

BAYU VILLAS (Single Storey Villas)

Specifications

Structure	Reinforced concrete frame
Roofing	Reinforced concrete slab and/or metal deck roofing on metal roof trusses with insulation
Wall	Clay bricks or equivalent
Doors	Main door : Solid timber Terrace : Powder coated aluminium folding door Rooms : Moulded door Bathrooms : Water proof plywood flush door Store/Utility : Aluminium fixed louvres
Windows	Powder coated aluminium frame windows c/w tinted glass
Ceiling	Plain plaster ceiling & skim coating
Floor Finishes	Bedrooms – Laminated timber flooring Apron/Store – Cement rendered Other areas – Porcelain tiles
Wall Finishes	Kitchen & Wash area – Porcelain tiles up to 1500mm height Bathrooms – Porcelain tiles up to 2100mm height Other areas – Plaster & paint
Paints	External wall – Weather resistant acrylic paint Internal wall & Ceiling – Emulsion paint Timber & Metal – Enamel paint
Locks	Quality locksets
Fencing	Hedges & Low brick wall
Garden	Spot turfing
Others	Termite treatment to ground



* Artist impression only

BAYU VILLAS



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	Villa A	Villa B	Electrical installations	Villa A	Villa B
Sanitary fittings			Lighting point	17	14
Water storage tank	1	1	13amp power point	19	18
Pedestal water closet	2	2	Air-cond. point	5	4
Basin	2	2	15amp power point for solar heater	1	1
Shower rose	2	2	Astro point	2	2
Toilet roll holder	2	2	Ceiling fan point	4	3
Kitchen sink	1	1	13amp weather proof point	2	2
Tap	6	6	Telephone point	2	2
Hand bidet	2	2	Data point	1	1
Soap holder	2	2	Solar heater	1	1
Shower screen	2	1	3-phase wiring		

Developer Licence : 5130-7/05-2015/81(L) Advertising Permit : 5130-7/05-2015/81(P) Validity Period : 18/05/2013-17/05/2015
Approved Plan No. : OSC(482-B)L/B/6/106/612/13 Land Encumbrances : Malayan Banking Berhad Total Units : 34 Exp. Completion Date : Dec 2016
Land Tenure : 99 years (1/7/2111) Price : Min RM 607,800 Max RM 855,800 Approving Authority : Majlis Bandaraya Ipoh

Restriction on land: The land can only be transferred or lease with the written consent of State Authority.

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Special Features

- Rainwater harvesting system recycles rain water for external use
- High level windows to allow natural sunlight and ventilation
- Energy saving solar heater to each unit
- Home alarm security system
- Children and elderly friendly design with ramp access to entrance, terrace and master bathroom
- Ample green space
- Dual facade design
- Furnished with kitchen cabinet, oven, cooker hob and hood
- Laminated timber flooring to all bedrooms
- UniFi ready to deliver high speed broadband to your home

* Artist impression only

TYPE A

LOT SIZE:
24'x100'



TYPE B

LOT SIZE:
20'x93.5'



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