

Another Prestigious Project By



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Developer's License No.: 11201-104-2013/375 • Validity Period: 08/04/2010 - 07/04/2013 • Advertising & Sales Permit No.: 11201-1/1243/2011 (06) • Validity Period: 01/07/2010 - 30/06/2011
• Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BPT/105C/2009/4820 • Total of Units: 20 • Land Encumbrances: NIL • Expected Date of Completion: End 2011
• Land Tenure: Freehold • Minimum Price: RM1,576,800 • Maximum Price: RM3,000,000 • 5% Discount for Bumiputra
*All information, specifications, perspectives, articles and plans contained in this printed material are subject to change without prior notice as may required by the authorities or developers project consultants and cannot form part of any offer or contract.

VILLA PINES

THE HEART OF LIVING INSPIRATION

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Savour all the comforts of urban living within a paradise enclave at Villa Pines. A prime boutique development off Jalan Segambut and near the prestigious Mont'Kiara area, Villa Pines is an exquisite residential haven with only 20 units of exclusive freehold 3-storey terrace houses.

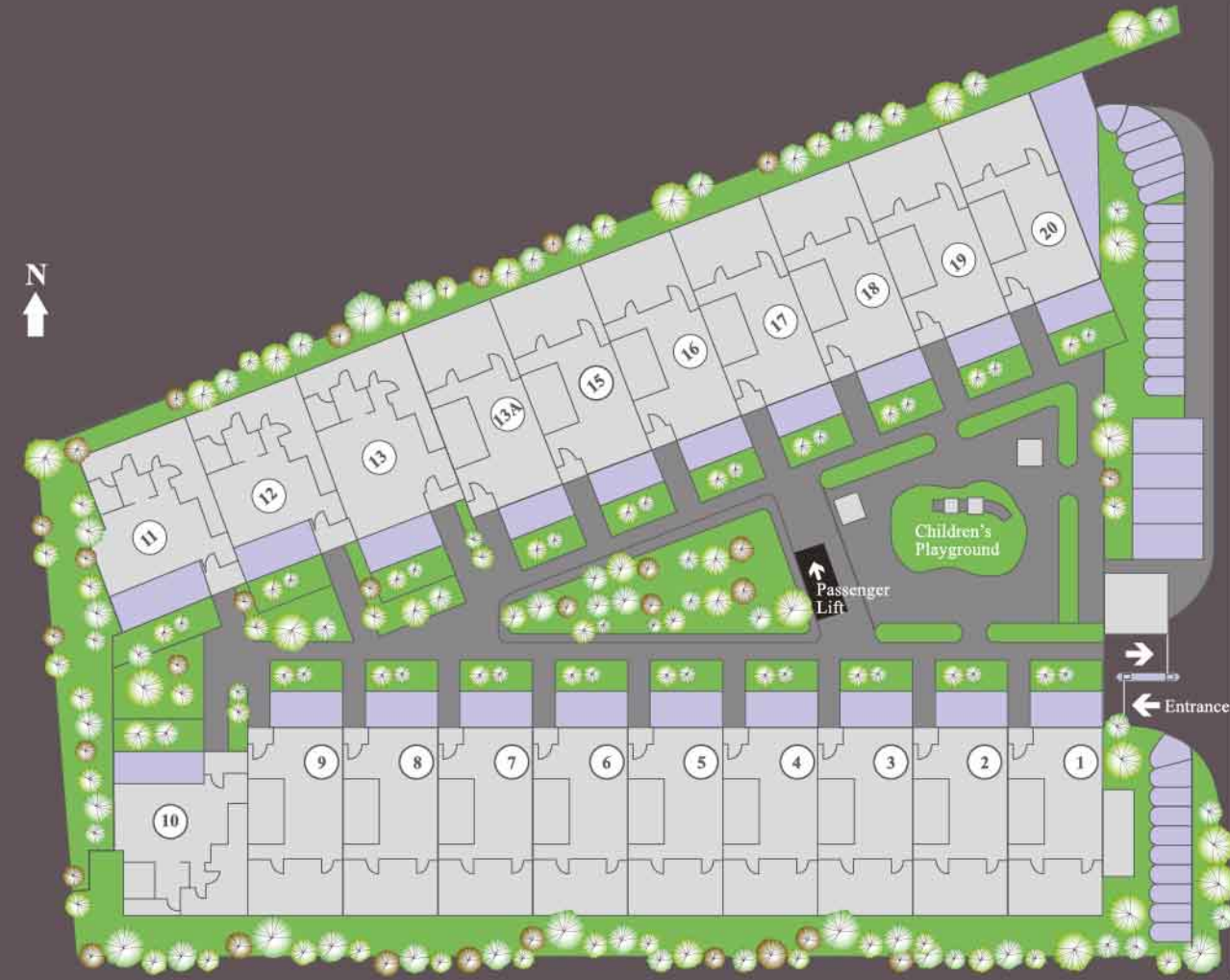
VILLA PINES QUICK FACTS

- 24-hour Security Services
- Perimeter CCTV
- Vehicle Access System
- Audio Intercom System
- Common Area Maintenance
- Children's Playground
- Passenger Lift from Underground Parking
- Close Proximity to Klang Valley's Top International Schools
- 6 + 1 Rooms / 6 Bathrooms
- Wet / Dry Kitchen
- Accommodates 3 Cars / 4 Cars Per Unit
- Lush Landscaped Courtyard
- Private Terrace

FREEHOLD GATED & GUARDED

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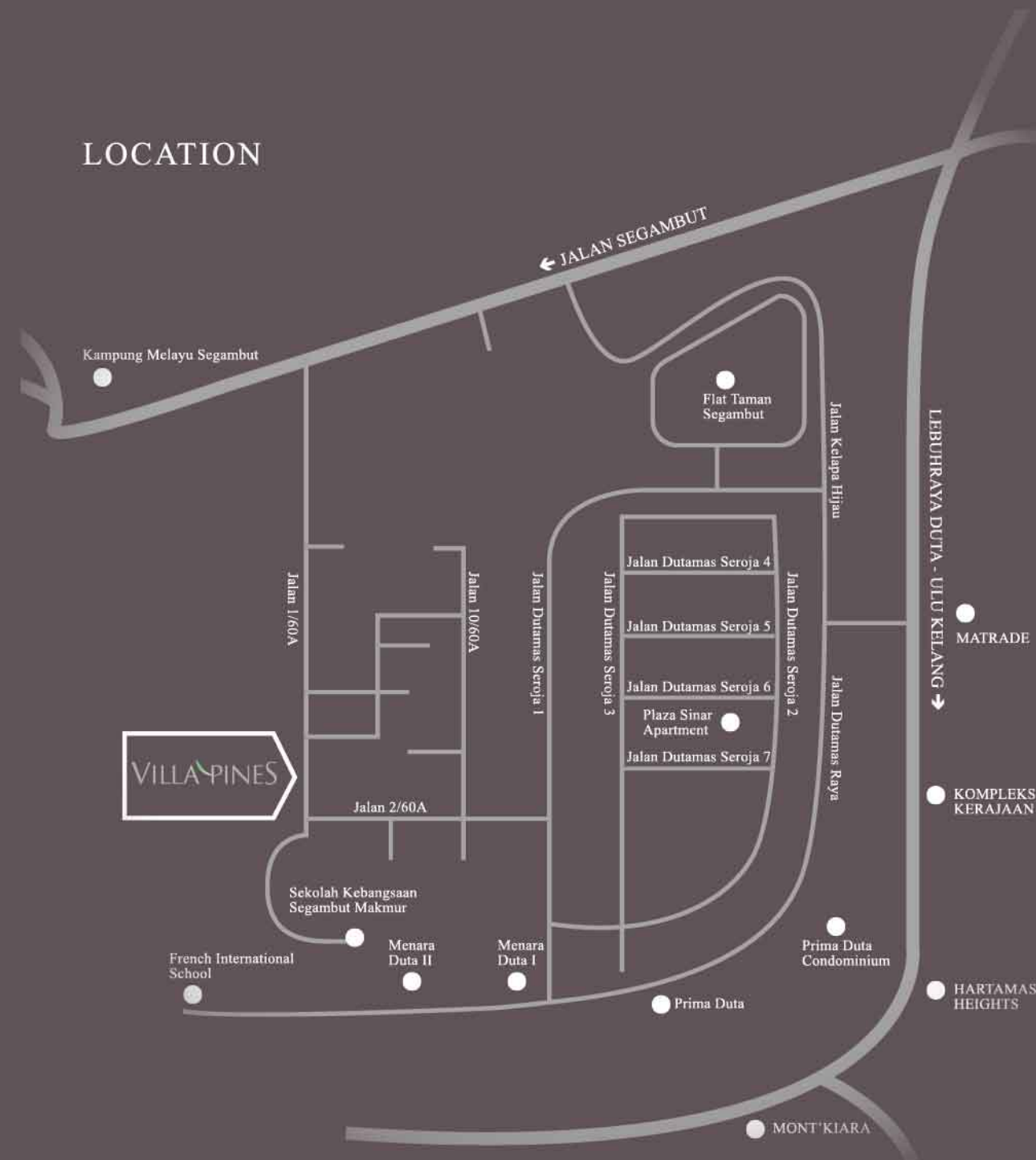
SITE OVERVIEW



Ground Floor Plan

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LOCATION



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SPECIFICATIONS

ROOF : Concrete Roof Tiles with Sisalation
STRUCTURE : Reinforced Concrete Framework
WALLS : Cement Sand Bricks / Clay Bricks
CEILING : Skim Coat / Plaster Ceiling
WINDOWS : Powder Coated Aluminium Framed Windows

DOOR
 Main Entrance Door : Quality Solid Core Panel / Decorative Door
 Balcony / Terrace : Powder Coated Aluminium Sliding Door
 Others : Quality Timber Flush Door

WALL FINISHES
 General : Cement Plaster and Paint
 Bathroom : Ceramic Tiles to Ceiling Height
 Kitchen : Ceramic Tiles to 1.50m Height

FLOOR FINISHES
 Living and Dining : Porcelain Tiles
 Staircase and Family : Laminated Timber Floor
 Bedrooms : Laminated Timber Floor
 Bathrooms : Homogeneous Tiles
 Utility and Kitchen : Homogeneous Tiles
 Terrace and Balcony : Homogeneous Tiles
 Car Park : Cement Floor

SANITARY WARES & FITTINGS	INTERMEDIATE LOT	CORNER LOT (Lot 1, 10, 11, 20)
Pedestal Water Closet	6	6
Wash Basin c / w Tap	6	6
Bidet Tap / Tap	8	8
Shower Rose	6	6
Single Bowl Stainless Steel c / w Tap	1	1
ELECTRICAL FITTINGS		
Light Point	69	73
13 Amp Socket Point	39	39
Water Heater Fitting	5	5
Air Con. Unit	9	9
OTHERS		
MATV Point	8	8
Telephone Point	7	7
Audio Intercom Unit	3	3



Typical Floor Plan

3-STOREY TERRACE
 Total Built-up Area: From 3,096 - 3,204 Sq. Ft.



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