



Garden
Heights

@ Rawang

Spacious Homes, Excellent Connectivity

NOW OPEN FOR SALE

———— **PHASE 5** ————

20' X 75' DOUBLE-STOREY LINK HOUSE

Built-up from 2,214 sq.ft. onwards



A NEW HEIGHT OF LIVING

Garden Heights, a fully matured township located within a stone's throw from the Kuala Lumpur city centre, is one of the most sought after developments in the North of Klang Valley. With built ups starting from 2,214 sq.ft., each home in Garden Heights convey a sense of comfort and space, designed to provide contemporary living amidst nature with your family's well-being in mind.



Artist's Impression Only



EVERYTHING YOU NEED IS NEVER FAR AWAY

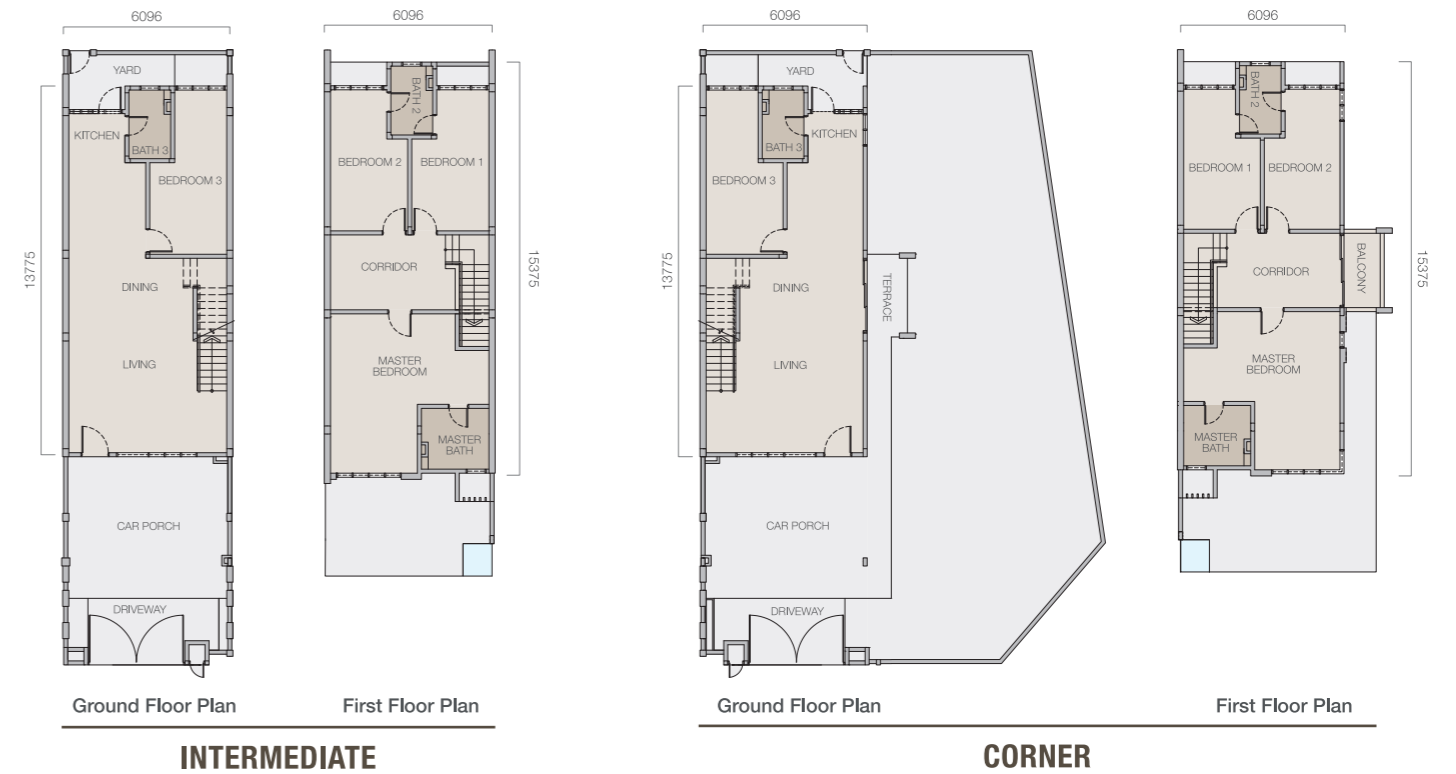
The resounding success of Garden Heights has led to the introduction of the final phase of the development. Outstanding security features combined with a multitude of facilities and amenities within the vicinity makes Garden Heights an independent precinct on its own. Several schools located within a stone's throw offers quality education for your children whilst a 27-hole golf course and clubhouse offers plenty of activities for the weekends. Other amenities such as banks, supermarkets, restaurants and convenience stores are also aplenty. These facilities and amenities enhance the living quality in Garden Heights and provide residents with everything they could possibly need.

AN ARRAY OF FACILITIES AND AMENITIES AT YOUR DOORSTEP



LEGEND

- | | | | |
|--|----------------------|-------------------|---|
| 1 Garden Heights (Double Storey Terrace) | 7 Commercial Centre | 13 Business Park | School |
| 2 Seiring West (Semi D) | 8 Commercial Centre | 14 Showroom | Petrol Station |
| 3 Seiring East (Semi D) | 9 Medan Puteri | 15 Hypermarket | Mosque / Surau |
| 4 Club House | 10 Medan Puteri 2 | 16 Medical Centre | Central Park |
| 5 Acacia Park (Double Storey Terrace) | 11 3 Storey Shop Lot | 17 University | Main Entrance / Exit Way |
| 6 Green Valley Park | 12 Shopping Centre | | 400m Proposed Entry/ Exit to Latar Highway Complete in mid 2016 |



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame	PAINT WORKS	Internal External	Emulsion Paint Weather Resistant Emulsion Paint
WALL	Cement Sand Bricks	SANITARY INSTALLATION	WC Wash Basin Shower Rose Kitchen Sink Bib Tap Garden Tap	3 Nos 3 Nos 3 Nos 1 No 4 Nos 1 No
ROOFING	Metal Deck Roofing / Reinforced Concrete Roof	ELECTRICAL INSTALLATION	Lighting Point 13 Amp Power Point Ceiling Fan Point & Hook Air Condition Point Telephone Point TV Point Heater Point Gate Light Point Door Bell Point	CORNER 26 15 2 4 2 3 3 1 1
CEILING	Skim Coat / Plaster Ceiling / Ceiling Board	INTERMEDIATE		24 15 2 4 2 3 3 1 1
WINDOW	Aluminium Frame Glass Window	END		24 15 2 4 2 3 3 1 1
DOOR	Entrance: Timber Door Bedrooms / Kitchen: Flush Door Bathrooms: PVC Door Living / Balcony: Aluminium Sliding Glass Door (Only Corner & End Unit with Land)	Fencing	1.5m High	
FLOOR FINISHES	Living / Dining / Master Bedroom: Ceramic Tiles Kitchen / Yard / Bedroom / Bathrooms: Ceramic Tiles Car Porch & Driveway: Homogenous Tiles			
WALL FINISHES	Bathroom & Kitchen: Ceramic Tiles (Door Height) Others: Plaster & Paint			



PHASE 5

20' x 75' Double Storey Link House Built-up of 2,214 sq.ft.

The final phase of the exclusive Garden Heights upholds a high investment value in the booming township of Rawang. Spaciously designed for the entire family, these comfortable linked homes are perfect for those who want the space, security and convenience of a landed property. The community is security patrolled and well-connected, providing residents easy access to major highways and expressways to ensure a smooth commute to any destination while ensuring safety throughout the vicinity.



EASILY ACCESSIBLE & WELL-CONNECTED

Bandar Tasik Puteri boasts excellent connectivity via the new LATAR-BTP interchange which is expected to be completed in mid 2016.

Several other highways such as the North Klang Valley Expressway (NKVE), Guthrie Corridor Expressway (GCE)-(Shah Alam-Kuang Expressway) and the North-South Expressway (NSE) provides accessibility to all major destinations.



PHASE 5 SITE PLAN



18 mins to Kuala Lumpur

BTP Interchange is expected to be completed mid 2016

- █ Proposed Entry or Exit to LATAR Highway
- ⋯ KTM Route

TRAVELLING ROUTE

TRAVELLING ROUTE	DISTANCE
From Jalan Duta Toll to BTP via LATAR Highway	30KM
From Jalan Duta to BTP via Batu Arang	44KM
From Templer Park to BTP	26.7KM
From Ijok to BTP	24.6KM
From MRT Sungai Buloh Station to BTP	28KM
From Subang SkyPark to BTP	37.5KM
From Guthrie Highway to BTP via LATAR Highway	27KM
From Shah Alam to BTP via LATAR Highway	36KM

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www.bandartasikputeri.com.my



Developed by:
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Developer License No : 7646-11/08-2016/0851(U) • Validity Period : 23/08/2014 until 22/08/2016 • Advertisement and Sales Permit No : 7646-11/08-2016/0851(P) • Validity Period : 23/08/2014 until 22/08/2016 • Approving Authority : Majlis Perbandaran Selangor (MPS) • Building Plan References : MPS.3/2-1371/31(OSC)PB/PIN(412A & 413A) • Land Tenure : Leasehold 99 years (expiring on 11 July 2060) • Land Encumbrance : Nil • Type of Property : Double Storey Terrace House • Total No. of Unit : 82 Units (Phase 5) • Expected completion date : Sep 2016 • Built up area : 2,214 sq. ft. - 3,350 sq. ft. • Selling Price : (Min) RM655,278.00 - (Max) RM1,345,240.00. Disclaimer : The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.