

皇煜 TOP GREEN 青青校墅第3期
Literature Villa Phase III



SUBLOT NO.	TYPE
1.	Semi-Detached
2.	Semi-Detached
3.	Semi-Detached
4.	Semi-Detached
5.	Semi-Detached
6.	Semi-Detached
7.	Semi-Detached
8.	Semi-Detached
9.	Detached
10.	Detached
11.	Semi-Detached
12.	Semi-Detached
13.	Semi-Detached
14.	Semi-Detached
15.	Terrace-Corner
16.	Terrace-Intermediate
17.	Terrace-Intermediate
18.	Terrace-Corner
19.	Terrace-Corner
20.	Terrace-Intermediate
21.	Terrace-Intermediate
22.	Terrace-Intermediate
23.	Terrace-Intermediate
24.	Terrace-Corner

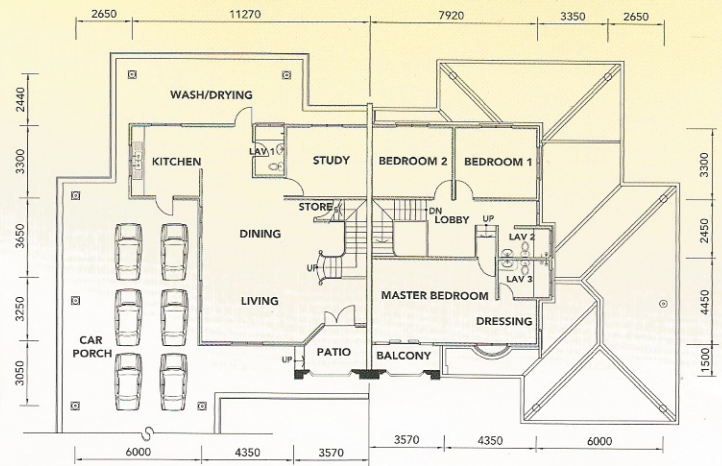
Site Plan



半獨立屋 *Double storey Semi-Detached*



First Floor & Ground Floor plan



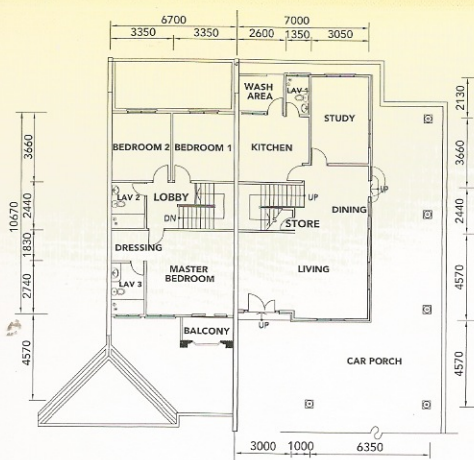
For Sublot 3~8

Specifications

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 1 st 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 1 st 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.



排屋 Double storey Terrace



First Floor & Ground Floor plan

建材設備說明

For Sublot 15~18

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

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杆。

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

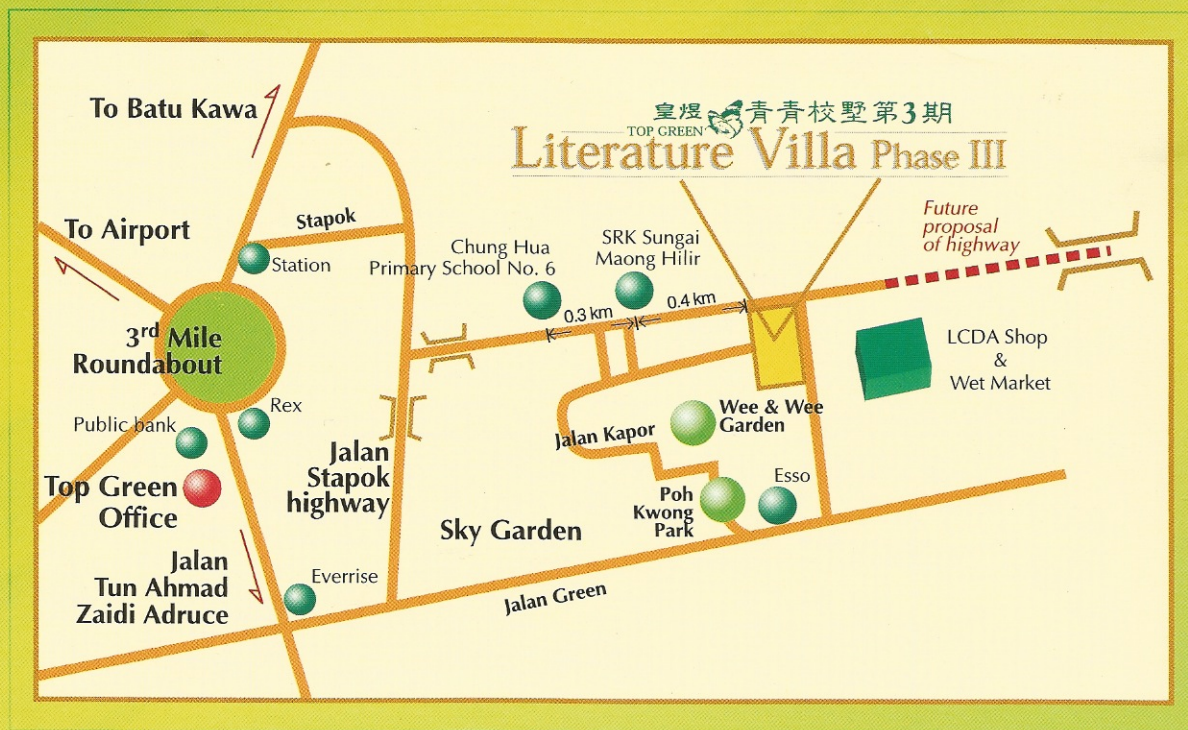
採用磚牆搭配藝術欄杆，具美觀大方及防盜功能。

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)



Site Locality

青青校墅第3期再次邀請新名人入座

左擁全古晉最新及最大的中華六小，右抱學問芳淳的鹽材港政府小學和中學，簇擁在您的眼前，為您的家族預約新一代名人。

超大車房設計，最短距離就有 30 尺長，半獨立屋可停放 6 輛車以上。

為您量身訂造的好房屋，全部採用古晉最TOP 的高級建材。如果您的一生都在追求完美，那麼這裡的配備，裡裡外外精雕細琢，必能彰顯您貴族氣質與身份，施工品質一流，保證買的安心有保障。

We are now inviting new home owners for Literature Villa-Phase III, which is opened for booking now.

Spacious design for Car Porch which allow 6 cars for Semi-Detached House.

Situated right next to Literature Villa are 3 schools namely SRB Chung Hua No. 6, SRK and SMK Sungai Maong, ensuring your next generations educational needs.

For your ultimate satisfaction, we make use of only Top Quality building materials and fittings. If perfection is what you expect to fit your status, then our quality policy will definitely be an added assurance to you.

DEVELOPER: **安祥有限公司**
Ann Shiang Sdn.Bhd. (86725-K)

MAIN CONTRACTOR:



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

(494455-P)

ADDRESS: 1st Floor, Lot 2797, Block 10, 3rd Mile,
Jalan Tun Ahmad Zaidi Aduce, 93250 Kuching, Sarawak, Malaysia.

CONTACT: **Tel: 082-232888 Fax: 082-235288 H/P: 019-8160588**

Developer's Licence No: L0285/KP/HD/1/78

Validity: 21 August 2001 - 20 August 2002

Advertisement & Sales Permit No: P0256/KP/HD/1/78

Validity: 21 August 2001 - 20 August 2002

Land Tenure: 60 years Building plan approved by: Dewan Bandaraya Kuching Utara, ref no: DBKU/177-181/2001