



## 松齡別墅

拥有永久地契，让你无顾虑，  
世世代代如松之龄般，持之永恒无尽。

# Pinery Villa

*Holds perpetuity title to ensure you & your family  
enjoy lifelong ownership from generation to generation*

# Double-Storey Semi-Detached

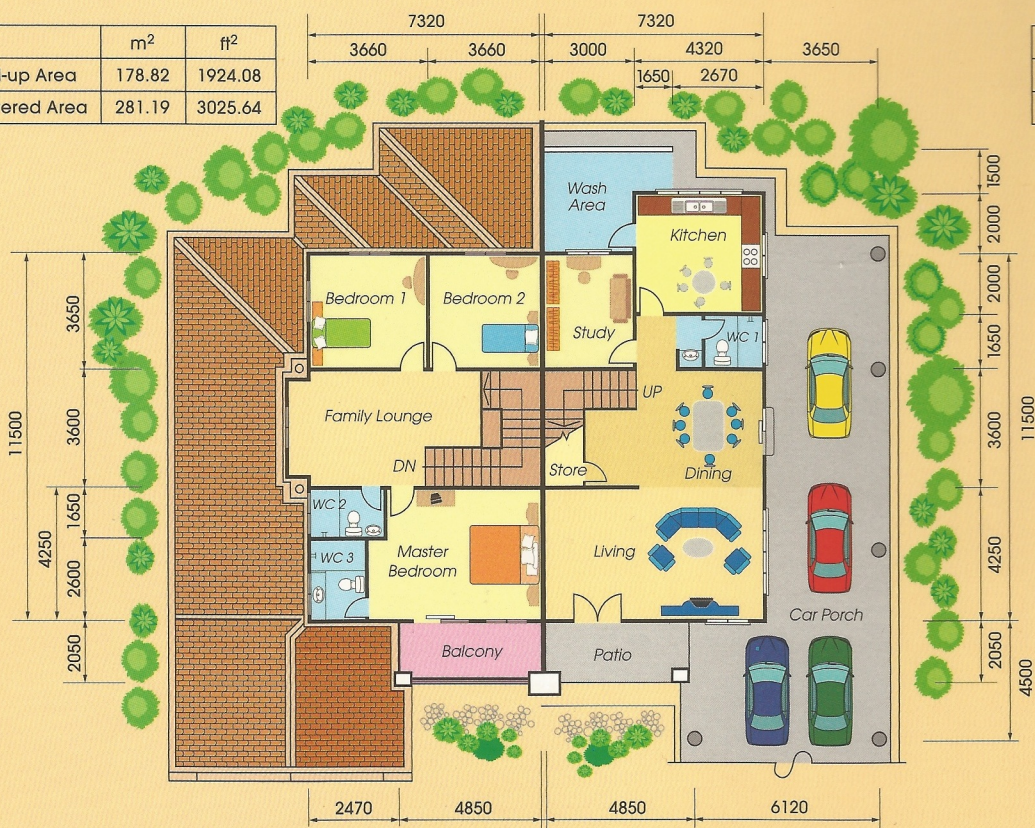
# 双层半独立屋



Type A | A 型式

	m <sup>2</sup>	ft <sup>2</sup>
Total Wall-up Area	178.82	1924.08
Total Covered Area	281.19	3025.64

	m <sup>2</sup>	ft <sup>2</sup>
Total Wall-up Area	167.85	1806.04
Total Covered Area	264.15	2842.29



FIRST FLOOR

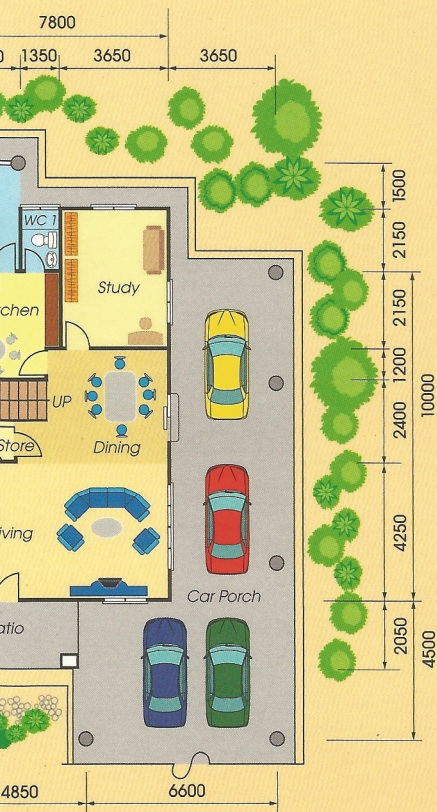
GROUND FLOOR

Sublot: 3, 4, 5, 6, 7 & 8 (Sublot 8: car porch length at 4,000mm)



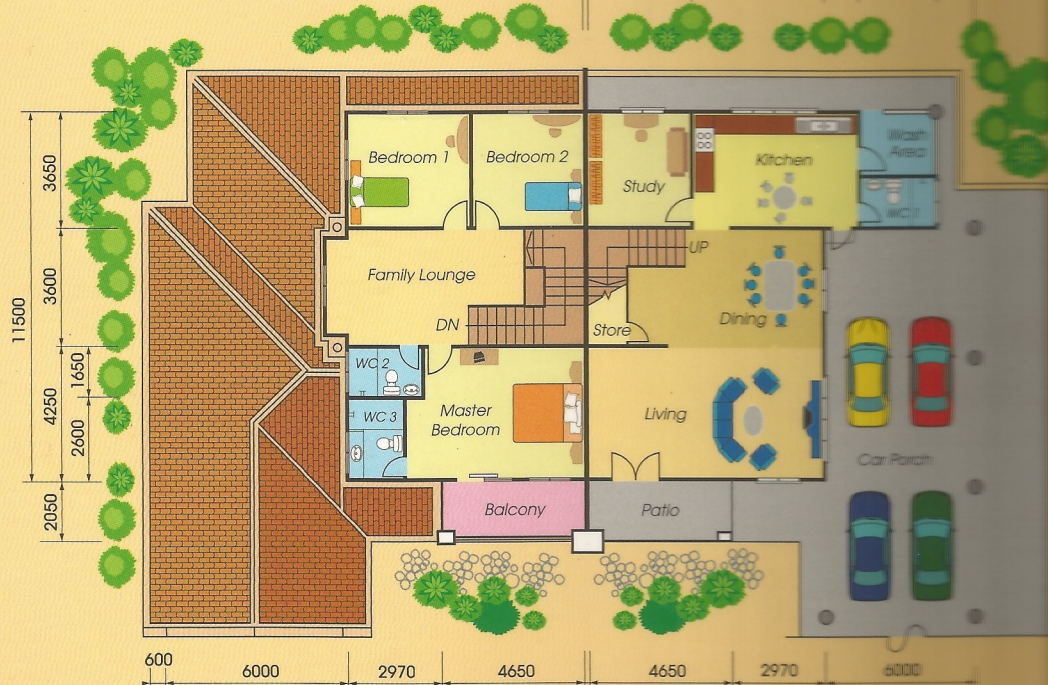
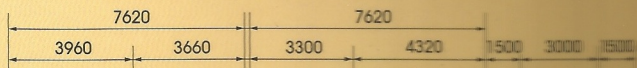
型式

Type C | C 型式



GROUND FLOOR

	m <sup>2</sup>	ft <sup>2</sup>
Total Wall-up Area	187.96	2022.42
Total Covered Area	293.90	3162.40



FIRST FLOOR

GROUND FLOOR

Sublot: 9, 10, 13 & 14

# Specifications

# 建材设计说明

Structure	Reinforced concrete frameworks with red clay brickwalls.
Roofing	Concrete interlocking tiles.
Ceiling	Fiber plaster ceiling to living, dining, kitchen, all bedrooms and stairwall. Cornice to living, dining and all bedrooms. UAC Superflex to Car porch, terrace, bathrooms, wash area and roof eaves.
Windows	Aluminium glazed windows.
Doors	Solid panel timber door to external and internal.
Floors	Ceramic floor tiles to living, dining, kitchen, bathrooms, study room, entrance porch, store room and timber parquet to staircase and 1st floor.
Wall Finishes	Full height ceramic wall tiles all round kitchen and bathrooms. Quality emulsion paint for internal wall and weatherbond for external wall.
Balustrade	Decorative timber balustrade from staircase up to 1st floor hallway.
Kitchen	Build-in table top cabinet, sink and water tap.
Sanitary Installation	Concealed piping with quality sanitary fittings, towels rail, toilet paper hangers, soap holders, wall mirror and stand pipes to car porch and wash area.
Electrical	Concealed conduit 3 Phase wirings, socket points and switches, T.V. and telephone points, hot water heater points and air-condition points, gate post lighting points, automatic gate point and door bell.
Fencing	Mild Steel and brickwall fencing.

图式



GROUND FLOOR

结构	柱, 梁, 楼板等皆采用永久性钢筋水泥R.C.混凝土构造, 并采用红砖墙。
屋顶	采用混凝土屋瓦。
天花板	入门厅, 客厅, 饭厅, 厨房, 家庭起居室, 卧室皆采用纤维石膏板, 并加石膏线板(入门厅除外)浴室及屋檐范围采用UAC天花板。
窗门	采用铝窗及铝制框架并附有色玻璃。
门	入口大门采用高级艺术木门配高级门锁, 室内所有门扇采用高雅木门。
地板材料	客厅, 饭厅, 厨房及书房采用16" X 16"高级瓷砖, 洗涤处, 阳台采用12" X 12"彩色瓷砖及浴室地板采用8" X 8"高级彩色瓷砖, 楼上地板及楼梯则采用木地板。
内墙	厨房及浴室采用高级彩色瓷砖至天花板, 客厅, 饭厅, 卧室刷乳胶漆。
外墙	水泥粉干后刷晴雨漆。
栏杆	楼梯及楼上走廊采用木制栏杆。
厨房设备	每户赠送整体台面厨具一套(含双槽洗手盆), 并配搭单管水龙头。
卫浴设备	主卧室及公共浴室之洗脸盆, 马桶均采用高级品牌。主卧室配件采用高级卫生纸盛具, 香皂盛具, 莲蓬头, 毛巾架及明镜。
电流设备	供电系统采用3相电流, 每户装置门铃1个, 浴室热水器插座, 每户预留自动电门插座1个, 客厅及主卧室均预留冷气插座和电视天线出线口。
篱笆	采用砖墙配搭铁栏杆。

# Pinery Villa

# 松龄别墅

The life you most desire is our concern. Along with the fast-moving lifestyle, our standard of living increases to keep up with the pace. We strive for perfection in every aspect, from the design concept up to the construction of homes. 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 and valuable homes.

Pinery Villa displays works of great aesthetic appeal and projects an air of spaciousness with its well-designed house plan. The classic combination of colours provides an atmosphere for relaxation to house owners. We use only the best materials to produce houses of the finest quality. Pinery Villa also comes with a perpetuity title to ensure permanent ownership of your home. 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 dream of.

你想拥有如何的居家环境？这是我们皇煜建设所关心的。随着紧凑的生活步伐，让我们对家居环境的要求也随之提高，从设计理念至房屋的建设，皇煜建设股份有限公司都抱着追求完美的信念。

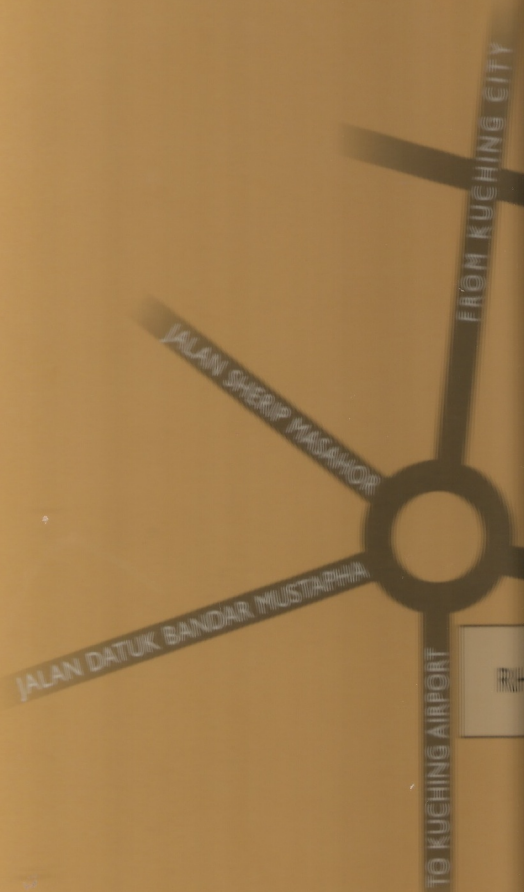
顾名思义，“松”为稳重，永恒，翠绿，宁静，平安之意，“龄”则为岁月，永恒，经得起考验之意思。因此，“松龄别墅”是朝着此方向前进与发展，以将高品质及最具价值的房屋建设分享及推介於你。它拥有别一般风味的风格，以满足高需求的生活追求者。颜色的配搭是以“持久，永恒”的色系配搭，以取得“永恒，持久”之美感，及放松身心，追求“美”的境界。

松龄别墅，融合了建筑及美学的创作。整体的建设中讲求材料的品质应用，配合宽敞的空间设计，及实际的位置编排。从踏入的第一步即可感受室内空间的讲究，而从室内的结构分析可发觉建筑规格的精谨与要求。

如果，你之前有着有限年期地契的忧虑，那今天皇煜已经为你们分忧解劳的解决这问题。因为松龄别墅的“永久地契”能让你无顾虑的拥有此翠绿居家环境，让你们世世代代，无忧无虑地如松之龄般持之永恒无尽。

如果你对居家生活有着一定的要求，那么，皇煜是个诚心为你打造理想家园的筑梦师。我们在乎你们对居家环境的要求，并与时俱进的创造一个温馨的居家空间。让您我能拥有那高品质的居家生活环境。

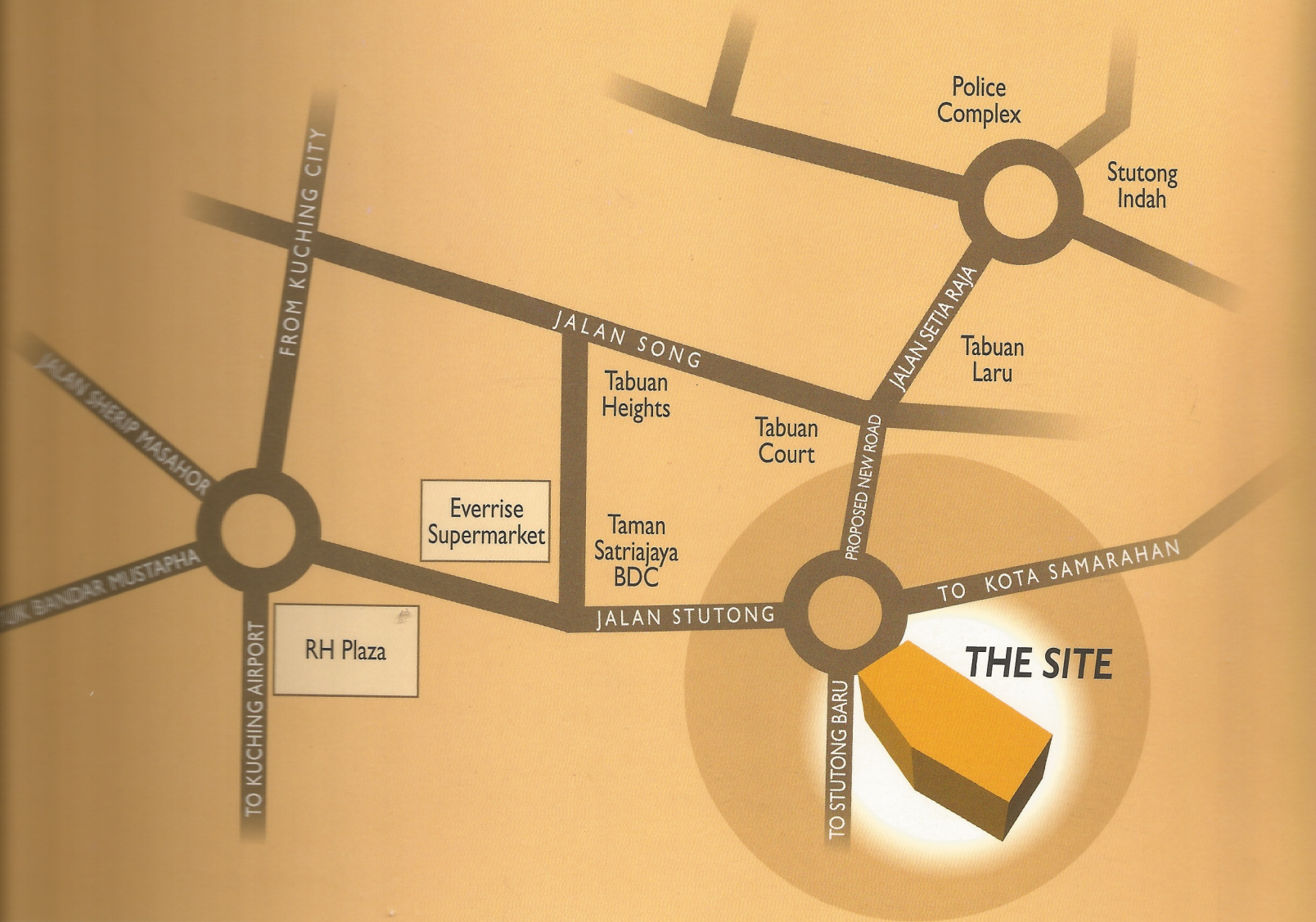
# Locality Plan | 位置



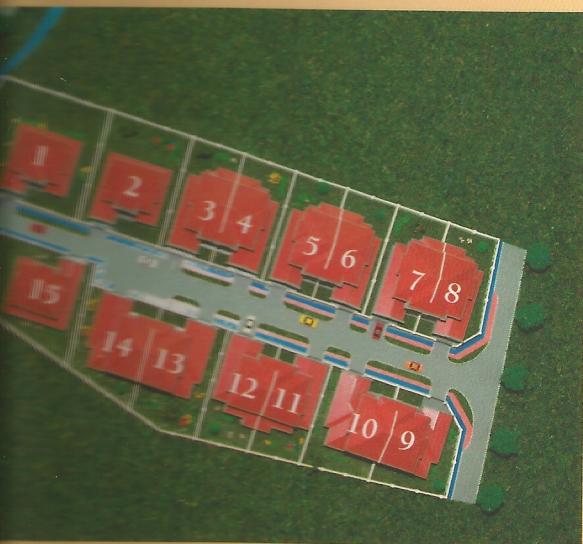
# Site Plan | 工地图



City Plan | 位置图



Plan | 工地图



皇煜建設股份有限公司  
Top Green Construction Development Sdn. Bhd.

(494455-P)

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Developer's Licence No: L0542/KP/HD/1/240  
Advertisement & Sales Permit No: P0511/KP/HD/1/240  
Building Plan Approving Authority: Council of the City of Kuching South  
Building Plan Ref. No: M.O. 47/2003, M.O. 48/2003, M.O. 49/2003, M.O. 50/2003  
No. of Units: 15 units Land Tenure: Perpetuity

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