



Artist's Impression



TRULY
PEACEFUL *Living*



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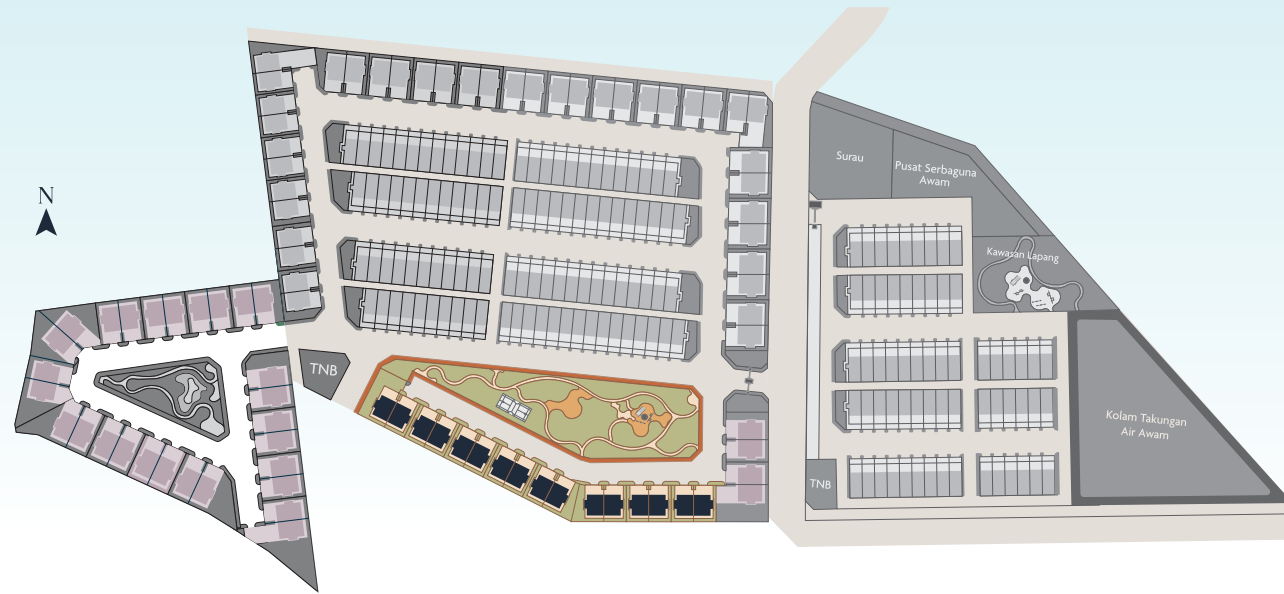
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Pemaju OIB Properties (PRV) Sdn Bhd 1085936-T | No. Lesen Developer: 19355/04-2026/0768(R) | Tempoh Sah: 10/04/2023 sehingga 09/04/2026 | No. Permit Bina: 19355-4/09-2025/1084(NH-L) | Tempoh Sah: 26/09/2023 - 25/09/2025 | Jenis Hakmilik: Hak Milik Kekal | Pihak Berkualiti Yang Meluluskan Pidan Bangunan: Majlis Perbandaran Sepang | No Rujukan : MPSepang.600-34/3/61009 | Jenis Rumah: Rumah Berkembar Dua Tingkat | Jenis C | Bilangan Unit: 28 unit | Harga: RM 1,495,109.00 (min) - RM 3,377,160.00 (max) | Tarikh Jangka Sap: Sep 2023 | Betaram: Tiada

TYPE F
PARK HOMES

FLOOR PLAN

SITE PLAN

- DOUBLE STOREY SEMI-D (40' X 65') - TYPE F
- COMPLETED
- UNDER CONSTRUCTION



PARK HOMES

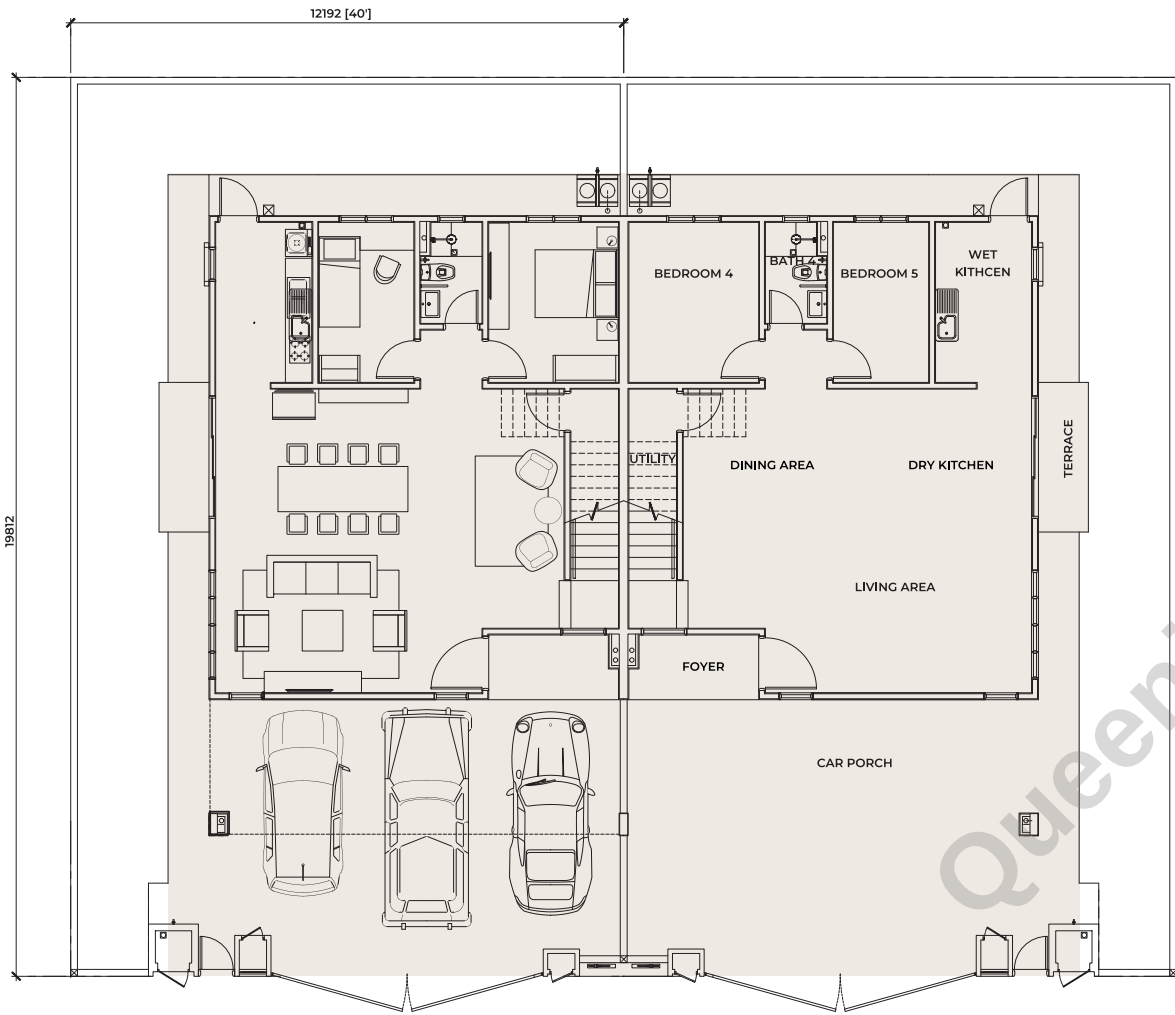
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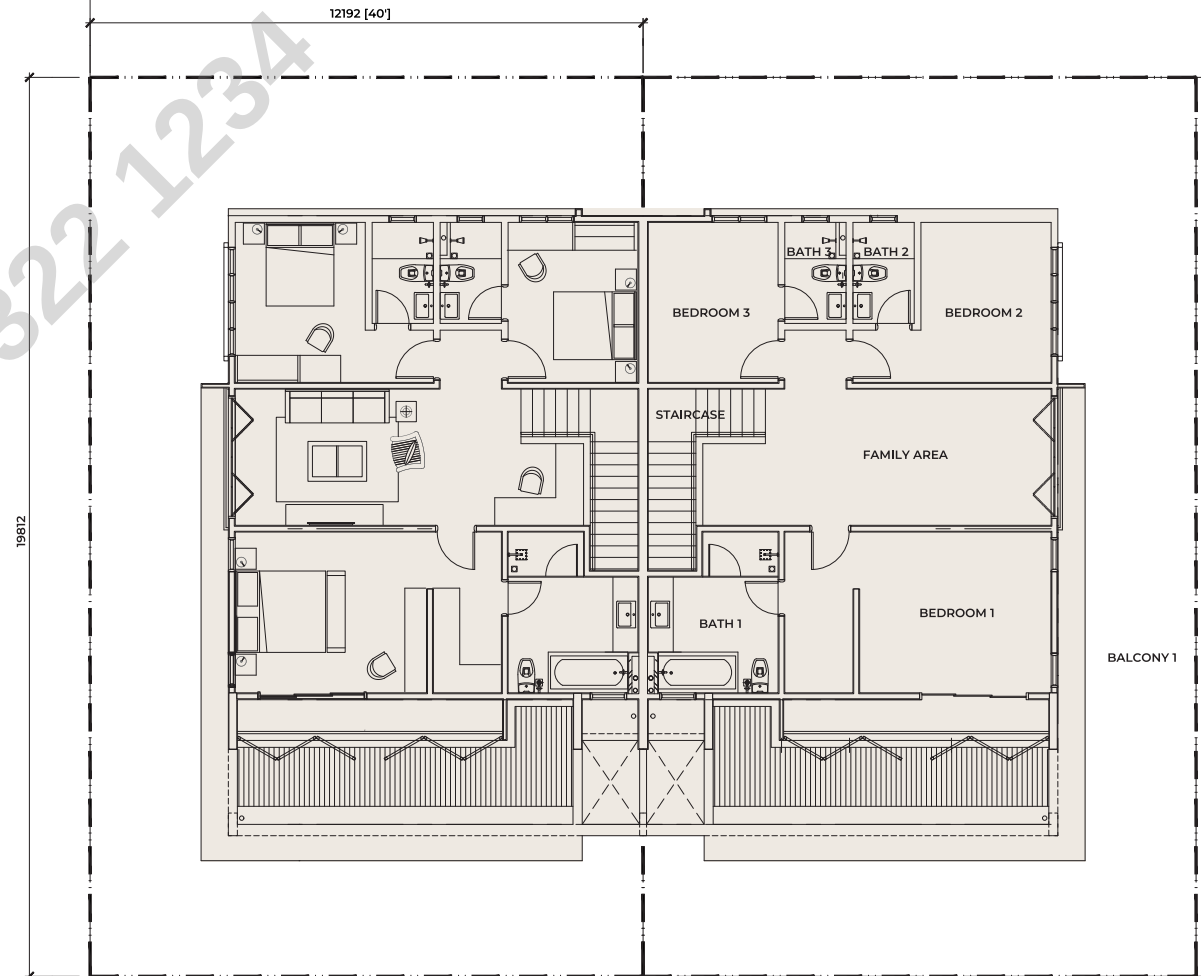
Artist's Impression

DOUBLE STOREY SEMI-D
40' x 65'

- 5 BEDROOMS
- 4 BATHROOMS
- SOLAR & EV CHARGING POINT*
- BUILT-UP AREA 2,497 SQ.FT.
- CAR PORCH FIT UP TO 3 CARS
- PARCEL BOX**
- AUTO GATE SYSTEM
- RAINWATER HARVESTING



GROUND FLOOR



FIRST FLOOR

*Only the points are included, not the device itself
**Not all units are eligible for a parcel box

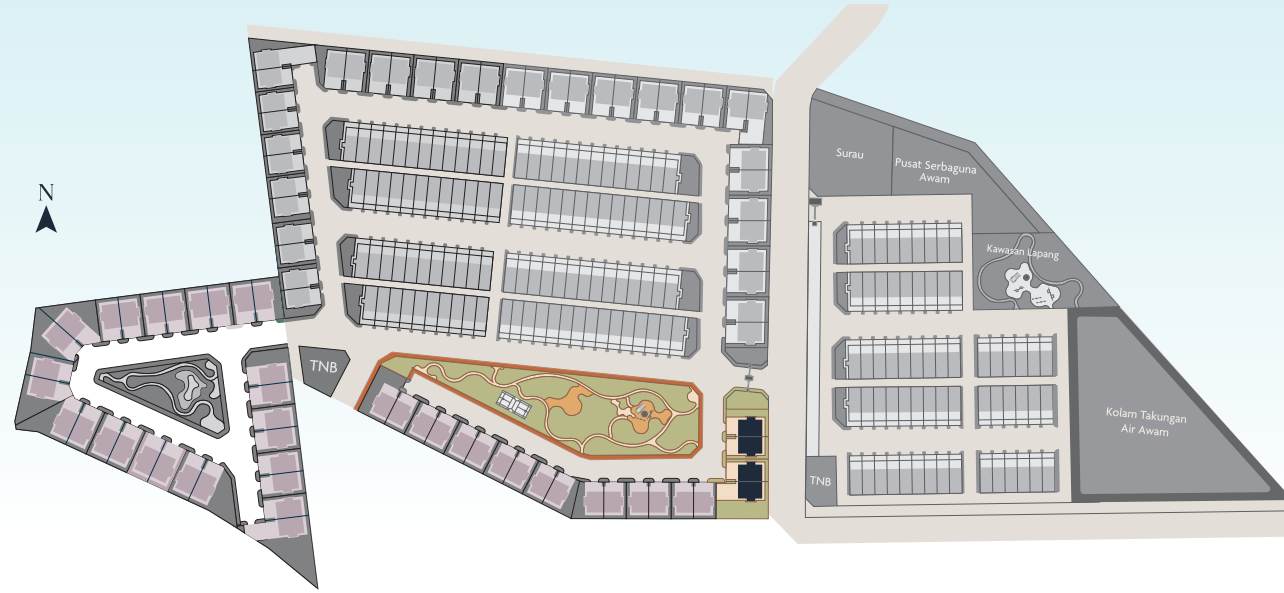
SPECIFICATIONS
DOUBLE STOREY SEMI-D 40' X 65'

STRUCTURE		- Reinforced Concrete Framework
CEILING		- Plaster Ceiling & Paint / Skim Coat & Paint
WALL		- Brick Wall
ROOFING		- Roof Tiles / Metal Deck
FLOOR FINISHES	Living Area	- Floor Tiles
	Dining And Kitchen Area	- Floor Tiles
	Bedrooms	- Floor Tiles
	Bathrooms	- Floor Tiles
	Family Area	- Floor Tiles
	Balcony	- Floor Tiles
	Staircase	- Floor Tiles
	Car Porch	- Concrete Imprint
	Refuse Chamber	- Floor Tiles
	Utility	- Cement Render
	Others	- Cement Render
WINDOWS		- Aluminum Framed Window
DOORS		- Aluminum Framed Sliding Door / Flush Door
LOCKSETS		- Locksets for all doors
WALL FINISHES	Bathrooms	- Wall Tiles
	Kitchen	- Wall Tiles / Plaster and Paint
	Others	- Plaster and Paint
PLUMBING AND SANITARY	Water Closet	- 4 nos
	Wash Basin with Tap	- 4 nos
	Shower Head	- 4 nos
	Long Bath	- 1 nos
	Sink	- 1 nos
ELECTRICAL INSTALLATION	Lighting Point	- 26 nos
	Power Point	- 25 nos
	Fiber Wall Socket Point	- 1 nos
	Air Cond Point	- 6nos
	Door Bell Point	- 1 nos
	Ceiling Fan Point	- 8 nos
	Solar Water Heater Point	- 1 nos
	Booster Wanter Point	- 1 nos
	Auto Gate Point	- 1 nos
	EV Charging Point	- 1 nos
FENCING		- Mild Steel Gate / Brick Wall

Note : All items mentioned above are subject to variation, modifications and substitution as recommended by the relevant approving authorities and consultation.

SITE PLAN

- DOUBLE STOREY SEMI-D (40' X 75') - TYPE G
- COMPLETED
- UNDER CONSTRUCTION



PARK HOMES

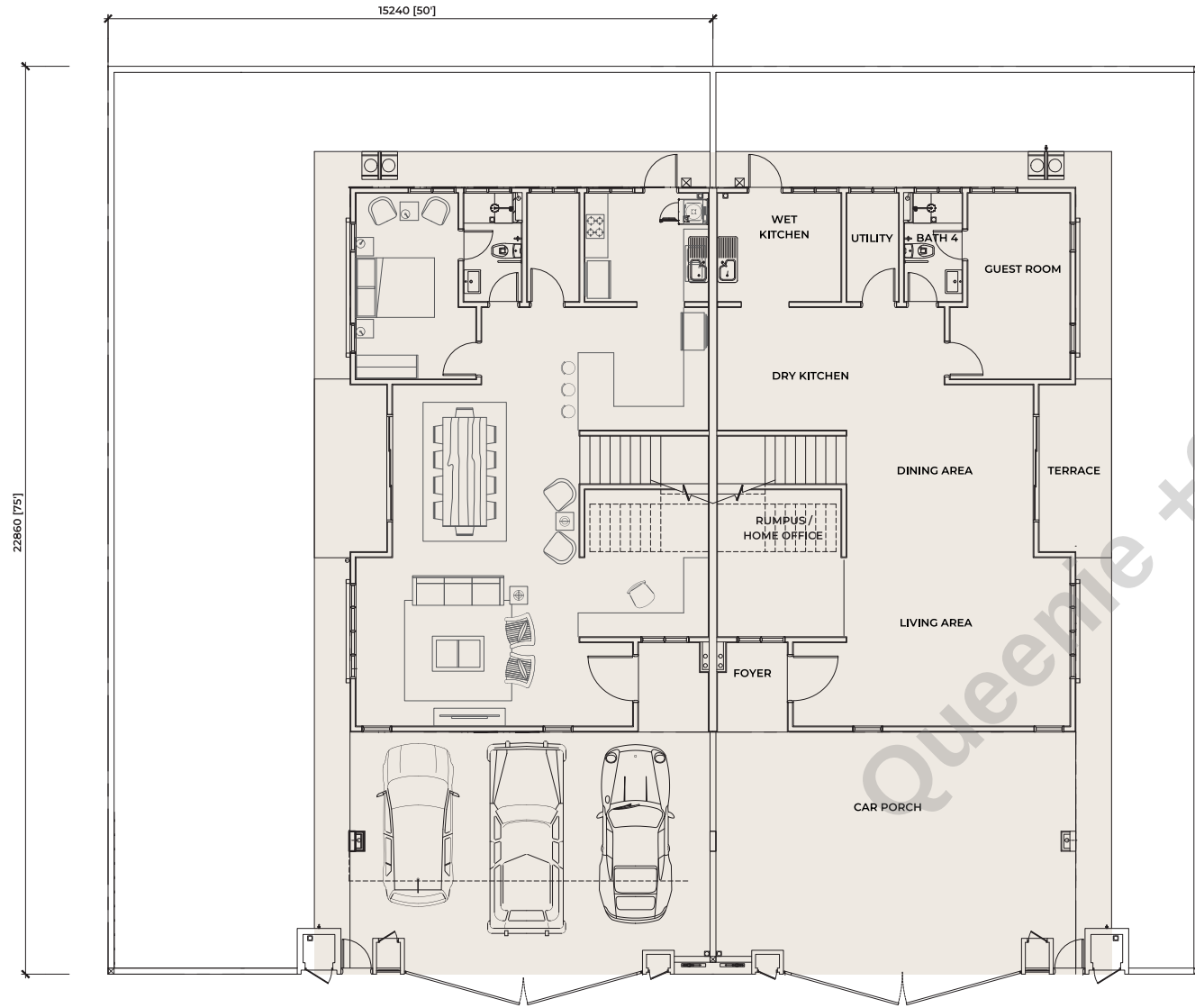
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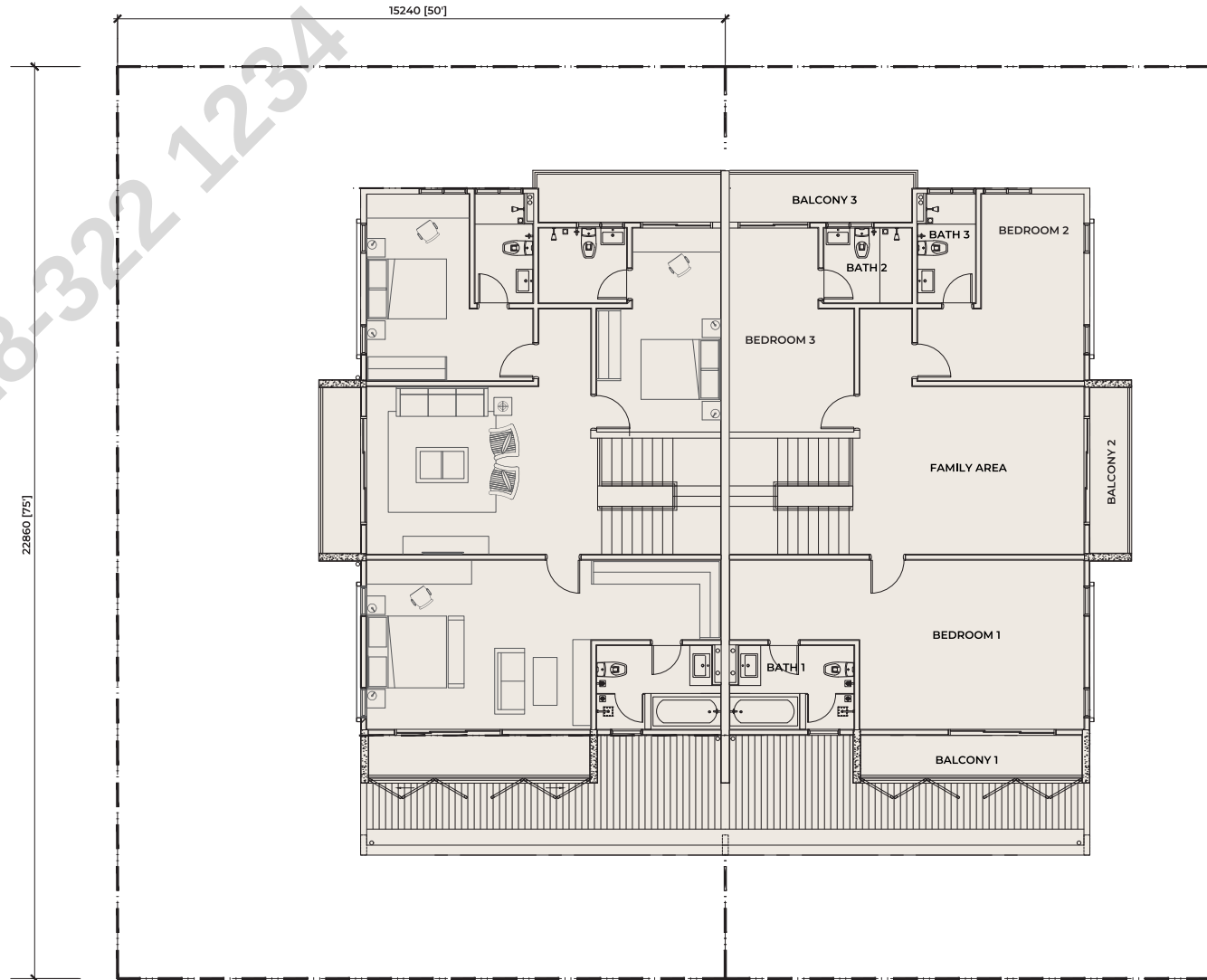
Artist's Impression

DOUBLE STOREY SEMI-D 40' x 75'

- 4 BEDROOMS
- 4 BATHROOMS
- SOLAR & EV CHARGING POINT*
- BUILT-UP AREA 3,261 SQ.FT.
- CAR PORCH FIT UP TO 3 CARS
- PARCEL BOX**
- AUTO GATE SYSTEM
- RAINWATER HARVESTING



GROUND FLOOR



FIRST FLOOR

*Only the points are included, not the device itself
**Not all units are eligible for a parcel box

SPECIFICATIONS

DOUBLE STOREY SEMI-D 40' X 75'

STRUCTURE		- Reinforced Concrete Framework
CEILING		- Plaster Ceiling & Paint / Skim Coat & Paint
WALL		- Brick Wall
ROOFING		- Roof Tiles / Metal Deck
FLOOR FINISHES	Living Area Dining Area / Kitchen Bedrooms Bathrooms Family Area Balcony Staircase Refuse Chamber Utility Car Porch Others	- Floor Tiles - Floor Tiles - Floor Tiles - Floor Tiles - Floor Tiles - Floor Tiles - Floor Tiles - Floor Tiles - Floor Tiles - Concrete Imprint - Cement Render
WINDOWS		- Aluminum Framed Window
DOORS		- Aluminum Framed Sliding Door / Flush Door
LOCKSETS		- Locksets for all doors
WALL FINISHES	Bathrooms Kitchen Others	- Wall Tiles - Wall Tiles / Plaster and Paint - Plaster and Paint
PLUMBING AND SANITARY	Water Closet Wash Basin with Tap Shower Head Long Bath Sink	- 4 nos - 4 nos - 4 nos - 1 nos - 1 nos
ELECTRICAL INSTALLATION	Lighting Point Power Point Fiber Wall Socket Point Air Cond Point Door Bell Point Ceiling Fan Point Solar Water Heater Point Booster Wanter Auto Gate Point EV Charging Point	- 28 nos - 25 nos - 1 nos - 5 nos - 1 nos - 8 nos - 1 nos - 1 nos - 1 nos - 1 nos
FENCING		- Mild Steel Gate / Brick Wall

Note : All items mentioned above are subject to variation, modifications and substitution as recommended by the relevant approving authorities and consultation.