

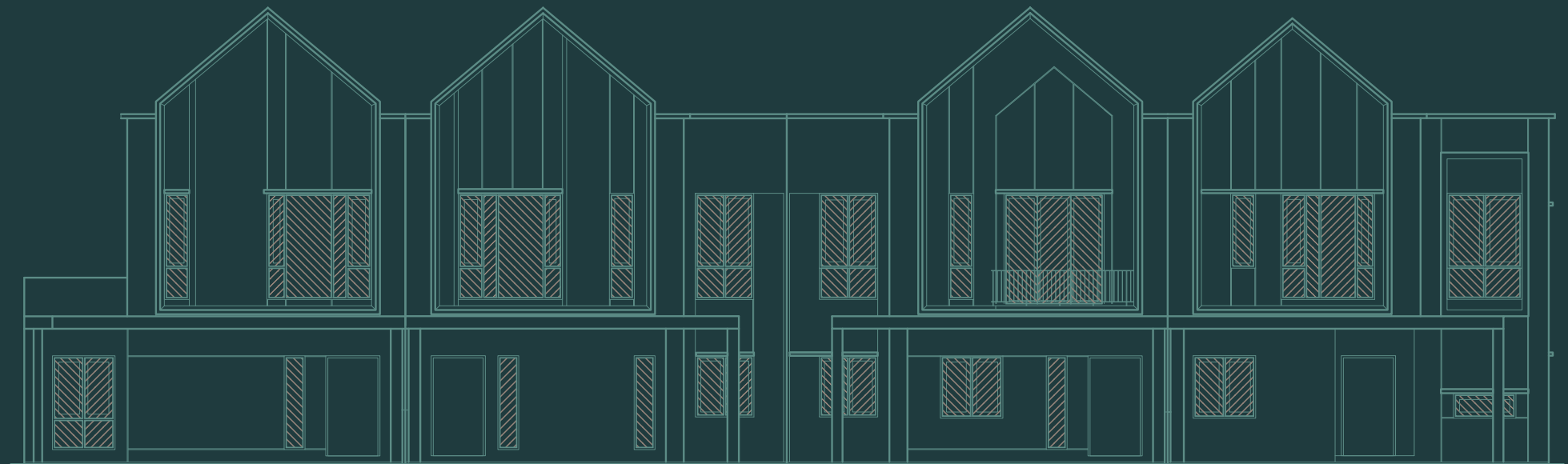
GARDEN HOMES



BIRCH PARK

CO-HOME / ARTISAN / ALFRESCO / GARDEN HOMES

A-FRAME TERRACES
OPEN PLAN LAYOUT
SEAMLESS INDOOR OUTDOOR
PRIVATE GARDEN
AMPLE VENTILATED SPACES



2A 30' X 60'

2B 30' X 60'

2C 30' X 60'

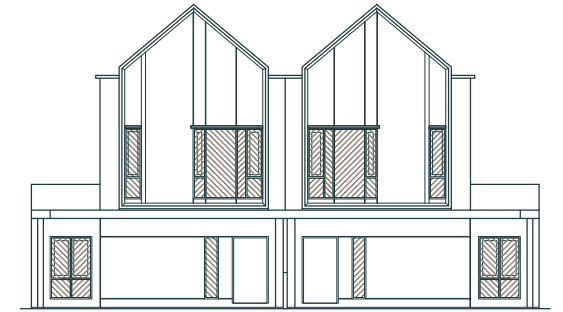
2D 30' X 75'

2A

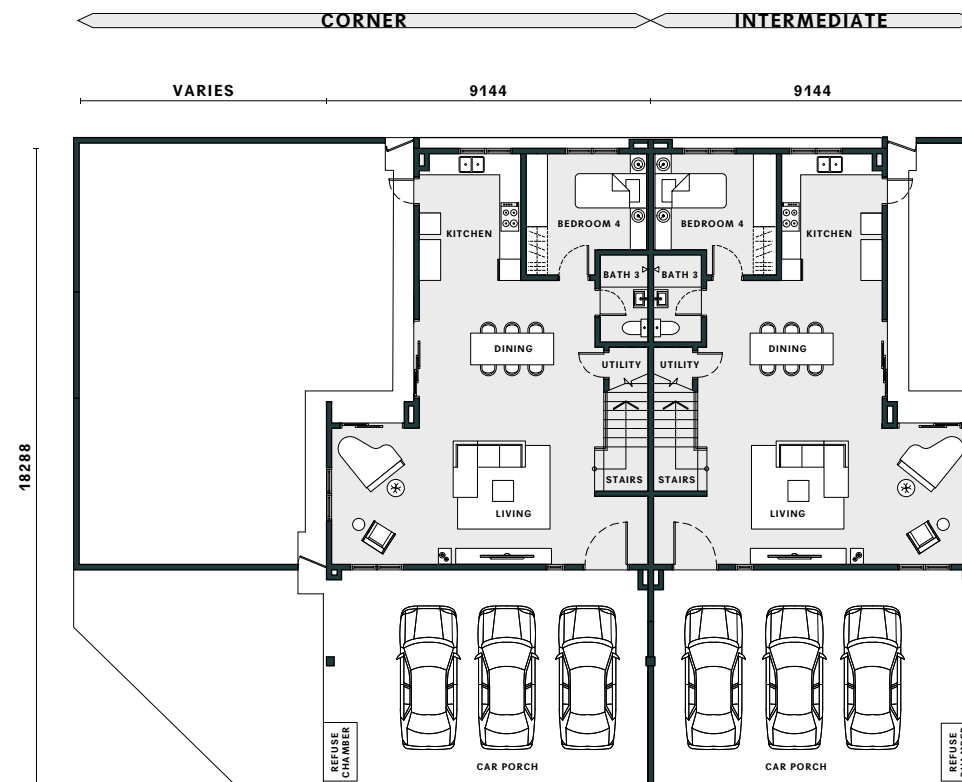
intermediate / corner
2,199 sf

land area
30' X 60'

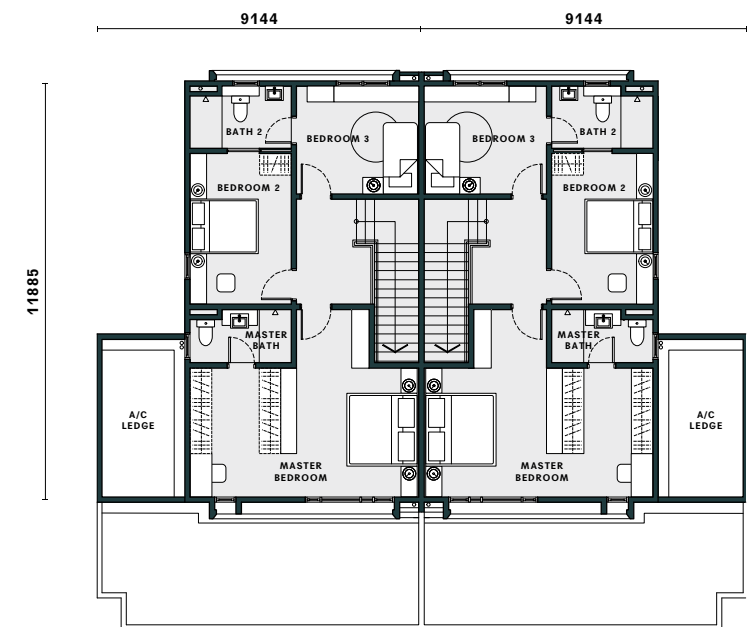
4 Beds 3 Baths



structured for the
MUSIC ENTHUSIAST



GROUND FLOOR



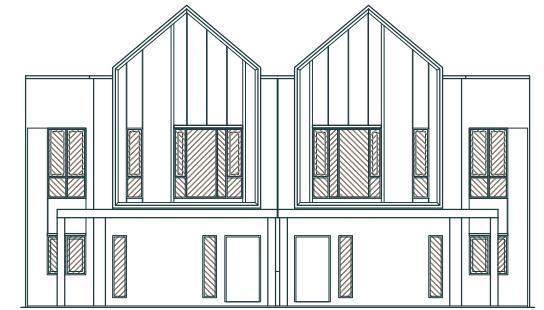
FIRST FLOOR

2B

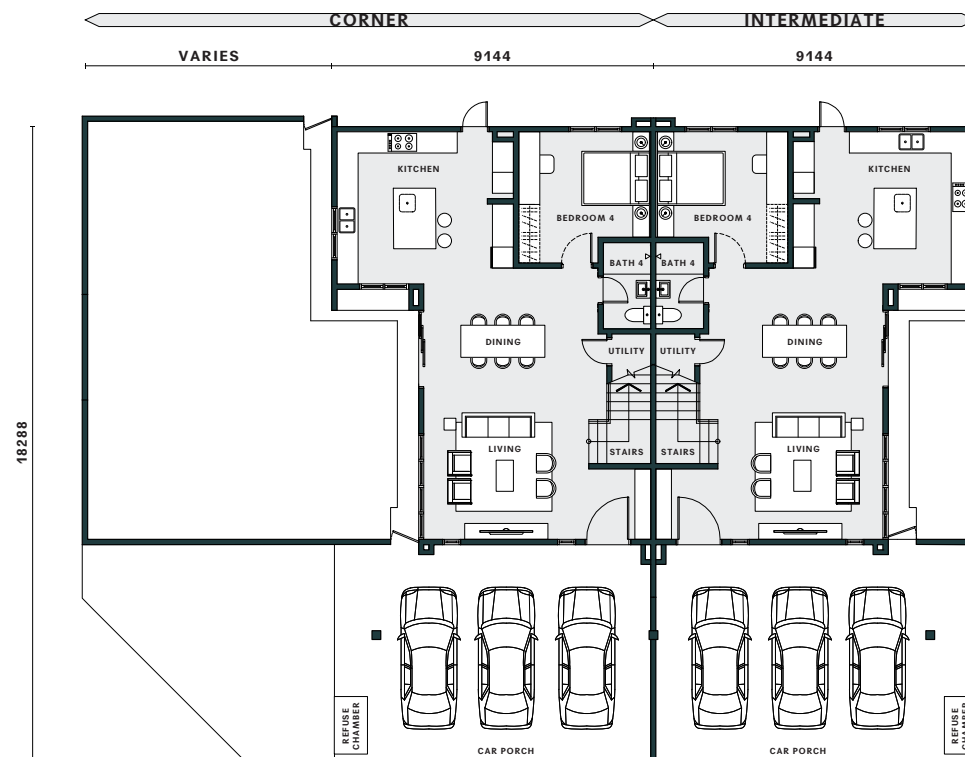
intermediate / corner
2,303 sf

land area
30' X 60'

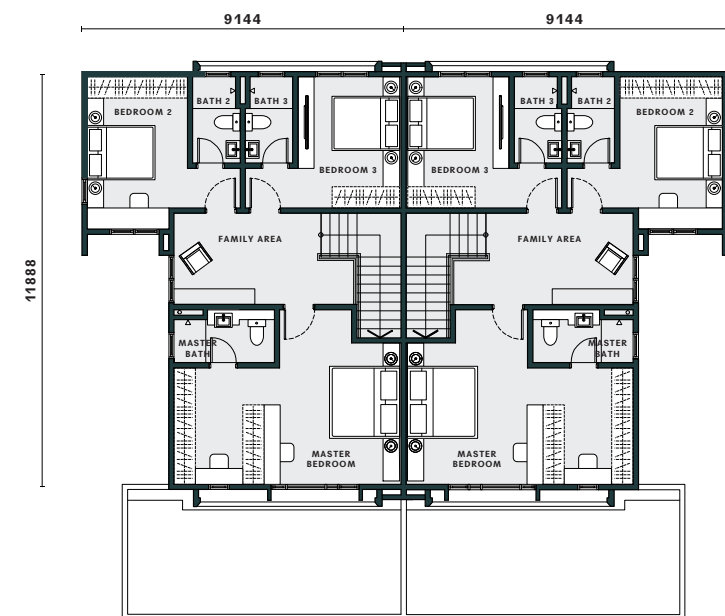
4 Beds 4 Baths



crafted for the
TEA CONNOISSEUR



GROUND FLOOR



FIRST FLOOR

2C

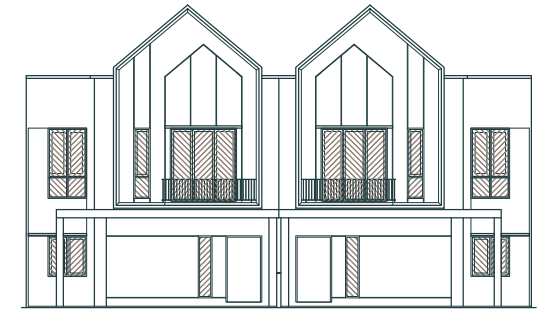
intermediate / corner

2,376 sf

land area

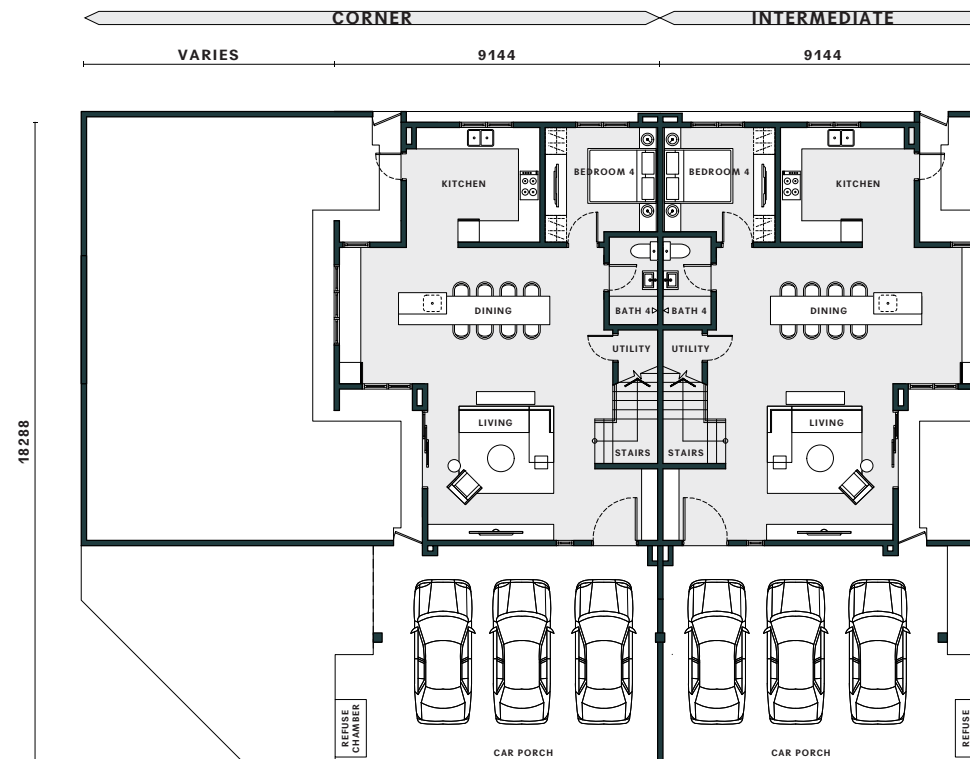
30' X 60'

4 Beds 4 Baths

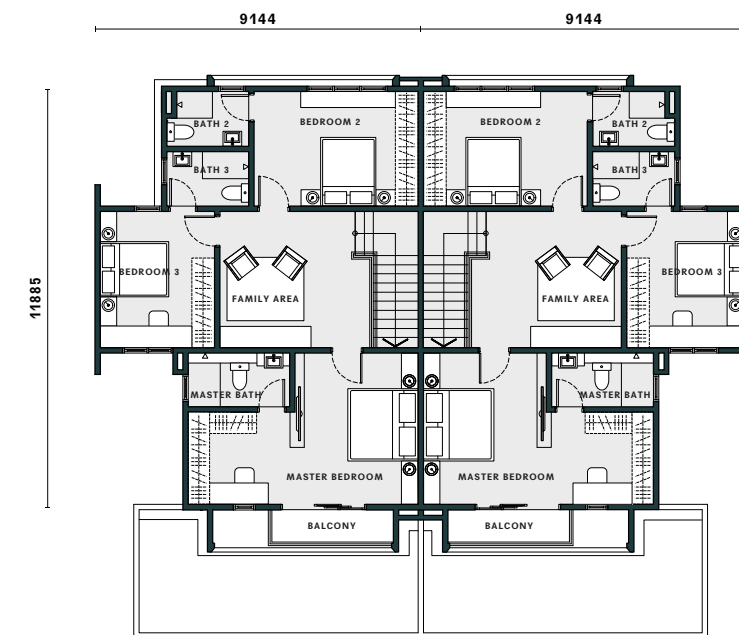


curated for the

FOOD AFICIONADO



GROUND FLOOR



FIRST FLOOR

2D

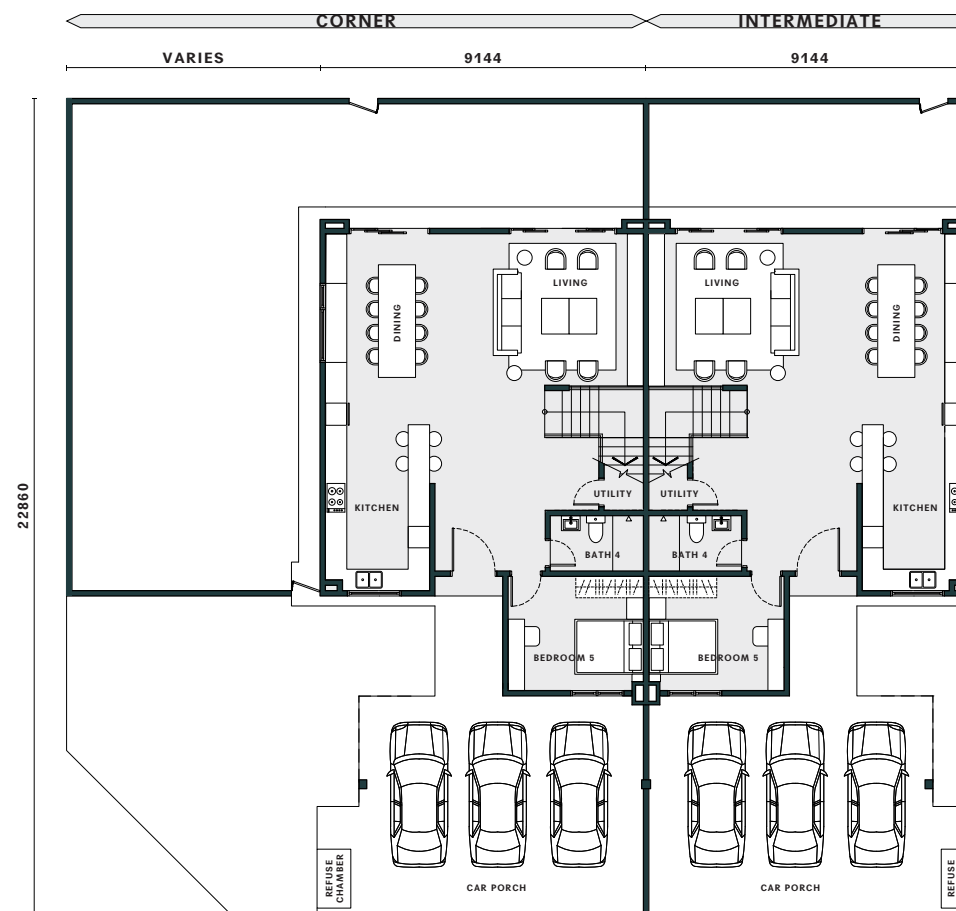
intermediate / corner
2,820 sf

land area
30' X 75'

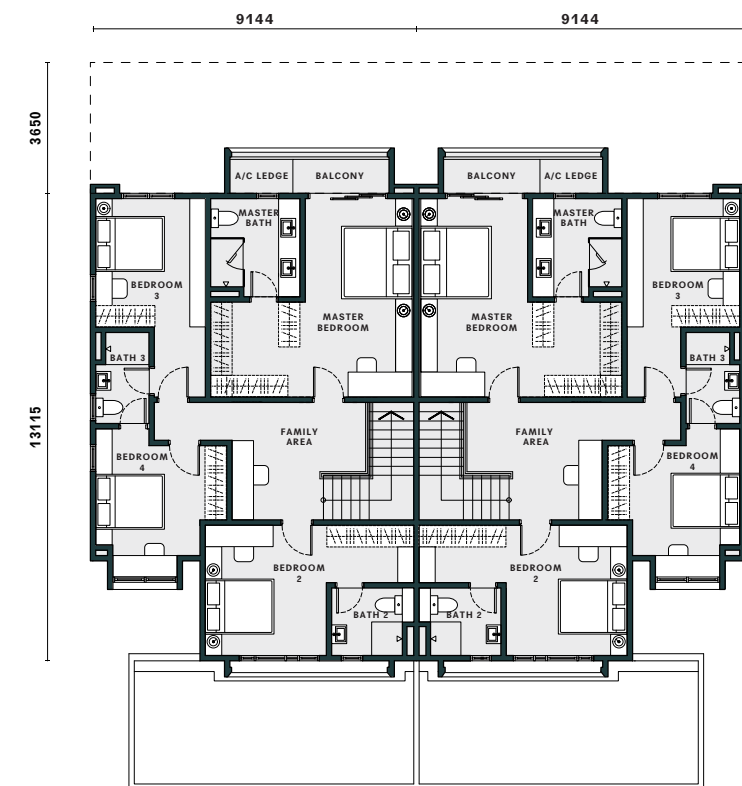
5 Beds 4 Baths



designed for the
HOMEBODY



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE		Reinforced Concrete
WALL		Brick Wall
ROOF COVERING		Metal Roof / Reinforced Concrete Roof
ROOF FRAMING		Metal Roof Truss
CEILING		Skim Coat / Plaster Ceiling
WINDOWS		Aluminum Framed Glass Window
DOORS	MAIN ENTRANCE	Timber Door
	BEDROOM / BATHROOM	Flush Door
	OTHERS	Aluminum Framed Glass Door / Aluminum Door (2B, 2C and 2D only)
WALL FINISHES	KITCHEN / MASTER BATH / BATH 1 / BATH 2 / BATH 2 (2A) / BATH 3	Tiles, Plaster & Paint
	OTHERS	Plaster & Paint
FLOOR FINISHES	CAR PORCH	Tiles
	LIVING / DINING / KITCHEN / UTILITY / BEDROOM 4 / BEDROOM 5 (2D)	Tiles
	BATH 3 (2A) / BATH 4 (2B, 2C, 2D)	Tiles
	STAIRCASE	Laminated Floor
	OTHERS	Cement Render
	STAIRCASE / MASTER BEDROOM / FAMILY AREA (2B, 2C & 2D) / BEDROOM 2 & 3 / BEDROOM 4 (2D)	Laminated Floor
	MASTER BATH / BATH 2 / BATH 3 (2B, 2C & 2D) / BALCONY (2C & 2D)	Tiles
FIRST FLOOR	OTHERS	Cement Render
	AIR CON LEDGE	
FENCING		Minimum 1.2m High Brick Wall
TURFING (WHERE APPLICABLE)		Yes
IRONMONGERY		Quality Lockset

		2A		2B		2C		2D	
		INTERMEDIATE	CORNER / END	INTERMEDIATE	CORNER / END	INTERMEDIATE	CORNER / END	INTERMEDIATE	CORNER / END
SANITARY & PLUMBING	Water Closet	3	3	4	4	4	4	4	4
	Wash Basin	3	3	4	4	4	4	4	4
	Shower	3	3	4	4	4	4	4	4
	Kitchen Sink	1	1	1	1	1	1	1	1
ELECTRICAL	Light Point	19	19	20	20	21	21	23	23
	Power Point	15	15	16	16	17	17	19	19
	Air-Cond Point	6	6	6	6	6	6	7	7
	Water Heater Point	3	3	4	4	4	4	4	4
	Fan Point	6	6	7	7	7	7	8	8
	Gate Light Point	1	1	1	1	1	1	1	1
	Bell Point	1	1	1	1	1	1	1	1
TRUNKING		1	1	1	1	1	1	2	2



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Developer: Eco Majestic Development Sdn Bhd (1079086-W). Developer's License: 19150/12-2028/1402(A). Validity Period: 25/12/2023 - 24/12/2028. Developer's Permit: 19150-12/10-2025/0218(A)-(S). Validity Period: 05/10/2022 - 04/10/2025.
Land Tenure: Freehold. Approving Local Authority: Majlis Perbandaran Kajang. Expected Date of Completion: Oct 2025. Land Encumbrances: Public Bank Berhad. Restriction in Interest: Nil. Type of property: Double Storey Terrace House.
Size: 30' x 60' Total Unit: 109, RM1,070,300 (min) - RM1,303,500 (max). Size: 30' x 75' Total Unit: 36, RM1,370,600 (min) - RM1,556,500 (max).

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