

**Ambangan Heights Sdn Bhd**  
(Company No.: 332237-U)

No. 209, Jalan Legenda 8, Legenda Heights, 08000 Sungai Petani, Kedah Darulaman. Tel: 604-423 3131 Fax: 604-423 5151

• Pegangan Tanah : Hak Milik Kekal • Pihak Berkuasa Meluluskan Pelan : Majlis Perbandaran Sungai Petani (MPSP) • Bebanan Tanah : Tiada • No. Lesen Pemaju : 7195-10/04-2011/358 • Tempoh Sah : 10/4/2008 – 09/04/2011 • No. Permit Iklan & Jualan : 7195-10/781/2011(04) • Tempoh Sah : 07/05/2010 – 09/04/2011 • Tempoh dijangka siap : November 2012 • Harga Jualan (min) : RM214,920.00 • Harga Jualan (mak) : RM315,024.00 • Jumlah Unit : 184 • No Pelan Bangunan : MPSPK(IP)B.28/2009'D'RK M

All information contained herein including specifications, plan measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and is not intended to form and cannot form part of an offer or contract. All measurements are approximate and illustrations are artist's impressions only. The descriptions of the specifications of building materials are merely general descriptions and may vary according to the types of units, which will be specifically provided in the Sale and Purchase Agreement.

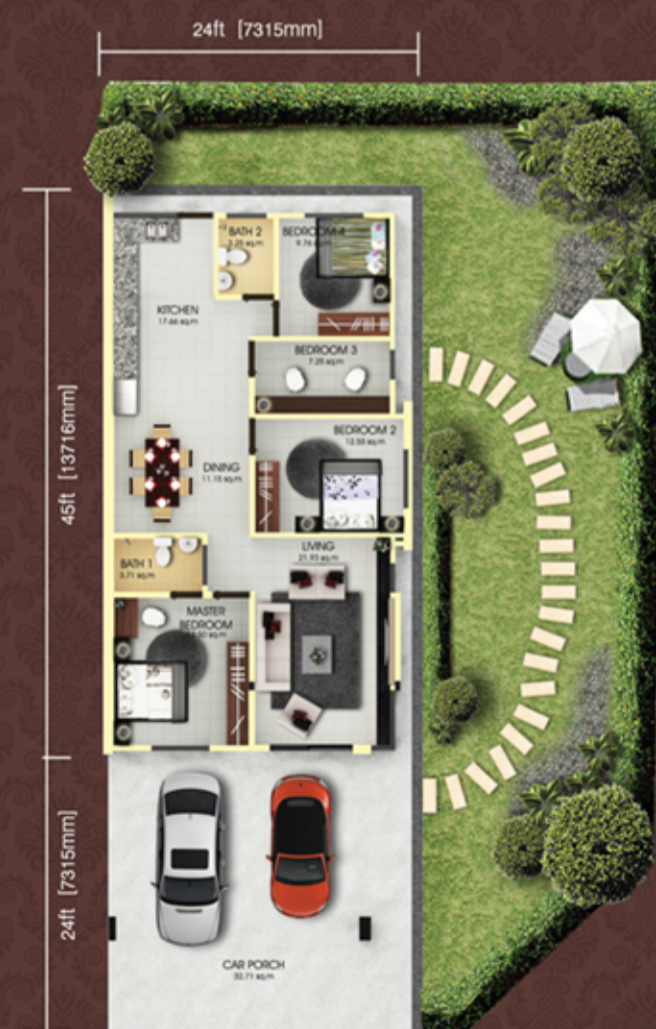
# THE ONLY MODERN CONTEMPORARY DESIGN IN SP



4 Rooms & 2 Bathrooms, Wide Car Porchs for 2 carparks, Eco Living Concept with High Ceiling feature for Better Ventilation & Natural Lighthing

Land Area: 35' x 80' | Built-Up Area: 24' x 45'

|                         |  |
|-------------------------|--|
| FOUNDATION              | To Engineer's Specification                      |
| STRUCTURE               | Reinforced concrete frame                        |
| WALLS                   | Brick wall                                       |
| ROOF                    | Concrete Roof Tiles                              |
|                         | G.I steel structure                              |
| CEILING FINISHES        | Plaster Ceiling                                  |
|                         | Plaster Ceiling                                  |
|                         | Plaster Ceiling                                  |
|                         | Plaster Ceiling                                  |
|                         | Skim Coat  |
|                         | Asbestos-free ceiling board                      |
| WINDOWS                 | Aluminium frame glasses window                   |
| DOORS                   | Aluminium frame sliding door                     |
|                         | Timber flush door                                |
|                         | PVC Door   |
|                         | M.S door   |
| LOCKSET                 | Cylindrical Lock Set                             |
| FLOOR FINISHES          | Ceramic tiles                                    |
|                         | Ceramic tiles                                    |
|                         | Ceramic tiles                                    |
|                         | Cement render                                    |
| WALL FINISHES           | Weather Resistant Paint                          |
|                         | Emulsion Paint                                   |
| FENCING & GATE          | Brick wall and mild steel grille                 |
|                         | Mild steel gate                                  |
|                         | PVC coated chain link fencing                    |
| SANITARY INSTALLATION   | Concrete gate pillar with letter box compartment |
|                         | 2 nos.   |
|                         | 2 nos.   |
|                         | 2 nos.   |
|                         | 2 nos.   |
|                         | 2 nos.   |
|                         | 1 no.  |
|                         | 1 no.  |
| ELECTRICAL INSTALLATION | Lighting Point                                   |
|                         | 17 nos.  |
|                         | 13 A socket point                                |
|                         | 15 nos.  |
|                         | Fan Point  |
|                         | 5 nos.   |
|                         | TV Point   |
|                         | 1 no.  |
|                         | Air Cond Point                                   |
|                         | 2 nos.   |
|                         | Water Heater Point                               |
|                         | 1 no.  |
|                         | Door Bell Point                                  |
|                         | 1 no.  |
|                         | Telephone Point                                  |
|                         | 2 nos.   |



FLOOR PLAN

## Modern & Contemporary Design

Price from RM 214,920.00\* onwards

