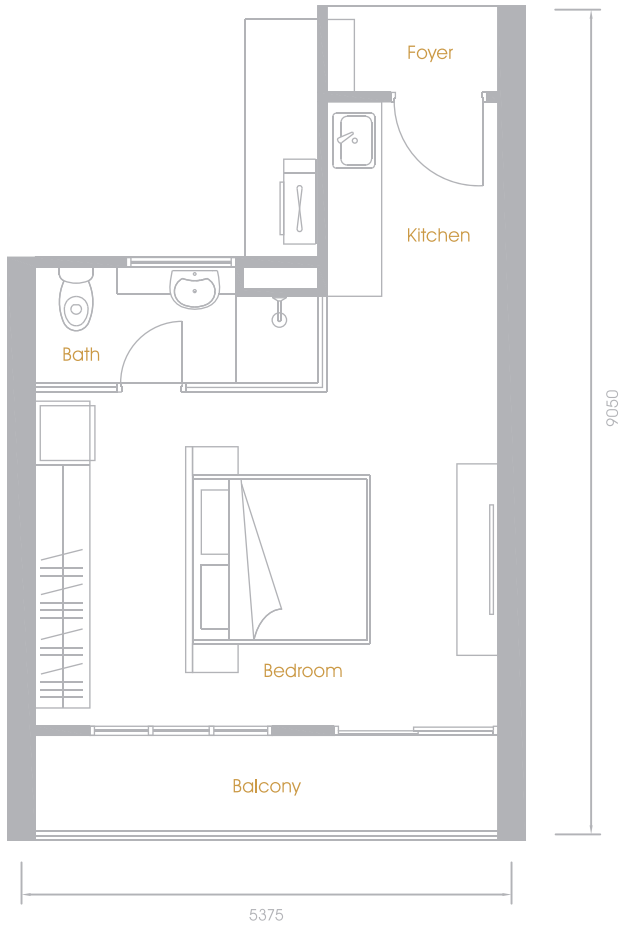




UNIT DESIGN & COMPOSITION





FOR INTERNAL CIRCULATION ONLY

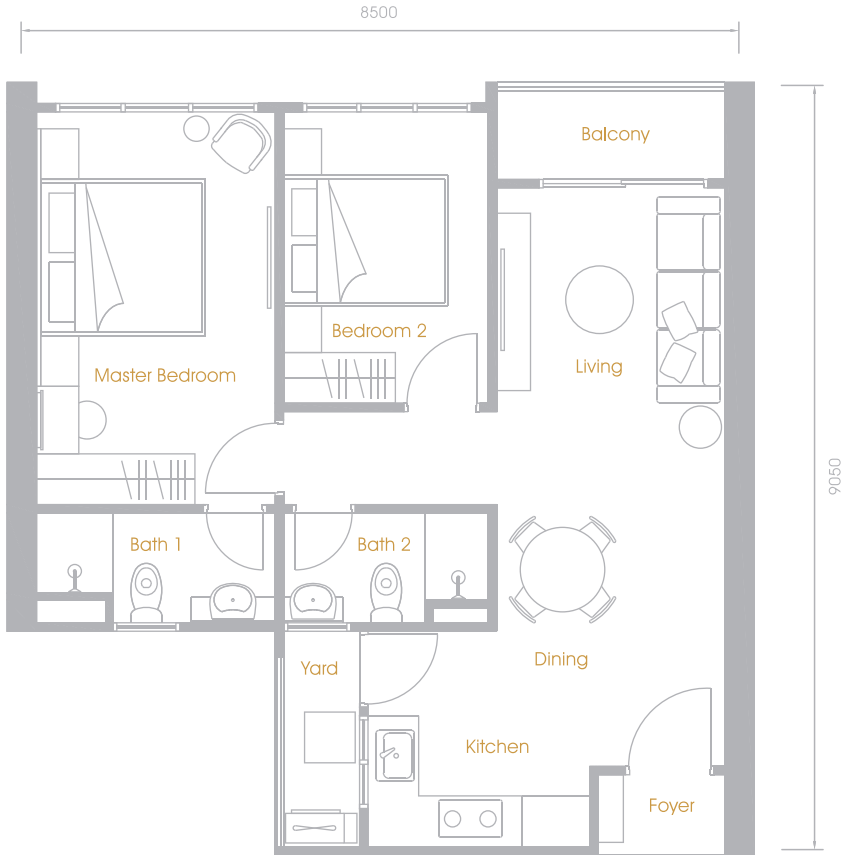


Level 8 - 43 | Intermediate Unit

Type A

-  1 STUDIO
-  1 BATHROOM

425 SQ. FT. / 39.50 SQ. M.



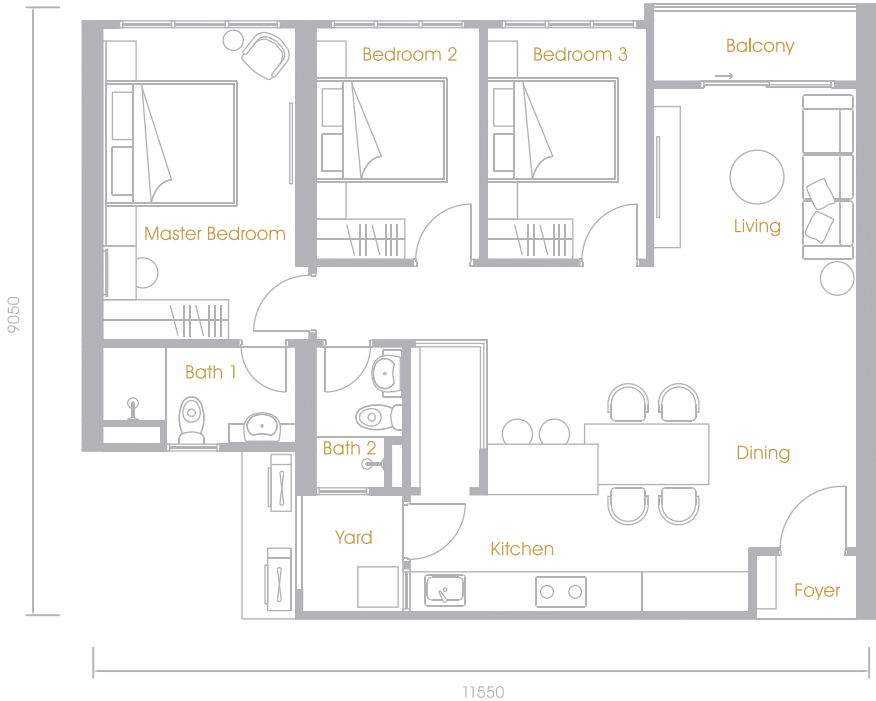
Level 8 - 43 | Intermediate Unit

Type B

 2 BEDROOMS

 2 BATHROOMS

725 SQ. FT. / 67.40 SQ. M.



Level 8 - 23 | Corner Unit

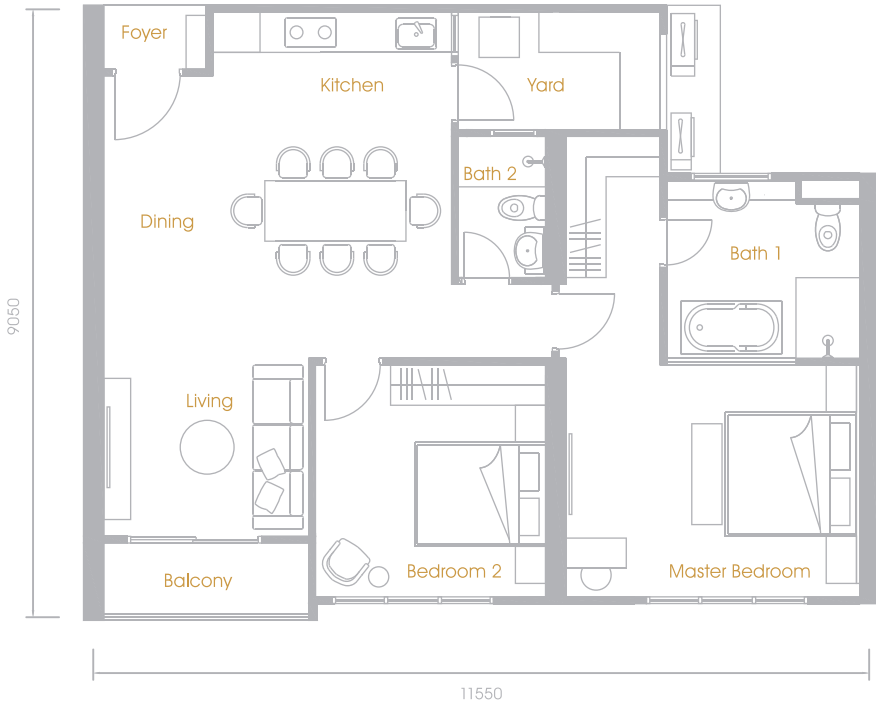
Type C

 3 BEDROOMS

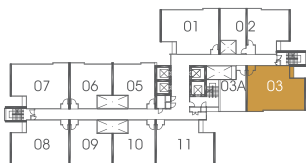
 2 BATHROOMS

 1 UTILITY

1,020 SQ. FT. / 94.80 SQ. M.



Level 7 - 43 | Corner Unit

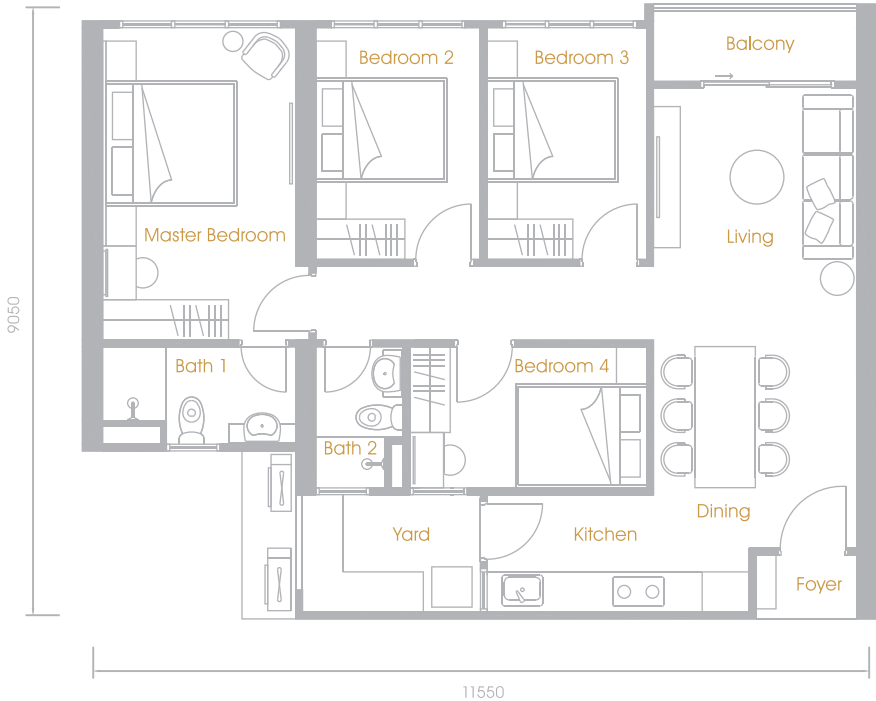


Type C1

 2 BEDROOMS

 2 BATHROOMS

1,020 SQ. FT. / 94.80 SQ. M.



01: Level 7 - 43A | Corner Unit

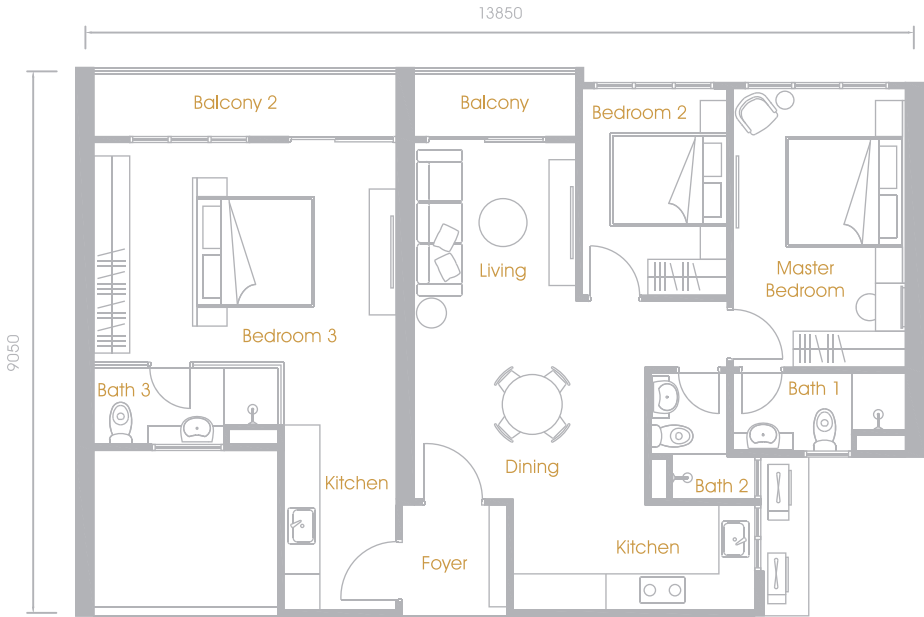
07, 08, 11: Level 23A - 43 | Corner Unit

Type C2

 4 BEDROOMS

 2 BATHROOMS

1,020 SQ. FT. / 94.80 SQ. M.



Level 7 - 43A | Corner Unit

Type D

 3 BEDROOMS DUAL KEY

 3 BATHROOMS

1,162 SQ. FT. / 107.95 SQ. M.



**LEVEL 7
PLAN**



**LEVEL 43A
PLAN**

SPECIFICATION

Structure	• Reinforced concrete structure
Wall	• Concrete infill wall / Masonry wall
Roof	• Reinforced concrete flat roof
Roof Framing	• Reinforced concrete flat roof
Ceiling	• Skim coat with paint / Plasterboard with paint*
Windows	• Aluminium frame glass window
Doors	<ul style="list-style-type: none"> • Main Entrance • Fire rated door • Bedroom / Yard • Plywood flush door • Bathroom • Plywood flush door / Glass door** • Balcony • Aluminium frame sliding glass door
Ironmongery	• Quality lockset
Wall Finishes	<ul style="list-style-type: none"> • Internal • Skim coat with paint* / Glass*** • External • Plaster & paint • Bathrooms • Tiles / Glass****
Floor Finishes	• Tiles
Sanitary and Plumbing Fittings	• Quality sanitary wares and fittings

ELECTRICAL INSTALLATION

Description	Type A	Type B	Type C	Type C1	Type C2	Type D
Lighting Point	7	14	19	20	19	20
Ceiling Fan Point	1	3	4	3	5	4
Switch Socket Outlet	16	25	33	25	33	44
Air-Condition Point	1	3	4	3	5	4
Fiber Wall Point	1	1	1	1	1	2
Water Heater Point	1	2	2	2	2	3
Distribution Board	1	1	1	1	1	2

* Wherever applicable

** ONLY APPLICABLE TO TYPE A (Bathroom) & TYPE D (Bathroom 3)

*** ONLY APPLICABLE TO Utility

**** ONLY APPLICABLE TO TYPE A (Bathroom), TYPE C1(Bathroom 1) & TYPE D (Bathroom 3)

THE INFORMATION CONTAINED HEREIN SUBJECT TO CHANGE AS MAYBE REQUIRED BY LOCAL AUTHORITIES AND DEVELOPER'S ARCHITECT





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 **Znen Group**

DEVELOPMENT NAME: PANGSAPURI SERVIS BIJIRIN • DEVELOPER'S LICENSE NO: 30059/04-2027/0058(A) • VALIDITY PERIOD 21/04/2022 - 20/04/2027 • ADVERTISING & SALES PERMIT NO: 30059-1/12-2026/1371(NH-S) • VALIDITY PERIOD 28/12/2023 - 27/12/2026 • APPROVING AUTHORITY MAJLIS BANDARAYA SEBERANG PERAI • APPROVED LAYOUT PLAN REF NO MBSP/40/20-37/16(PR2) (30) • EXPECTED DATE OF COMPLETION JUNE 2028 • TENURE OF LAND FREEHOLD • TOTAL NO OF UNITS 401 • PRICE MIN RM136,000.00 • PRICE MAX RM719,000 • BUILT UP AREA 425 SQFT - 1162 SQFT

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