

Strategic Location



Bringing Generations Closer to Home

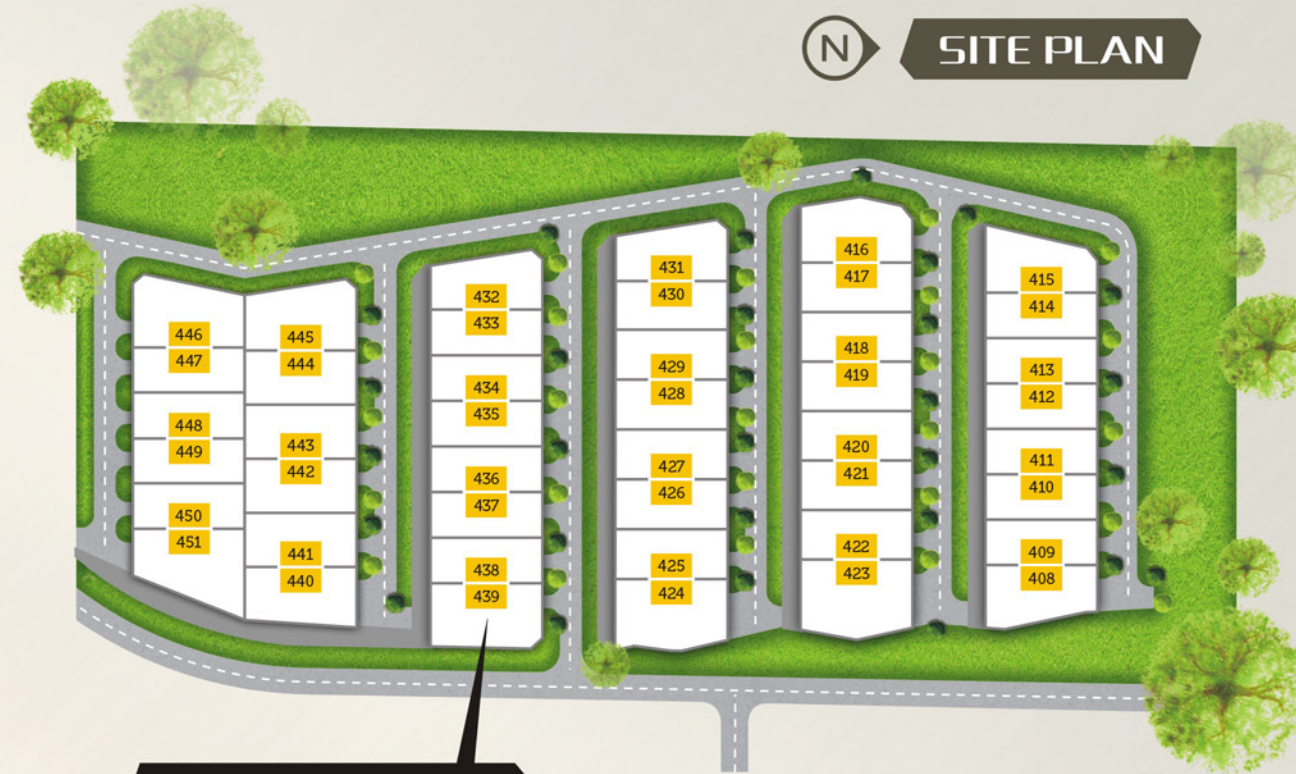
Villa Perdana is a low density development showcasing only 44 exclusive villas. Its tranquil serene surroundings is your perfect place to cultivate the same positive value you grew up with.

It brings generations together to build a firm foundation that nurtures young life and honoring the one who raised you to who you are today.



Actual Photo

SITE PLAN



Show Unit Open for Viewing

Visit us at www.hapsengland.com

For enquiries, please call our Sales Gallery
(089) 862 222
(089) 862 666

Site Sales Office:

Lot 328, Phase 3B, Bandar Sri Perdana,
 Jalan Silam KM 4, 91000, Lahad Datu

A Premier Development by **Hap Seng Properties Development Sdn Bhd** (11995-D)
 (A Wholly owned subsidiary of HAP SENG CONSOLIDATED BERHAD) (08877-W)

Developer's Licence No: (100-24/626/13/16)/03-2017/05078 | Advertisement Permit No: (100-24/626/13/16)/03-2017/04287 | Validity Period: 2015 03 26 - 2017 03 25 | Approval Authority: Majlis Daerah Lahad Datu | All purchase price including deposit/booking fees must be paid into this project account with Affin Bank no: 1017 6000 2153 | Selling Price from RM959,500 - RM1,350,450 | Land Tenure: leasehold 99 years (land is free from encumbrances) | Number of Units: 44 | This material is registration and preview purpose only. | Not to be treated as an offer for sale. The information contained in this advertisement is subject to change and cannot form part of an offer or contract. | All renderings are artist's impression only. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracy. | All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineering. | All illustrations are artist's impression only. All plans and specifications are subject to change as directed and approved by relevant authorities.

30% Reserved for Bumiputera @ 5% Discount

VILLA PERDANA

LAHAD DATU

A Platinum Edition of BUKIT PERDANA

2-STORY LUXURY SEMI-DETACHED



The Pinnacle of Lifestyle

Impeccable Design & Living Space



Double Volume Ceiling

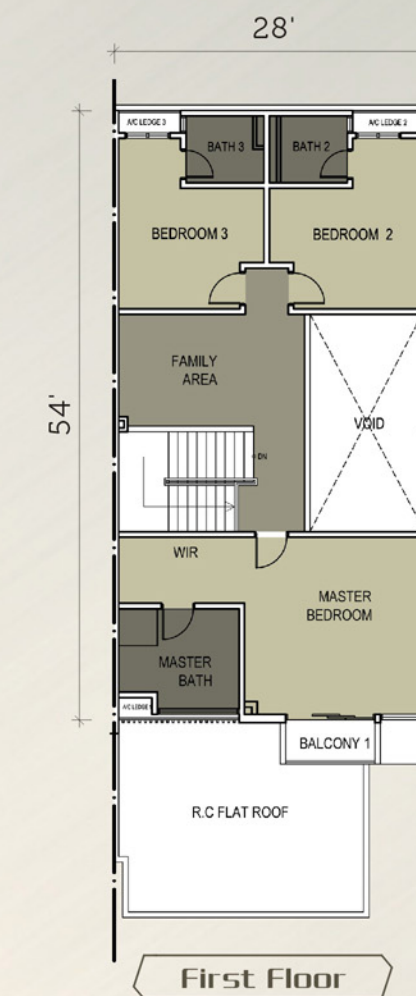
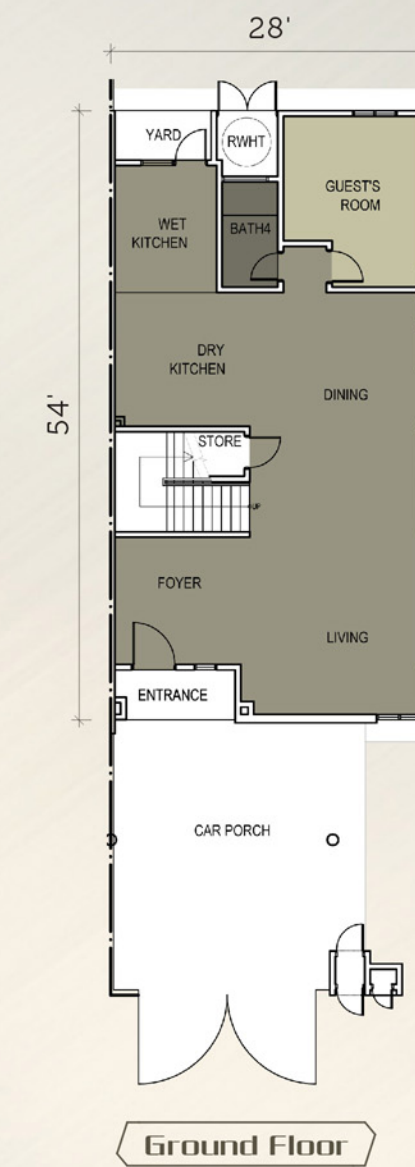


Master Bathroom



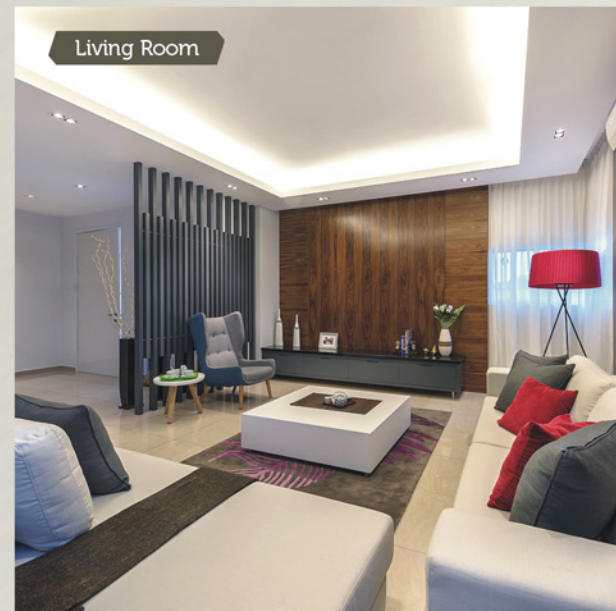
Master Bedroom

- 44 exclusive villas within thematured township of Bandar Sri Perdana.
- 10 minutes from town, Lahad Datu airport and other amenities.
- Within gated and guarded community
- Dining room with double-volume ceiling
- Efficient use of space with massive 28' x 54' on the ground floor

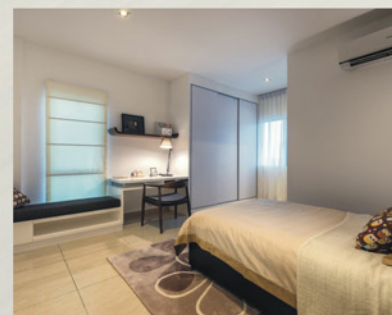


FLOOR PLAN

GROSS BUILT UP AREA
3,256 sq. ft.
LAND AREA
3,936 - 6,447 sq. ft.



Living Room



SPECIFICATION

| | |
|-------------------------------|--------------------------------------|
| Structure | Reinforced Concrete Framework |
| Walls | Brick wall for external and internal |
| Roof | Metal Roofing |
| Ceiling Finishes | Fibrous plaster ceiling / skim coat |
| Floor Finishes | |
| Living / Dining / Dry Kitchen | - Selected Tiles |
| Wet Kitchen / Bathrooms | - Selected Tiles |
| Car Porch / Yard | - Selected Tiles |
| Guest's Room | - Selected Tiles |
| Bedrooms / Family Area | - Selected Tiles |
| Entrance / Balcony | - Selected Tiles |
| Staircase | - Timber Flooring |
| Apron | - Cement Rendered |
| RC Flat Roof | - Cement Rendered |
| AC Ledge | - Cement Rendered |
| RWHT Area | - Cement Rendered |
| Patio (Type B & C) | - Selected Tiles |

| | |
|--------------------------|---|
| Wall Finishes | Emulsion Paint for All Internal Plastered Brick Wall Finish Wet Kitchen / Bathrooms - Selected Tiles |
| Windows | Aluminium frame glass window Aluminium frame exterior louvers door Metal frame timber door Waterproof flush for bathrooms |
| Doors | Aluminium frame exterior sliding door Aluminium frame exterior louvers door Metal frame timber door Waterproof flush for bathrooms |
| Sanitary Plumbing | 2 Nos. of single bowl single drainer sink with tap 4 Nos. of pedestal W.C. 4 Nos. of wash hand basin 4 Nos. of shower head 7 Nos. of water tap 1 No. of rain water harvest tank 1 No. of water storage tank |
| Electrical | All electrical installation to SESB standard. |

| | |
|--------------------|---|
| Ironmongery | Quality lockset |
| Fencing | Brick wall with plaster and paint |
| Painting | All internal plastered walls - Emulsion paint All external plastered walls - Emulsion paint |
| Others | According to Specification. All items mentioned above subject to variations, modification and substitution as imposed by the Local authorities or as recommended by the Developer's Architect. |