





Artist's Impression of Thematic Garden: Blooming Garden

ESCAPE TO A TROPICAL GREEN PARADISE

PRIMER Garden Town Villas is located amidst lush tropical greenery that transforms suburban living with 3 thematic gardens. A verdant oasis with green plantings, paved walkway and benches - this is the perfect place to enjoy your cup of coffee or tea, read some papers or simply relax and catch up with nature.

SENSES PARK 1



The Senses Garden is a comforting place to reflect and meditate. Take a relaxing stroll on the meandering walkway through the garden and enjoy the picturesque view of tropical flora.

BLOOMING PARK 2



Discover a wonderland of colourful and uniquely shaped recreational plants that is an inviting place to visit with the merriment of birds singing atop the trees.

AROMATIC PARK 3



Inhale the sweet fragrance of the lined plants along your very own 'memory lane' and create unforgettable moments with your friends and family in the Aromatic Garden.



SAFE & SOUND

An essential pre-requisite of a home is that you must feel safe within it. To ensure this, we have a multi-tiered security system – a comprehensive perimeter fencing with CCTV surveillance, Intercom & Central Monitoring System (CMS) linked to guardhouse and 24-hour gated & guarded entrance with proximity card access. You can also access your Security Alarm System via any smart phone or web-enabled devices.

INNOVATIVE HOME ENTERTAINMENT

Your home will be complete with a smart digital home system that brings four important aspects altogether – Multimedia, Information, Communication and Education. This is a revolutionary way for your family members to spend quality time together.



Artist's Impression of Guarded Grand Entrance



PRIMER GARDEN TOWN VILLAS

INTERMEDIATE

3 + 1 BEDROOMS + 4 BATHROOMS

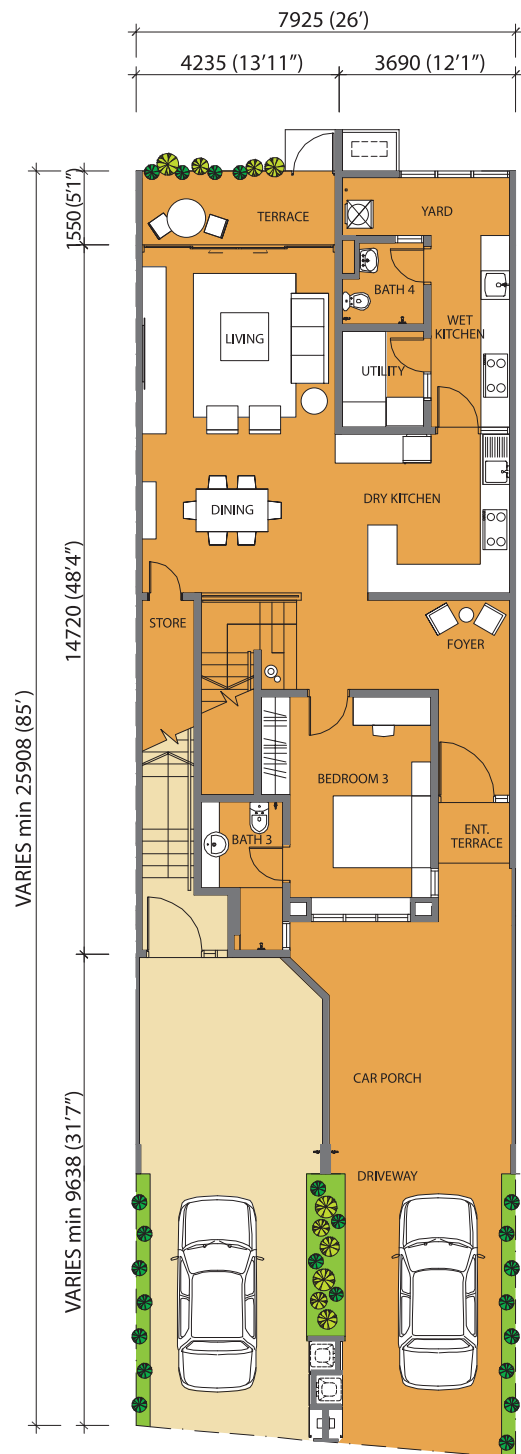
LOWER UNIT 2,343 sq. ft.

UPPER UNIT 2,746 sq. ft.

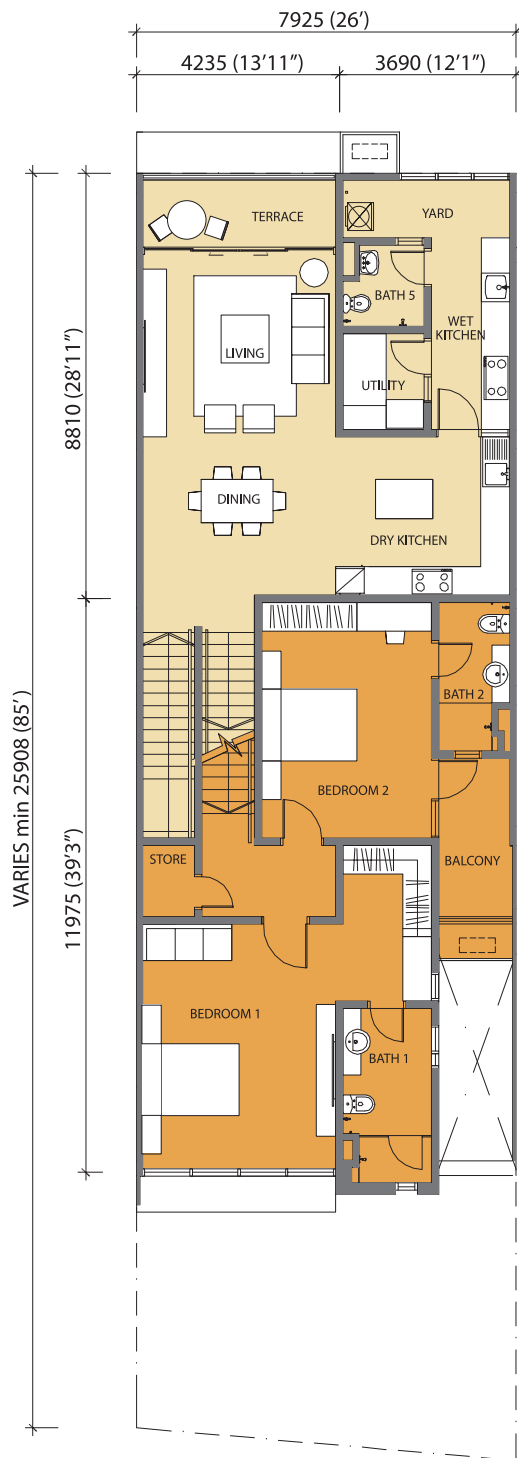


SPACIOUSLY STUNNING

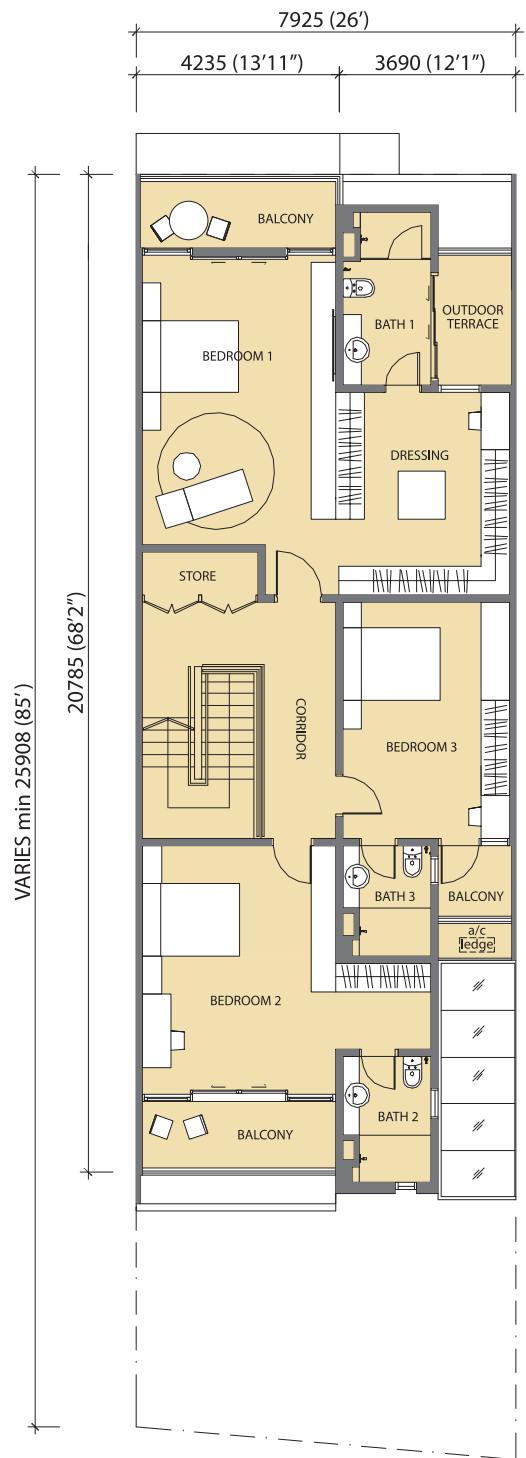
PRIMER Garden Town Villas are seamlessly integrated with the 'nature' landscape. Expansive glass windows and doors that invite picturesque views of the luxuriant outdoor parks, soaring ceiling create an unobstructed free flow of interior space, transforming 'town villas living' into a whole new level of chic, stylish and spacious experience.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

STRUCTURE : RC Concrete Frame

WALLS : Cement Sand Bricks

ROOFING COVERING : Metal Deck Roof / RC Concrete Flat Roof

ROOFING FRAMING : Metal Roof Trusses

CEILING

Car Porch	- Plaster Ceiling
Living, Dining	- Skim Coat
Bedrooms 1, 2 & 3	- Skim Coat / Plaster Ceiling
Baths 1, 2, 3 & 4	- Plaster Ceiling
Dry Kitchen, Wet Kitchen & Yard	- Plaster Ceiling
Terraces & Balconies	- Plaster Ceiling / Skim Coat
Others	- Plaster Ceiling / Skim Coat

WINDOWS

Bronze Anodised Aluminium Frame Casement Window
Bronze Anodised Aluminium Frame Top Hung Window
Bronze Anodised Aluminium Frame Louvred Window (adjustable/fixed)

DOORS

Main Entrance	- Decorative Solid Core Door
Terraces & Balconies	- Bronze Anodised Aluminium Frame Sliding Door
Bedrooms	- Timber Flush Door
Baths 1, 2 & 3	- Timber Flush Door
Bath 4	- PVC Door
Kitchen	- Timber Framed Glass Door
Store	- Timber Louvred Door

IRONMONGERY

Main Entrance	- Lever Handle Lockset
Others Internal Doors	- Cylindrical Locksets

WALL FINISHES

Dry & Wet Kitchen	- 1500mm High Ceramic Tiles
Bathrooms	- Ceiling Height Ceramic Tiles
Other internal walls	- Plaster and Emulsion Paint
External walls	- Plaster and Weather Resistant Paint

FLOOR FINISHES

Living, Dining & Dry Kitchen	- Porcelain Tiles
Bedroom 3 (Lower Unit)	- Porcelain Tiles
Bedroom 1 & 2 (Lower Unit)	- Laminated Timber Flooring
Bedrooms 1, 2 & 3 on upper floors	- Laminated Timber Flooring
Baths 1 - 4	- Ceramic Tiles
Staircases (Upper Unit)	- Porcelain Tiles / Laminated Timber Flooring
Staircases (Lower Unit)	- Laminated Timber Flooring
Driveway & Carporch	- Imprint concrete
Others areas	- Ceramic tiles



PAINTS

- External Wall - Weather Resistant Paint
Internal Wall - Emulsion Paint

FENCING

- Fencing - No Fencing provided
Gate - No Gate provided
Others - Letter Box, Electrical Meter Box And Refuse Chamber Provided

ELECTRICAL INSTALLATION

	TYPE A1		TYPE A2		TYPE A3	
	(Lower unit)	(Upper unit)	(Lower unit)	(Upper unit)	(Lower unit)	(Upper unit)
Light point	25	29	26	29	25	29
Motion detector light point	1	1	1	1	1	1
Fan point	5	5	5	5	5	5
Air-cond point	5	5	5	5	5	5
Switch socket outlet point	18	17	20	18	19	18
SMATV	2	2	2	2	2	2
Fibre Wall Socket Outlet	1	1	1	1	1	1
Water Heater Point	4	4	4	4	4	4
Door bell point	1	1	1	1	1	1
Data Point	2	2	2	2	2	2
Intercom point	1	1	1	1	1	1
Smoke Detector	2	2	2	2	2	2
Water Booster point	1	1	1	1	1	1

SANITARY AND PLUMBING FITTINGS

	TYPE A1		TYPE A2		TYPE A3	
	(Lower unit)	(Upper unit)	(Lower unit)	(Upper unit)	(Lower unit)	(Upper unit)
Wash basin c/w vanity top	3	3	3	3	3	3
Wash basin	1	1	1	1	1	1
Basin tap	4	4	4	4	4	4
Pedestal WC	4	4	4	4	4	4
Hand bidet	4	4	4	4	4	4
Washing machine bib tap at Yard	1	1	1	1	1	1
Bib tap at car porch	1	1	1	1	1	1

EXTRA FEATURES

- Integrated security alarm system with Central Monitoring System (CMS) linked to guardhouse
- 2-way communication via intercom to guardhouse
- Barrier Gate with proximity card access system at main entrance
- Emergency panic buttons linked to guardhouse
- Perimeter fencing with CCTV surveillance
- Smart Digital Home System
- High Speed Broadband (HSBB) ready for connection
- SMATV /Astro point ready for connection
- Frameless tempered glass shower screen for bath 1
- Vanity top basin in bath 1, bath 2 and bath 3
- Aircond point c/w refrigerant and condensate drain pipe
- Outdoor water filter
- Rain water harvesting for common area



Cahaya SPK Sales Gallery

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Developer: S.J. Properties Sdn. Bhd., Address: Cahaya SPK Clubhouse, No. 1, Jalan Hijau Serindit U9/68, Cahaya SPK, Seksyen U9, 40150, Shah Alam, Selangor Tel: (03) 7846-4407, Developer's License No. :10154-5/03-2017/281, Validity: 8/03/2012 hingga 7/03/2017, Advertising & Sales Permit No :10154-5/2278/2013/09, Validity : 24/09/2012 hingga 23/09/2013, , Approving Authority: Majlis Bandaraya Shah Alam (MBSA), Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK-U9/0022-2012, Land Encumbrances : Maybank Berhad, Land Tenure : 99 Years Leasehold (Expiration 27/12/2108), Tarikh Dijangka Siap : October 2015, Precinct 7: 3-Storey Townhouse, Total units: 244, Selling Price: (min) RM906,931 & (max) RM1,400,415
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