

家是每個人的依戀...

皇煜
Top Green

永春 Idyllic
雙公園 別墅 villa

A BEAUTIFUL HOME...

皇煜
Top Green



...，也是精神上的堡壘

很多人希望回到家的感覺，就是舒適，安全的，對於現代人的期許，環境的設施，安寧與生活空間，都必備極致的條件，以滿足為訴求的愛家人。

生命源自於自然，建築的工程亦應有人文思維與生命關懷，相信生命方能永恒璀璨。品味優質的居家生活，是從細微處一點一滴累積，追求永恆的品味，需要高深的智慧與沉潛的思考。所謂風格的堅持與維持，是不易受到潮流的替換而搖擺的，反而在一陣陣涌進的流行中益發彰顯其風格與價值，也因此經過這番沉澱後的設計，更顯動人。皇煜不但只創造舒適的古晉家園，更為愛家人一一展現出品味獨特的設計，營造出真正屬於愛家人的一個天堂。

溫馨家園雋永情，
唯有皇煜獻給您。

皇煜，您夢想的實踐者。

... IS POETRY SET IN STONE

We realise that there are many architects and builders often remembered for their involvement in building of **wonder 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.

Top Green does not only construct buildings, we build *quality homes*.

We pour our hearts into your homes.

雙層
半獨立屋

Double Storey Semi-Detached House



平面圖
Floor Plan

Specifications

Structure

Reinforced concrete framework with red clay brickwalls.

Roofing

Concrete interlocking tiles.

Ceilings

Fibre plaster ceiling in living, dining, kitchen, all bedrooms and stairwell.
Cornice in living, dining and master bedroom. UAC Superflex (Asbestos free) in car porch, terrace (corner unit), bathrooms, wash area and roof eaves.

Windows

Fully imported Taiwan aluminium glazed sliding windows including mosquito netting. (optional)

Doors

All solid panel timber doors.

Floors

Ceramic floor tiles to living, dining, kitchen, bathrooms, study, porch entrance, store room and timber parquet on staircase and bedrooms on 1st floor.

Wall-Finishes

Full height ceramic wall tiles in kitchen and bathrooms. (Terrace Intermediate's common toilet fitted until bottom of beam) Quality emulsion paint for internal walls and weatherbond for external wall.

Balustrade

Decorative timber balustrade on staircase running up to 1st floor hallway.

Kitchen

Built-in table top cabinet, sink and tap.

Sanitary Installation

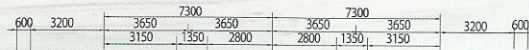
Concealed piping with quality sanitary fittings, towel bars, mirrors, toilet paper hanger, soap holders and stand pipes to car porch and wash area.

Electrical Installation

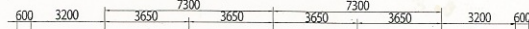
Concealed conduit 3 phase wiring, socket points and switches, T.V. and telephone points, hot water heater point and aircondition points, fence lighting points, automatic gate point and music door bell.

Fencing

Mild steel and brick wall fencing.



Ground Floor Plan 底樓平面圖



First Floor Plan 二樓平面圖

雙層排屋 Double Storey Terrace House



設計，依據力學原理精密分析計算，所有柱、樑、樓板等均採用永，確具足夠安全之承重抗壓之特性。

最新現代化設計理念，經名建築師及景觀造型大師，精心規劃，選外飾材料，精雕細琢，獨具匠心之超級組合，傲視古晉市。

吸水率及隔音都有良好的效果。

連接屋瓦施工，具防水，防熱等功能。

廚房及一樓書房舖16" X 16" 高級彩色磁磚。平台、陽台，及所有浴室舖高級磁磚。二樓所有臥室，樓梯及家庭起居室舖方塊木磚。

貼高級彩色磁磚至天花板。(中間排屋至樑底)客廳，餐廳，臥室刷乳膠漆。

刷晴雨漆。

客廳，餐廳，廚房，家庭起居室，臥室採用石膏板，客廳，餐廳及主臥室并板。浴室及屋外範圍採用UAC Superflex天花板。

用高級藝術木門配高級名鎖。室內所有門扇採用高雅藝術木門配高級門鎖。浴門，所有窗門採用台灣進口鋁窗及鋁制框架附有色玻璃及紗窗。(額外選擇)

走廊採用木質欄杆。

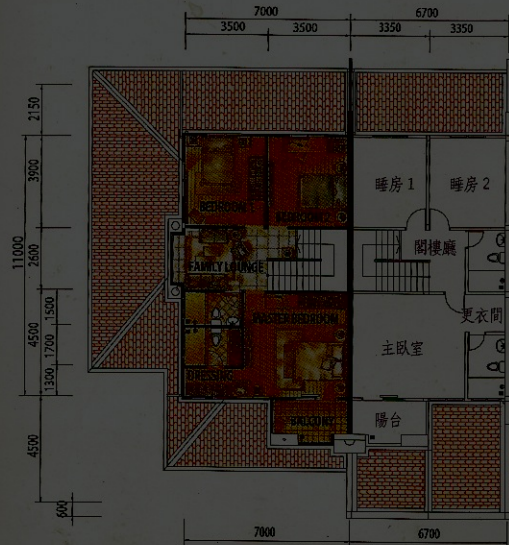
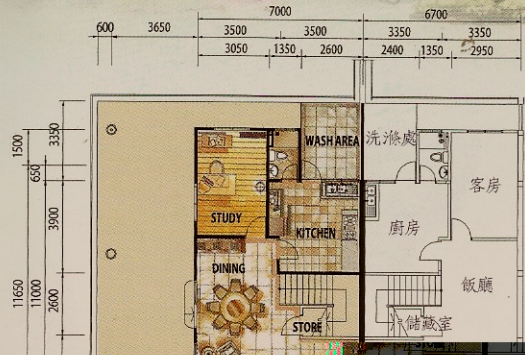
共浴室之洗臉盆，馬桶採用高級廠牌。主臥室配件採用名牌衛生紙盛具，香皂頭，毛巾架及明鏡。

式整體枱面廚具一套(含洗濯台)，并搭配單槍水龍頭及冰箱，電鍋烤箱等之

配藝術欄杆，具美觀大方及防盜功能。

設備
 1. 音樂門鈴一個。
 2. 臥室均預留電視天線出線口。客廳及全部臥室皆裝電話插座一個。
 3. 電燈連切開關。
 4. 熱水器插座。
 5. 自動鐵門插座一個。
 6. 臥室均預留冷氣插座。

箱一個，各戶均設獨立水表。
 以上廠牌之建材，由公司統一擇一採用)



建築規格

結構
 本房屋結構全部經名師設計，採用鋼筋混凝土R.C.構造。

外圍
 與歐美先進國同步，融合美觀壯觀，氣派典雅，精

牆壁
 採用洋灰紅磚牆，無論是

屋頂
 採用混凝土

室

地面飾料
 客廳，餐廳
 8" X 8" 高

內牆
 廚房及浴室

外牆
 水泥粉光後

天花板
 入門廳，客
 加設石膏線

門窗
 入口大門採
 室門採用木

欄杆
 樓梯及樓上

衛浴設備
 主臥室及公
 盛具，蓮蓬

欄杆設備
 每戶贈送歐
 專用插座。

籬笆
 採用磚牆掛

電源與電訊
 1. 每戶裝
 2. 客廳及
 3. 樓梯，
 4. 浴室裝
 5. 每戶預
 6. 客廳和

排水設備
 每戶贈送水
 (凡注明二種

First Floor Plan 二樓平面圖

Sublot No	Type	Sublot No	Type
1	Semi-Detached	19	Semi-Detached
2	Semi-Detached	20	Terrace-Corner
3	Semi-Detached	21	Terrace-Intermediate
4	Semi-Detached	22	Terrace-Intermediate
5	Semi-Detached	23	Terrace-Intermediate
6	Semi-Detached	24	Terrace-Intermediate
7	Semi-Detached	25	Terrace-Intermediate
8	Semi-Detached	26	Terrace-Intermediate
9	Detached Lot	27	Terrace-Intermediate
10	Detached Lot	28	Terrace-Corner
11	Terrace-Corner	29	Semi-Detached
12	Terrace-Intermediate	30	Semi-Detached
13	Terrace-Intermediate	31	Terrace-Corner
14	Terrace-Intermediate	32	Terrace-Intermediate
15	Terrace-Corner	33	Terrace-Intermediate
16	Semi-Detached	34	Terrace-Intermediate
17	Semi-Detached	35	Terrace-Intermediate
18	Semi-Detached	36	Terrace-Corner

Site Plan

場地圖



North

皇煜
Top Green

雙公園 別墅 villa
悠雅 Idyllic

Jalan Batu Kawa

MJC
Batu Kawa
TownShip

Jalan Penrissen
3rd mile wet market
3rd mile Roundabout
to Airport & Taman Hui Sing

Informatics School
Public Bank
皇煜建設股份有限公司
Top Green Construction Development Sdn Bhd

Jalan Rock
Sungai Maong Police Station
St Paul Primary School

Everrise

Jalan Green

Jalan Rubber

Shell Petrol Station
to Batu Lintang
Wisma Saberka



Chung Hua Primary School No.6
SRK Sungai Maong Hilir

Jalan Zapok
Jalan Yan Ahmad
Jalan Stapak
Jalan Stapak highway
Wee & Wee Garden
Esso Petrol Station
Pop Kwong Park
LCDA Shop & Wet Market

Site Locality Plan

位置圖

欲知詳情, 請聯絡

For more information please contact



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

(494495-F)

"品質第一" 是您我共同的目標
"Top quality" is the target between you and us.

1st Floor Lot 2796 & 2797 Block 10
3rd Mile Jalan Tun Ahmad Zaidi Adruce
93250 Kuching Sarawak Malaysia

Tel **(082) 232 888**

Fax **(082) 235 288**

公司位置圖
Sale Office Locality Plan



Validity : 30/11/2002 TO 29/11/2003
Validity : 30/11/2002 TO 29/11/2003
Plan No : 171/02 TO 177/02, 215/02
Expected Completion Date : December 2003

Developer's Licence No : LD431/KP/HD/1/191
Advertisement & Sale Permit No : P0408/KP/HD/1/191
Building plan approved by : Padawan Municipality Council
Land Tenure : 60 years

All illustrations are artist' impressions only. The developer reserves the right to modify any parts of the project as directed and/or approved by the project architect and/or relevant authorities.