

FOR PREVIEW ONLY

PALM HILLS II

38' x 75' 1.5 Storey Duplex Semi-D

A Smart Joint Venture Project By,

**KOTASAS**
BANDAR BARU KUANTAN



WAWASAN
INTACT PROPERTIES
(PAHANG) Sdn Bhd.



THE ART OF LEISURE

KUANTAN'S NEW CURATOR OF VIBRANT LIFESTYLE

The pinnacle of modern living in KotaSAS. The well curated and spacious layout offers 4 bedrooms and 3 bathrooms . Palm Hills II also offers double master bedrooms perfectly created for your extended family living. The airy double volume duplex design provides that final touch of luxury that only Palm Hills II can provide.



Why Choose KotaSAS?

KotaSAS provides the best safety and security that comes with a guarded neighbourhood offering peace of mind for your whole family.

Additionally KotaSAS offers healthy lifestyle where you will be able to enjoy the public parks and jogging tracks within the city. Palm Hills II Residence is the perfect enclave to elevate the quality of life for your growing family.



Excellent Accessibility



Guarded Neighbourhood



Ample Green Area



Low Density Precinct



Widest Frontage Homes



Optimized Building Layout



MASTER PLAN

PALM HILLS II



Commercial Complex

1. Main Entrance
2. Central Business District
3. Sultan Ahmad Shah Administrative Centre (PPSAS)
4. ECRL KotaSAS Central
5. Hypermarket & Mall (Proposed)

Community

6. TASEK Commercial Centre
7. Masjid Bandaraya
8. Imam Shafie Mosque
9. Proposed College/University
10. Future School Complex

Homes

11. Summer Homes (East & West)
12. Summer Homes (North & South)
13. Lakefront Signature Homes
14. SpringVale Residences
15. Evergreen Homes
16. Lakeside Homes

Homes

17. Harmony Homes
18. Azalea Residences
19. Primrose Residences
20. Rivervale Homes
21. Springvale2 Residence
22. Central Residences
23. Majestic Homes
24. Serene Residences
25. Summervale Homes

Others

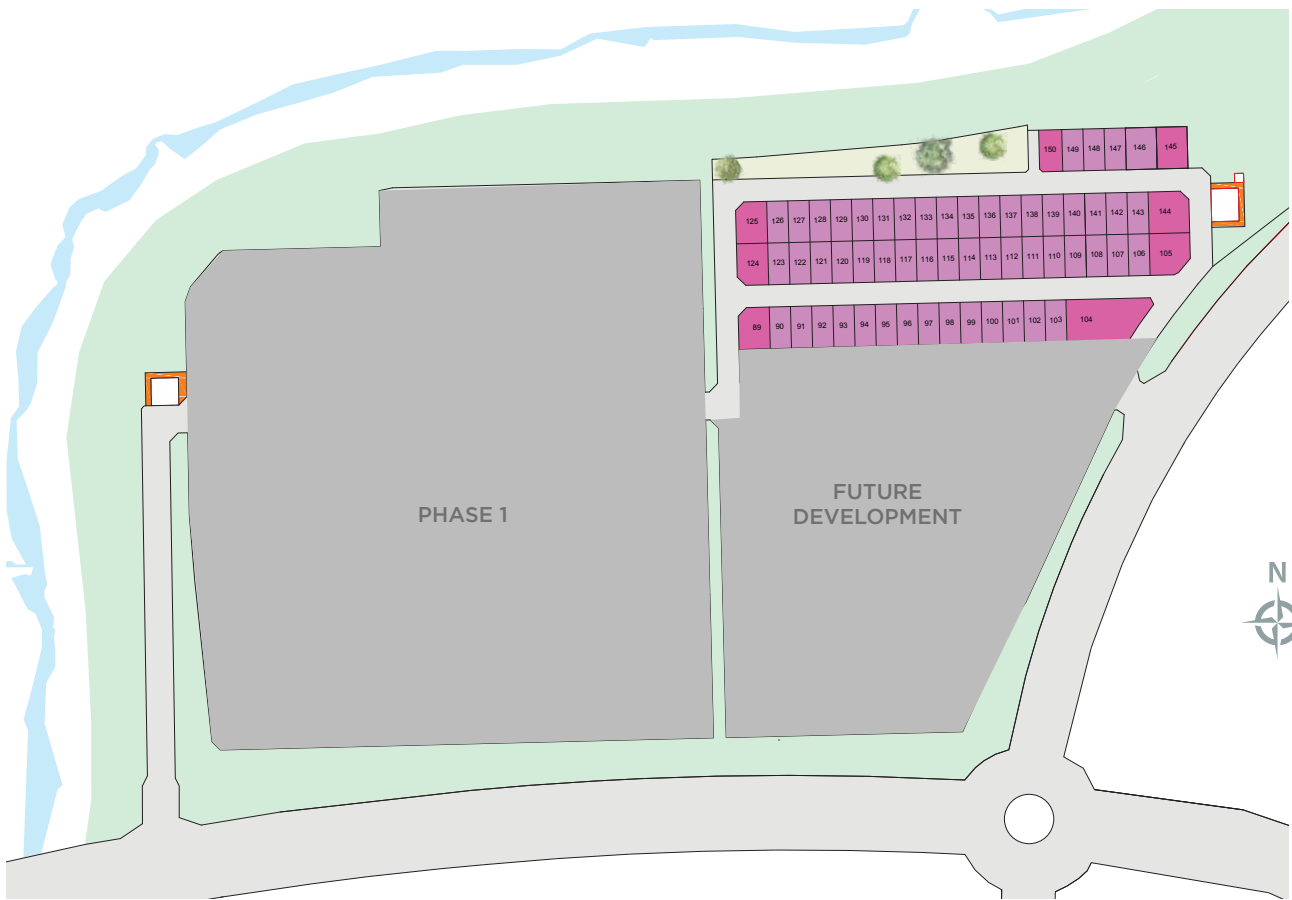
26. Easy Avenue
27. Future Residential
28. Future Commercial
29. West Entrance
30. East Entrance

Completed / Under Construction

Future Developments

SITE PLAN

38' x 75' 1.5 Storey Duplex Semi-D



 Corner Lot  Intermediate

FLOOR PLAN

38' x 75' 1.5 Storey Duplex Semi-D



4 Bedrooms



3 Bathrooms

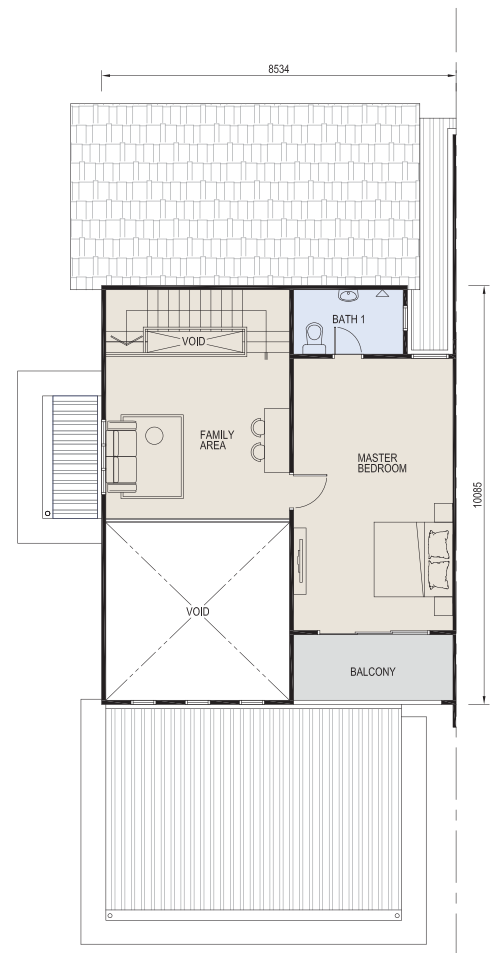


3 Parking Bays

1 Living + 1 Dining + 1 Kitchen + 1 Family Area + 1 Dry Yard + 1 Balcony



Ground Floor



First Floor

SPECIFICATIONS

38' x 75' 1.5 Storey Duplex Semi-D



Foundation	Reinforce Concrete		
Wall	Concrete Wall		
Roof Covering	Cement Tiles Roofing Metal Deck Roofing Sheets		
Roof Framing	Light Weight GI Roof Trusses System		
Ceiling	Plaster Ceiling		
Windows	Aluminium Frame Glass Panel Window		
Doors	Main Entrance	: Aluminium Frame Sliding Glass Panel Door	
	Bedrooms	: Metal Frame Plywood Flush Door	
	Bathrooms	: Metal Frame Fibre Flush Door	
	Kitchen	: Metal Frame Plywood Flush Door	
Wall Finishes	External Walls	: Skim Coat and Paint	
	Internal Walls	: Skim Coat and Paint	
	Bathrooms	: 2.4m High Wall Tiles	
	Kitchen	: 1.5m High Wall Tiles at Cabinet Area, Other Areas Skim Coat with Paint	
Floor Finishes	Living	: Floor Tiles	
	Dining	: Floor Tiles	
	Bedrooms	: Floor Tiles	
	Kitchen	: Floor Tiles	
	Bathrooms	: Floor Tiles	
	Dry Yard	: Floor Tiles	
	Terrace	: Floor Tiles	
	Car Porch	: Floor Tiles	
	Driveway	: Cement Render	
Sanitary and Plumbing Fittings	Water Closet	: 3 Nos	
	Wash Basin	: 3 Nos	
	Shower Rose	: 3 Nos	
	Washing Machine Tap	: 1 Nos	
	Kitchen Sink	: 1 Nos	
Electrical Fittings		<u>Ground Floor</u>	<u>First Floor</u>
	Lighting Point	: 15 Nos	7 Nos
	Fan Point	: 5 Nos	2 Nos
	Socket Outlet	: 11 Nos	3 Nos
	TV Point	: 1 Nos	-
	Air Cond Point	: 1 Nos	1 Nos
	Water Heater Point	: Nil	1 Nos
	Telephone Point (Fibreoptic cable)	: 1 Nos	-
In Coming Supply	60 Amp Single Phase		
Fencing	MS Security Fencing C/W Accessories		

*Specification is for Type Corner Units, Intermediate Units and End Units



- 4.5 km Kuantan Exit
- 6 km Terminal
- 10 km Kuantan City
- 15 km Airport
- 244 km Kuala Lumpur

waze SALES GALLERY KOTASAS

 **www.kotasas.com**  **09-560 9902**   **kotasas**

WAWASAN INTACT PROPERTIES (PAHANG) SDN. BHD. (1316426-P)

Sales Gallery, Bangunan Tanah Makmur, KotaSAS Avenue Persiaran KotaSAS,
Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur
Monday - Friday, 9am - 6pm • Saturday & Sunday, 10am - 6pm

The information stated herein is subject to changes, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. All measurements are approximate. The developer will not be liable for any inaccuracy(ies). For avoidance of doubt, please refer to the Sales and Purchase Agreement. *Terms and conditions apply.

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