

FREEHOLD

SUNWAY  
*Lenang*  
HEIGHTS

SEMI-DETACHED

PRECINCT 1A

FLOOR PLAN

2 Storey Semi-D

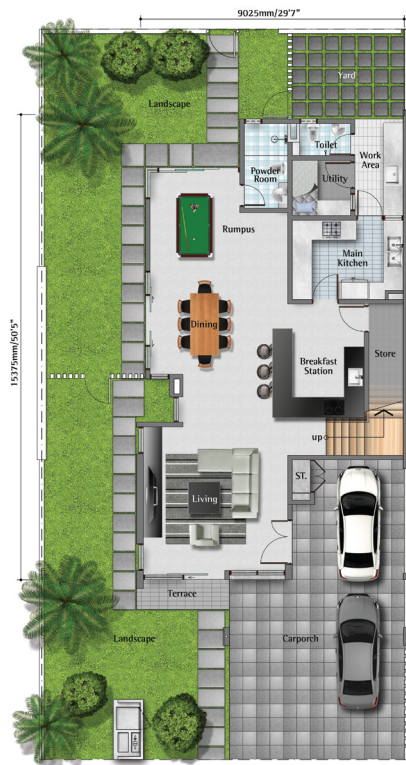
TYPE

A

Land size  
40' x 80'

Gross built-up  
2,943sq.ft.

4+1 Rooms  
6 Baths



Ground Floor



1st Floor

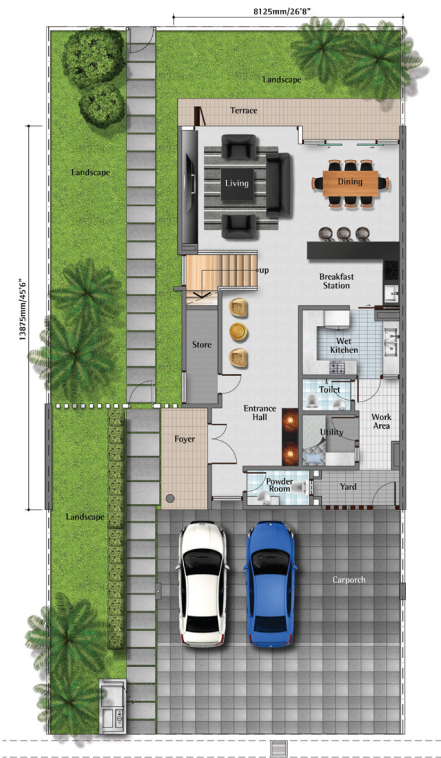
3 Storey Semi-D

# TYPE B

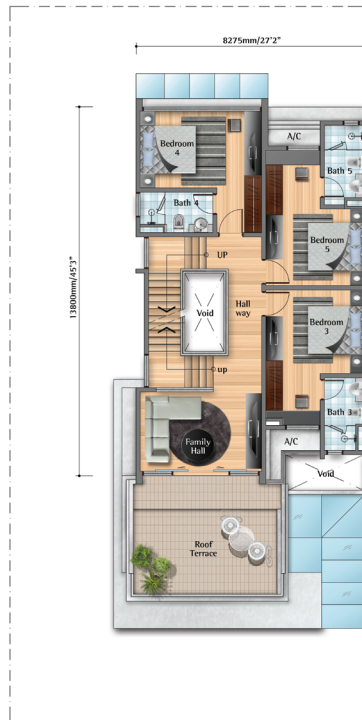
Land size  
42' x 84'

Gross built-up  
3,865sq.ft.

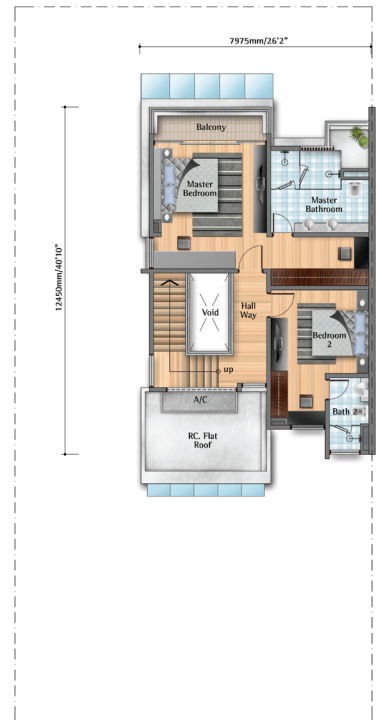
5+1 Rooms  
7 Baths  
1 Roof Terrace



Ground Floor



1st Floor



2nd Floor

# Specification

|   |   |  |
|---|---|--|
| <b>STRUCTURE</b>                                | : | Reinforced concrete frame                                  |
| <b>WALL</b>                                     | : | Brick wall / Reinforced concrete wall                      |
| <b>ROOFING</b>                                  | : | Metal roof & R.C. flat roof                                |
| <b>CEILING</b>                                  |   |  |
| a) Car porch                                    | : | Skim coat  |
| b) Store & DB                                   | : | Skim coat  |
| c) Master bedroom & bedrooms                    | : | Plaster ceiling  |
| d) Living, dining, family & foyer               | : | Plaster ceiling  |
| e) Master bath, bathrooms, toilet & powder room | : | Plaster ceiling  |
| f) Wet kitchen & dry kitchen                    | : | Plaster ceiling  |
| g) Others                                       | : | Plaster ceiling / Skim coat                                |
| <b>WINDOWS</b>                                  | : | Powder coated aluminum framed window / with tinted glass   |
| <b>DOORS</b>                                    |   |  |
| a) Main entrance                                | : | Decorative timber door                                     |
| b) Master bedroom & bedrooms                    | : | Timber door  |
| c) Master bath & bathrooms                      | : | Timber door  |
| d) Toilet & powder room                         | : | Timber door  |
| e) Store & DB room                              | : | Timber door  |
| f) Utility & work area                          | : | Timber door  |
| g) Others                                       | : | Powder coated aluminum with tinted glass / Swing / Sliding |
| <b>LOCKS</b>                                    | : | Quality lockset  |
| <b>WALL FINISHES</b>                            |   |  |
| a) Wet & dry kitchen                            | : | Wall tiles / Paint on skim coated wall                     |
| b) Master bath, bathroom & powder room          | : | Wall tiles<br>Mirrors (no wall tiles behind mirrors)       |
| c) Toilet                                       | : | Wall tiles   |
| d) Other internal walls                         | : | Plaster & paint  |
| e) External walls                               | : | Plaster & paint  |
| <b>FLOOR FINISHES</b>                           |   |  |
| a) Lobby, living, dining & rumpus               | : | Floor tiles  |
| b) Wet & dry kitchen                            | : | Floor tiles  |
| c) Master bath, bathroom, toilet & powder room  | : | Floor tiles  |
| d) Master bedroom, bedrooms 2, 3, 4, 5 & family | : | Laminated timber floor                                     |
| e) Car porch & driveway                         | : | Concrete imprint   |
| f) Store & DB                                   | : | Floor tiles  |
| g) Balcony terrace                              | : | Floor tiles  |

## MISCELLANEOUS

|                                     |   |  |
|-------------------------------------|---|--|
| a) Fencing                          | : | Galvanized wire mesh & brick wall with plaster / paint |
| b) Refuse chamber                   | : | Internal ceramic tile finishes                         |
| c) Electrical / Water meter chamber | : | Plaster & paint  |

## SANITARY INSTALLATION

|                    | TYPE A | TYPE B |
|--------------------|--------|--------|
| Wash basin         | 7      | 8      |
| Wash basin tap     | 7      | 8      |
| Bathtub            | -      | -      |
| Water closet       | 6      | 7      |
| Shower rose        | 7      | 7      |
| Toilet roll holder | 6      | 7      |
| Hand bidet         | 6      | 7      |
| Bib tap            | 2      | 2      |
| Garden tap         | 1      | 1      |

## ELECTRICAL INSTALLATION

|                     | NO. | NO.                          |
|---------------------|-----|------------------------------|
| Light point         | 48  | 56                           |
| Fan point           | 8   | 9                            |
| Air-cond point      | 8   | 7                            |
| Switch socket point | 33  | 31                           |
| TV point            | 3   | 3                            |
| Telephone point     | 4   | 4                            |
| Data point          | 4   | 5                            |
| Door bell           | 1   | 1                            |
| Intercom point      | 1   | 1                            |
| Water heater point  |     | Centralized hot water system |

## ADDITIONAL FEATURES

|   | NO. | NO. |
|---|-----|-----|
| Shower screen                                   | 5   | 6   |
| Water booster pump                              | 1   | 1   |
| Solar hot water system                          | 1   | 1   |
| Audio intercom system to guardhouse             | 1   | 1   |
| Alarm system                                    |     |     |
| Air conditioning - piping only, without fitting |     |     |