



PARK HOMES

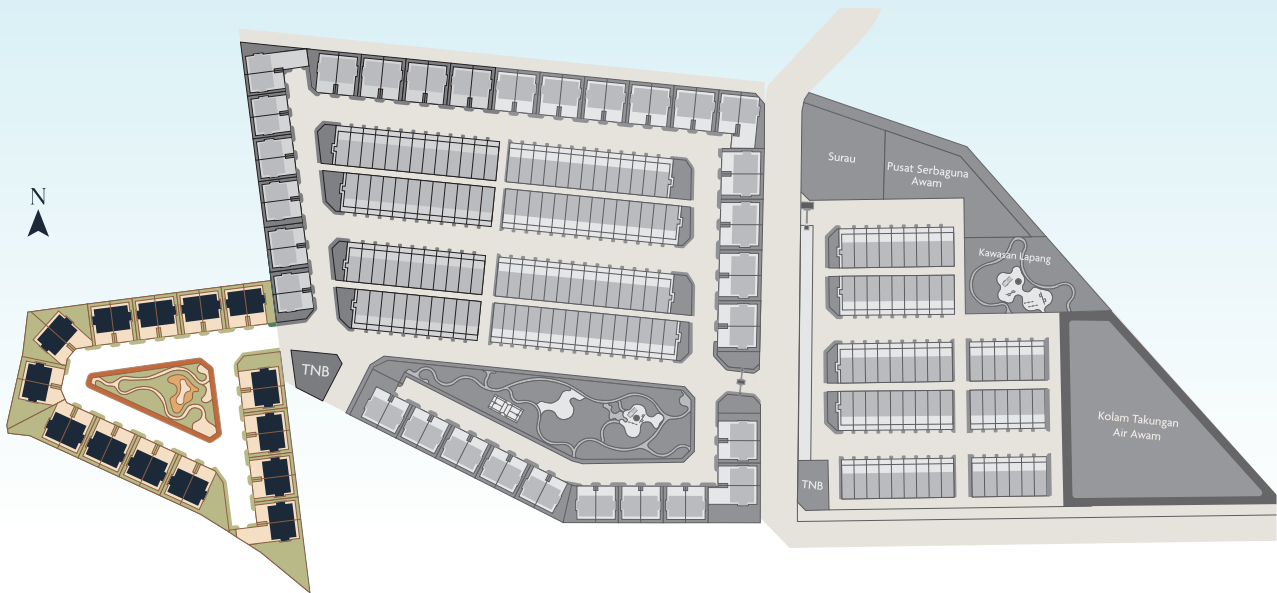
FLOOR PLAN

TRULY
PEACEFUL *Living*



SITE PLAN

DOUBLE STOREY SEMI-D (40' x 80')



FINAL PHASE
PARK HOMES



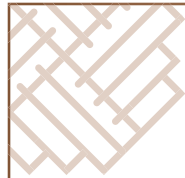
Artist's Impression

SPECIFICATIONS

DOUBLE STOREY SEMI-D 40' x 80'

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 Area	- Floor Tiles
	Kitchen	- Floor Tiles
	Bedrooms	- Floor Tiles
	Bathrooms	- Floor Tiles
	Balcony	- Floor Tiles
	Staircase	- Floor Tiles
	Car Porch	- Concrete Imprint
	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
	Others	- Plaster / Skim Coat and Paint
PLUMBING AND SANITARY	Water Closet	- 5 nos
	Wash Basin with Tap	- 5 nos
	Shower	- 6 nos
	Long Bath	- 1 nos
ELECTRICAL INSTALLATION	Lighting Point	- 32 nos
	13 amp Socket Point	- 37 nos
	20 amp Socket Point	- 1 nos
	Telephone Point	- 1 nos
	Air Cond Point	- 7 nos
	Auto Gate Point	- 1 nos
	Door Bell Point & Switch	- 1 set
	Fan Point	- 9 nos
FENCING		- Mild Steel Gate / Brick Wall / Plaster and Paint

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



DOUBLE STOREY SEMI-D 40' x 80'



5 BEDROOMS +
1 SENIOR SUITE



5 BATHROOMS



SOLAR &
EV CHARGING POINT*



BUILT-UP AREA
3,429 SQ.FT.



CAR PORCH FIT
UP TO 3 CARS



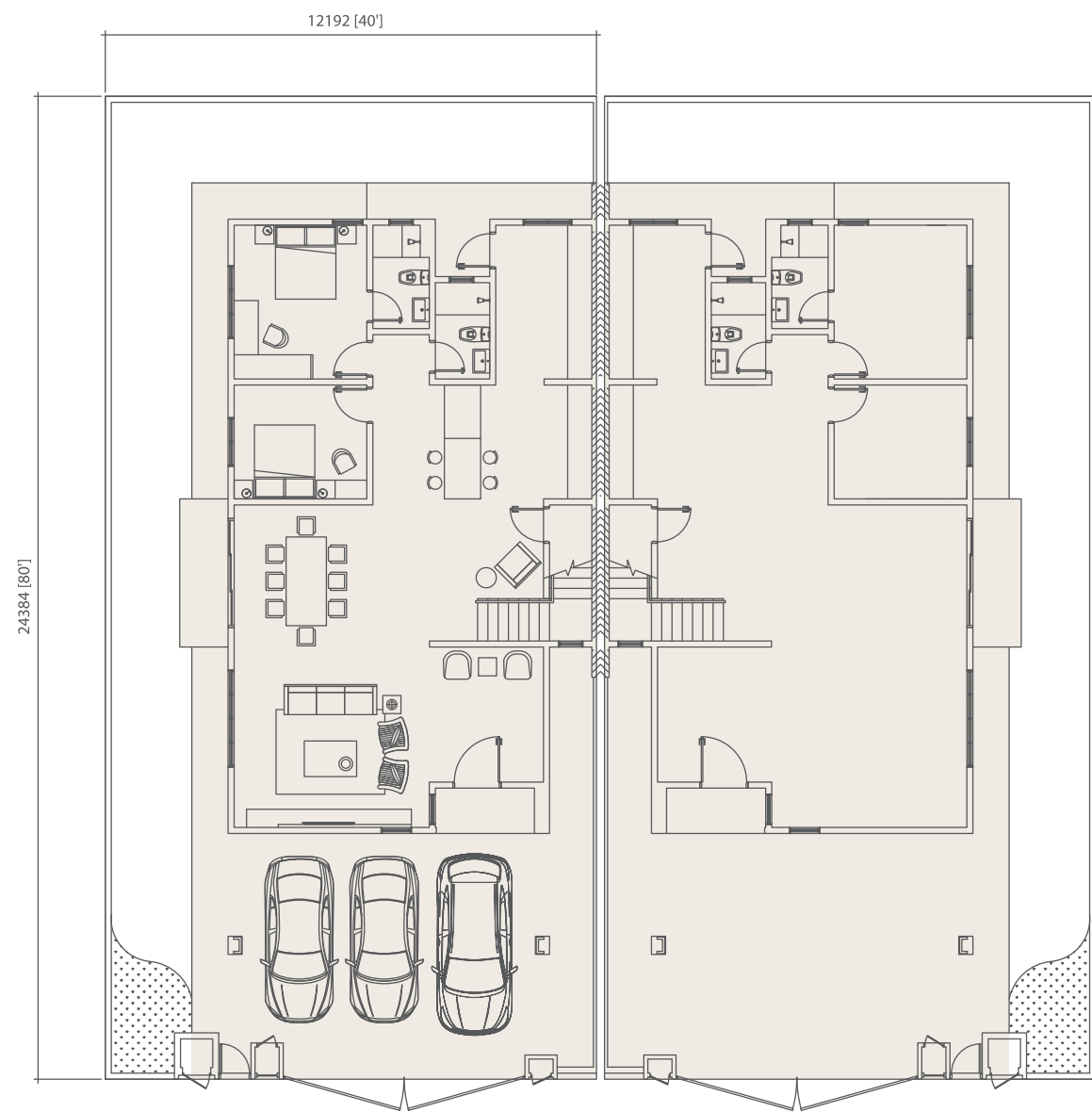
PARCEL BOX**



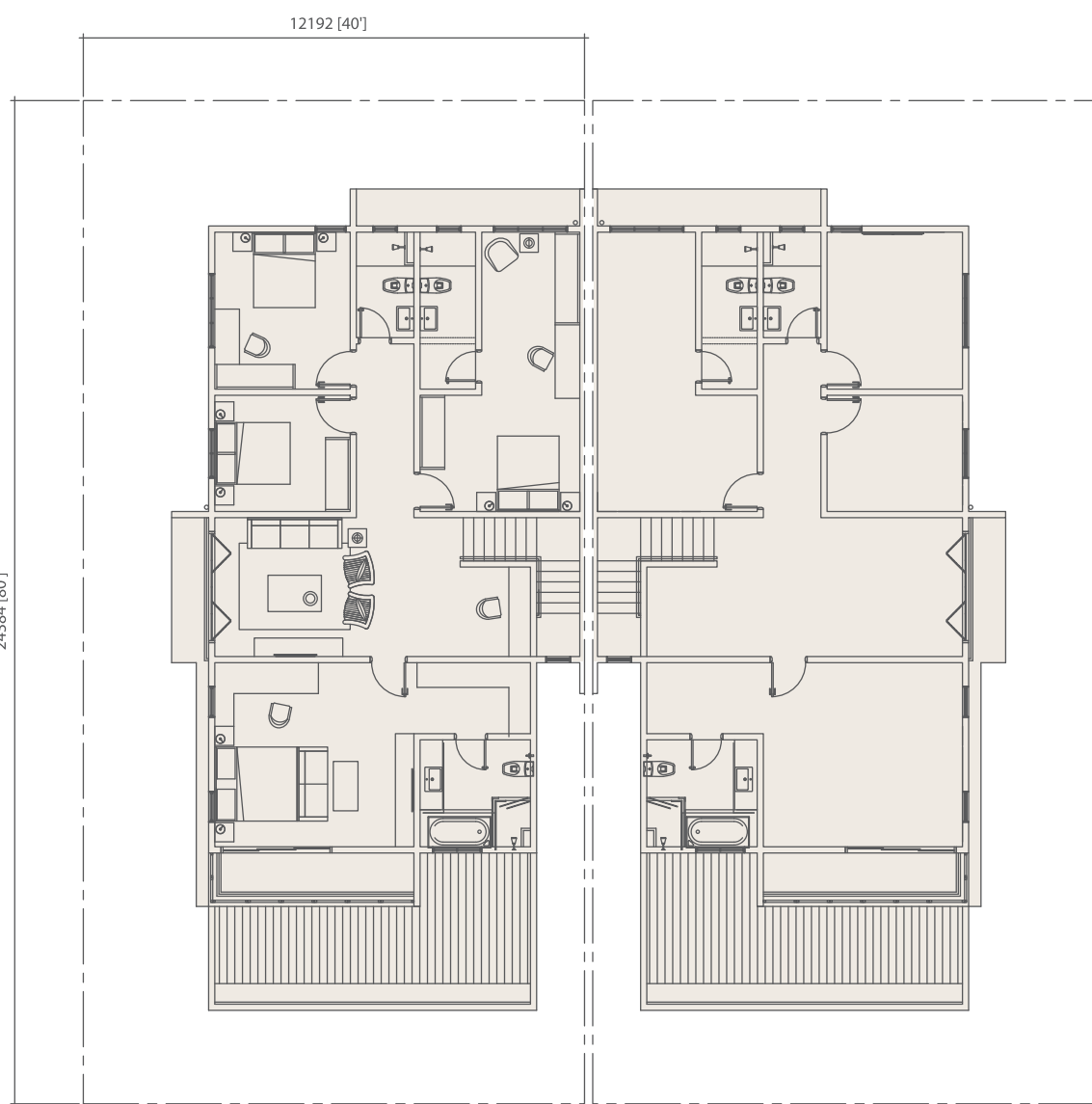
AUTO GATE
SYSTEM



RAINWATER
HARVESTING



GROUND FLOOR



FIRST FLOOR

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

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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 Iklan: 19355-4/09-2025/1084(NI-IL) | Tempoh Sah: 26/09/2023 - 25/09/2025 | Jenis Hakmilik: Hak Milik Kekal | Pihak Berkuasa Yang Meluluskan Plan Bangunan: Majlis Perbandaran Sepang | No Rujukan :MPSepang.600-34/3/610/9 | 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 Siap: Sep 2025 | Bebanan: Tiada