

2 STOREY TERRACE HOUSE

双层排屋





DINNING & LIVING AREA

*for illustration purposes only



DRY KITCHEN

*for illustration purposes only



WET KITCHEN

*for illustration purposes only



LIVING AREA

*for illustration purposes only

甜家
蜜園
Home
Sweet
Home



BEDROOM

*for illustration purposes only



BEDROOM

*for illustration purposes only

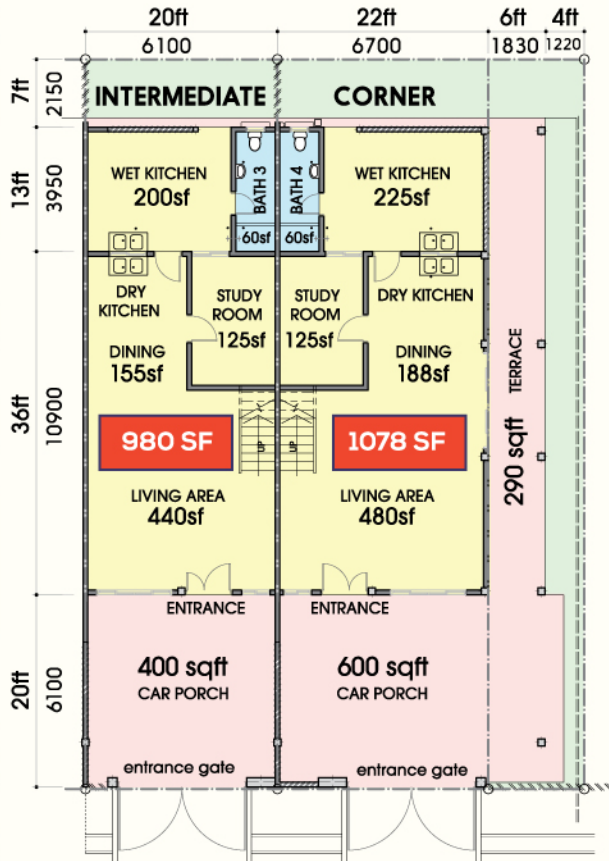


MASTER BEDROOM

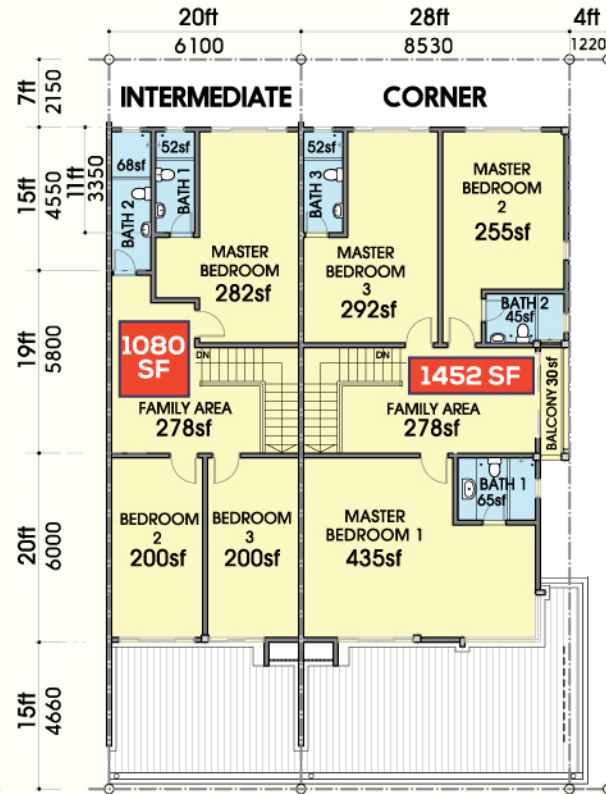
*for illustration purposes only

FLOOR PLAN

GROUND FLOOR PLAN

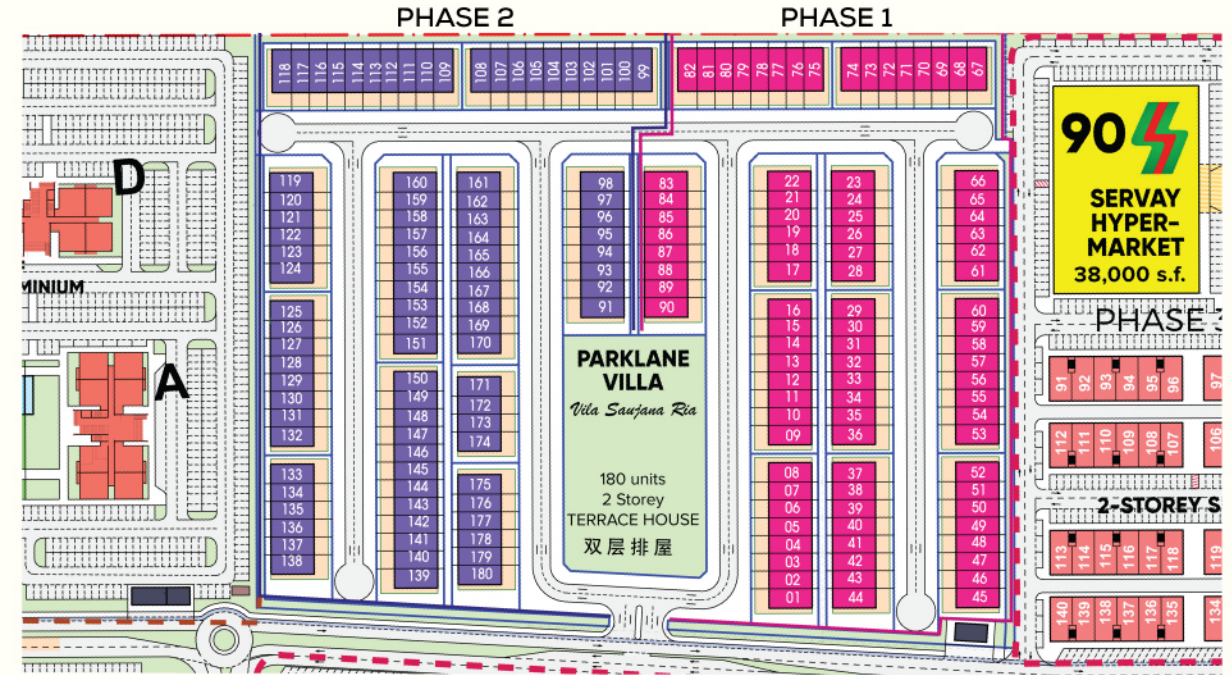


FIRST FLOOR PLAN



FLOOR AREA	GROUND FLOOR	FIRST FLOOR	CAR PORCH	TERRACE	TOTAL
INTERMEDIATE	980sf + 1080sf	2060sf	+400sf	-	2460 SF
CORNER	1078sf + 1452sf	2530sf	+600sf	+290sf	3420 SF

DEVELOPMENT LAYOUT PLAN



BUILDING SPECIFICATION

STRUCTURE	Reinforced concrete foundation, beam, column and floor	FLOOR FINISHES	a) Living, Dining, Dry Kitchen, Ground Floor Bedroom / Study Room : Ceramic tiles b) All 1st Floor Bedrooms, 1st Floor Family Hall & Staircase : Laminated timber flooring or vinyl flooring c) Wet Kitchens & Bathrooms : Non-slip ceramic tiles d) Car Porch : Cement render e) Ground Floor Terrace (corner lot only) : Cement render f) 1st Floor Side Balcony (corner lot only) : Non-slip ceramic tiles
WALLS & PARTITIONS	All external and internal walls, to be red brick / cement sand brick / reinforced concrete with plaster on both sides	KITCHEN	a) Dry Kitchen : To be installed with one double-bowl aluminum sink with one water tap b) Wet Kitchen : To be installed with one double-bowl aluminum sink with one water tap
ROOFING	Color bond metal roofing sheet	PAINTINGS	All interior wall surfaces to be painted with emulsion paint All exterior wall surfaces to be painted with weather resistant paint
CEILING	Plaster ceiling to car porch & 1st floor ceiling	SANITARY & PLUMBING	All sanitary and plumbing installation according to approved standard
WINDOWS	All sliding windows to be aluminum frame with tinted glass; top hung type to all bathrooms/toilets window c/w obscured glass	WATER TANK	One 200 gallons water tank (non-corrosive type) to each housing lot
WALL FINISHES BATHROOM /	Dry Kitchen & Bathroom : 5' high ceramic tiles to internal wall	FENCING	M.S. fencing for the frontage complete with M.S. swing gate. Side and back to be G.I. fencing
TOILET	To be installed with quality modern sanitary amenities	OTHERS	All items mentioned above are subject to variations, modifications and substitutions as imposed by the relevant Authorities
ELECTRICAL	All electrical wiring to be concealed with conduits to Suruharjaya Tenaga (ST) standard		
DOORS	a) Main entrance door : Decorative timber door b) Ground Floor Terrace & 1st Floor Side Balcony door (corner unit only) : Aluminum sliding door with tinted glass c) All other doors : Timber door		

