



Where nature and comfort meet in harmony

SALVIA
2-STOREY TERRACE

Modern residences in the heart of a scenic neighbourhood

Green contemporary living awaits you at Salvia 2-Storey Terrace Homes. Uniquely designed with a spacious interior for epitome comfort, these wonderful homes are also just moments away to a 25-acre Hill Park with 8 thematic parks for your family's recreational enjoyment.

Covered car porch
for 2 cars

1.2m wide entrance doorway
with elegant door finishing

4 bedrooms with
en-suite bathrooms

Glass canopy at
sliding door entrance invites
natural sunlight into the home

Open concept living,
dining and kitchen areas



Price from
RM379,900

Built-up Area
2,485 sq ft

Lot Size
22' x 75'

Floor Plans



Ground Floor



First Floor

Specifications

STRUCTURE

Reinforced concrete framework.

WALL

Cement sand bricks / Clay bricks

ROOFING

Concrete roof tiles on GI trusses.

CEILING

Fibrous plaster ceiling / Skim coat.
Asbestos-free fibrous cement board to terrace.

FLOOR FINISHES

Living, dining, guest room, dry & wet kitchen, bathrooms, terrace & drying yard :
Ceramic tiles

Bedrooms & family area on first floor & staircase :
Vinyl floor strips with skirting

Carporch : Cement render

WALL FINISHES

External : Weathercoat paint

Internal : Emulsion paint

Wet kitchen : Full height ceramic glazed wall tiles

Bathrooms : Full height ceramic glazed wall tiles

SANITARY INSTALLATION

Single bowl single drainer kitchen sink	: 2 Nos.
Pedestal WC	: 4 Nos.
Wash basin	: 4 Nos.
Toilet paper holder	: 4 Nos.
Soap dish	: 4 Nos.
Shower rose	: 4 Nos.
Bathrooms tap point	: 4 Nos.
Washing machine tap	: 1 No.
Garden tap	: 1 No.

DOORS

Solid painted decorative timber door to main entrance.

Aluminium sliding glass door to Living & Dining (corner unit only).

Timber flush doors to all bedrooms & bathrooms.

Mild steel plate rear door.

LOCKS

Cylindrical push-button locks with keys for all timber doors except bathrooms.

Cylindrical push-button locks without keys for all bathrooms' door.

WINDOWS

Powder coated aluminium casement, top hung & fixed tinted glass panel window.

ELECTRICAL INSTALLATION

Air-cond point with conceal piping	: 3 Nos.
Air-cond point without conceal piping	: 2 Nos.
Water heater point	: 4 Nos.
Light point	: 29 Nos.
13 amp power point	: 20 Nos.
Ceiling fan point	: 7 Nos.
Telephone point	: 2 Nos.
TV antenna point	: 3 Nos.
Astro piping	: 1 No.
Doorbell point	: 1 No.
Gate light point	: 1 Pair
Auto gate wiring	: 1 Set
UNIFI piping	: 1 Unit

FENCING & GATES

5'0" high brickwork & part mild steel grille fencing and mild steel gates.

5'0" high brickwork fencing to rear.

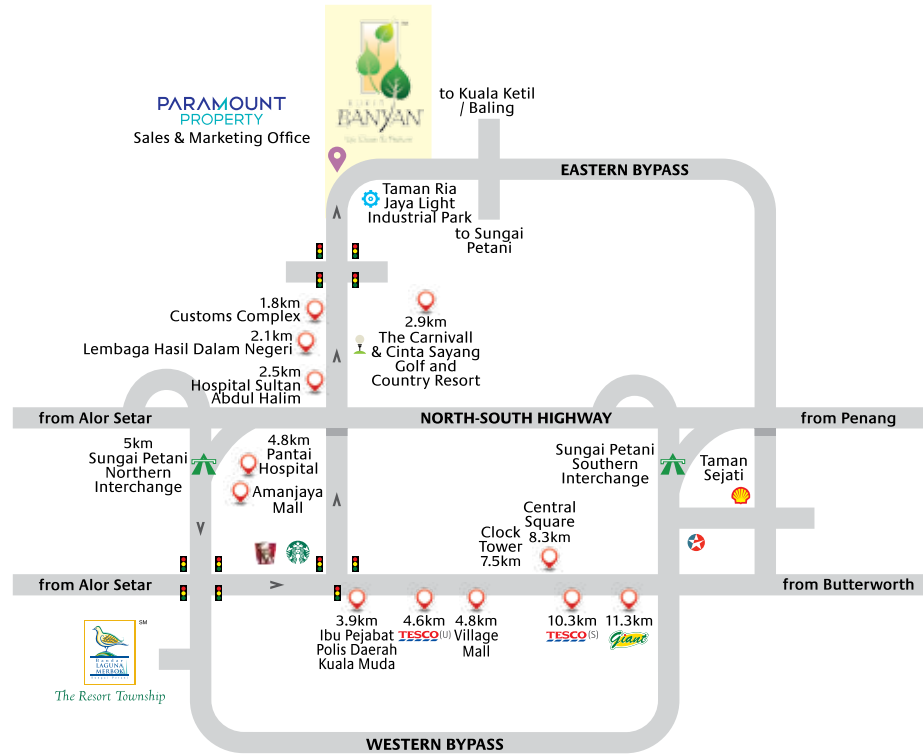
OTHERS

Anti termite soil treatment.

3-phase electrical supply.

Master Plan

- Bungalows
- 2-Storey Semi-Detached Homes
- 2-Storey Terrace Homes
- Hill Park Condos
- Low Cost Apartment
- Low Medium Cost
- Medium Cost
- Shop Offices



- Education - SK Taman Ria (3.5km), SMK Taman Ria Jaya (2.5km), SK Tasek Apong (4.9km) & SMK Bandar Sungai Petani (4.9km)

PARAMOUNT PROPERTY (UTARA) SDN BHD (27914-T)
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PARAMOUNT
 PROPERTY

Tenure of Land: Freehold • Developer License No.: 2003-58/03-2020/0298(L) • Validity Period: 21/03/2018 - 20/03/2020 • Advertising and Sales Permit No.: 2003-58/03-2020/0298(P) • Validity Period: 21/03/2018 - 20/03/2020 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSK(IP)B.126/2017 D RKM • Land Encumbrances: Nil • Expected Date of Completion: MARCH 2020 • Minimum Price: RM459,900 • Maximum Price: RM801,632 • No. of Units: 195

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA