




WESTIARA

B U N G A L O W S

LIVE YOUR BEST LIFE

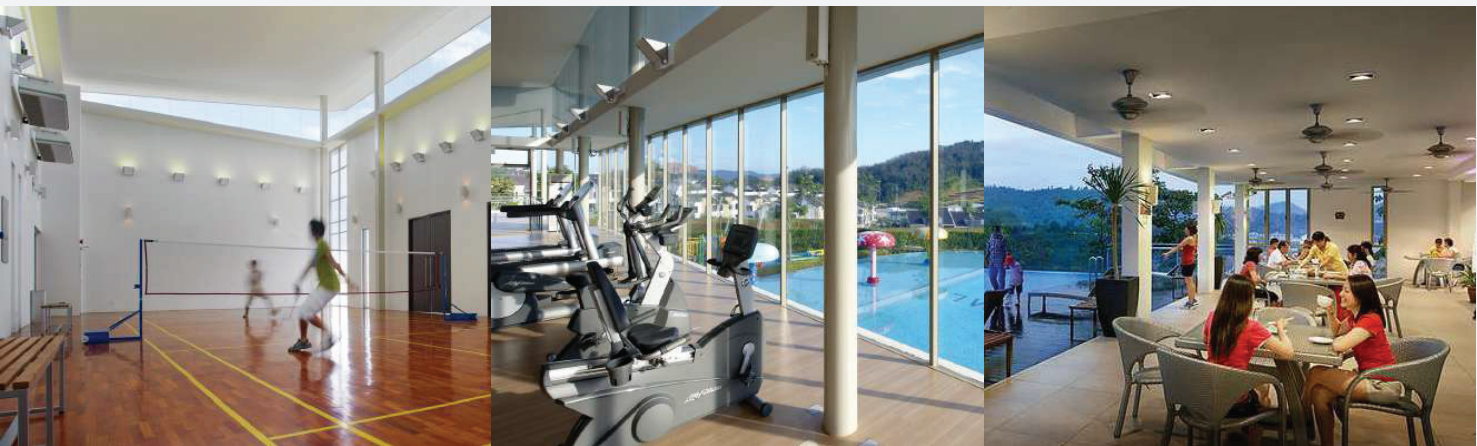




THE TOWNSHIP

LIVE YOUR BEST LIFE SURROUNDED BY NATURE'S BEAUTY

Enjoy a resort-like lifestyle at Twin Palms Sungai Long. Each cosy and spacious home incorporates contemporary designs complementing the surrounding natural topography complete with streams and parks. With such a breath-taking atmosphere, you will fully experience the beauty with peace of mind. Live your best life and create your haven in Westiara Bungalows.



THE ORINOCO CLUBHOUSE

Residents of Westiara Bungalows enjoy exclusive access to the residents-only Orinoco Clubhouse perched on a hillside commanding a stunning view of the valley beyond. Enjoy the panorama while swimming in the infinity pool or exercising in the spacious gymnasium. Rejuvenate yourself in the sauna, steam room or jacuzzi as the children enjoy themselves and the companion of others in the playground and the wading pool.

FACILITIES

- Infinity pool with Children's Wading Pool
- Poolside Cafe
- Gymnasium
- Playground
- Sauna, Jacuzzi & Steam Room
- Multipurpose Hall with Badminton, Table Tennis & Basketball court

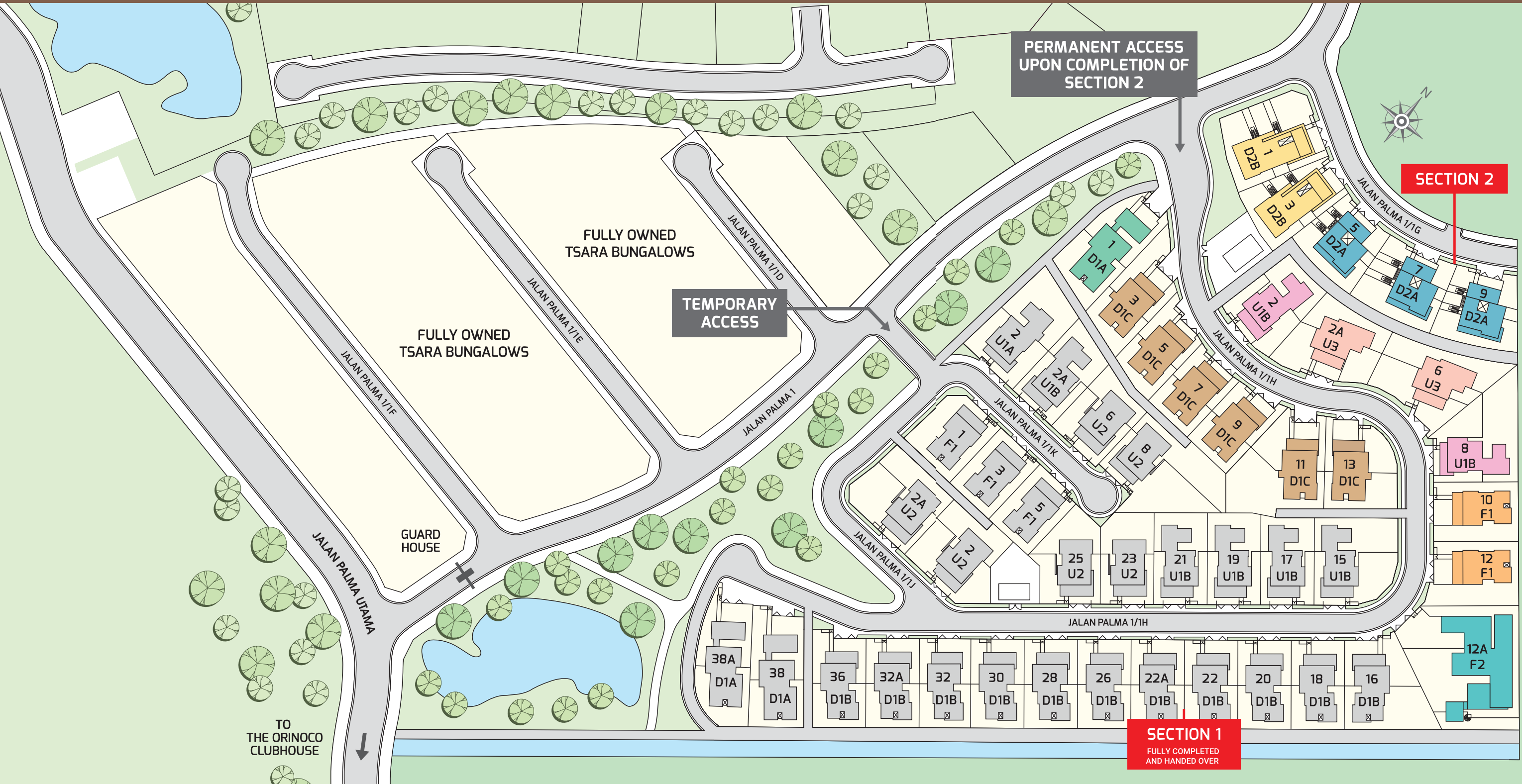
THE MASTERPLAN



Nestled in Palma East, part of the premier Twin Palms Sungai Long development which spans over 126 acres of undulating countryside, are Westiara Bungalows. Flanking the SILK Highway, Twin Palms Sungai Long is mere minutes from The Mines and just 20 minutes to KLCC. Majestic tree-lined boulevards lead up to beautifully laid-out enclaves of spacious Superlinks, Semi-detached Villas and sprawling Bungalows that allow residents to enjoy the serenity each time they drive through.

JOIN THE ELITE IN A SOUGHT-AFTER SIGNATURE ADDRESS

Be in the neighbourhood of those who appreciate the importance of refined living. Together in Palma East are the fully-owned Tsara Bungalows, the proposed Indica and Naria premier homes. Residents have access to the viewing deck commanding the vantage point of this jealously guarded and gated community.





THE UNITS

TYPE

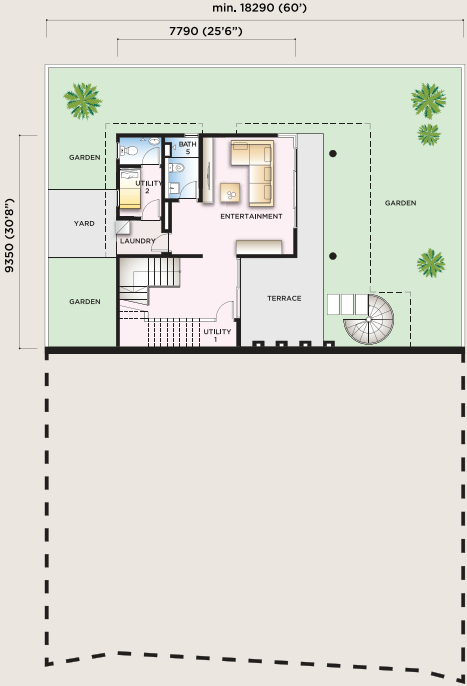
D1C

A strong modern façade with a
spacious back garden tucked away



TYPE

D1C



LOWER
GROUND
FLOOR



GROUND
FLOOR



FIRST
FLOOR

Land and garden areas will vary from each unit

BUILT
UP 4638
SQ. FT.

LAND
SIZE 5185
FROM SQ. FT.



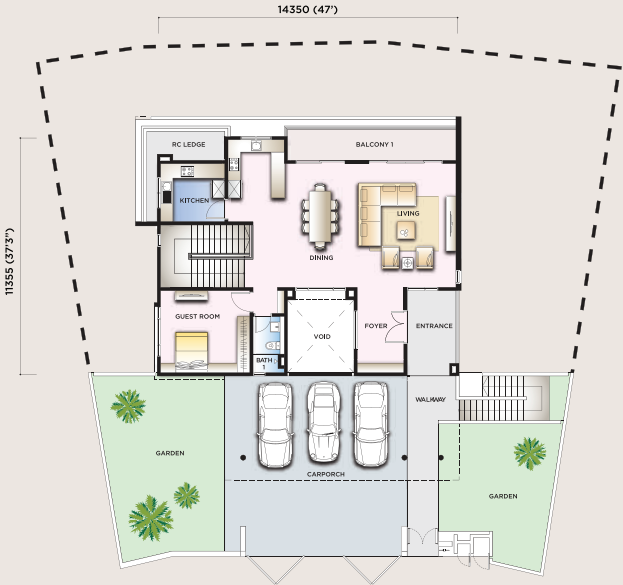


TYPE

D2A

A home embracing the hillside gradient
while being shielded from peering eyes

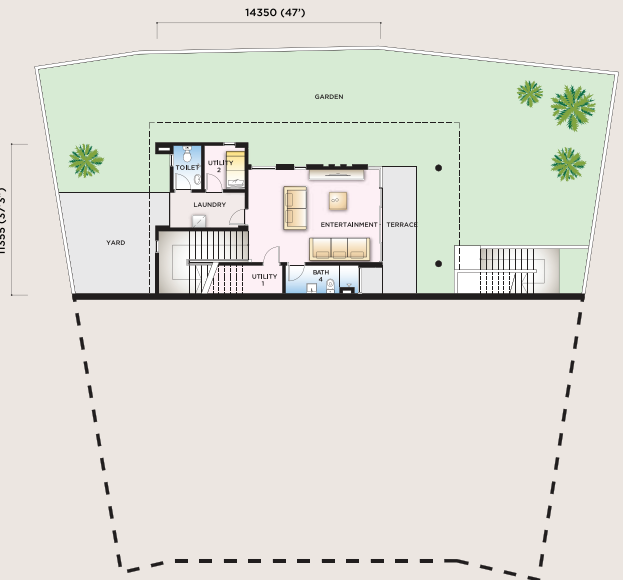
TYPE
D2A



GROUND
FLOOR



FIRST
LOWER
GROUND
FLOOR



SECOND
LOWER
GROUND
FLOOR

Land and garden areas will vary from each unit

BUILT UP	4701 SQ. FT.
LAND SIZE FROM	6393 SQ. FT.



THE UNITS

TYPE

D2B

Live in harmony on the ascent overlooking
the panorama beyond



TYPE

D2B

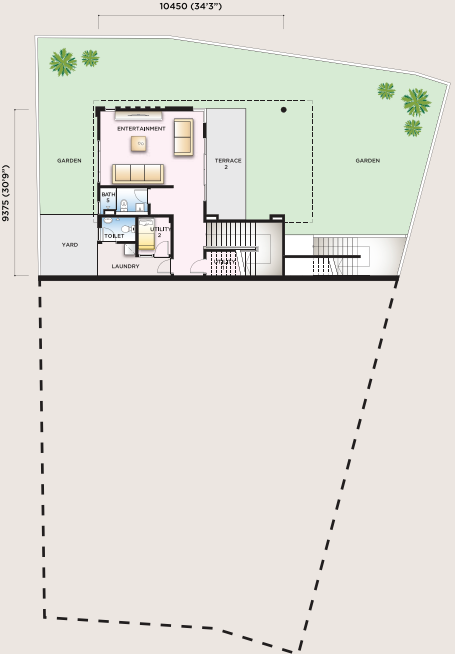
GROUND FLOOR



FIRST LOWER GROUND FLOOR



SECOND LOWER GROUND FLOOR



Land and garden areas will vary from each unit

BUILT UP 4895 SQ. FT.

LAND SIZE 6788 SQ. FT. FROM



THE UNITS

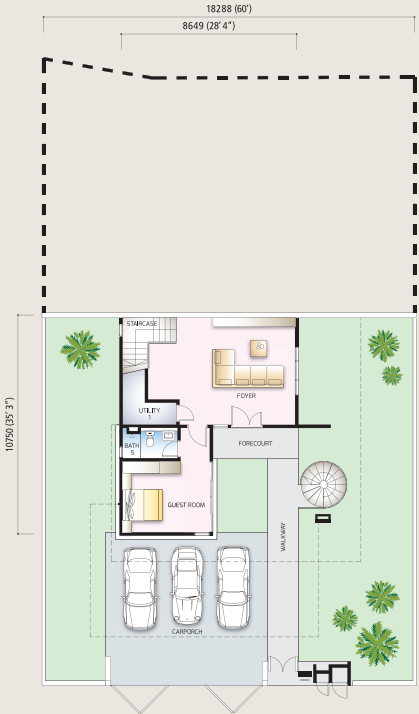
TYPE

U1B

A hallmark of a luxurious haven is
the uninterrupted flow of sunlight
through high windows and ceilings

TYPE

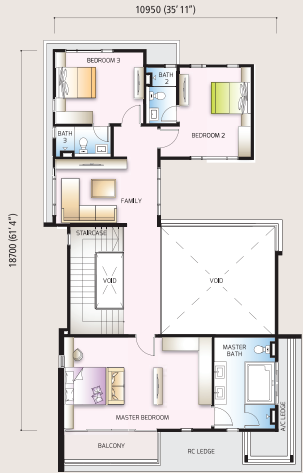
U1B



GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

Land and garden areas will vary from each unit

BUILT
UP
FROM 4909
SQ. FT.

LAND
SIZE
FROM 6974
SQ. FT.



THE UNITS

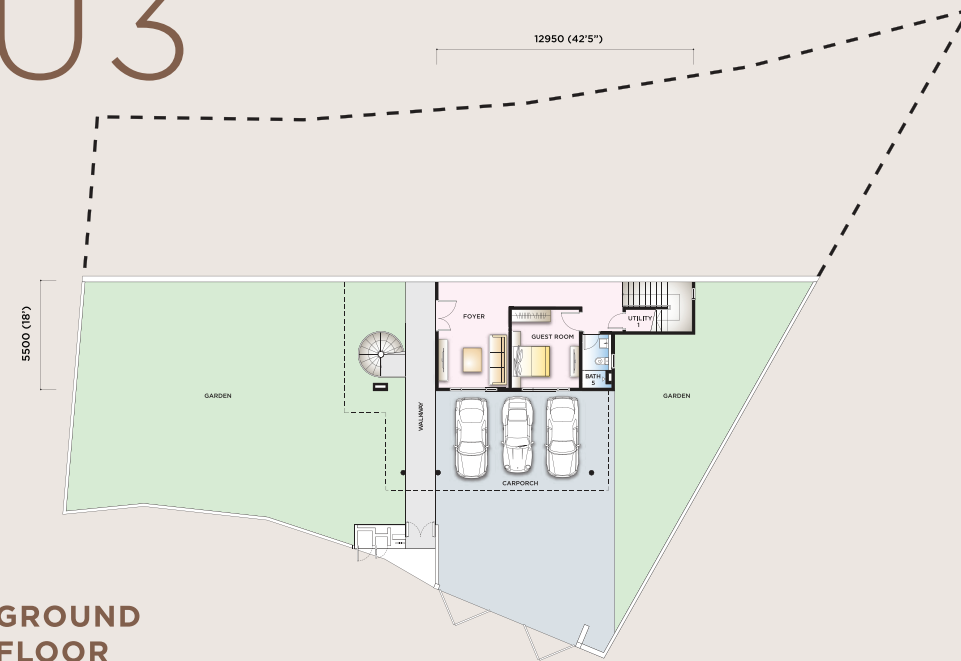
Own an abode designed laterally among
the larger land sizes in Twin Palms

TYPE
U3

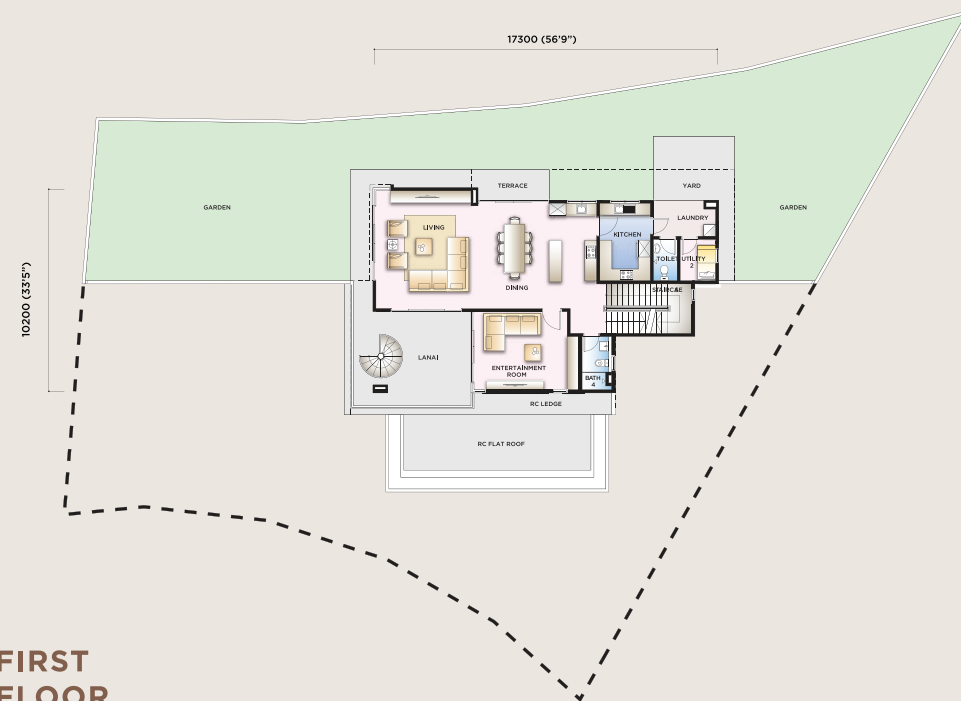


TYPE

U3



GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

Land and garden areas will vary from each unit

BUILT
UP 4694
SQ. FT.

LAND
SIZE 8334
FROM SQ. FT.



THE UNITS

TYPE
F1

A strong, romantic
and rustic bungalow
bringing a natural and
modern feel, complete
with comfort and
convenience

TYPE

F1

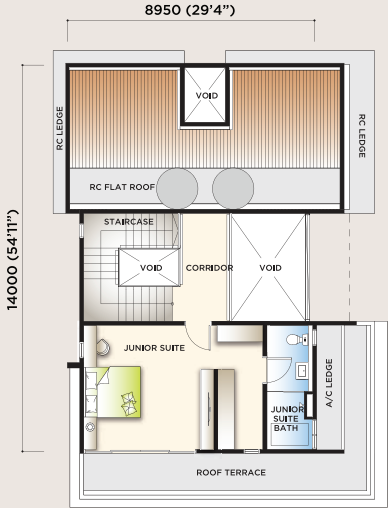
GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR



Land and garden areas will vary from each unit

BUILT
UP 4453
SQ. FT.

LAND
SIZE 6382
FROM SQ. FT.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	
WALL	Clay Brick & Plaster	
ROOF COVERING	Metal Deck Roof & Reinforced Concrete	
ROOF FRAMING	Metal Roof Truss	
FLOOR FINISHES	Living & Dining	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Master Bedroom	Solid Timber Flooring
	Bedroom 2	Solid Timber Flooring
	Bedroom 3	Solid Timber Flooring
	Guest Bedroom	Porcelain Tiles
	Junior Suite (Type F1)	Solid Timber Flooring
	Entertainment Room (Type D1A, D1C, D2A, D2B, U1B & U3)	Porcelain Tiles
	Family	Solid Timber Flooring
	Master Bath	Porcelain Tiles
	Bathrooms (Bath 2, 3, 4, 5, Junior Bath)	Porcelain Tiles
	Toilet	Porcelain Tiles
	Utility 1	Porcelain Tiles
	Utility 2	Porcelain Tiles
	Utility 3 (Type D2B)	Solid Timber Flooring
	Staircase	Solid Timber Flooring
	Forecourt/Entrance	Porcelain Tiles
	Car Porch, Walkway	Porcelain Tiles
	Laundry (Type D1A, D1C, D2A, D2B, U1B & U3)	Porcelain Tiles
	Terrace / Balcony / Yard / Lanai	Porcelain Tiles
WALL FINISHES	Spiral Staircase / External Staircase	Cement Render
	External Wall	Plaster & Paint
	Internal Wall	Plaster & Paint
	Master Bath	Porcelain Tiles
	Bathrooms (Bath 2, 3, 4, 5, Junior Bath)	Porcelain Tiles
CEILING	Kitchen	Porcelain Tiles
	Toilet	Porcelain Tiles
	Skim Coat & Plaster Board	
DOORS	Main Entrance	Timber Doors
	Others	Timber Flush Doors
		Timber Louvre Doors
		Powder-coated Aluminium Frame Glass Doors
WINDOWS	Powder-Coated Aluminium Frame Glass Windows	
RAILINGS	Glass Railing	
	Brick Wall	

IRONMONGERY	Quality Locksets						
SANITARY INSTALLATION	SANITARY FITTINGS	D1C	D2A	D2B	U1B	U3	F1
	Bath Tub	1 no	1 no	1 no	1 no	1 no	2 nos
	Bath Tub Mixer Set	1 no	1 no	1 no	1 no	1 no	2 nos
	Sink	1 no	1 no	1 no	1 no	1 no	1 no
	Wash Basin	7 nos	7 nos	7 nos	7 nos	7 nos	7 nos
	Water Closet	6 nos	6 nos	6 nos	6 nos	6 nos	6 nos
	Toilet Roll Holder	6 nos	6 nos	6 nos	6 nos	6 nos	6 nos
	Shower Set	6 nos	6 nos	6 nos	6 nos	6 nos	6 nos
	Shower Rose	1 no	1 no	1 no	1 no	1 no	1 no
	Hand Bidet	5 nos	5 nos	5 nos	5 nos	5 nos	5 nos
	Bib Tap	1 no	1 no	1 no	1 no	1 no	1 no
	Basin Tap	7 nos	7 nos	7 nos	7 nos	7 nos	7 nos
	Kitchen Tap	1 no	1 no	1 no	1 no	1 no	1 no
	Laundry Tap	1 no	1 no	1 no	1 no	1 no	1 no
	Garden Tap	5 nos	5 nos	5 nos	5 nos	5 nos	5 nos
GATES	Metal Gate						
FENCING	Masonry Brick & Plaster						
MISCELLANEOUS	Refuse Compartment						
	Letter Box						
ELECTRICAL INSTALLATION	ELECTRICAL SPECIFICATION	D1C	D2A	D2B	U1B	U3	F1
	Lighting Point	60	65	66	68	68	61
	Gate Light Point	1	1	1	1	1	1
	Fan Point	8	8	8	9	9	8
	Air-Cond Point	8	8	8	9	9	8
	Door Bell Point	1	1	1	1	1	1
	Door Chime Point	2	2	2	2	2	2
	13A Switch Socket Outlet	37	37	37	38	39	35
	13A Switch Socket Outlet (Weatherproof Type)	1	1	1	1	1	1
	SMATV Outlet	4	4	4	4	4	4
	Telephone/Data Outlet	7	7	7	8	8	7
	15A Switch Socket Outlet (Cooking Outlet)	2	2	2	2	2	2
	13A Switch Socket Outlet (Booster Pump)	1	1	1	1	1	1
	Solar Hot Water Heater Point	1	1	1	1	1	1
	20A SPN Isolator	6	6	6	6	6	6
	Auto Gate Panel Point	1	1	1	1	1	1
	Electrical Distribution Board	1	1	1	1	1	1
	Three Phase Incoming	1	1	1	1	1	1
	Security Alarm Cabling	1 lot	1 lot	1 lot	1 lot	1 lot	1 lot

The brand, colour, and model of all materials (such as timber, tiles, etc), fittings, equipment and finishes are subject to the architect(s) and/or engineer(s) and/or developer's selection and discretion as well as based on the market availability and natural characteristic of the product. The above specifications are subject to alterations wiout notification at the discretion of the developer, as recommended by our architect(s) and/or engineer(s) and/or at the requests of approving authorities.

WARRANTIES
Where warranties are given by the manufacturer(s) and/or contractor(s) and/or supplier(s) of any of the equipment and/or appliances installed by the developer, the developer shall assign to the purchaser such warranties at the time of handing over of vacant possession.

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FABULOUS RANGE SDN BHD (657844-V)

SALES OFFICE @ THE ORINOCO CLUBHOUSE

Twin Palms Sungai Long, No 6 Jalan Palma 2/2A, Taman Bukit Palma, 43000 Kajang, Selangor Darul Ehsan

Sales Office: 03-8740 6888 / 012-788 6685 • Mon - Sun 10am to 5pm

GPS Coordinates 3°01’47.52”N 101°48’ 24.10”E

www.twinpalms.com.my

Developer License No : 10443-8/10-2020/03179(L) • AP No : 10443-8/10-2020/03179(P) • Validity : 29/10/2019 – 28/10/2020 • Approval Authority : Majlis Perbandaran Kajang
Building Plan Approval No : MPKj 6/P/71/2011 • Land Encumbrances : Nil • Tenure of Land : Freehold • Type of Homes : 3-Storey Bungalow Houses • Total Units : 19 • Expected
Date of Completion : Sept 2020 • Min Selling Price : RM2,950,000 • Max Selling Price : RM7,230,000 • Bumiputra Discount : 7%

All information and representation in this brochure including the specifications, maps and drawings may be subjected to changes, variations and/or removals without notification from time to time as may be required by the relevant authorities or the developer's architect(s) and/or engineer(s) and cannot form part(s) of an offer or contract or a legally binding representation. Whilst every care has been taken in providing this information, the owner, developer and managers and their staff including the printers cannot be held liable for such changes and/or variations and/or removals. All information in this brochure is currentt at time of printing. Kindly refer to our sales representatives for updates.

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