

# 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
	Terrace	Ceramic Tiles
	Patio (Corner / End Lot 15')	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>
		Corner / End Lot
		Inter
		Corner / End Lot
		Inter
		Corner / End Lot
		Inter
		Corner
		End
		Inter
	Light Point	20
		19
	13 AMP Plug Point	15
		15
	Air-cond Point	2
		2
	Ceiling Fan Point	5
		5
	TV Point	1
		1
	Door Bell Point	1
		1
	Water Heater Point	2
		2
	Gate Light Point	1
		1
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>	Telephone Point	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: 14505-1/09-2018/0732[L] | Validity Period: 24/09/2016 - 23/09/2018 | Advertising & Sales Permit No: 14505-1/09-2018/0732[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 280/4/12/2016-03/04/05/06 | Expected Completion Date: September 2019 | Total Unit: 1,012 (Type A,B,C & D) | Type A: Total Unit - 172, Built-up: 1,521sq ft - 1,622sq ft, Minimum Price: RM489,000, Maximum Price: RM856,800 | Type B: Total Unit - 90, Built-up: 1,635sq ft - 1,769sq ft, Minimum Price: RM525,000, Maximum Price: RM916,800 | Type C: Total Unit - 560, Built-up: 1,635sq ft - 1,781sq ft, Minimum Price: RM525,000, Maximum Price: RM921,600 | Type D: Total Unit - 180, Built-up: 1,743sq ft - 1,816sq ft, Minimum Price: RM560,000, Maximum Price: RM904,800 | Type of Property: Double Storey Terrace House | 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.

