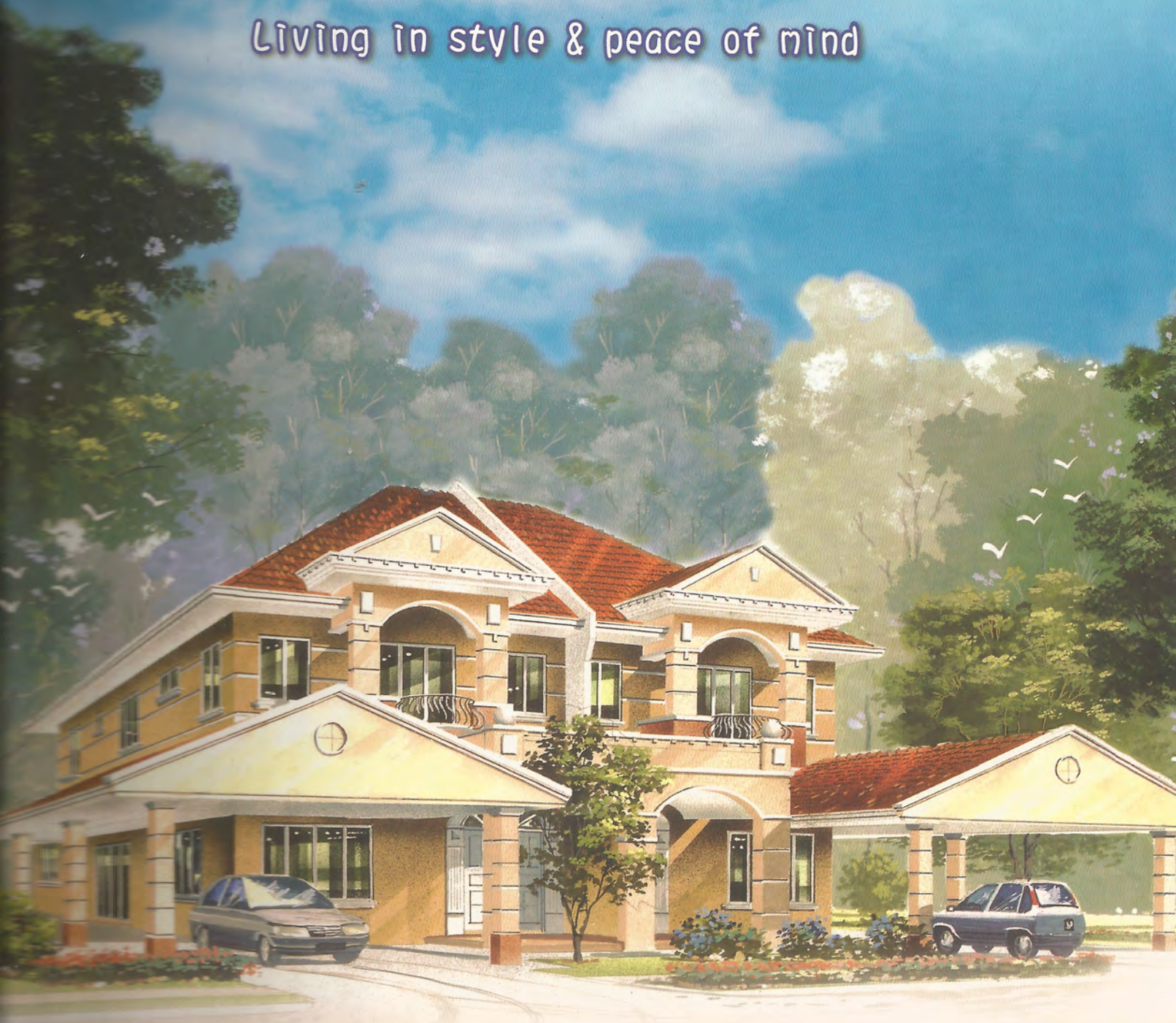


ANN  
SHIANG  
VILLA  
安祥別墅

Living in style & peace of mind







## ANN SHIANG VILLA

where its owner is envied upon

*Ann Shiang Villa, another proud project brought to you by Top Green, designed and built to the comfort of your needs with spacious area to move around and for your decorative furnishing. With every details and quality of our house taken care of, rest assured to sleep in peace of mind. Ann Shiang Villa, gives you the serenity and harmony you need as it is situated away from the busy main road.*

*Located strategically in between Jalan Penrissen and Jalan Batu Kawa with two main road as a get away, it's a great advantage for every house owner. Just a stone throw away to the East from Ann Shiang Villa, are the popular 4 $\frac{1}{2}$  mile Everise Supermarket situated at Jalan Penrissen and to the West is Batu Kawa new township, MJC where several brand names of departmental store, supermarkets and a good mixture of shopping outlets to your convenient. Travelling time is only about 8 minutes drive from Ann Shiang Villa.*

## 安祥別墅

人人夢寐以求的家居

安祥別墅，皇煜榮幸為您呈獻的另一項計劃。寬敞的面積，特別為您的需求及裝璜而設計。屋子裏裏外外每一個小節，我們都十分用心設計及講求品質，保證讓您高枕無憂。安祥別墅，遠離繁忙大道，給您安謐及祥和之生活。

策略性地點，介於朋尼遜路及石角路之間，兩條主幹路銜接，交通便利。不過箭步之遙，向東是著名的四哩半朋尼遜永昇超級市場；向西是百貨公司、超級市場及各類商行樣樣齊全的石角新衛星鎮。離安祥別墅，不過8分鐘車程。

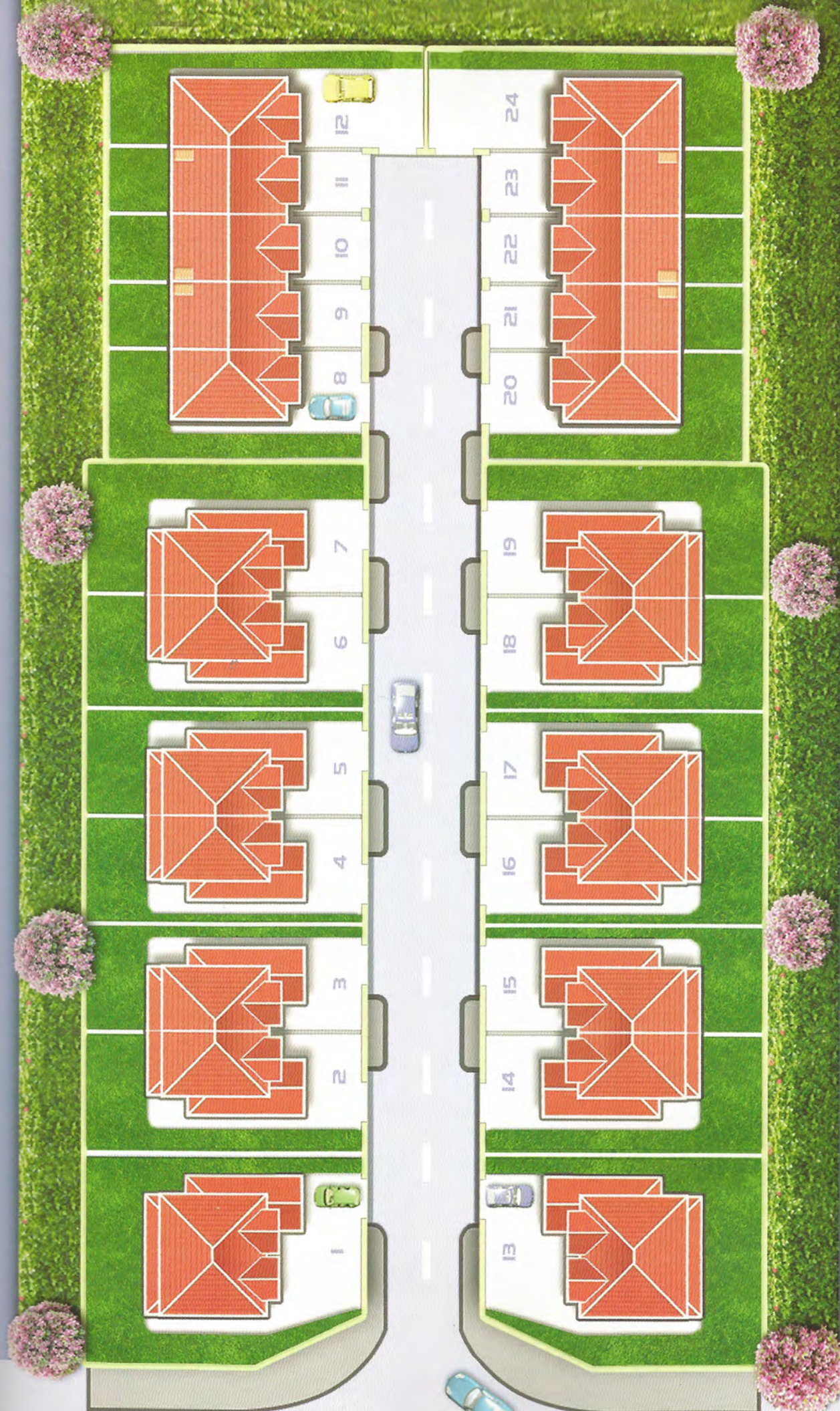




# 安祥別墅

# ANN SHIANG VILLA

JALAN DOGAN 道剛路



sublot 1, 13 : detached Lot  
 独立地

sublot 2 - 7, 14 - 19 : double storey semi - detached house  
 双层半独立

sublot 8 - 12, 20 - 24 : double storey terrace house  
 双层排屋





超大型  
EXTRAORDINARILY  
LARGE



双层半独立屋  
double storey semi-detached



# Specifications - double storey semi-detached

- STRUCTURE** : Reinforced concrete framework with red clays brickwalls.
- FLOORING** : Concrete interlocking tiles.
- CEILING** : Fiber plaster ceiling to living, dining, kitchen, all bedrooms and stairwell. UAC Superflex (asbestos free) to car porch, terrace (corner unit), bathrooms, wash area and roof eaves.
- WINDOWS** : Aluminium frame windows with tinted glass.
- DOORS** : Solid panel timber doors to all external and internal.
- FLOORING** : Ceramic floor tiles to living, dining, kitchen, bathrooms, study room, entrance porch, store room and timber parquet to staircase and 1st floor bedrooms.
- WALLS** : Full height ceramic wall tiles all round kitchen and bath rooms. (Terrace Intermediate's common toilet until bottom

- BALUSTRADE** : Decorative timber balustrade from staircase up to 1st floor hall way.
- KITCHEN** : Sink and tap.
- SANITARY INSTALLATION** : Concealed piping with quality sanitary fittings, towel bars, mirrors, toilet papers hangers, soap holders and stand pipes to car porch and wash area.
- ELECTRICAL INSTALLATION** : Concealed conduit 3 phase wirings, socket points and switches, T.V. and telephone points, hot water heater points and air-condition points, fence lighting points, automatic gate point and door bell.
- FENCING** : Mild steel and brickwall fencing.



- 柱、楼板等皆采用永久钢筋水泥 R.C. 混凝土构造，并采用红砖墙。
- 采用混凝土屋瓦。
- 客厅、饭厅、厨房和卧室采用纤维石膏板，车房、浴室、洗浴处及屋檐采用 UAC 天花板。
- 铝制框架并附有色玻璃。
- 内外门片皆采用坚硬木门。
- 客厅、饭厅、厨房、浴室及书房地板皆采用高级彩色瓷砖，楼上地板则采用木地板。

- 墙壁材料** : 厨房及浴室贴高级彩色瓷砖至天花板，内墙皆粉刷乳胶漆，外墙则粉刷晴雨漆。
- 栏杆** : 楼梯及楼上走廊采用木制栏杆。
- 厨房设备** : 洗手盆和水龙头。
- 卫浴设备** : 隐藏式水管并采用高级洗脸盆、马桶、卫生纸器具、香皂器具、毛巾及明镜，车房及洗浴处皆备有水龙头。
- 电流设备** : 供电系统采用 3 相电流，每户装置电视天线和电话线出线口，浴室热水器插座，冷气插座，预留自动电门插座和门铃。
- 篱笆** : 采用砖墙配搭铁栏杆。

## 双层半独立屋 - 建材设计说明



超大型  
EXTRAORDINARILY  
LARGE



双层排屋  
double storey terrace



# Specifications - double storey terrace

- REINFORCEMENT : Reinforced concrete framework with red clays brickwalls.
- FLOORING : Concrete interlocking tiles.
- CEILING : Fiber plaster ceiling to living, dining, kitchen, all bedrooms and stairwell. UAC Superflex (asbestos free) to car porch, terrace (corner unit), bathrooms, wash area and roof eaves.
- WINDOWS : Aluminium frame windows with tinted glass.
- DOORS : Solid panel timber doors to all external and internal.
- FLOORING : Ceramic floor tiles to living, dining, kitchen, bathrooms, study room, entrance porch, store room and timber parquet to staircase and 1st floor bedrooms.
- WALLS : Full height ceramic wall tiles all round kitchen and bath rooms. (Terrace Intermediate's common toilet until bottom

- of the beam). Quality emulsion paint for internal wall and weatherbond for external wall.
- BALUSTRADE : Decorative timber balustrade from staircase up to 1st floor hall way.
- KITCHEN : Sink and tap.
- SANITARY : Concealed piping with quality sanitary fittings, towel bars, mirrors, toilet papers hangers, soap holders 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, fence lighting points, automatic gate point and door bell.
- INSTALLATION : Mild steel and brickwall fencing.



Terrace Corner		
TOTAL COVERED AREA	321m <sup>2</sup>	3455ft <sup>2</sup>
TOTAL WALL UP AREA	185m <sup>2</sup>	1991ft <sup>2</sup>

Terrace Intermediate		
TOTAL COVERED AREA	257m <sup>2</sup>	2766ft <sup>2</sup>
TOTAL WALL UP AREA	185m <sup>2</sup>	1991ft <sup>2</sup>

柱、梁板等皆采用永久钢筋水泥 R.C. 混凝土构造，并采用红砖墙。  
 采用混凝土屋瓦。  
 客厅、饭厅、厨房和卧室采用纤维石膏板，车房、浴室、洗染处及屋檐采用 UAC 天花板。  
 窗制框架并附有色玻璃。  
 内外门片皆采用坚硬木门。  
 客厅、饭厅、厨房、浴室及书房地板皆采用高级彩色瓷砖，楼上地板则采用木地板。

墙壁材料 : 厨房及浴室贴高级彩色瓷砖至天花板, 内墙皆粉刷乳胶漆, 外墙则粉刷晴雨漆。  
 栏杆 : 楼梯及楼上走廊采用木制栏杆。  
 厨房设备 : 洗手盆和水龙头。  
 卫浴设备 : 隐藏式水管并采用高级洗脸盆, 马桶, 卫生纸器具, 香皂器具, 毛巾及明镜, 车房及洗染处皆备有水龙头。  
 电流设备 : 供电系统采用 3 相电流, 每户装置电视天线和电话线出线口, 浴室热水器插座, 冷气插座, 预留自动电门插座和门铃。  
 篱笆 : 采用砖墙配搭铁栏杆。

## 双层排屋 - 建材设计说明



# LOCATION MAP



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

(494455-P)

*For further enquiries,  
please visit our sales office:*

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

Tel: 082 - 232 888 Fax: 082 - 235 288

**OFFICE HOUR: Mon to Sat 8.00am to 5.00pm**

Developer's Licence No. : L0608 / KP / HD / 1 / 272

Adv. and Sale Permit No. : P0574 / KP / HD / 1 / 272

Planning Authority : Padawan Municipality Council

Building Plan Ref. No. : (20/04) (21/04)

No. of Units : 24 Units

Land Tenure : 60 Years