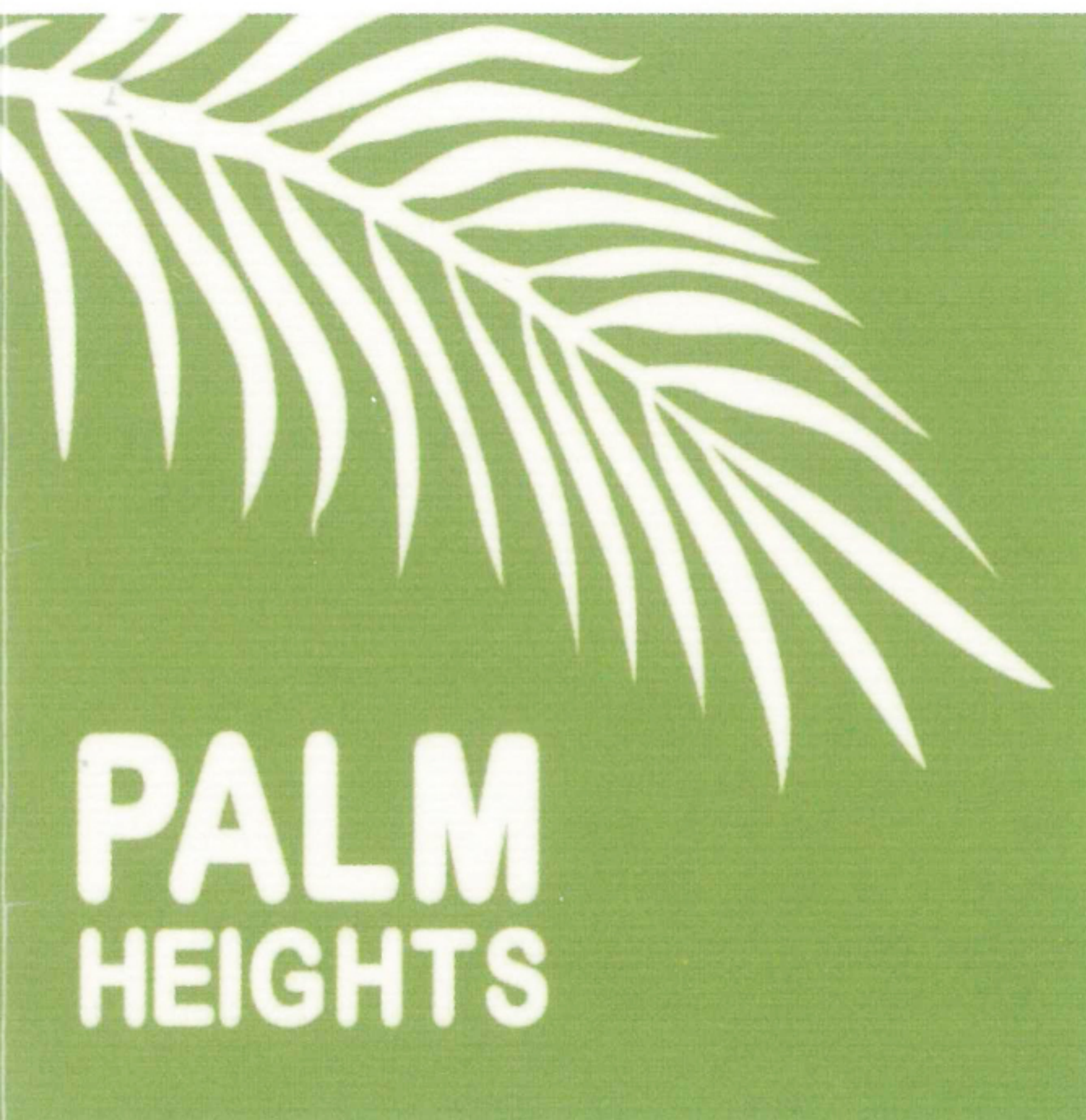


# 2-Storey Terrace House

NOT JUST A HOME, BUT A SANCTUARY





# Terrace

TYPE 1 : BU 2,023 SQ FT

## LAND AREA

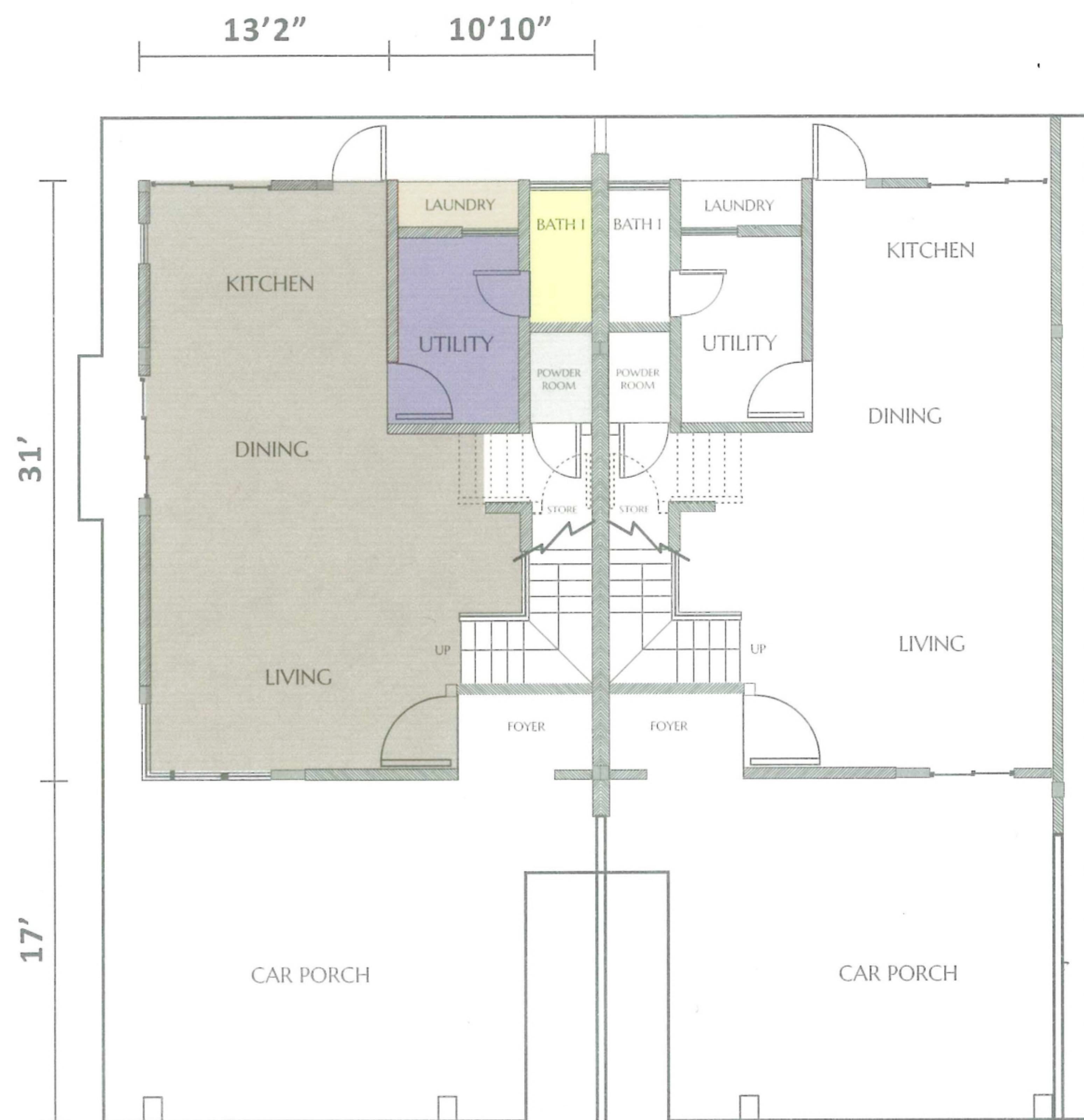
1,870 sq ft - 5,712 sq ft

## GROSS BUILT-UP

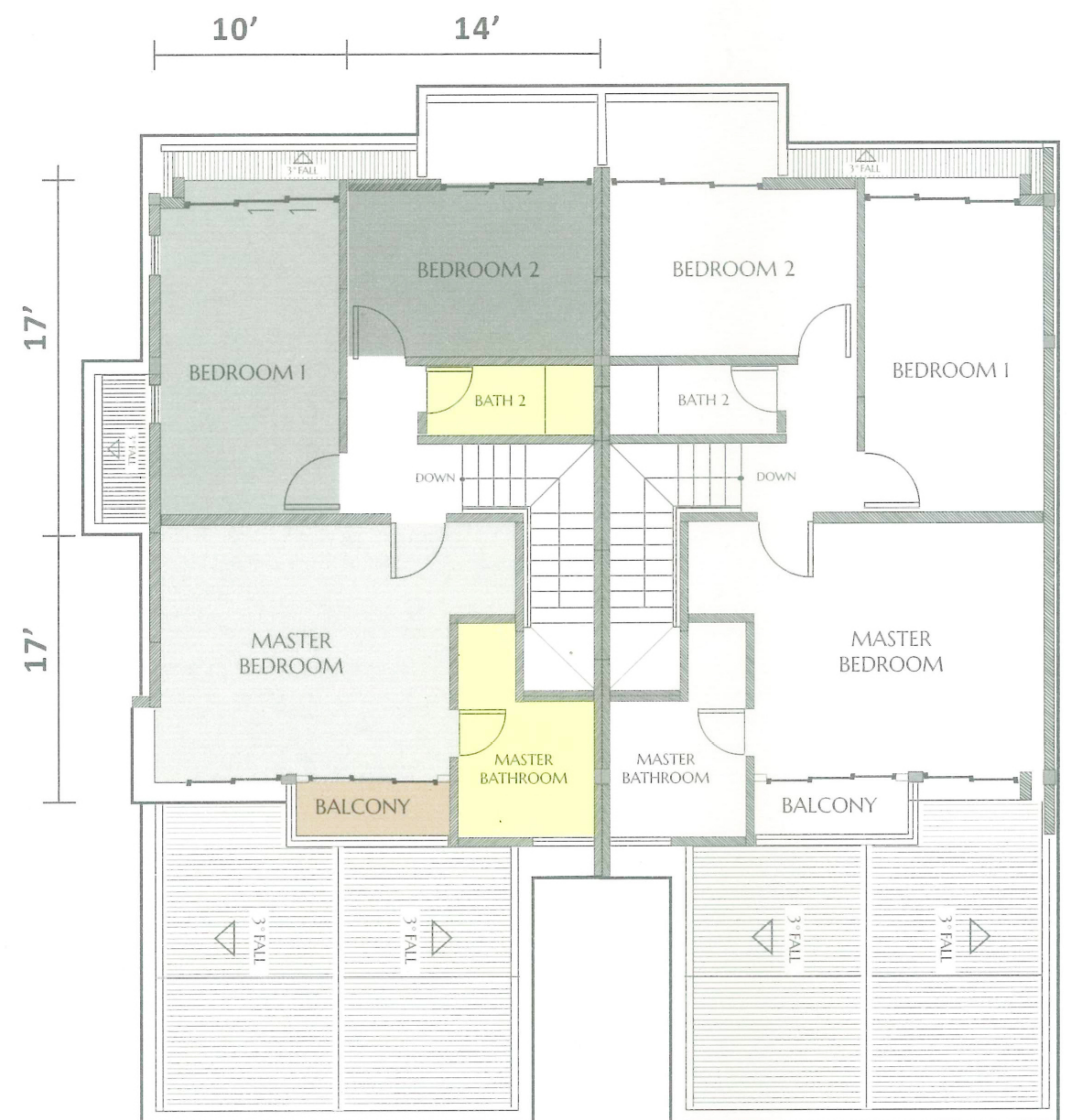
1,947 sq ft - 1,974 sq ft

## SELLING PRICE

RM 420,000 - RM 654,100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Terrace

TYPE 2 : BU 2,009 SQ FT

LAND AREA

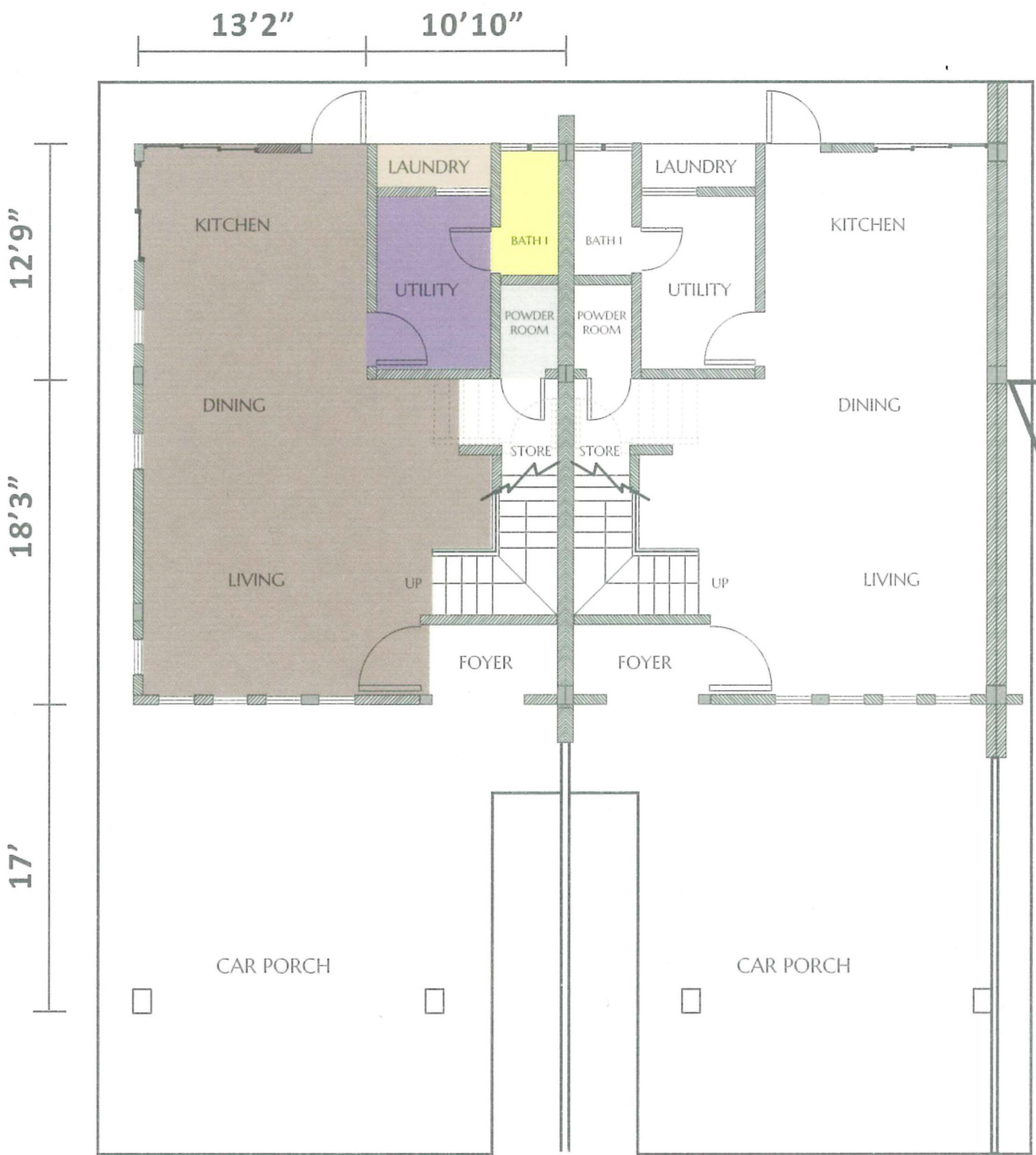
1,870 sq ft - 3,824 sq ft

GROSS BUILT-UP

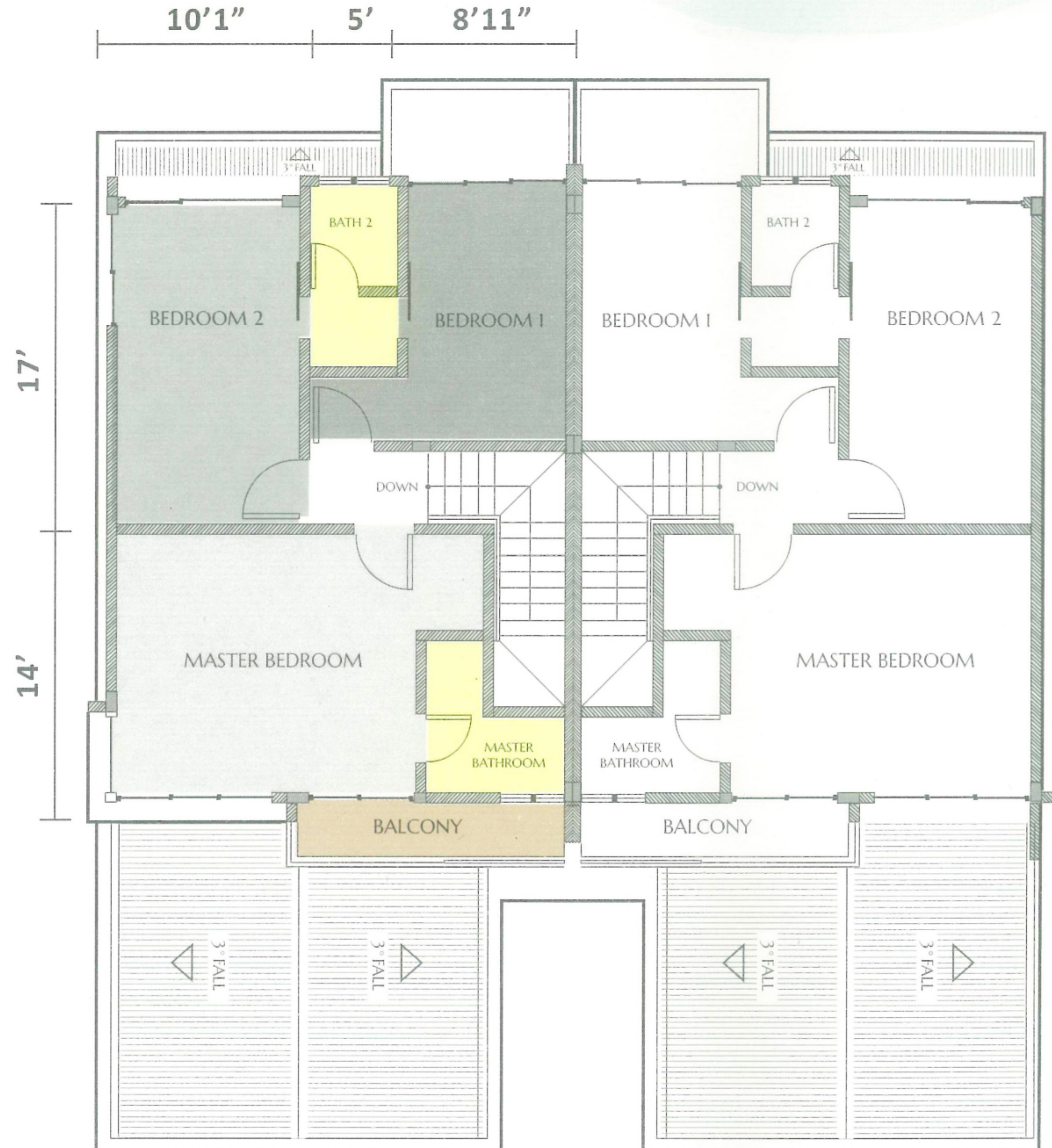
1,939 sq ft

SELLING PRICE

RM 425,000 - RM 559,700



GROUND FLOOR PLAN



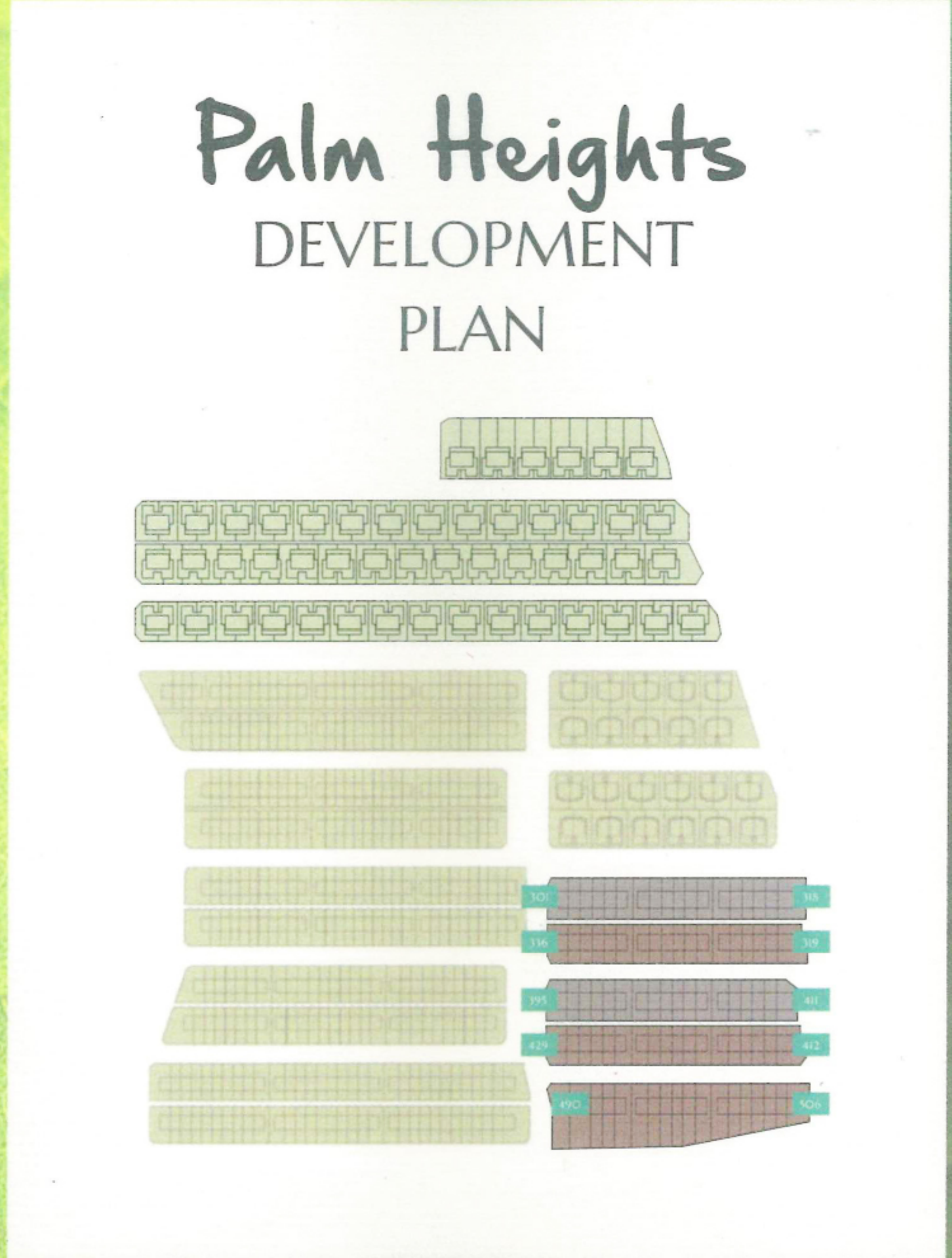
FIRST FLOOR PLAN



# Phase 2 DEVELOPMENT PLAN

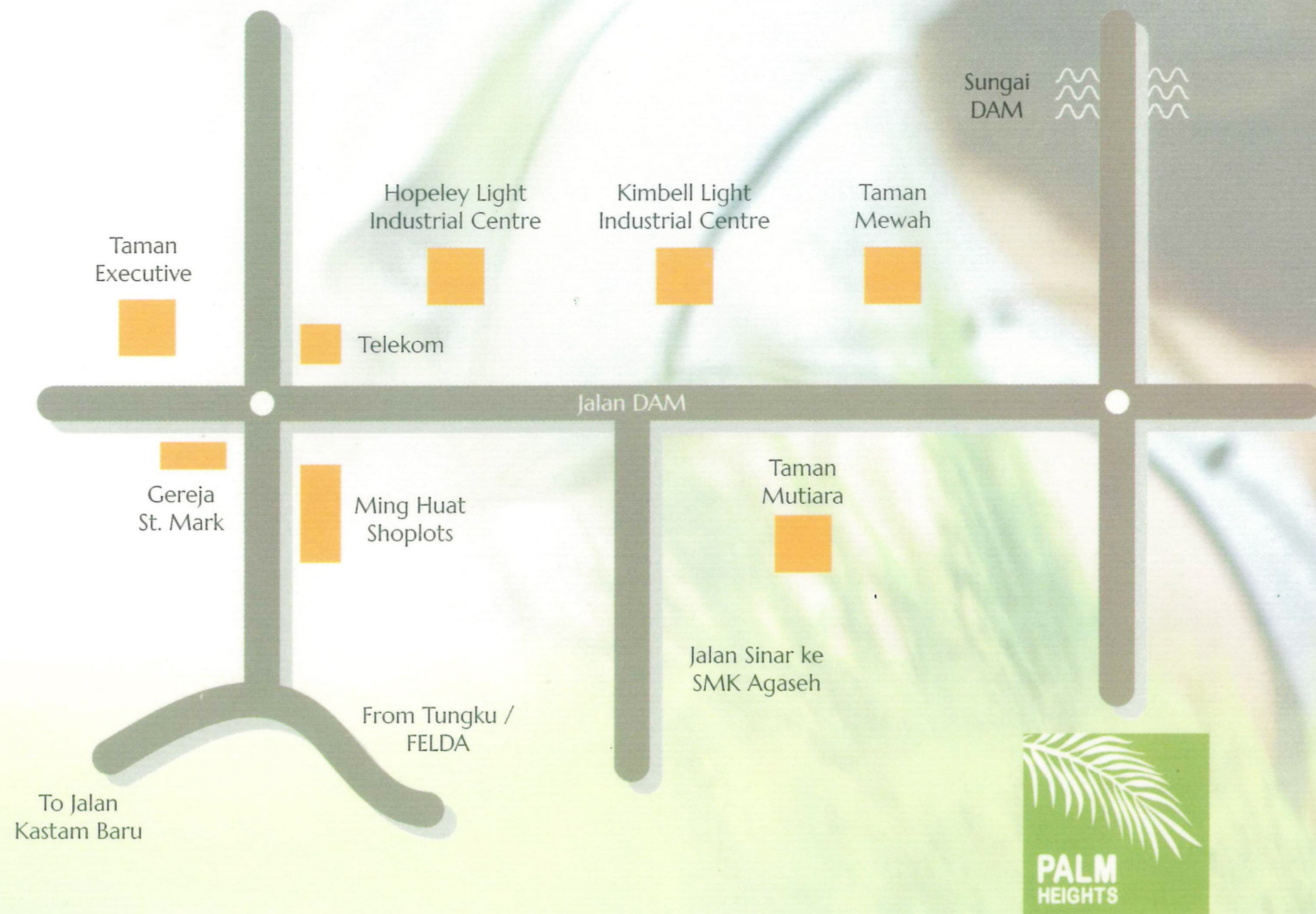


TYPE 1 TYPE 2





## Location Map




Palm Heights Phase 2, the latest development by Hap Seng has modern facade with spacious design, perfect for both family living and working individual. Competitively and affordably priced, it is a small price to pay for such generous spaces while maintaining your privacy.

Palm Heights is one the most promising neighbourhood at Jalan Dam assures its residents not only a home, but a sanctuary.





## Building Specifications

ELEMENT	DESCRIPTION
Structure	Reinforced concrete framework
Walls	Brickwall for external and internal
Roof	Metal roofing
Ceiling Finishes	UAC board / Plaster board ceiling
Floor Finishes	Living / Dining - Selected tiles Kitchen / Bathrooms - Selected tiles Car Porch - Cement rendered Bedrooms - Selected tiles
Wall Finishes	Kitchen / Bathrooms - Selected tiles
Windows	Aluminium framed window / casement window
Doors	Aluminium exterior sliding door Solid timber to entrance door Plywood flush door for other rooms UPVC flush for bathrooms
Sanitary Plumbing	1 No. of 200 gallons HDPE Polyethylene water tank 4 Nos. of pedestal W.C. 4 Nos. of wash hand basin 3 Nos. of shower head 1 No. of double bowl stainless steel sink 1 No. of water tap for external use
Electrical	All electrical installation to SESB standard
Painting	All plastered walls - Emulsion paint All timber and metal works - Gloss paint
Others	According to Specification. All items mentioned above subject to variations, modifications and substitution as imposed by the Local authorities or as recommended by the Developer's Architect.

 **Hap Seng Properties Development Sdn Bhd** (11995-D)

( A wholly owned subsidiary of HAP SENG CONSOLIDATED BERHAD ) ( 26877-W )

Site Sales Office, Lot 328, Phase 3B, Bandar Sri Perdana,  
Jalan Silam, KM4, 91100 Lahad Datu, Sabah, Malaysia.

 089 862 222 / 862 666  089 862 777

\* 30% reserved for Bumiputra \* 5% discount for Bumiputra lots

Developer's License No.: (100-24/626/13/14)/O4-2016/O4847

Advertisement Permit No.: (100-24/626/13/14)/O4-2016/O4167

Expected Completion Date: 24 months from the date of sales and purchase agreement.

Land Tenure: 99 years

DP/BP approved by MDLD

All purchase price including deposit / booking fees must be paid into project account number:

**101760001141 (AFFIN BANK)**

All illustration are artist's impressions only. All plans & specifications are subject to change as directed and approved by relevant authorities.

[www.hapsengland.com](http://www.hapsengland.com)