

Building Specifications

ELEMENT	DESCRIPTION	Wall Finishes	Structure
Structure	Reinforce concrete structure, beam, column and floor.	Kitchen & Bathrooms - 1500mm high ceramic tiles.	Kitchen
Walls & Partitions	All external & internal walls to be brickwall with plastering on both side.	Paintings	To be installed with one single bowl aluminium sink with one water tap.
Roofing	Metal roofing sheet lay on double sided aluminium foil sisalation.	Sanitary & Plumbing	Cement based paint for external and emulsion paint for internal.
Ceiling	a. Carporch - Cement board ceiling. b. 1st Floor Bedrooms - Fibrous plaster ceiling c. 1st Floor Bathrooms - Cement board ceiling. d. Roof Eave - Cement board ceiling.	Electrical	Quality sanitary fittings and plumbing installation to authorities requirement.
Windows	Aluminium framing with tinted glass windows.		All electrical wiring to be concealed with conduits in accordance with SESB requirement.
Doors	a. Main entrance door - Solid timber door. b. All other room - Timber flush door. c. Bathrooms and store room door - Timber flush door. d. Dining - Aluminium framing tinted glass sliding door.		
Ironmongeries	Quality lockset and accessories.		
Floor Finishes	a. Ceramic tiles : Living, Dining, Kitchen, Laundry, Utility, Bedrooms and Bathrooms. b. Cement render : Store and Carporch.		



PHASE 5A
2-Storey Terrace House

A TRUSTED NAME IN PROPERTY DEVELOPMENT

Hap Seng Properties Development Sdn Bhd (11995-D)
(A wholly owned subsidiary of HAP SENG CONSOLIDATED BERHAD)

Sandakan Sales Gallery : Jalan Lalang, Off Mile 1.5 Jalan Utara, Sandakan, Sabah

30% reserved for Bumiputra 5% discount for Bumiputra lots
Developer's License : (IOO-24/626/2/3)/O7-2016/O4893 Advertisement Permit : (IOO-24/626/2/3)/O7-2016/O4192
Expected Completion Date: 24 months from the date of sales and purchase agreement. Land Tenure: 99 years DP/BP approved by MPS
All purchase price including deposit/ booking fees must be paid into project account number :
Maybank Karamuning Branch MBB HDA A/C No: 510143-649821
All illustration are artist's impression only. All plans & specifications are subject to change as directed and approved by relevant authorities.

ENQUIRIES :

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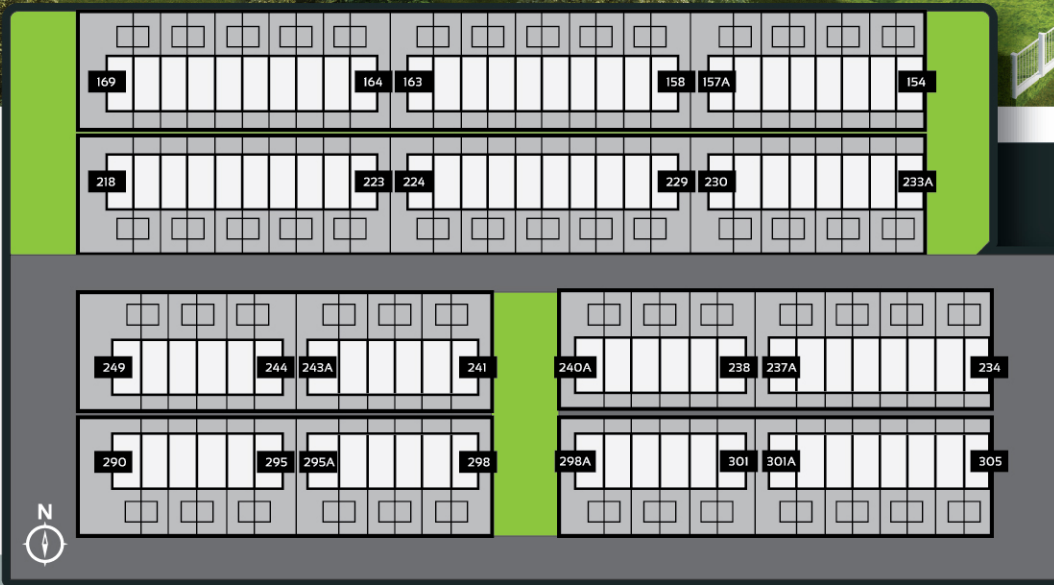


ASTANA HEIGHTS PHASE 5A
2-Storey Terrace House

Land Size
1,699 sqft to 4,130 sqft

Gross Built-up
1,639 sqft to 1,798 sqft

Selling Price
RM 378,000 to RM 579,580



DEVELOPMENT PLAN

ASTANA HEIGHTS PHASE 5A
2-Storey Terrace House

Astana Heights Phase 5A is a stone's throw away from Sandakan Town Centre. It is perched on a picturesque hill that overlooks the Sulu Sea which serves as a stunning backdrop for this remarkable household. These 108 double storey terrace units provide easy accessibility and close to all amenities, it allows you to enjoy the premium quality of living at elevated ground with affordable pricing. Come experience both the beauty of nature and modern conveniences at Astana Heights.

