

WELCOME MEMOD

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## SPECIFICATION

### Structure

Reinforced Concrete Framework

### Roof

Concrete Roof Tiles

### Wall

Cement Sand Brick or Reinforced Concrete

### Ceiling

Plaster Board Ceiling or Skim Coat

### Window

Adjustable / Fixed Louvers Window, Fixed Glass Window, Casement Window, Top Hung Window

### Door

Flush Door / Honey Comb Core Door

### Floor Finishes

Living & Dining - Ceramic Tiles

Kitchen - Ceramic Tiles

Bathrooms - Ceramic Tiles

Bedrooms - Ceramic Tiles

### Car Porch

- Cement Render

### Driveway

- Cement Render

### Others

- Cement Render

### Wall Finishes

Kitchen - 1500mm High Ceramic Tiles

Bathrooms - 1500mm High Ceramic Tiles

Internal - Plaster & Paint

External - Plaster & Paint

### Sanitary Fittings

Kitchen - Single Bowl with Single Drainer Sink : 1 no

Bathroom - Shower Rose : 3 nos

- Sitting WC : 3 nos

- Basin With Tap : 3 nos

### Electrical Point

Lighting Points : 12 nos

13 Amp Power Socket Point : 7 nos

Ceiling Fan Point : 1 no

Telephone Point : 1 no

TV Point : 1 no

### LBS HASSLE FREE HOME OWNERSHIP PROGRAMME \*\*

The Easier Way to Own A Home

- 3% Rebate
- Free Legal Fees On SPA
- Free Disbursement Fees On SPA
- Free Stamp Duty On Transfer (MOT)

\*\* Terms and conditions apply

Double Storey Terrace House | 18' x 55'

From

**RM269,607\***

\*After 7% bumiputera discount



**013-219 9798    017-669 1523**  
**016-319 5248    03-7861 8031**

Another Project by :



**Head Office**  
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A joint venture project between :

**Developers**



**JAI DIRI GIJIH SDN BHD (519928-K)**  
(A member of LBS Bina Group Berhad)



**PERMODALAN NEGERI SELANGOR BHD (94047-M)**

Developer : Jaidiri Gijih Sdn Bhd (519928-K) • Developer's License No. : B944-1/06-8019/851 • Validity Period : 23/06/2009 - 29/06/2012 • Advertising & Sales Permit No. : B944-1/0903/9011(11) • Validity Period : 09/11/2010 - 08/11/2011 • Approving Authority : Majlis Daerah Kuala Langat • Building Plan Ref. No. : MCKL/KB/AK08/OSC4/643(A) • Land Tenure : Leasehold 99 years (expiry: 05/08/2024) • Land Encumbrances : Charged to AmBank (M) Bhd • Expected Date of Completion : April 2013 • Total Units : 276 Units • Price : RM299,000(Min) - RM362,800(Max) • Restriction in Interest : This land cannot be transferred, charged without the prior consent from The State Authority.

Whilst every reasonable care and effort has been taken, all measurements and specification are approximate. All plans, specifications and information contained herein may be subject to change as may be required by the Authorities / Engineer / Architect and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy.

BANDAR  
SAUJANA PUTRA

Chapter



The Perfect Home Living



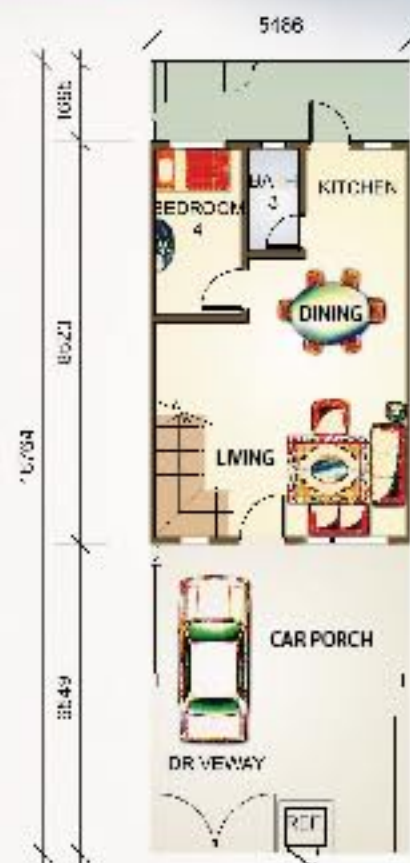
Artist Impression

### LOCATION MAP





## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



Prompted by the instant success of Topaz 1, 2 and 3, and the overwhelming demand for the aesthetic living that Topaz offers, we can now anticipate the arrival of the concluding homes saga. Here is your absolutely final chance to own these limited, charming homes for the perfect living, that residents of Topaz 1, 2 and 3 already enjoy.

The adjacent ELITE Highway and South Klang Valley Expressway (SKVE) gives you fast and smooth access to Puchong, Shah Alam, Subang Jaya, Seri Kembangan, Putrajaya, Cyberjaya and KLIA.