

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure, Beams, Columns And Floor	
ROOF COVERING	Reinforced Concrete Flat Roof With Waterproofing	
WALL	Brick Wall With Plastering	
FLOOR FINISHES	Car Porch	Concrete Imprint
	Balcony	Pebble Wash
	Terrace	Cement Screed
	Living Room, Dining, Kitchen, And Toilets	Porcelain / Homogeneous Tiles
	Bedrooms	Timber Flooring
	Stairs	Laminated / Vinyl Flooring
WALL FINISHES	Bathrooms	Ceramic Wall Tiles
	Kitchen	Ceramic Wall Tiles
	Others	Cement Plastered And Painted
PAINTING	Internal	Approved Emulsion
	External	Approved Weatherbond
CEILING	Plaster Ceiling At Toilet And Concrete Slab Soffit Paint Finish	
IRONMONGERIES	Quality Lockset And Accessories	
WINDOWS	Powder Coated Aluminium Framing With Tinted Glass	
DOORS	Main Door	Solid Timber Door
	Others	Timber Door And Aluminium Sliding Door
SANITARY & PLUMBING	Quality Sanitary Fittings And Plumbing Installations To Authorities' Requirement.	
ELECTRICAL WORK	All Electrical Wiring To Be Concealed / Conduit In Accordance With SESB Requirement.	

LUMIERE

Bungalow TYPE A

独立式洋房A型

Quality Touches by

AOK

SWIFT



De Dietrich

Roca

shneider
CUIRINE PER LA VITA

smeg



**Sanctuary
iDesign**



Certified by



MYSTERIOUS
LIGHT OF
FENG SHUI
之美術秘密

POSH HOMES SDN BHD 0376650-W9

LOT C10, BLOCK C, LORONG CYBER SQUARE 2, CYBER SQUARE, JALAN LINTAS, KEPAJAYAN, 88200, KOTA KINABALU, SABAH.

30% Bumiputera reserve with 5% discount

Developer License No: D00-24/2017/013-2023/046379 • Validity Period: 09/12/2021 - 04/12/2023 • Advertising Permit No: D00-24/2017/013-2023/046379 • Validity Period: 04/12/2021 - 04/12/2023 • Tenure of Land: 99 years • Expected Date of Completion: 2024 • Number of Units: 30 units • Selling Price: 2,280,000.00 MYR • Estimated Price: 2,280,000.00 MYR • Estimated Price: 2,280,000.00 MYR • All payment including deposit and/or booking fee must be paid into the Housing Development Account No. TB0000031681 with Housing Loan Bank - All information contained in the sales brochure, including plans & illustrations and furniture & fittings layout, and the presentation of show units/rooms are subject to change as they are provided by the relevant authorities. Please refer to the sale and purchase agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly.

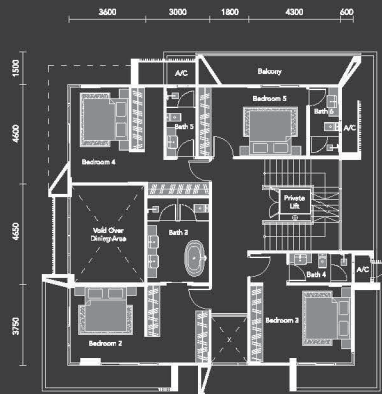
LUXURY HOME



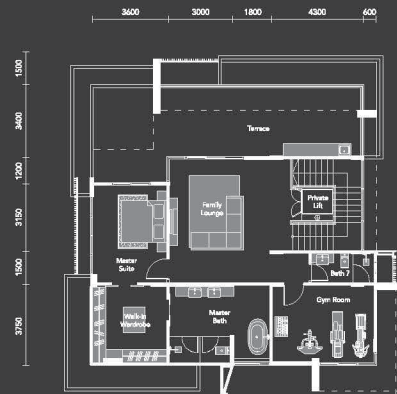
BUILT-UP 建築面積
FROM 由 7,024 SQ FT 平方尺



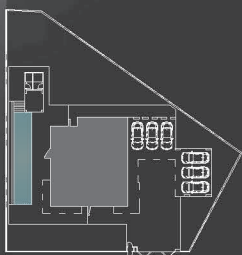
GROUND FLOOR
底层



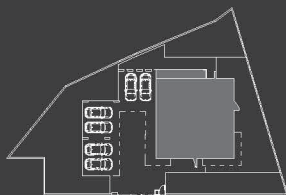
FIRST FLOOR
一樓



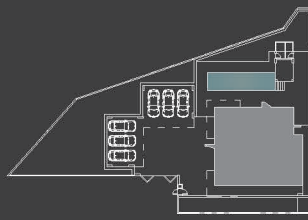
SECOND FLOOR
二樓



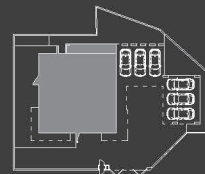
LOT 1



LOT 4



LOT 24



LOT 25



LOT 32

SPECIFICATIONS

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FLOOR FINISHES	Car Porch	Concrete Imprint
	Balcony	Pebble Wash
	Terrace	Cement Screed
	Living Room, Dining, Kitchen, And Toilets	Porcelain / Homogeneous Tiles
	Bedrooms	Timber Flooring
	Stairs	Laminated / Vinyl Flooring
WALL FINISHES	Bathrooms	Ceramic Wall Tiles
	Kitchen	Ceramic Wall Tiles
	Others	Cement Plastered And Painted
PAINTING	Internal	Approved Emulsion
	External	Approved Weatherbond
CEILING	Plaster Ceiling At Toilet And Concrete Slab Soffit Paint Finish	
IRONMONGERIES	Quality Lockset And Accessories	
WINDOWS	Powder Coated Aluminium Framing With Tinted Glass	
DOORS	Main Door	Solid Timber Door
	Others	Timber Door And Aluminium Sliding Door
SANITARY & PLUMBING	Quality Sanitary Fittings And Plumbing Installations To Authorities' Requirement.	
ELECTRICAL WORK	All Electrical Wiring To Be Concealed / Conduit In Accordance With SESB Requirement.	

LUMIERE

Bungalow TYPE B

独立式洋房B型

Quality Touches by

AOK

SWIFT



De Dietrich

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之美術秘密

POSH HOMES SDN BHD 0376650-W9

LOT C10, BLOCK C, LORONG CYBER SQUARE 2, CYBER SQUARE, JALAN LINTAS, KEMAYAN, 88200, KOTA KINABALU, SABAH.

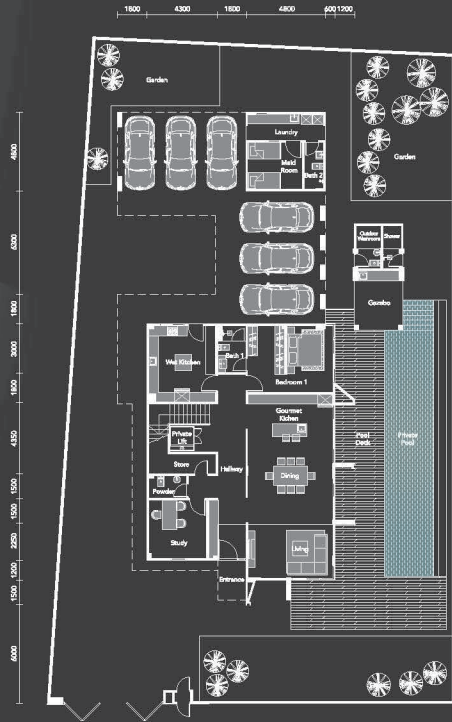
30% Bumiputera reserve with 5% discount

Developer License No. D00-84/2017/013-2023/064979 • Validity Period: 09/12/2021 - 04/12/2023 • Advertising Permit No. D00-84/2017/013-2023/064979 • Validity Period: 06/12/2021 - 06/12/2023 • Tenure of Land: 99 years • Expected Date of Completion: 2024 • Number of Units: 30 units • Selling Price: 288,000,000.00 • Price: 288,000,000.00 • Management: 100% 200,000.00 • Non-Management: 100% 200,000.00 • All payment including deposit and/or booking fee must be paid into the Housing Development Account No. TB0000036181 with Housing Loan Bank - All information contained in the sales brochure, including plans & illustrations and furniture & fittings layout, and the presentation of show units/rooms are subject to change as they are provided by the relevant authorities. Please refer to the sale and purchase agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly.

LUXURY HOME



BUILT-UP 建築面積
7,564 SQ FT 平方尺

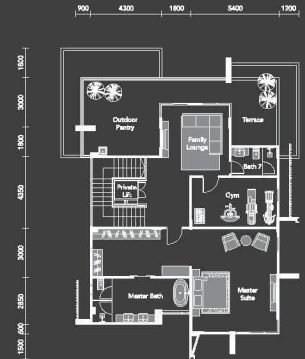


GROUND FLOOR
底层

LOT 2



FIRST FLOOR
一樓



SECOND FLOOR
二樓

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure, Beams, Columns And Floor	
ROOF COVERING	Reinforced Concrete Flat Roof With Waterproofing	
WALL	Brick Wall With Plastering	
FLOOR FINISHES	Car Porch	Concrete Imprint
	Balcony	Pebble Wash
	Terrace	Cement Screed
	Living Room, Dining, Kitchen, And Toilets	Porcelain / Homogeneous Tiles
	Bedrooms	Timber Flooring
	Stairs	Laminated / Vinyl Flooring
WALL FINISHES	Bathrooms	Ceramic Wall Tiles
	Kitchen	Ceramic Wall Tiles
	Others	Cement Plastered And Painted
PAINTING	Internal	Approved Emulsion
	External	Approved Weatherbond
CEILING	Plaster Ceiling At Toilet And Concrete Slab Soffit Paint Finish	
IRONMONGERIES	Quality Lockset And Accessories	
WINDOWS	Powder Coated Aluminium Framing With Tinted Glass	
DOORS	Main Door	Solid Timber Door
	Others	Timber Door And Aluminium Sliding Door
SANITARY & PLUMBING	Quality Sanitary Fittings And Plumbing Installations To Authorities' Requirement.	
ELECTRICAL WORK	All Electrical Wiring To Be Concealed / Conduit In Accordance With SESB Requirement.	

LUMIERE

Bungalow TYPE C

独立式洋房C型

Quality Touches by

AOK

SWIFT



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Roca

shneider
CUIRINE PER LA VITA

smeg



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MYSTERIOUS
LIGHT OF
FENG SHUI
之美術秘密

POSH HOMES SDN BHD 0376650-W9

LOT C10, BLOCK C, LORONG CYBER SQUARE 2, CYBER SQUARE, JALAN LINTAS, KEMAYAN, 88200, KOTA KINABALU, SABAH.

30% Bumiputera reserve with 5% discount

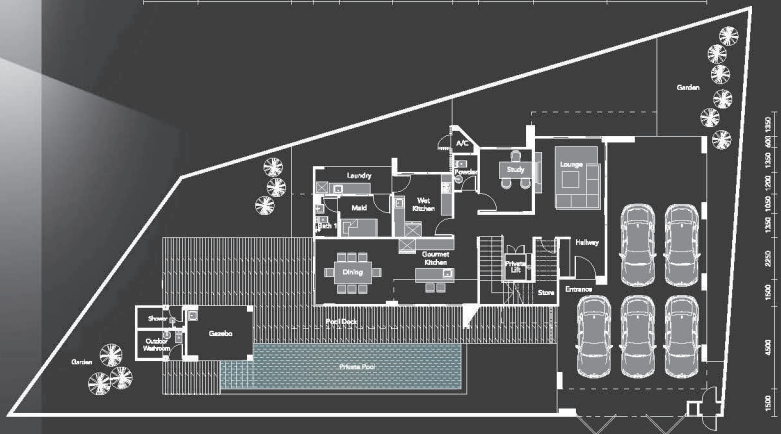
Developer License No: D00-84/2017/013-2023/064979 • Validity Period: 09/12/2021 - 04/12/2023 • Advertising Permit No: D00-84/2017/013-2023/064979 • Validity Period: 06/12/2021 - 06/12/2023 • Tenure of Land: 99 years • Expected Date of Completion: 2024 • Number of Units: 30 units • Selling Price: 288,000.00 MYR • Price: 288,000.00 MYR • Management Fee: 2,000.00 MYR • All payment including deposit and/or booking fee must be paid into the Housing Development Account No. TB0000361681 with Housing Loan Bank - All information contained in the sales brochure, including plans & illustrations and furniture & fittings layout, and the presentation of show units/rooms are subject to change as they are reviewed by the relevant authorities. Please refer to the sale and purchase agreement of the actual unit for specification and description approved by the authorities and the actual unit shall be constructed accordingly.

LUXURY HOME



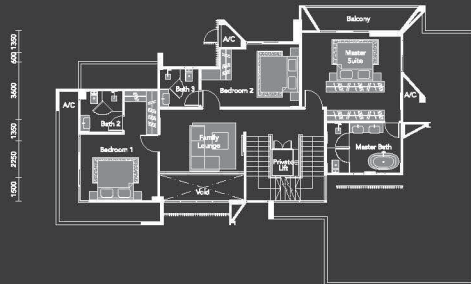
BUILT-UP 建築面積
5,946 SQ FT 平方尺

3000 5100 1200 1400 2950 3300 1400 3000 4050 5490



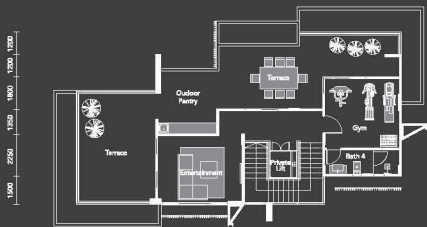
GROUND FLOOR
底層
LOT 5

1200 4350 3300 4400 5550 1200



FIRST FLOOR
一樓

1200 4350 3300 1400 4350 4500



SECOND FLOOR
二樓

LUMIC

Semi-D 半独立式

BUILT-UP 建筑面积
FROM 由 3,963 SQ FT 平方尺

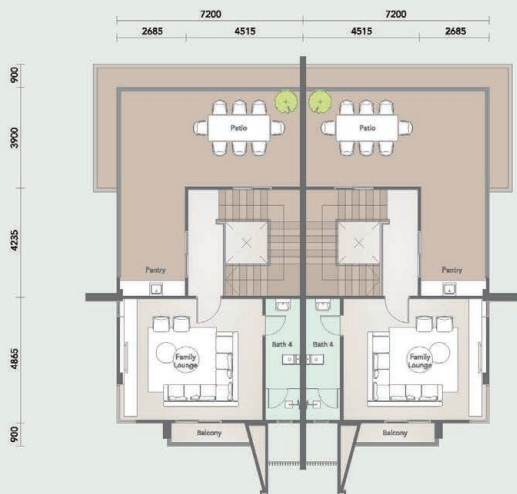


GROUND FLOOR
底层



FIRST FLOOR

一樓



SECOND FLOOR

二樓

LUMIC

Semi-D 半独立式

STRUCTURE	Reinforced Concrete Structure, Beams, Columns And Floor	
ROOF COVERING	Reinforced Concrete Flat Roof With Waterproofing	
WALL	Brick Wall With Plastering	
FLOOR FINISHES		
	Car Porch	Concrete Imprint
	Balcony	Pebble Wash
	Terrace	Cement Screed
	Living Room, Dining, Kitchen, And Toilets	Porcelain / Homogeneous Tiles
	Bedrooms	Laminated / Vinyl Flooring
	Stairs	Laminated / Vinyl Flooring
WALL FINISHES		
	Bathrooms	Ceramic Wall Tiles
	Kitchen	Ceramic Wall Tiles
	Others	Cement Plastered And Painted
PAINTING		
	Internal	Approved Emulsion
	External	Approved Weatherbond
CEILING	Plaster Ceiling At Toilet And Concrete Slab Soffit Paint Finish	
IRONMONGERIES	Quality Lockset And Accessories	
WINDOWS	Powder Coated Aluminium Framing With Tinted Glass	
DOORS		
	Main Door	Solid Timber Door
	Others	Timber Door And Aluminium Sliding Door
SANITARY & PLUMBING	Quality Sanitary Fittings And Plumbing Installations To Authorities' Requirement.	
ELECTRICAL WORK	All Electrical Wiring To Be Concealed / Conduit In Accordance With SESB Requirement.	

LUMAND

Super Semi-D 豪华半独立式

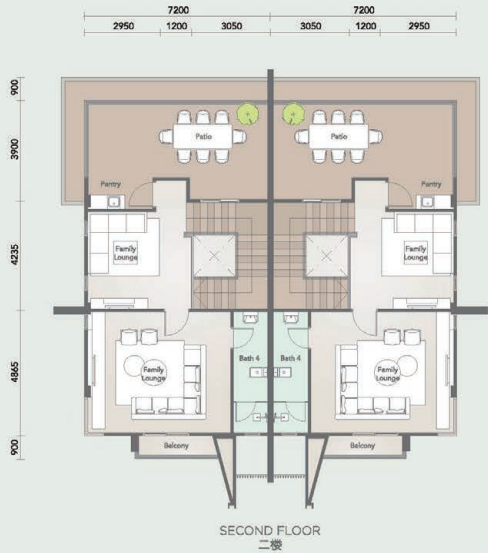
BUILT-UP 建筑面积
FROM 由 4,421 SQ FT 平方尺



GROUND FLOOR
底层



FIRST FLOOR
一樓



SECOND FLOOR
二樓

LUMAND

Super Semi-D 豪华半独立式

STRUCTURE	Reinforced Concrete Structure, Beams, Columns And Floor	
ROOF COVERING	Reinforced Concrete Flat Roof With Waterproofing	
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