

FOR PREVIEW ONLY

PALM HILLS II

28' x 65' Single Storey Terrace

A Smart Joint Venture Project By,


KOTASAS
BANDAR BARU KUANTAN



WAWASAN
INTACT GROUP 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 3 bedrooms and 3 bathrooms . Palm Hills also offers spacious master bedrooms perfectly created for your extended family living. The airy open space design provides that final touch of luxury that only Palm Hills can provide.

With a high ceiling at the living and dining area that provides natural ventilation and lighting, Rivervale Homes offers an airy and premium feeling just like a semi-d home. The 28 feet wide frontage with optimized floor plan ensures that you can fit up to 3 carparks and saves you from future renovation cost.

Wide Porch Area

- 3** - Bedrooms
- Bathrooms
- Parking Bays
- 2** - Kitchens
- 1** - Utility room
- Yard



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 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 (Proposed)
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. Springvale 2
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

28' x 65' Single Storey Terrace



- Corner Lot
- Intermediate
- End Lot

FLOOR PLAN

28' x 65' Single Storey Terrace



3 Bedrooms

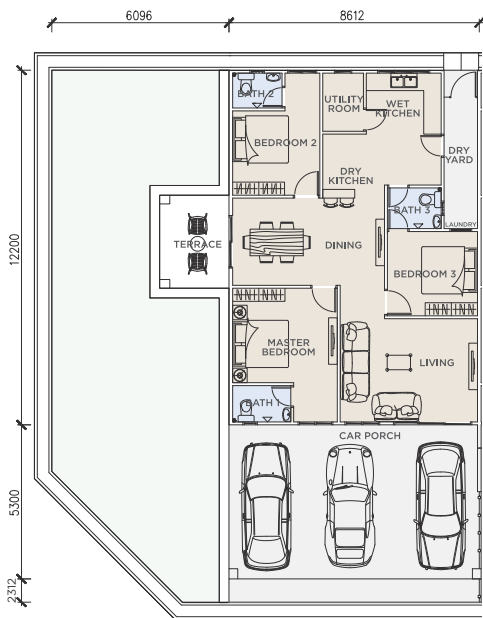


3 Bathrooms

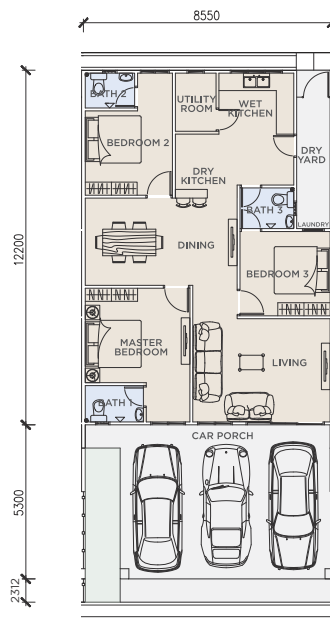


3 Parking Bays

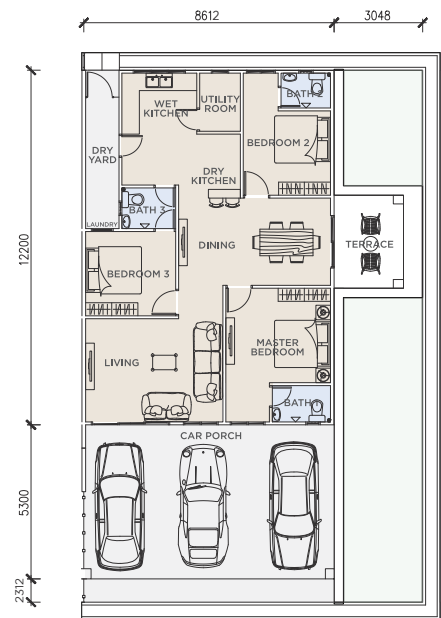
1 Living + 1 Dining + 2 Kitchens + 1 Utility + 1 Yard



Corner Units



Intermediate Units



End Units



*Artist impression only

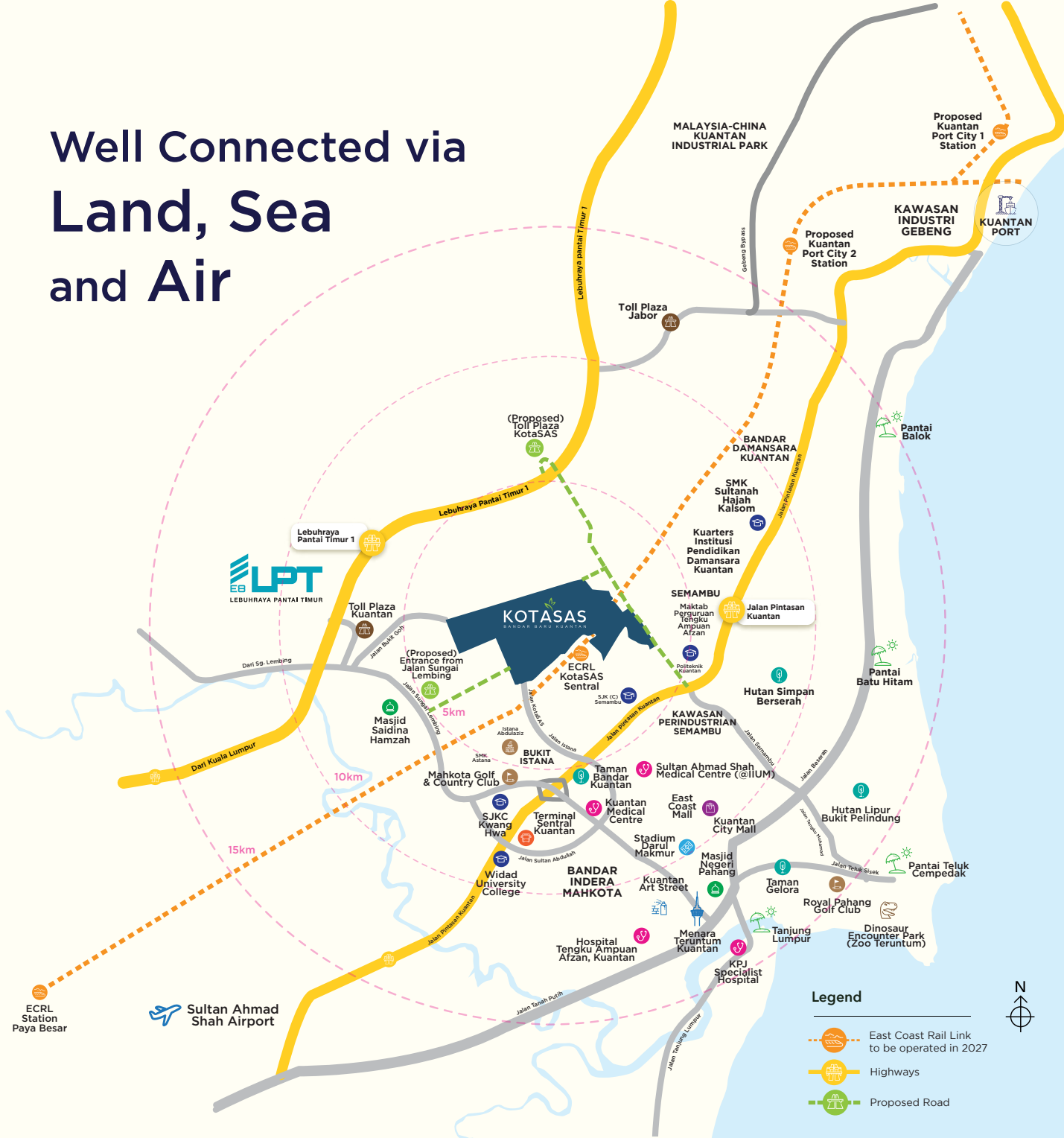
SPECIFICATIONS

28' x 65' Single Storey Terrace

Foundation	Reinforce Concrete		
Wall	Concrete Wall		
Roof Covering	Cement Tiles Roofing Metal Deck Roofing Sheets at Porch & Terrace		
Roof Framing	Lightweight GI Roof Trusses System		
Ceiling	Fibreglass Plaster Ceiling		
Windows	Aluminium Frame Glass Panel Window		
Doors	Main Entrance	: Aluminium Frame Sliding Glass Panel Door With Top Hung Above	
	Bedrooms	: Metal Frame Plywood Flush Door	
	Bathrooms	: Metal Frame Aluminum and Glass Door	
	Kitchen	: Metal Frame Plywood Flush Door	
	Utility	: Metal Frame Plywood Flush Door	
Ironmongery	Selected Lockset		
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 Area 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	
	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>Intermediate Units</u>	<u>Corner & End Units</u>
	Lighting Point	: 17 Nos	18 Nos
	Fan Point	:	5 Nos
	Socket Outlet	:	13 Nos
	TV Point	:	1 Nos
	Air Cond Point	:	2 Nos
	Water Heater Point	:	3 Nos
	Telephone Point	:	1 Nos
Fencing	MS Security Fencing C/W Accessories		

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

Well Connected via Land, Sea and Air



Our property's proximity to key establishments means you'll always be within reach of what you need.

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 inaccuracies. For avoidance of doubt, please refer to the Sales and Purchase Agreement. *Terms and conditions apply.

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