



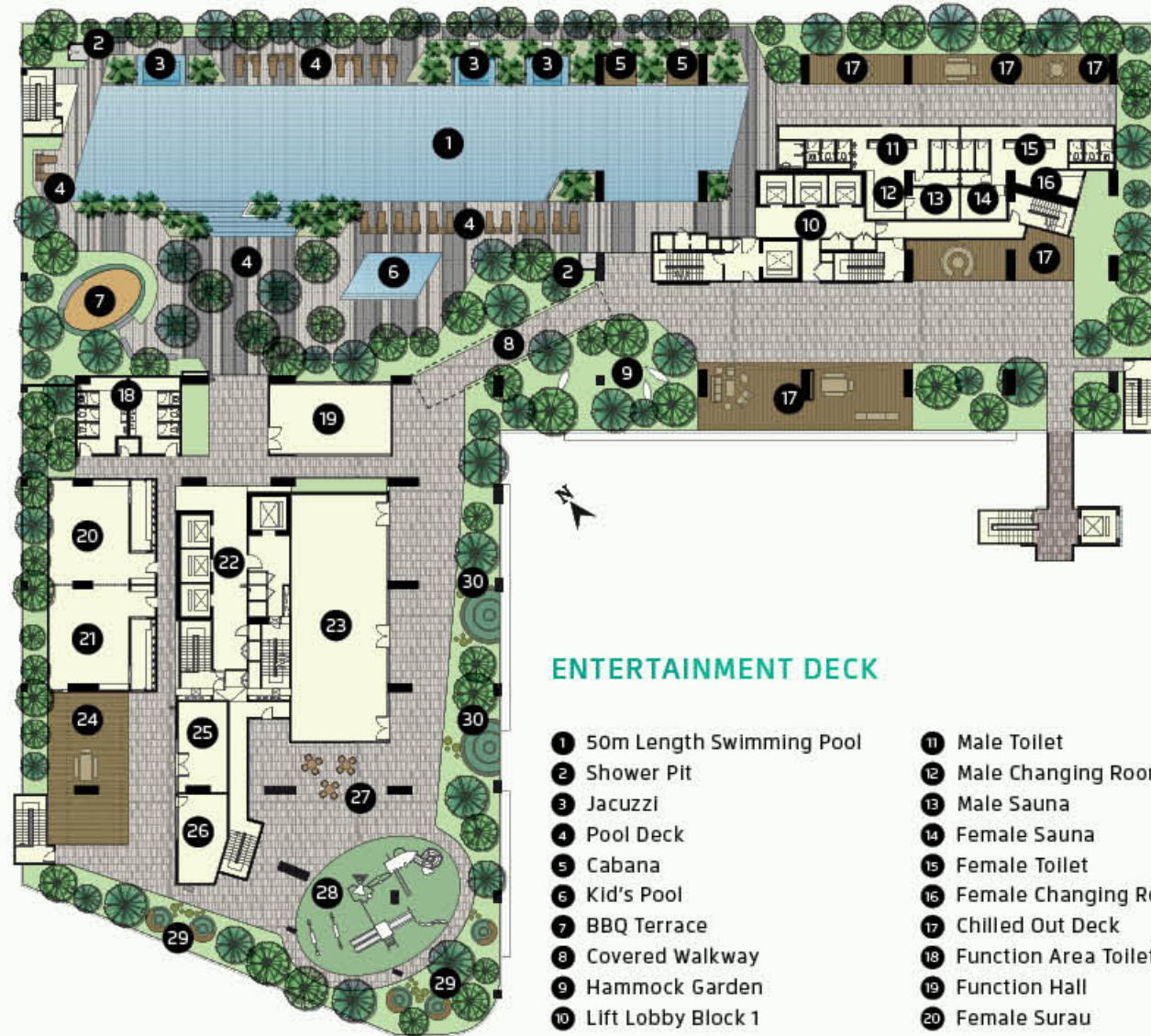
TYPICAL
FLOOR PLANS

FREEHOLD · SERVICE APARTMENT · 2 RESIDENTIAL TOWERS · 473 UNITS
DEDICATED ENERGY COMPLEX · 2 CAR PARKS FOR EACH UNIT

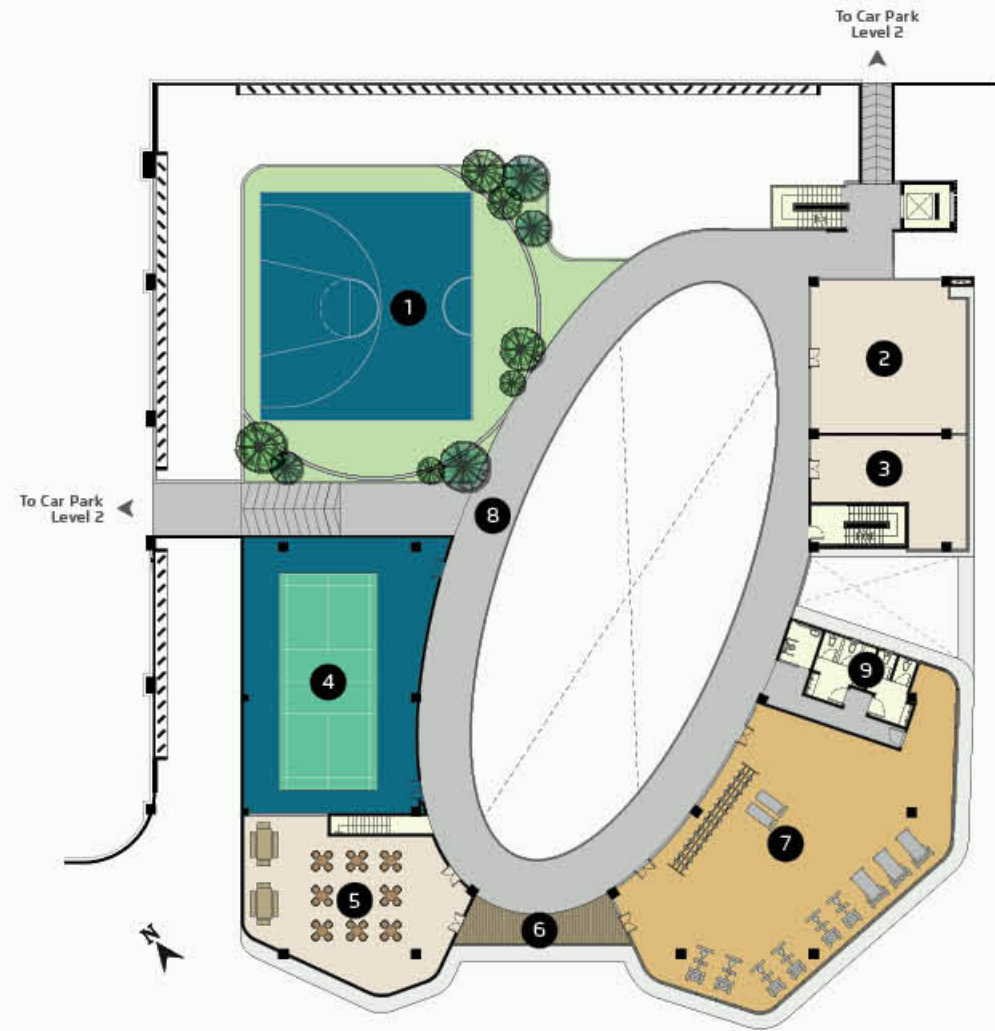



PANORAMA
RESIDENCES
KELANA JAYA

SITE FACILITIES PLAN



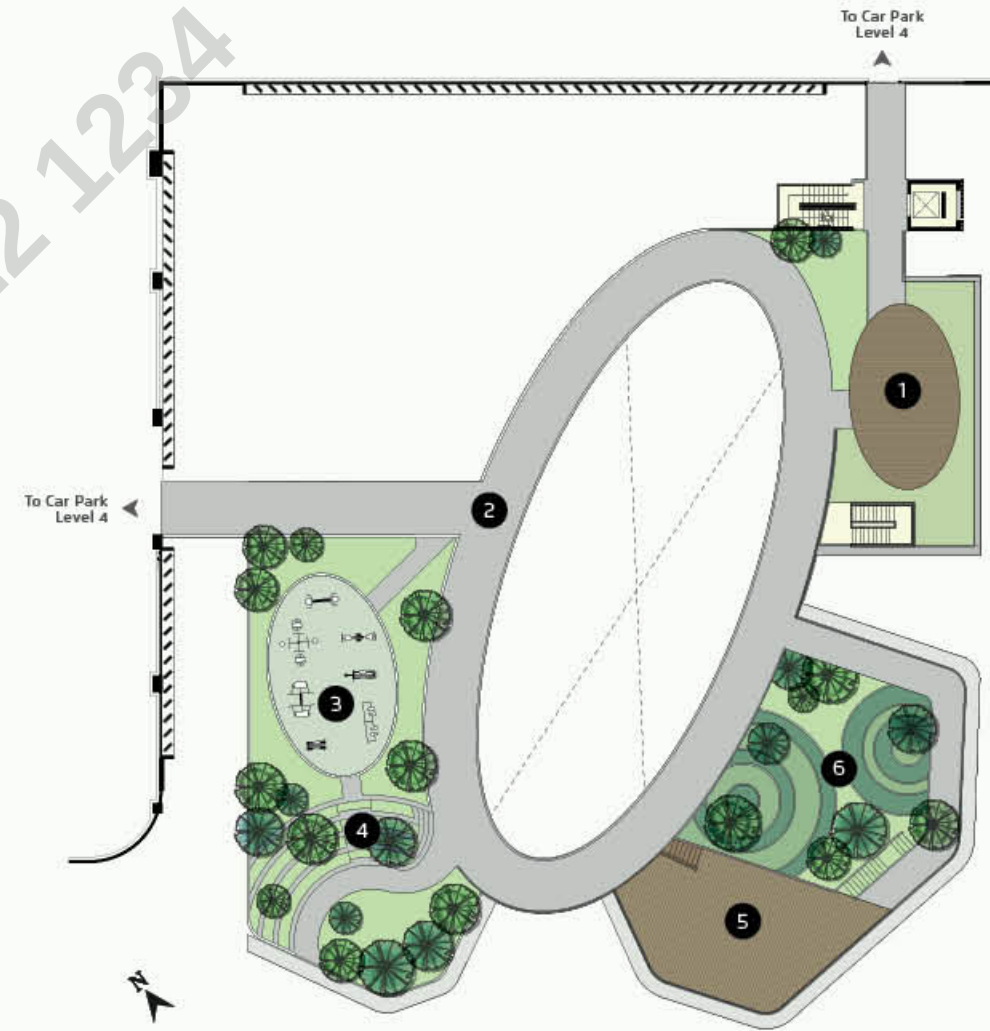
SITE FACILITIES PLAN



ENERGY COMPLEX

Level 2

- 1 Half Basketball Court
- 2 Games Room
- 3 Reading Room
- 4 Badminton Court
- 5 Cafe
- 6 Observation Deck
- 7 Gymnasium
- 8 Jogging track
- 9 Toilet



ENERGY COMPLEX

Level 4

- 1 Yoga Deck
- 2 Jogging Track
- 3 Outdoor Gym
- 4 Amphitheater Terrace Lawn
- 5 Observation Deck
- 6 Chilled Out Lawn

UNIT FLOOR PLANS

TYPE

A / A1

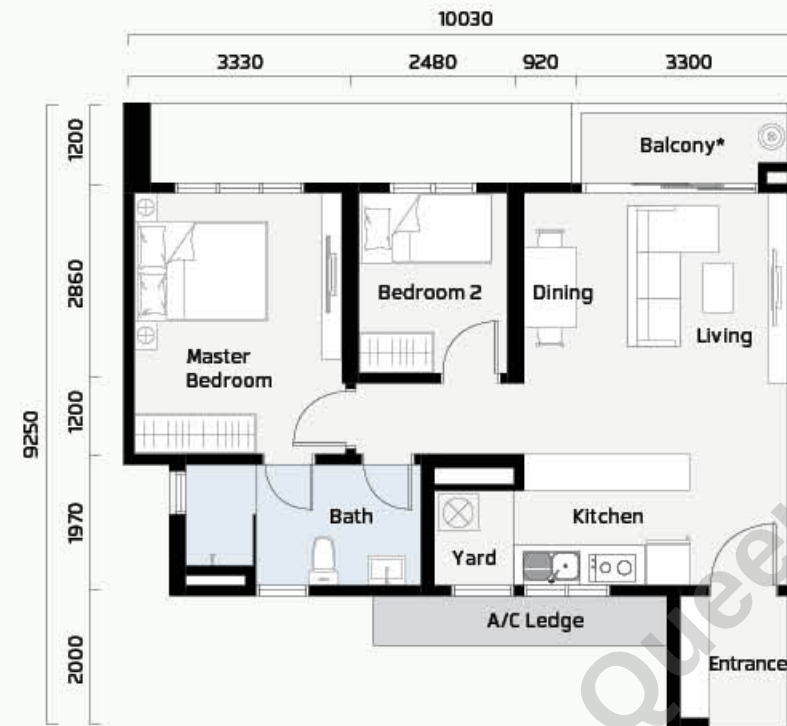
Room
2 Bedrooms & 1 Bathroom

Gross Floor Area
69.66 sq m / 749 sq ft
Built-up : 66.36 sq m
A/C Ledge: 3.30 sq m

Keyplan



* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing differs according to floor / unit.
All drawings are subjected to variation, modification & substitution as recommended by the Architect and / or directed by the relevant Authority.



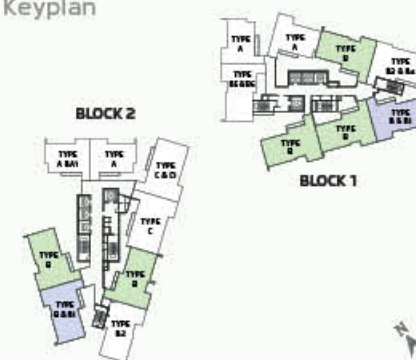
TYPE

B / B1

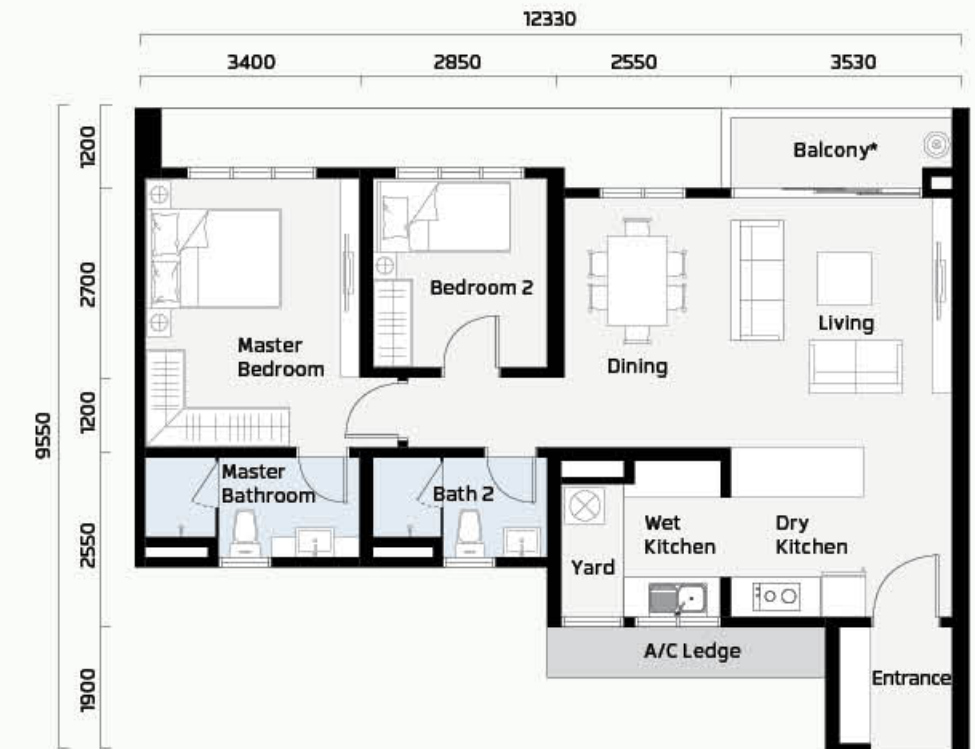
Room
2 Bedrooms & 2 Bathrooms

Gross Floor Area
86.24 sq m / 928 sq ft
Built-up : 83.11 sq m
A/C Ledge: 3.13 sq m

Keyplan



* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing differs according to floor / unit.
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UNIT FLOOR PLANS

TYPE

B2 / B3 / B4

Room

2 Bedrooms & 2 Bathrooms

Type B2 - Gross Floor Area

87.24 sq m / 939 sq ft

Built-up : **83.11 sq m**

A/C Ledge: **4.13 sq m**

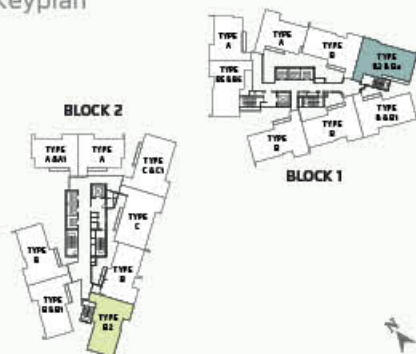
Type B3 / B4 - Gross Floor Area

87.64 sq m / 943 sq ft

Built-up : **83.11 sq m**

A/C Ledge: **4.53 sq m**

Keyplan



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TYPE

B5 / B6

Room

2 Bedrooms & 2 Bathrooms

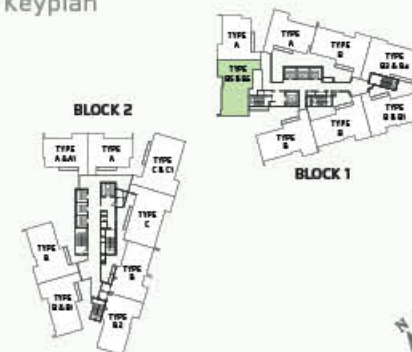
Gross Floor Area

86.50 sq m / 931 sq ft

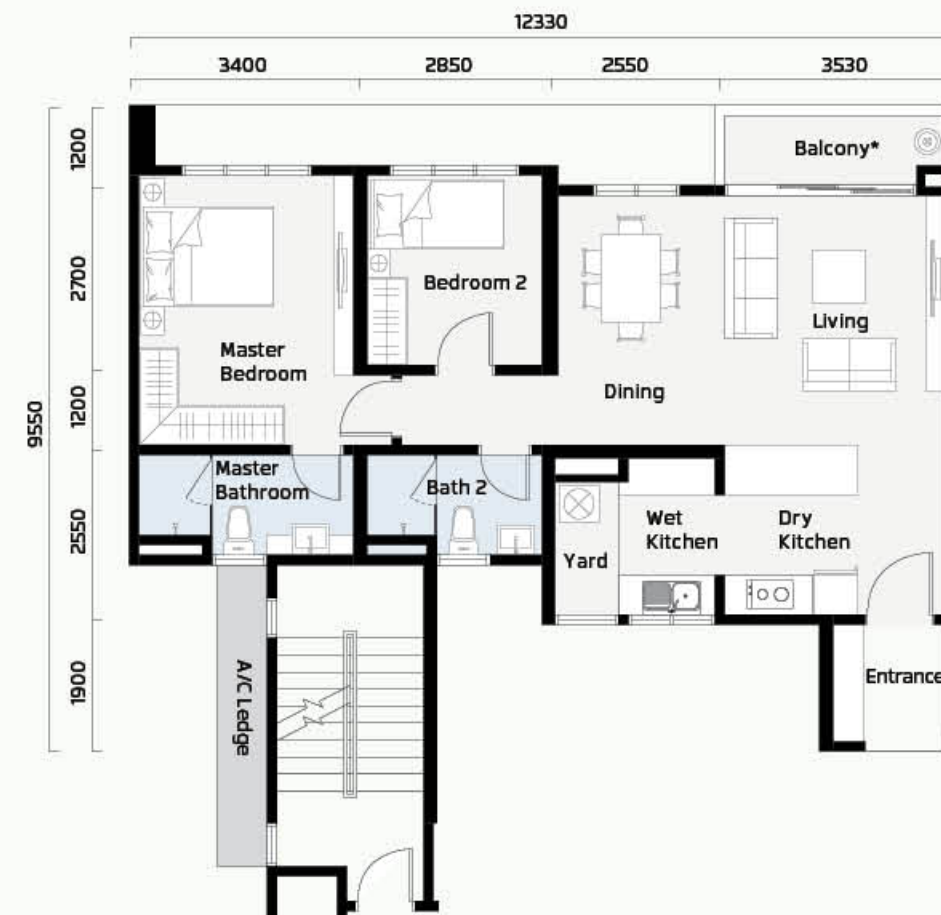
Built-up : **83.11 sq m**

A/C Ledge: **3.39 sq m**

Keyplan



* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.
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UNIT FLOOR PLANS

TYPE

C/C1

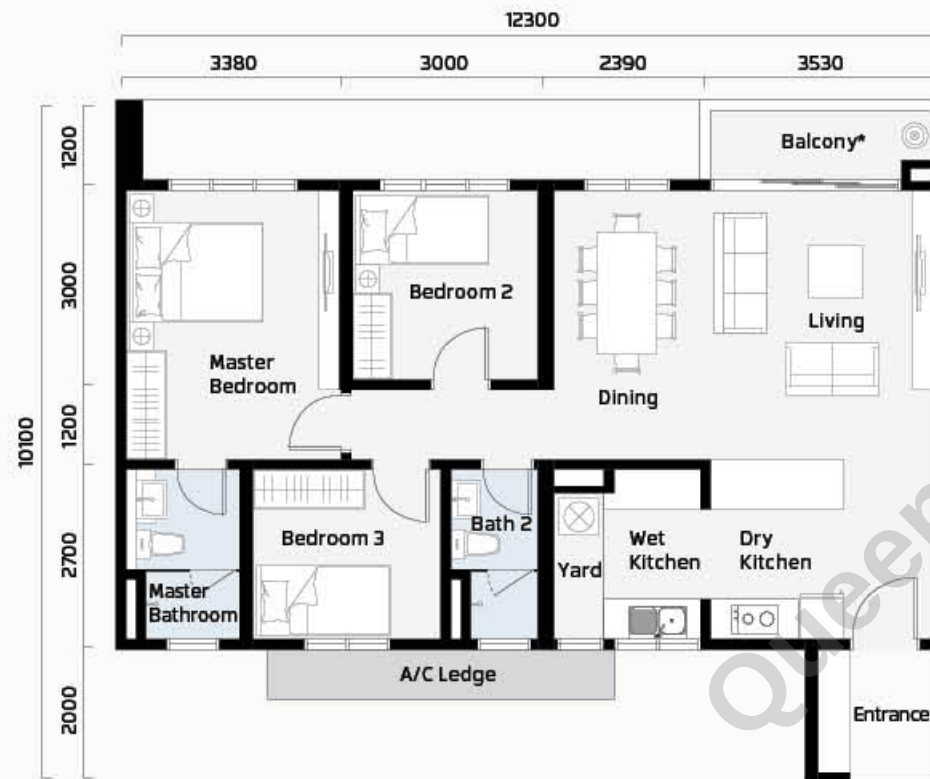
Room
3 Bedrooms & 2 Bathrooms

Gross Floor Area
95.72 sq m / 1,030 sq ft
Built-up : 91.82 sq m
A/C Ledge: 3.90 sq m

Keyplan



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GENERAL SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame			
WALL	Reinforced Concrete Wall or Brickwall (where applicable)			
ROOFING COVERING	Reinforced Concrete Flat Roof / Metal Deck (where applicable)			
ROOF FRAMING	Reinforced Concrete / Steel (where applicable)			
CEILING	Skim Coat & Paint or Plaster Ceiling / Board & paint (where applicable)			
WINDOWS	Aluminium Frame Glass Windows			
DOORS	Main Entrance	Decorative Fire Rated Door		
	Bedroom & Others	Decorative Flush Door		
	Balcony	Aluminium Framed Sliding Glass Door		
IRONMONGERY	Quality Lockset			
WALL FINISHES	External Wall	Skim Coat & Paint		
	Internal Wall	Plastering / Skim Coat & paint (where applicable)		
	Kitchen	Ceramic Tiles Up to Ceiling Heights (where applicable)		
	Bathrooms	Porcelain Tiles Up to Ceiling Heights (where applicable)		
FLOOR FINISHES	Living / Dining / Bedrooms	Quality Porcelain Tiles		
	Bathroom / Balcony / Others	Porcelain / Ceramic Tiles (where applicable)		
SANITARY & PLUMBING FITTINGS		Type A & A1	Type B, B1, B2, B3, B4, B5 & B6	Type C & C1
	Water Closet	1	2	2
	Basin with Tap	1	2	2
	Shower	1	2	2
	Kitchen Sink	1	1	1
	Kitchen Tap	1	1	1
	Washing Machine Tap	1	1	1
	Toilet Roll Holder	1	2	2
	Shower Screen with Door	NA	2	2
	Toilet Bip Tap	1	2	2
ELECTRICAL INSTALLATION	Air-Conditioning Electrical Point	3	3	4
	Hot Water Heater Electrical Point	1	2	2
	Lighting Point	14	18	20
	Fan Point	3	3	4
	Power point	15	16	18
	Fibre Wall Socket	1	1	1
	SMATV Point	1	1	1
	Audio Intercom	1	1	1
	Door Bell Point	1	1	1
	Distribution Board	1	1	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING		Yes		

All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Architect and / or the approving authorities.