

皇煜 TOP GREEN 香格里拉別墅
Scenery Villa

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



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

Double storey Semi-Detached



半獨立屋

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 INSTALLATION	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.



Ground Floor Plan

First Floor Plan

(Standard Unit)

Double storey Terrace

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。(中間排屋至樓底) 客，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 石棉天花板。
- 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(含洗滌台)，並搭配單槽水龍頭及冰箱，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線出口口。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. 客廳及主臥室均預留冷氣插座。

給排水設備

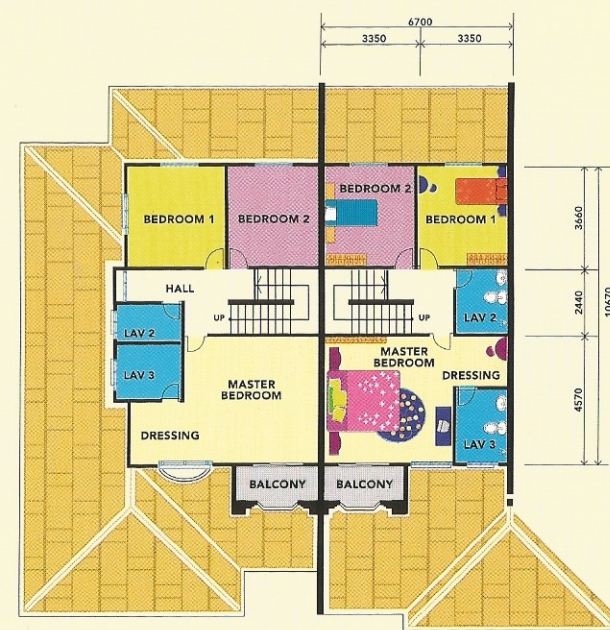
每戶贈送水箱乙個，各戶均設獨立水表。
(凡注明二種以上廠牌之建材，由公司統一擇一採用)



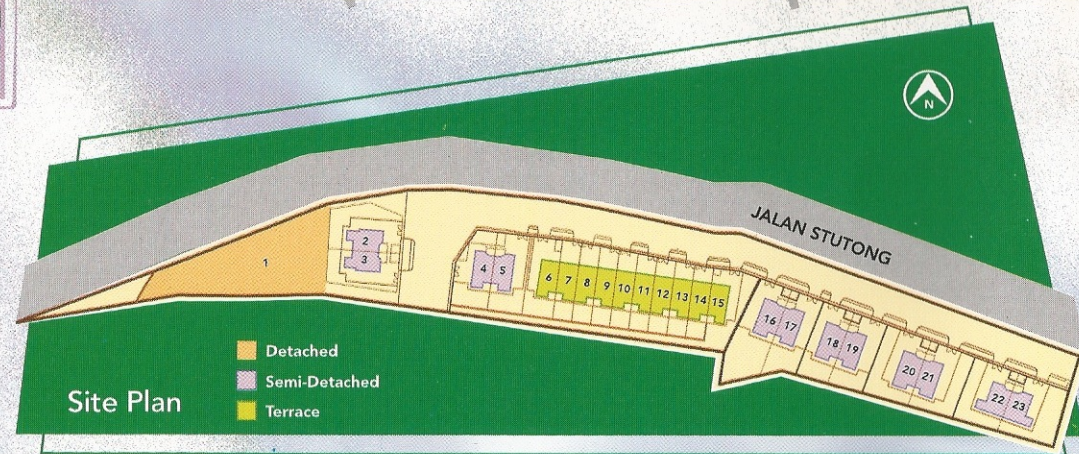
排屋



Ground Floor Plan



First Floor Plan



The Birth of A 5-Star Residential Address Strategically located in the most sought after housing area

Top Green brings to you our latest housing development, the "Top Green Scenery Villa". This project is situated only one-minute's drive from BDC Commercial Centre and the soon-to-be-completed RH Commercial Centre. "Top Green Scenery Villa" is only 3 minutes from the Kuching International Airport, making it indeed by far the most conducive residential address for you.

At Top Green, we select only TOP quality building materials for our houses. All windows are made of high quality imported aluminium frames, even equipped with mosquito netting! High quality DODO sanitary wares & UPVC gutters are just part of our long list of standard features. Your home also come equipped with 3-phase power supply for your safety and comforts and the list goes on and on...

Well, what are you waiting for? To be one of the 23 proud owners of this 5-Star Villa. So please act now.

5 星级住家就在这里 座落在无可取代的地段

本工程皇煜香格里拉坐拥 BDC 商业中心和正在兴建中的长青商业中心只有 1 分钟路程，也距离飞机场 CHECK-IN 时间只有 3 分钟路程，正是住家环境最理想的距离。全部采用古晋最 TOP 的高级建材，台湾进口铝窗附送纱窗，进口 DODO 品牌马桶和洗脸盆，UPVC 水槽，3 相电流及好多好多的好东西，让您成为全古晋 5 星级别墅的主人。机会只有 23 个，敬请把握。

Developer:



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(494455-P)

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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.