

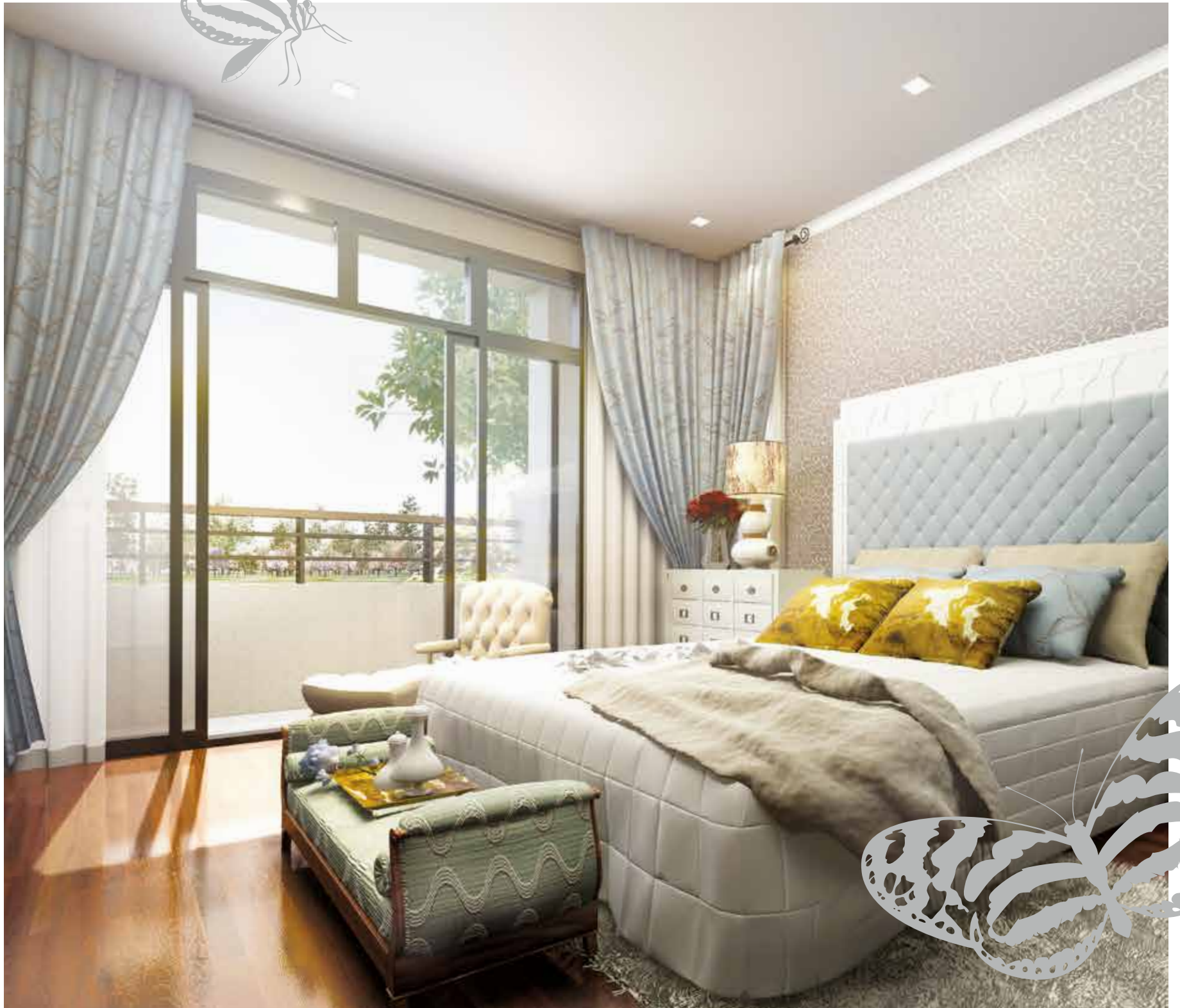


— ENTERTAINMENT SERIES —

THE ALDINGHAM

VERANDAH HOMES 32' x 80'

The master bedroom. Comfortably spacious. Lavishly indulging. A personal paradise built for you to unwind restfully and completely. Laid with solid timber flooring. A haven from life's hustles and bustles that comes with a private balcony where soft breeze rolls in gently to fill the room with rejuvenating fresh air. And where an exhilarating and inspiring panorama eagerly waits for you to behold and enjoy every day.



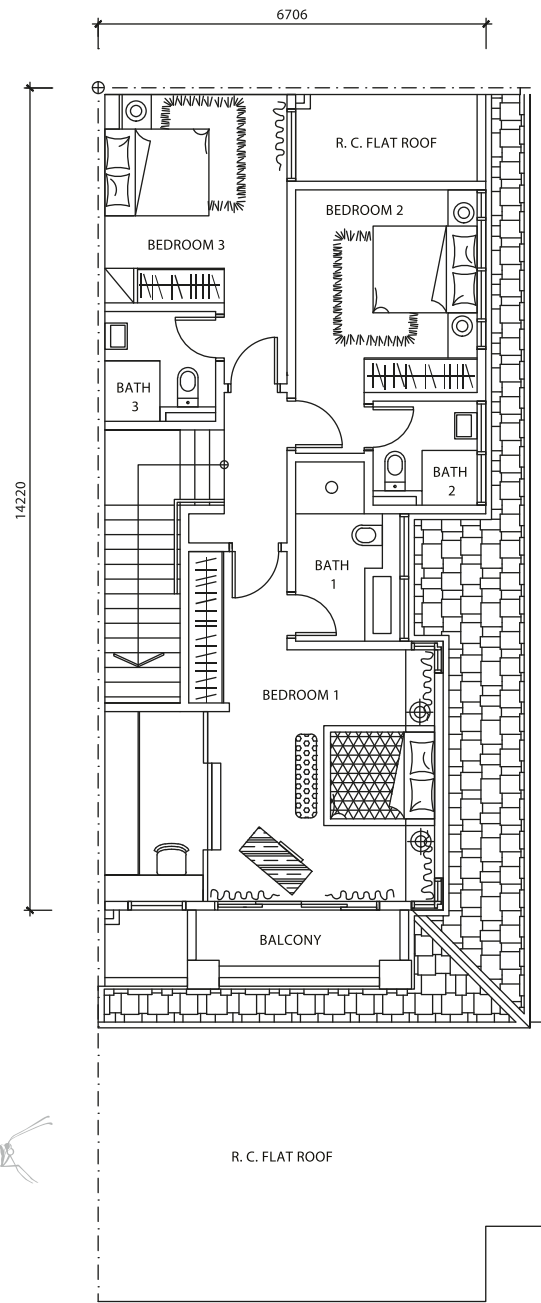
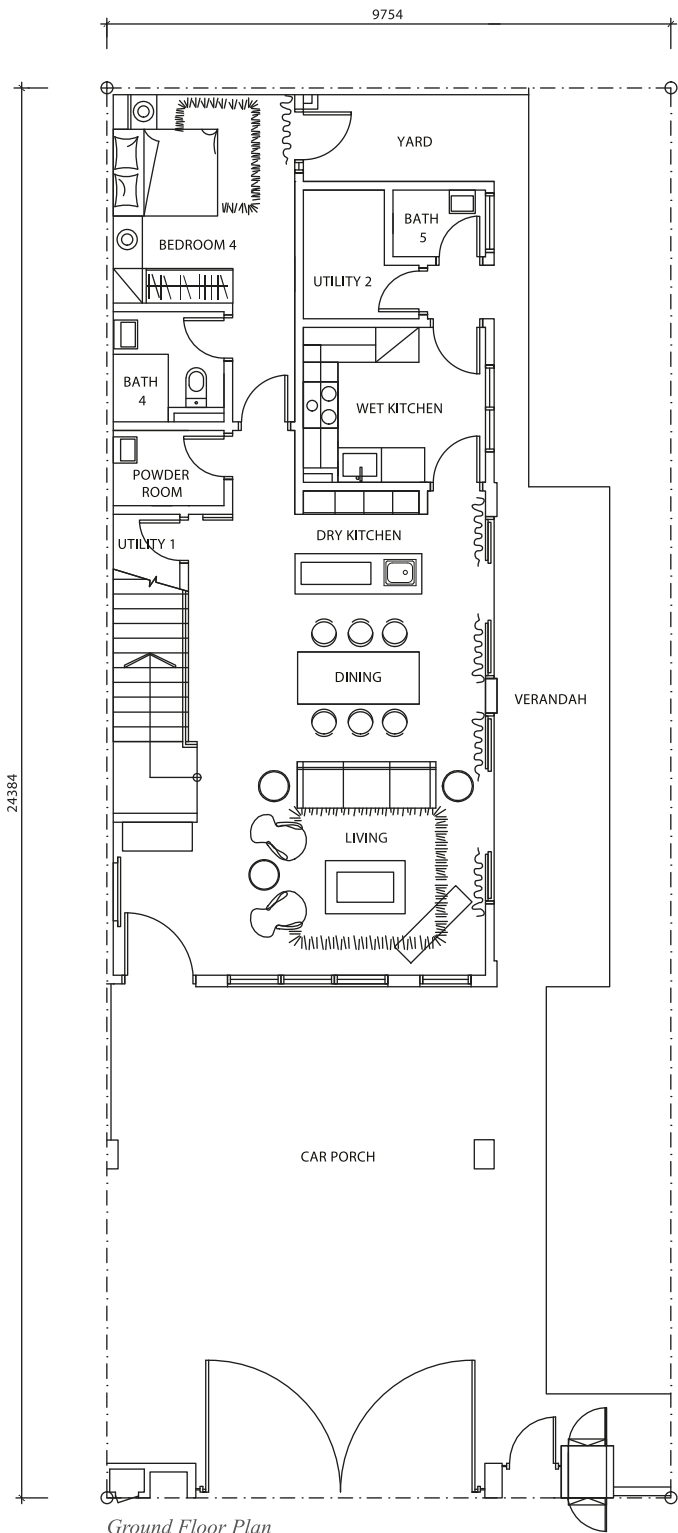
Yours alluringly, The Aldingham

The dining hall with an entertainment kitchen. Where stories can be shared with an old friend over a bottle of grape juice. Where light refreshments can be prepared for your party guests without needing to excuse yourself. Where every meal is savoured in a posh yet comfy atmosphere, complemented by the lovely sight of your well-kept garden.





THE ALDINGHAM
Verandah Homes 32' x 80'



Specifications

STRUCTURE	: Reinforced Concrete Framework	
WALL	: Brick Wall	
ROOF COVERING	: Clay Roof Tile / R. C. Flat Roof	
ROOF FRAMING	: Lightweight Metal Truss	
CEILING	: Asbestos-Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
WINDOWS	: Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung / Fixed Louvres Window	
DOORS	: Solid Timber / Flush / Door with Louvres / Aluminium Sliding	
IRONMONGERY	: Quality Lockset	
WALL FINISHES	: Bath 1, 2, 3 & 4 / Powder Room	- Porcelain Tiles
	Bath 5	- Ceramic Tiles
	Kitchen	- Porcelain Tiles
FLOOR FINISHES	: <i>Ground Floor</i>	
	Living / Dining / Kitchen / Bedroom 4	- Porcelain Tiles
	Bath 4 / Powder Room	- Porcelain Tiles
	Bath 5	- Ceramic Tiles
	Utility 1 & 2 / Yard	- Porcelain Tiles
	Car Porch	- Porcelain Tiles
	Other Areas	- Cement Render
	<i>First Floor</i>	
	Bedroom 1, 2 & 3	- Timber Strips
	Bath 1, 2 & 3	- Porcelain Tiles
	Balcony	- Porcelain Tiles
	Staircase	- Timber Strips
	Other Areas	- Cement Render

SANITARY & PLUMBING FITTINGS	: Kitchen Sink	- 1 no.
	Wash Basin	- 6 nos.
	Soap Holder	- 6 nos.
	Toilet Roll Holder	- 6 nos.
	Shower Rose	- 5 nos.
	WC	- 6 nos.

ELECTRICAL INSTALLATION	: Lighting Point	- 33 nos.
	Power Point (13A)	- 30 nos.
	TV Point	- 2 nos.
	Ceiling Fan Point	- 5 nos.
	Air Cond. Point	- 5 nos.
	Water Heater Point	- 1 no.
	Auto Gate Point	- 1 no.
	Doorbell Point	- 1 no.
	Solar Water Heating System (300 Litres) for Bath 1, 2, 3 & 4	

INTERNAL TELEPHONE TRUNKING & CABLING	: Telephone Point	- 2 nos.
	Intercom Point	- 1 no.

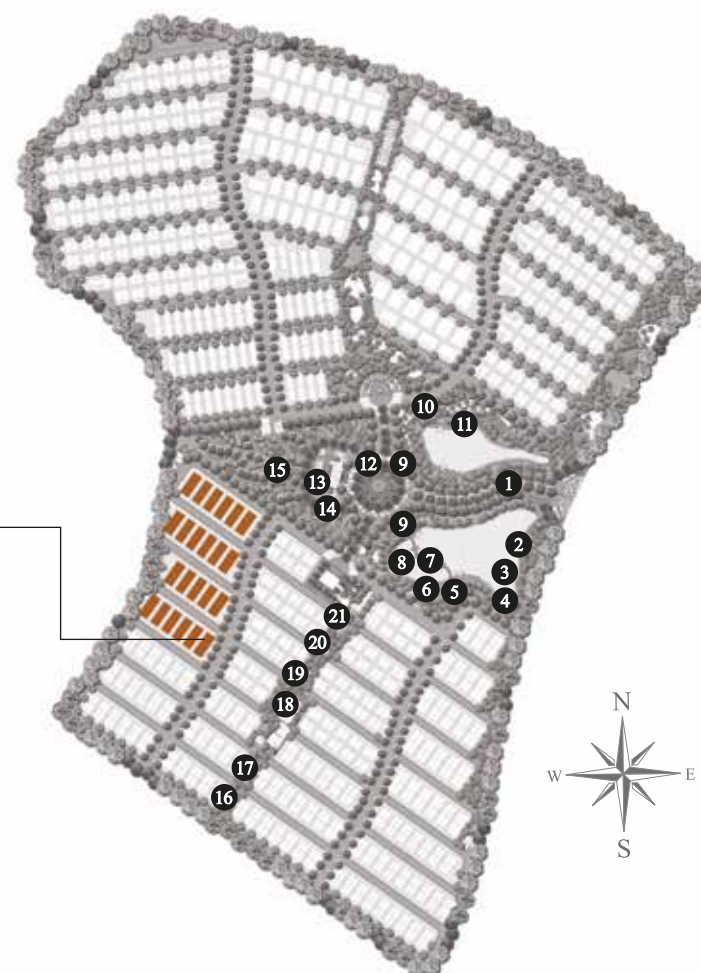
*FENCING	: 1500mm Brick Wall & M. S. Grille
*TURFING	: Cow Grass

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out, save for the item or items marked with an *, which may be deleted if not applicable.

The Masterplan

THE ALDINGHAM VERANDAH HOMES 32' x 80'

1 Butterfly's Cross	6 Lakefront Square	11 Woodcutter Field	16 Blackwood Park
2 The Emerald Terrace	7 Pinewood Isle	12 The Ficus Circle	17 Vera Park
3 Vitae Park	8 The West Wings	13 EcoBotanic Club House	18 Fronds Square
4 Jogger's Trail	9 Lake Edge View	14 Garden Of Venice	19 Royal Roll
5 Bliss & Breeze	10 Lulling Lawn	15 Veins Garden	20 Water Pavilion
			21 Pondside Putt



A Prestigious Development By



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The Aldingham (Type A – Double-Storey Cluster House) • Standard Lot: 32' x 80' • Housing Developer's Licence No.: 13165-1/08-2015/0537 • Validity Period: 30/8/2013 – 29/8/2015 • Advertising And Sales Permit No.: 13165-1/08-2015/0537 • Validity Period: 30/8/2013 – 29/8/2015 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru Tengah • Building Plan Reference No.: (29/dlm.MPJBT(JB)RP9/10/2013, (27/dlm.MPJBT(JB)RP9/8/2013 • Expected Date Of Completion: Sept 2016 • Land Charge: United Overseas Bank • Restriction In Interest: Nil • Price: RM1,537,500.00 – RM2,534,100.00 • 15% Discount for Bumiputera • No. Of Units: 94 • All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.