

皇煜  優詩美地別墅
TOP GREEN
Legendry Villa



'Top Quality' Is The Target Between You And Us 「品質第一」是您我共同的目標



半獨立屋

Double storey Semi-Detached Specifications



Ground Floor Plan



First Floor Plan

For subplot 1-6

STRUCTURE

Reinforced concrete framework with red clay brickwalls.

ROOFING

Concrete interlocking tiles.

CEILINGS

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

WINDOWS

All imported Taiwan aluminium glazed sliding windows including mosquito netting.

DOORS

Solid panel timber doors to all external and internal.

FLOORS

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

WALL FINISHES

Full height ceramic wall tiles all round kitchen and bathrooms. (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 hallway.

KITCHEN

Build-in table top cabinet, sink & tap.

SANITARY INSTALLATION

Concealed piping with quality sanitary fittings, towel bars, mirrors, toilet paper 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 point and aircondition points, fence lighting points, automatic gate point and music door bell.

FENCING

Mild steel and brickwall fencing.

Double storey Terrace



排屋

建材設備說明

結構

本房屋結構全部經名家設計，依據力學原理精密分析計算，所有柱，樑，樓板等均採用永久性鋼筋混凝土 R.C. 構造，確具足夠安全之承重抗壓之特性。

外觀

與歐美先進國家同步，融合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，美麗壯觀，氣派典雅，精選外飾材料，精雕細琢，獨具匠心之超級組合，傲視古晉市。

牆壁

採用洋灰紅磚牆，無論是吸水率及隔音都有良好的效果。

屋頂

採用混凝土連結屋瓦施工，具防水，防熱等功能。

室內裝飾材料

地板

客廳，餐廳，廚房及一樓書房舖 16"x16" 高級彩色磁磚。平台，陽台及所有浴室舖 8"x8" 高級彩色磁磚。二樓所有臥室，樓梯及家庭起居室舖方塊木磚。

內牆

廚房及浴室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。

外牆

水泥粉光后刷晴雨漆。

天花板

入門廳，客廳，餐廳，廚房，家庭起居室，臥室採用纖維石膏板，客廳，餐廳及主臥室並加設石膏綫板。浴室及屋外範圍採用 UAC 石綿天花板。

門窗

入口大門採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。浴室門採用木門，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。

欄杆

樓梯及樓上走廊採用木質欄桿。

衛浴設備

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

廚房設備

每戶贈送歐式整體枱面廚具乙套(含洗濯台)，並搭配單槍水龍頭及冰箱，電鍋烤箱等之專用插座。

籬笆

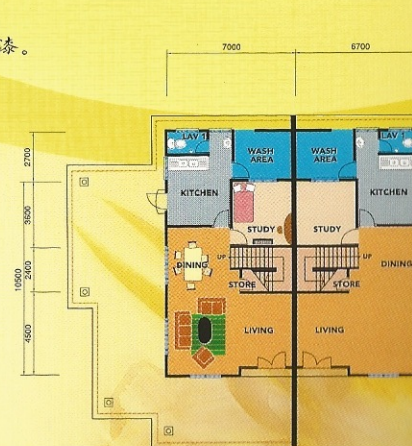
採用磚牆搭配藝術欄桿，具美觀大方及防盜功能。

電器設備

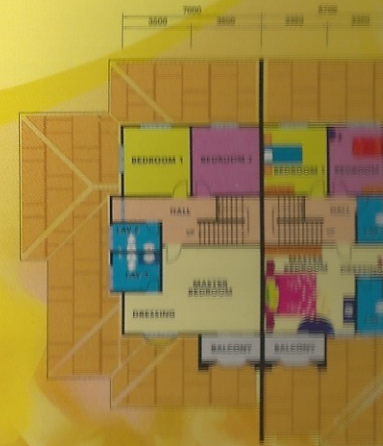
1. 每戶裝置音樂門鈴乙個。
2. 客廳及主臥室均預留電視天綫出綫口。客廳及全部臥室皆裝電話插座乙個。
3. 樓梯，設連切開關。
4. 浴室裝設熱水器插座。
5. 每戶預留自動鐵門插座乙個。
6. 客廳和主臥室均預留冷氣插座。

給排水設備

每戶贈送水箱乙個，各戶均設獨立水表。
(凡注明二種以上廠牌之建材，由公司統一擇一採用)



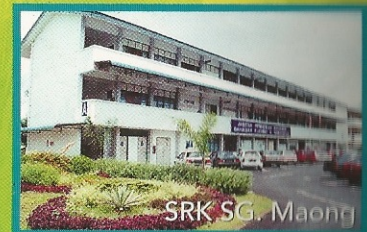
Ground Floor Plan



First Floor Plan



Site Locality



太太的情人已呈現在您的眼前

讓皇煜建設精雕細琢的極品別墅成為您和太太最佳的情人 <<皇煜優詩美地別墅>>, 無論她的造型, 地段, 材料和內涵都是全古晉最TOP的。

特殊的造型搭配台灣進口鋁門窗附設紗窗, 進口高級DODO 品牌馬桶和洗臉盆, 採用高級UPVC水槽等特殊建材及免費贈送3相電流、歐式整體檯面廚具, 25首音樂門鈴, 籬笆藝術燈及室內設計裝潢圖等, 太多好的及特殊的建材無法一一列出, 敬請親身蒞臨參觀。

引進國外一流專業技術, 施工比別人嚴謹, 品質比別人好, 造價比別人高, 「屋」超所值, 信譽保證, 就連專家都會心動, 只有 36 個太太的情人, 敬請把握機會!

Presenting 'your wife's lover', THE LEGENDRY VILLA, specially brought to you by Top Green Construction Development Sdn Bhd. Whether it is design, location or building materials, you are assured only the best.

Your new home will be fully equipped with imported aluminium windows with mosquito netting from Taiwan, imported high quality DODO sanitary wares, high quality UPVC gutters and other superior quality building materials. To reward you even further, we even include 3-phase electrical wiring, 1 set of European style table top kitchen cabinet, remote-controlled door bell with 25 melodies, decorative outdoor gate lighting, suggested floor plan from qualified interior designer and many more. Come visit us to witness it yourself!

Using oversea construction techniques, our quality control is stringent to ensure high quality finishing and to provide best value-for-money to all home owners.

Hurry, visit us NOW, only 36 wife's lovers available for your immediate booking.

DEVELOPER:



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

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Advertisement & Sales Permit No: P0252/KP/HD/1/44 Validity: 6 August 2001 - 5 August 2002

Land Tenure: 60 years Building plan approved by: Dewan Bandaraya Kuching Utara, Ref. No. DBKU/120/2001 (15), DBKU/121-126/2001 (14)

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