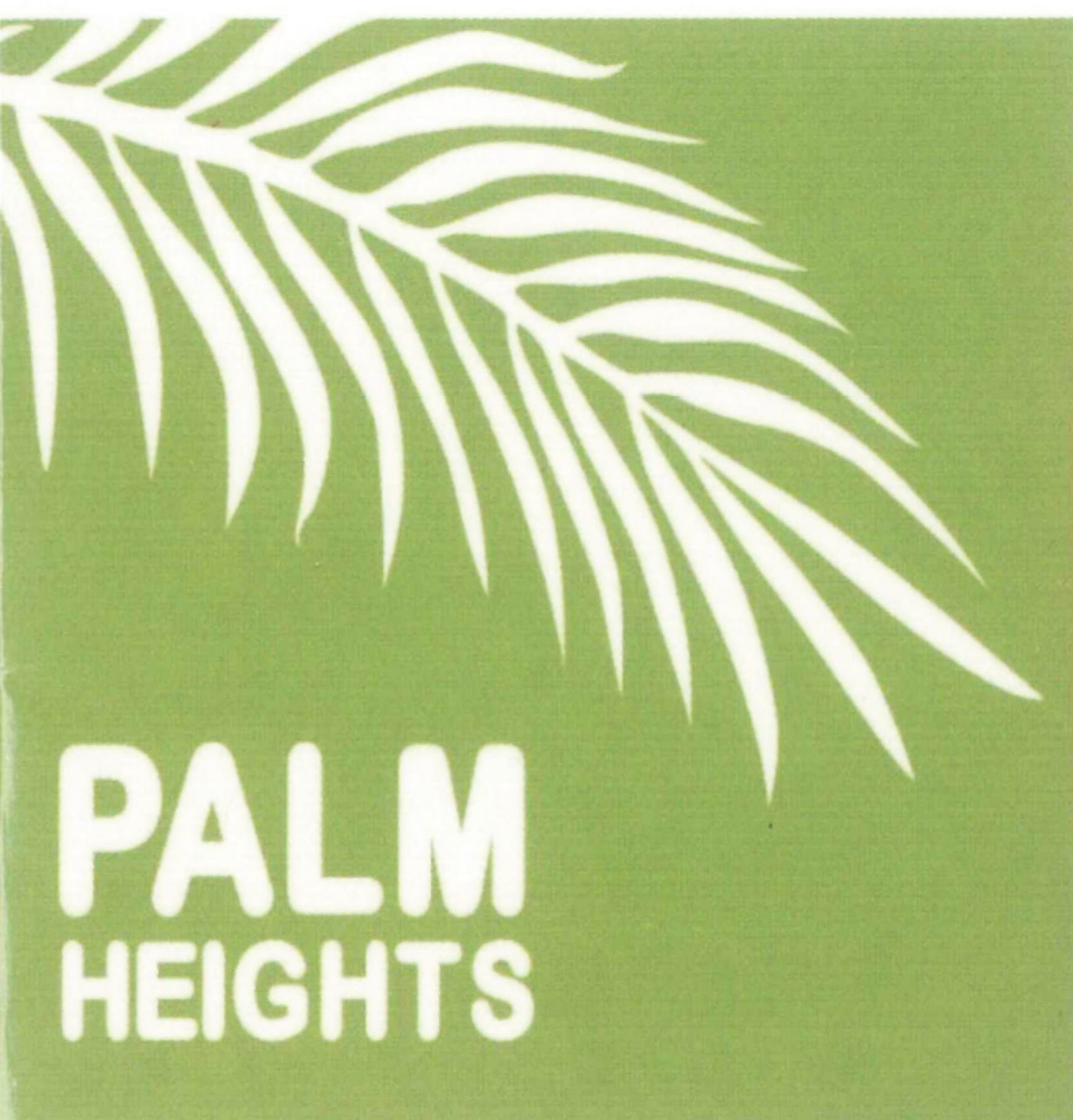


2-Storey Semi Detached House

CULTIVATING A NEW LIVING



Semi Detached

TYPE 1

LAND AREA

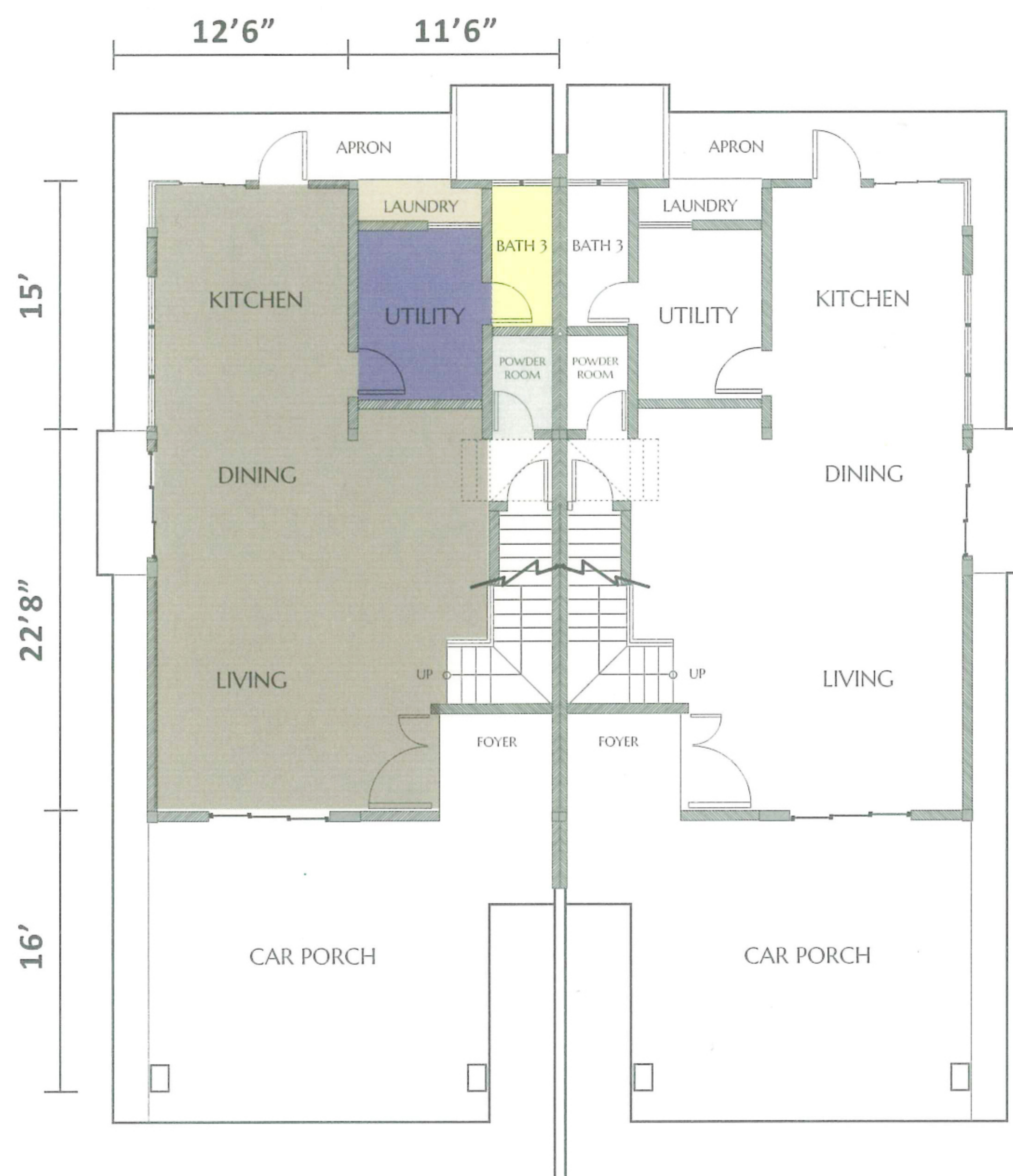
3,193 sq ft - 3,856 sq ft

GROSS BUILT-UP

2,250 sq ft

SELLING PRICE

RM 611,200 - RM 790,580



GROUND FLOOR PLAN



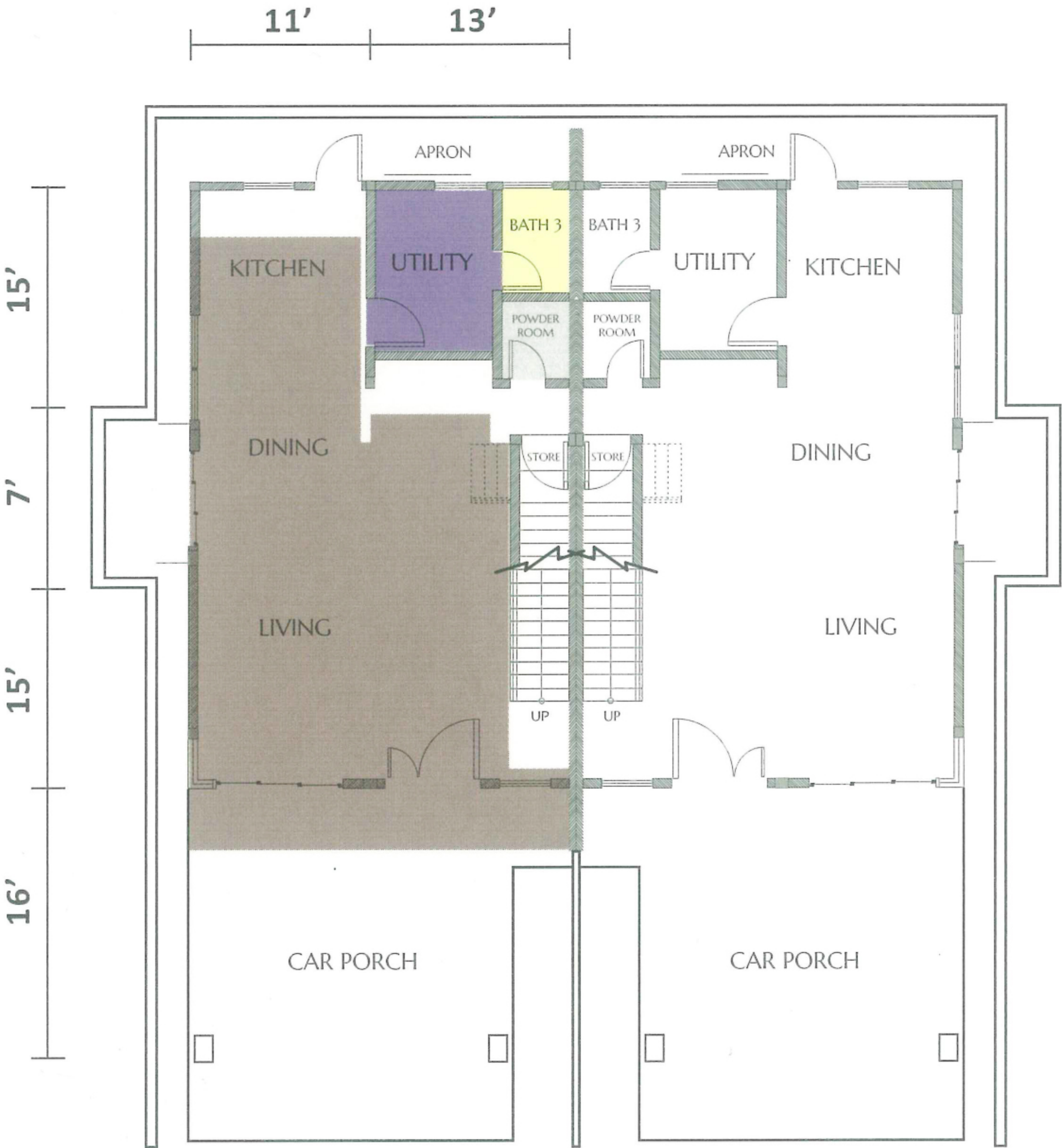
FIRST FLOOR PLAN

Semi Detached | TYPE 2

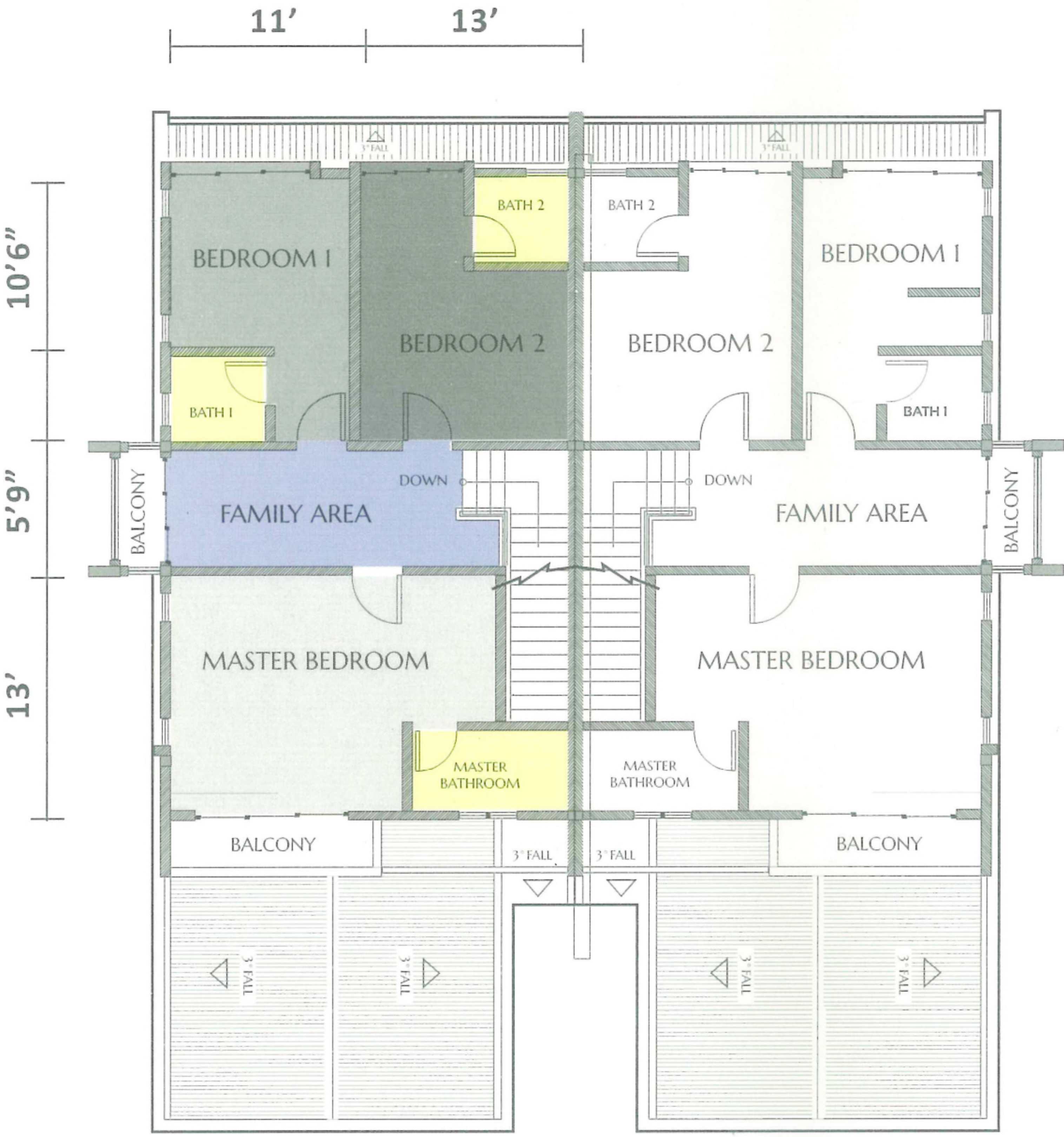
LAND AREA
3,017 sq ft - 5,570 sq ft

GROSS BUILT-UP
2,257 sq ft

SELLING PRICE
RM 625,000 - RM 802,180

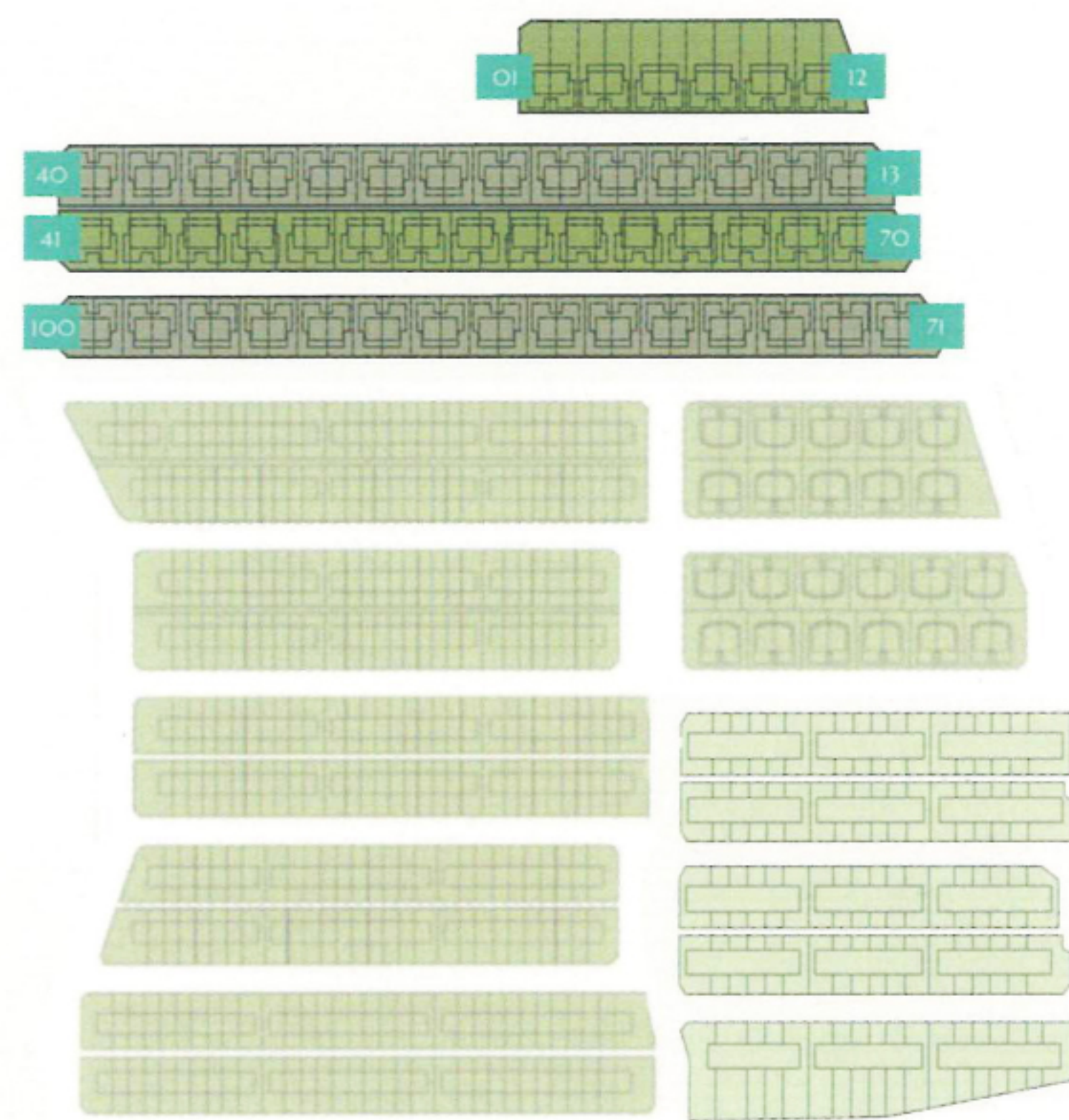


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Palm Heights DEVELOPMENT PLAN



Phase 4 DEVELOPMENT PLAN

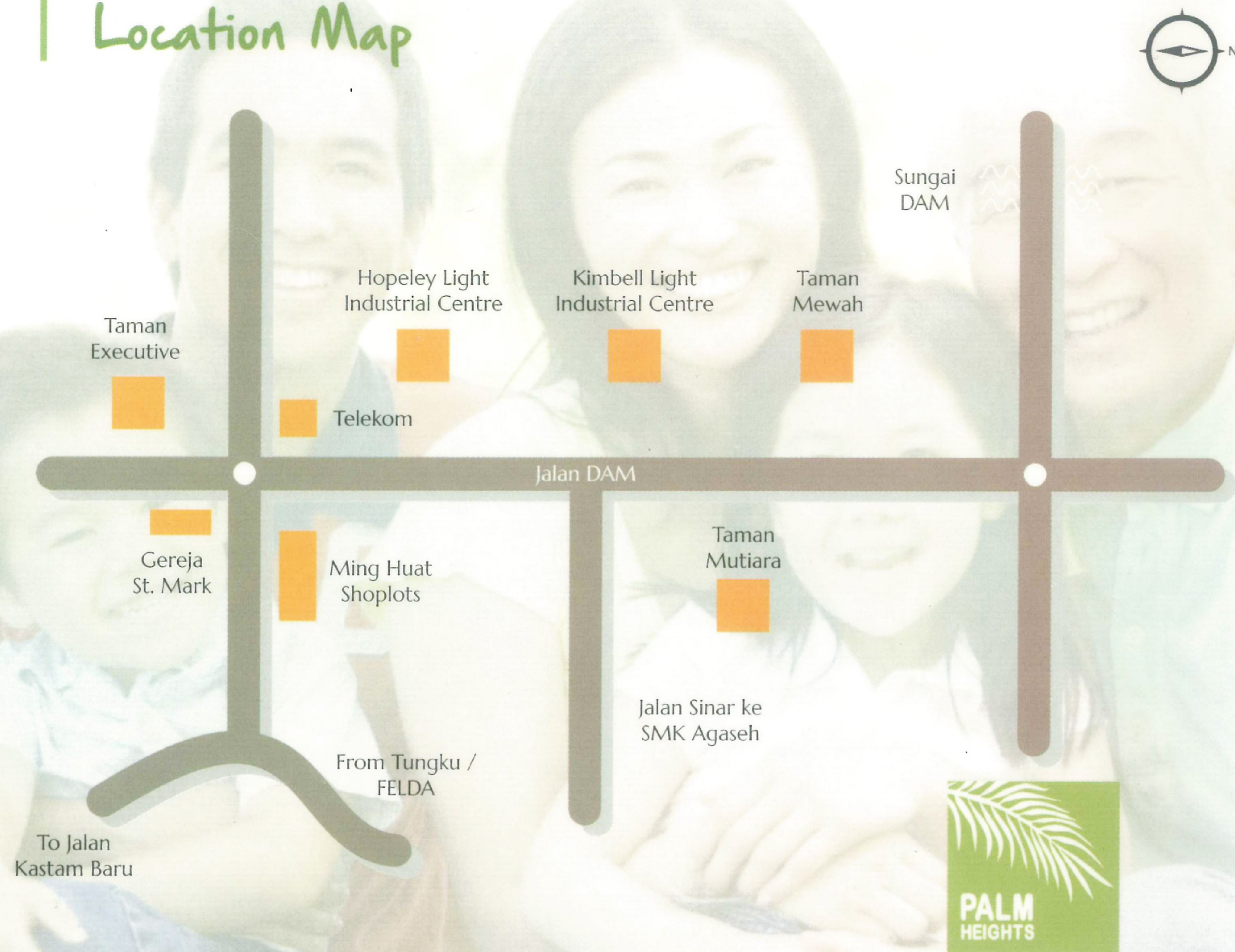


TYPE 1 TYPE 2

Palm Heights Phase 4, 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.

Location Map



Building Specifications

ELEMENT	DESCRIPTION
Structure	Reinforced concrete framework
Walls	Brick wall for external and internal
Roof	Metal roofing
Ceiling Finishes	Plaster board / UAC sheet
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 and other rooms UPVC flush for bathrooms
Sanitary Plumbing	1 No. of 200 gallons HDPE Polyethylene water tank 5 Nos. of pedestal W.C. 5 Nos. of wash hand basin 4 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.: (IOO-24/626/13/14)/O4-2016/O4839

Advertisement Permit No.: (IOO-24/626/13/14)/O4-2016/O48162

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:

101760001138 (AFFIN BANK)

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

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