



Top Green Pinery Villa

Nowadays, people's expectation towards a quality living standard, always comes with a nice environment, complete facilities and serene living space. People want the feeling of home to be comfortable, relaxing and safe.

Top Green Pinery Villa is developed based on the natural appeals of the pine tree - stable, evergreen & long-lasting. Top Green is moving towards this direction, promoting this concept to develop quality, valuable and opulent home.

Top Green Pinery Villa is developed based on stylishly and elegantly designed house plan. It displays the work of great aesthetic appeal and projects an air of spaciousness with its well-designed house plan. The classic combination of colors provides an atmosphere for relaxation to house owners. We realise that there are many architects and builders often remembered for their involvement in building Wonders of the world. We choose to be remembered as developers and builders of some of Kuching City's finest homes knowing that we have brought comfort and joy to our home owners is in itself the greatest honour of all. With you in mind, we customise your dream home according to your preference. Together we can create the perfect living atmosphere that you have always dreamed of.

| 松齡別墅 |

很多人希望回家讓人感覺，舒適，溫馨，安全。對於現代人的期許，環境安寧，設施齊全，與精緻生活空間，都是選擇家居的必備條件。

松齡別墅以松為題，為穩重，傳承，翠綠，寧靜，平安之意，松為軸，意歲月，經得起考驗。松齡別墅的各種設計理念圍繞著此松齡發展構思。

松齡別墅房屋款式新穎，具時代感，當前但內斂，風格絕對讓人耳目一新。以滿足高需求的生活追求者，松齡別墅恰當地融合了建築及美學的創作，整體的建設中講求材料的品質應用，配合寬敞的空間設計，及實際的位置編排。顏色以“穩重、永恒”的色系配搭，以取得“穩重、永恒”之美感，配搭現代家庭的獨有氣質，以取心曠神怡的舒適感。

如果您對居家生活有著一定的要求，那麼，皇煜是個誠心為您打造夢想家園的策夢師。我們在乎您們對居家環境的要求，並與時並進的創造一個溫馨的居家空間，讓您我擁有那高品質的居家生活環境。



SUBLOT 1 - 8
DOUBLE STOREY SEMI-DETACHED TYPE A
双层半独立A式

Locality PLAN



For further enquiries, please visit our sales office:



1st Floor, Lot 2796-2797, Block 10, 3rd Mile, Jalan Tun Ahmad Zaidi Adruce, 93200 Kuching, Sarawak, Malaysia.

Tel : 082 232 888 FAX : 082 235 288
H/P : 016 886 9298 / 016 886 7829
Office Hour : Monday to Saturday
: 8.00am to 5.00pm

Housing Developer's License No. : L1517/KP/MD/01/595
Advertisement & Sales Permit No. : P1406/KP/MD/01/595
SPA Approval No. : P/10/355-07
Tenure of Land : 60 years
Building plans approved by : Majlis Bandaraya Kuching Selatan (Council of the City of Kuching South)
Member No. : SHEDA/236/02
Plan No. : B.P.127/2009 (Sublot 1-8)

* All illustrations and colour schemes are artist's impressions only. The information contained herein is subject to change without notifications as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract. All measurements are approximate. Whilst every effort has been made to ensure accuracy, the owner, developer and managers cannot be held responsible for any variations or inaccuracies.

Pinery Villa Phase 3

这就是你我所梦寐以求的...

Our aspirations are inspired by your ideals;
make us the preferred builder of your dreams.



Luxury Home



Double Storey Semi-Detached 雙層半獨立

Ground Floor Plan



* Build in Area: 24.6' x 6' x 45.6' @ 2.135ft²

First Floor Plan



* Land Size from: 10.08 pts onwards

建築材料說明

- (a) 結構 柱、梁、地面等皆採用永久鋼筋水泥R.C. 混凝土構造，並採用紅磚牆。
- (b) 屋頂 白鋼屋架與EAGLES雙層屋瓦配搭鍍鋅紙以及金屬屋瓦
- (c) 門 大門採用8'高雕花木門，至於其他的內外門片則採用7'高雕花木門
- (d) 窗 鋁制窗框並附有玻璃
- (e) 天花板 客廳、飯廳、書房、車房及所有二樓包括臥室的天花板皆採用纖維石膏板。至於屋樑及所有浴室則採用防水纖維石膏板。
- (f) 地板材料 客廳、飯廳、書房、車房、涼亭及陽臺皆鋪上地磚。二樓地板及樓梯則用強化木質地板
- (g) 牆壁材料 廚房及浴室貼高級壁磚至天花板，內牆皆粉刷乳膠漆而外牆則粉刷晴雨漆。
- (h) 衛生用具 TOTO品牌馬桶及洗手盆搭配人造大理石台面。3合1冷熱沐浴花灑、洗潔器、肥皂盒、毛巾架、鋼化玻璃沐浴屏風及鏡子。車房及洗滌處備有站立式水龍頭
- (i) 底樓沐浴系統 即刻熱電動熱水器
- (j) 二樓沐浴系統 電動熱水儲存器
- (k) 蓄水箱 二樓所有浴室皆安裝冷熱水系統供沐浴。至於其他則提供冷水。不銹鋼蓄水箱
- (l) 電氣設備 抽水機與鋼制遮蓋抽水機屋
- (m) 籬笆 不銹鋼沙石過濾網
- (n) 保安系統 供電系統皆採用三向電線隱藏線管。每戶裝置電插座和電燈電位。電視天線和電話線出口，自動電門插座和門鈴插座。浴室熱水器插座。冷氣插座于客廳、飯廳、書房、二樓主人房及2間房。屋後及屋旁具籬笆磚牆
- (o) 籬笆大門 不銹鋼籬笆大門配搭鋼制扁管或者人造木
- (p) 保安系統 防盜系統採用隱藏線管
- (q) 自動門

BUILDING SPECIFICATION

- (a) Structure Reinforced concrete framework with red clay brick wall.
- (b) Roofing Steel Roof Truss with EAGLES Double Interlocking Roofing Tiles with Galvanized Sheet and Metal Roofing.
- (c) Doors Timber Decorative Main Door - 8'(Ft)
- (d) Windows Timber Decorative Door to all Internal & External - 7'(Ft)
- (e) Ceiling Powder Coated Aluminium Window with Tinted Glass. Fiber Plaster Ceiling at Living, Dining, Study Room, Carporch and First Floor all around. Waterproofing Fiber Plaster Ceiling at Roof Eaves and all the Bathrooms.
- (f) Floors Polished Floor Tiles to Living, Dining, Dry Kitchen and Study Room. Pocolain Floor Tiles to Carporch, Patio and Balcony. Laminated Flooring to first floor and staircase.
- (g) Wall Finishes Full Height ceramic wall tiles all around kitchen and bathrooms. Interior finished with emulsion paint and exterior finished with weather bond paint.
- (h) Sanitary Wares Concealed piping with quality sanitary fitting - TOTO Sitting Closet and Wash Basin with Compress Mable Top. Rain Shower Column Set with Single Lever Exposed Shower Mixer, Single Bidet, Soap Holder, Towel Rail, Tempered Glass Screen and Fixed Glass Mirror. Stand Pipes - Carporch and Wash Area. Instant Shower Heater Electronic power
- (i) Ground Floor Shower
- (j) First Floor Water System Horizontal Electric Storage Water Heater Hot & Cold water system at first floor bathrooms shower. The rest cold water.
- (k) Water Tank System Stainless Steel Water Tank Water Pump with Aluminium Pump Shed, and Stainless Steel Sand Filter
- (l) Electrical Installation Concealed Conduit Three Phase Wirings, Socket points, Lighting points, TV and Telephone points, Auto Gate point and Door bell point. Water heater points and air-conditioner piping points at Living, Dining, Study Room, First Floor Master Bedroom and 2 Common Bedrooms.
- (m) Fencing Brick Wall Fencing (Rear & Side)
- (n) Home Security System Stainless Steel Gate with Aluminium Stripes or Artificial Wood. Concealed piping and complete set of Home Alarm Security System. Auto Gate Machine

Harmonious Interiors



Create Space
By Design

