

# SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete						
<b>WALL</b>	Brickwork						
<b>ROOF COVERING</b>	Concrete Slab / Metal Deck / Roof Tiles						
<b>ROOF FRAMING</b>	Reinforced Concrete / Metal Truss						
<b>CEILING</b>	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling Sheets						
<b>WINDOWS</b>	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Louvered Window						
<b>DOORS</b>	Main Entrance	Solid Core Door					
	Side Entrance	Aluminium Framed Glass Sliding Door					
	Kitchen	Solid Core Door					
	Others	Flush Door / PVC Door / Timber Louvered Door / Aluminium Framed Glass Sliding Door					
<b>IRONMONGERY</b>	Quality Locksets						
<b>WALL FINISHES</b>	Kitchen	1500mm High Ceramic Wall Tiles / Plaster & Paint					
	Bath	2400mm High Ceramic Wall Tiles / Plaster & Paint					
	Others	Plaster & Paint					
<b>FLOOR FINISHES</b>	<b>Ground Floor</b>						
	Living / Dining / Kitchen / Bedroom	Porcelain Tiles					
	Staircase	Ceramic Tiles					
	Bath	Ceramic Tiles					
	Yard	Ceramic Tiles					
	Car Porch	Porcelain Tiles					
	Store	Cement Render					
	Others	Cement Render					
	<b>First Floor</b>						
	All Bedrooms	Ceramic Tiles					
	Bath	Ceramic Tiles					
	Balcony	Ceramic Tiles					
<b>SANITARY &amp; PLUMBING FITTINGS</b>	WC	3					
	Wash Basin	3					
	Shower	3					
	Kitchen Sink	1					
<b>ELECTRICAL INSTALLATION</b>		<b>Type A</b>	<b>Type B</b>	<b>Type C</b>	<b>Type D</b>	<b>Type E</b>	<b>Type F</b>
	Light Point	21	22	22	21	22	22
	13 AMP Plug Point	17	17	17	17	17	17
	Air-cond Point	2	2	2	2	2	2
	Ceiling Fan Point	6	6	6	6	6	6
	TV Point	2	2	2	2	2	2
	Door Bell Point	1	1	1	1	1	1
	Water Heater Point	3	3	3	3	3	3
	Gate Light Point	1	1	1	1	1	1
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>	Telephone Point	1	1	1	1	1	1
<b>FENCING</b>	Brickwall and M. S. Grille Refuse Chamber and Letter Box						
<b>TURFING</b>	Provided						

Developer: PARAGON PINNACLE SDN. BHD. [1098122-T] | Developer License No: 14505-2/09-2018/0733(L) | Validity Period: 24/09/2016 - 23/09/2018 | Advertising & Sales Permit No: 14505-2/09-2018/0733(P) | Validity Period: 24/09/2016 - 23/09/2018 | Land Tenure: Leasehold [99 Years - Expiry 30/07/2100] | Land Encumbrances: Nil | Approving Authority: Majlis Daerah Kuala Selangor (MDKS) | Building Plan Reference No: MDKS 280/4/12/2016-07/08/09/10 | Expected Completion Date: September 2019 | Total Unit: 812 [Type A,B,C,D,E & F] | Type A: Total Unit - 242, Built-up: 1,778sq ft - 1,805sq ft, Minimum Price: RM652,000, Maximum Price: RM994,800 | Type B: Total Unit - 176, Built-up: 1,836sq ft - 1,858sq ft, Minimum Price: RM673,000, Maximum Price: RM987,600 | Type C: Total Unit - 42, Built-up: 1,836sq ft - 1,868sq ft, Minimum Price: RM687,000, Maximum Price: RM1,065,600 | Type D: Total Unit - 132, Built-up: 1,841sq ft - 1,868sq ft, Minimum Price: RM675,000, Maximum Price: RM992,400 | Type E: Total Unit - 154, Built-up: 1,868sq ft - 1,892sq ft, Minimum Price: RM685,000, Maximum Price: RM1,029,600 | Type F: Total Unit - 66, Built-up: 1,877sq ft - 1,907sq ft, Minimum Price: RM688,000, Maximum Price: RM1,039,200 | Type of Property: Double Storey Garden Home | Restriction of Interest: The land can be transferred, leased or charged with prior approval by the State Authority | 7% Discount for Bumiputera

All art renderings and photographs contained in this leaflet are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. Whilst every care is taken in providing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layouts, information and specifications, please always refer to the Sales and Purchase Agreement.

