



Alanna

@ pantai sepang putra

2-Storey
Terraced Homes



Alanna

@ pantai sepang putra

Blending Nature's Serenity with Modern Convenience

Inheriting the DNA of Serene launched in August 2014, Alanna is set to continue inspiring those who truly appreciate nature's surroundings that encompass countryside greenery and sunny beaches, the tranquility of suburban lifestyle with modern conveniences and practicality. Alanna, a contemporarily designed 22'x70' double-storey terraced residences, is an ideal dream home skillfully crafted by our master builders to blend in the best of nature, architectural science and engineering.



Freehold



Artist's Impression



CONTEMPORARILY DESIGNED
22' X 70'
2-STOREY TERRACED HOMES

- 5 + 1 or 4 + 1 bedrooms
- Built-up area: up to 2,400 sq.ft.
- Spacious Layout
- Separate wet & dry kitchens
- Extra wide balcony
- Large car porch for up to 2 cars



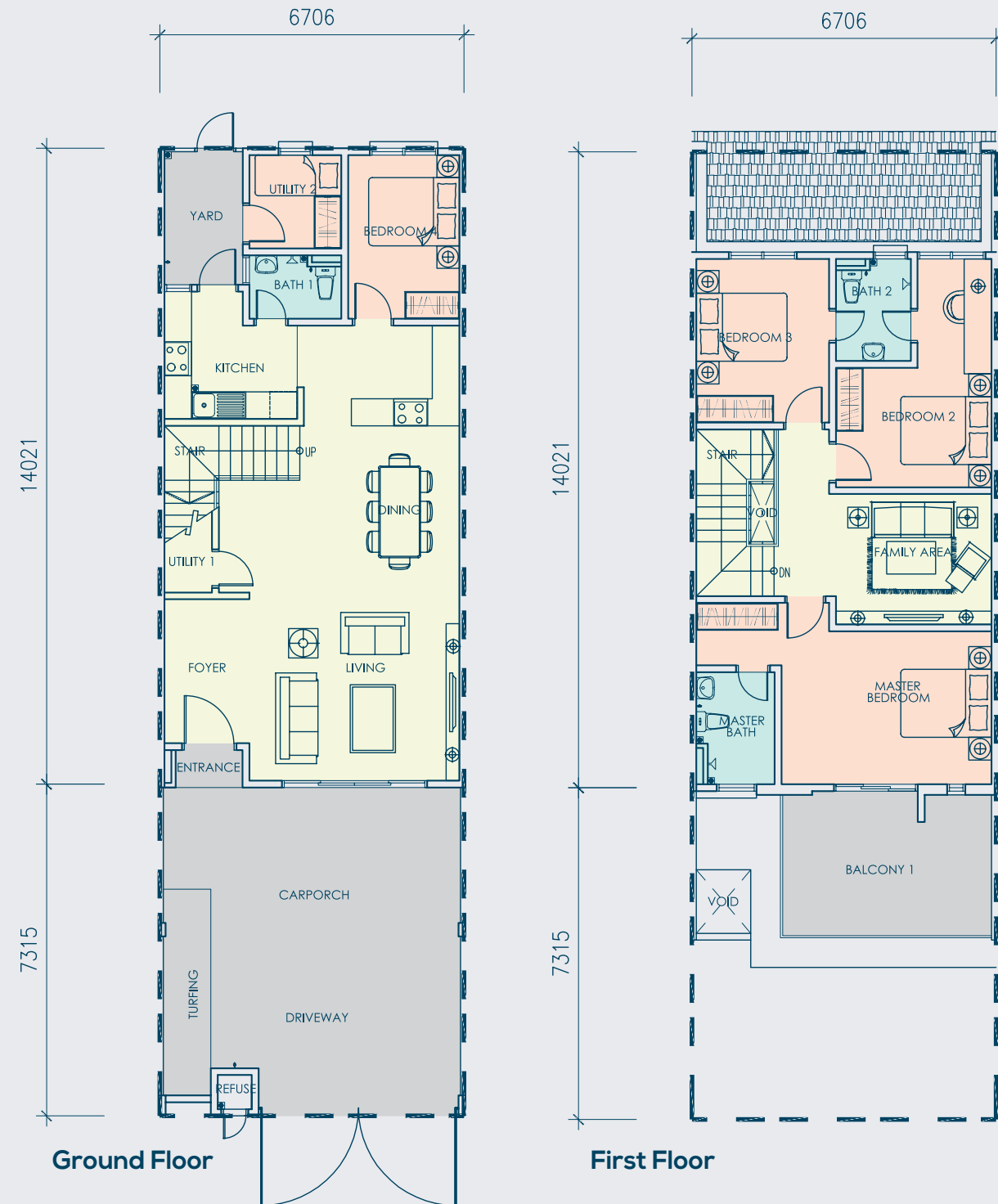
Combining practicality and modernity, the Alanna double-storey terraced homes redefine spaciousness with simple yet aesthetic designs.

It's the perfect home to fit your lifestyle and growing family needs.



Artist's Impression

FLOOR PLANS TYPE A



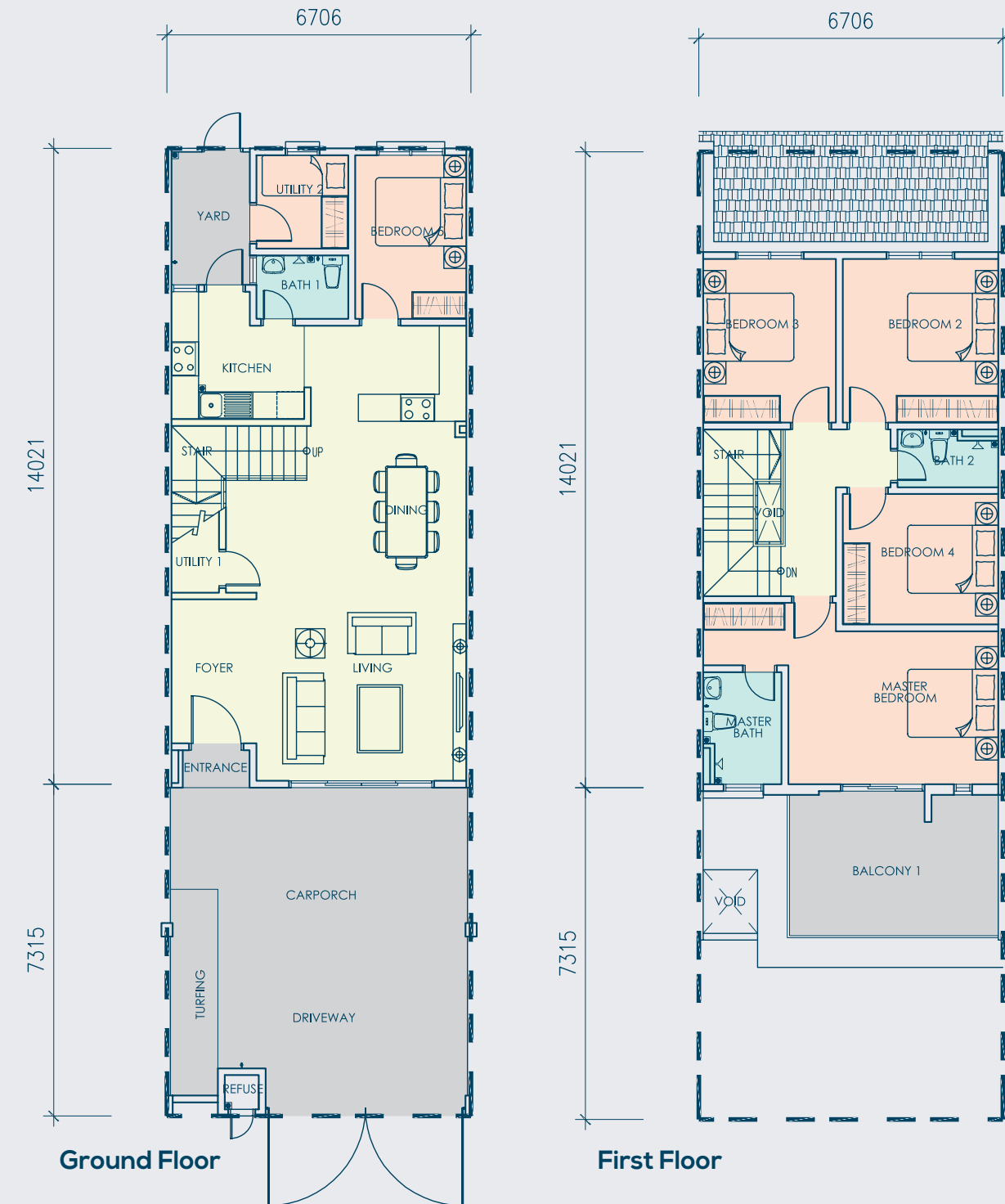
Bedroom
4+1

Land Size
22' X 70'

Built-Up
2,284
sq.ft.

* All plans and layout are not to scale and are subject to change or amendments as may be required or approved by the relevant authorities.
The floor areas indicated in this brochure are approximate measurements only and are subject to final survey.

FLOOR PLANS TYPE B



Bedroom
5+1

Land Size
22' X 70'

Built-Up
2,284
sq.ft.

* All plans and layout are not to scale and are subject to change or amendments as may be required or approved by the relevant authorities.
The floor areas indicated in this brochure are approximate measurements only and are subject to final survey.

SPECIFICATIONS

Structure	Reinforced concrete					
Wall	Concrete / Brickwork					
Roofing Covering	Concrete roof tiles					
Roof Framing	Metal roof truss					
Ceiling	Skim coat / Plaster ceiling / Asbestos free board ceiling					
Windows	Aluminum frame window with glass panel					
Doors	Timber door for main door Aluminum frame sliding door with glass panel Flush door for others Standard lockset					
Ironmongery	Standard lockset					
Wall Finishes						
Kitchen	Wall tiles up to 1500mm height					
Master bath	Wall tiles up to 1500mm height minimum					
All Baths	Wall tiles up to 1500mm height minimum					
Internal	Plaster & emulsion paint					
External	Plaster & weather shield paint					
Floor Finishes	Type A		Type B			
	Carporch & Driveway	Textured concrete	Carporch & Driveway	Textured concrete		
	Living, Dining & Kitchen	Floor tile	Living, Dining & Kitchen	Floor tile		
	Entrance, Foyer	Floor tile	Entrance, Foyer	Floor tile		
	Utility 1, Utility 2	Floor tile	Utility 1, Utility 2	Floor tile		
	Master Bedrooms, Bedroom 2, 3	Laminated flooring	Master Bedrooms, Bedroom 2, 3, 4	Laminated flooring		
	Bedroom 4	Floor tile	Bedroom 5	Floor tile		
	All Bathrooms	Floor tile	All Bathrooms	Floor tile		
	Family Area	Laminated flooring	Passage	Laminated flooring		
	Stair	Laminated flooring	Stair	Laminated flooring		
	Balcony	Floor tile	Balcony	Floor tile		
	Yard	Floor tile	Yard	Floor tile		
	Apron	Floor tile / Cement render	Apron	Floor tile / Cement render		
	Others	Cement render	Others	Cement render		
Sanitary & Plumbing Fittings	Type	All Types				
	Wash basin	3				
	Pedestal WC	3				
	Shower rose	3				
	Water tap	5				
	Kitchen sink	1				
Electrical Installation	Type A		Type B			
	Corner Lot	End Lot	Intermediate Lot	Corner Lot	End Lot	Intermediate Lot
Lighting Points	25 unit	24 unit	23 unit	24 unit	23 unit	22 unit
Power Points	15 unit	15 unit	15 unit	15 unit	15 unit	15 unit
Ceiling Fan Points	6 unit	6 unit	6 unit	6 unit	6 unit	6 unit
TV Point	1 unit	1 unit	1 unit	1 unit	1 unit	1 unit
Telephone Point	1 unit	1 unit	1 unit	1 unit	1 unit	1 unit
Aircond Points	5 unit	5 unit	5 unit	6 unit	6 unit	6 unit
Water Heater Point	1 unit	1 unit	1 unit	1 unit	1 unit	1 unit
Autogate Point	1 unit	1 unit	1 unit	1 unit	1 unit	1 unit
Door Bell Point	1 unit	1 unit	1 unit	1 unit	1 unit	1 unit
Internal Telephone Trunking & Cabling	Copper wire					
Fencing	Brickwall with grille					



Connected to
Kajang-Seremban Highway
North-South Central Link (ELITE)
Shah Alam Expressway (KESAS)





Sepang International Circuit



Sepang Gold Coast



KLIA & KLIA 2



Putrajaya



Kuala Lumpur City Centre



ABOUT GUOCOLAND MALAYSIA



GuocoLand (Malaysia) Berhad, listed on the Main Market of Bursa Malaysia Securities Berhad, is a property arm of the Hong Leong Group and an award-winning developer of residential and commercial properties in Malaysia. The company is a subsidiary of the Singapore-based GuocoLand Limited, which is a leading regional property player with established operations in China, Singapore and Vietnam.

With a history that spans over 50 years, GuocoLand Malaysia has built an enviable track record as a leading property developer in residential townships, commercial and mixed development projects in Malaysia.

Among the portfolio of notable and thoughtfully developed prime projects are: master planned township in Emerald Rawang and Pantai Sepang Putra, PJ City Corporate Hub in Petaling Jaya, Commerce One corporate office along Old Klang Road, and Amandarii boutique bungalows in Kajang just to name a few.



Pantai Sepang Putra

Pantai Sepang Putra is a lakeside residential township nestled in Bagan Lalang, Sepang. Comprising several types of residences, the development includes bungalows, single storey, semi-detached houses, single storey courtyard homes and 2-storey terrace houses.



Commerce One

Commerce One is established as the newest and one of the finest business addresses. Strategically located in the heart of Old Klang Road's business district, and mere minutes away from Mid Valley, Commerce One's office suites offer an exciting corporate environment to suit all business needs.



Damansara City

At Damansara City, we focus and enhance the surrounding prestige of Damansara Heights to provide an integrated development that excites the senses. Being the first of its kind in Malaysia, we offer two luxury high-rise residences consisting of 370 units, matching Grade A office towers, a high end gourmet and retail complex, coupled with a unique 5-star hotel.



PJ City

PJ City, a world-class light industrial park, is strategically located along Federal Highway, with easy access to Port Klang and KLIA. With modern facades and practical layouts, PJ City Corporate Hub allows versatile usage for high-tech assembly plants, showrooms, wholesaler businesses and standard office space.



The Rise @ Emerald, Rawang

Ascend to a new facet of your life. Discover The Rise @ Emerald, Rawang to build the ideal home retreat and sanctuary you have always wanted. The essence of tranquility and luxurious living.



Amandarii

Introducing the exclusive enclave of Amandarii boutique bungalows in Kajang. Experience exquisite living with inspiring sophistication wrapped within refreshing coolness and tranquility, where the Saujana Impian Golf Course provides calmness and a serene backdrop to Amandarii.



GuocoLand (M) Berhad (300-K)

Level 19, Block B, HP Towers
12, Jalan Gelenggang, Bukit Damansara
50490 Kuala Lumpur

Developer:

Vintage Heights Sdn Bhd (232845-X)

1300-13-0021

www.guocoland.com.my

Developer's Name : Vintage Heights Sdn Bhd • Address : Level 19, Block B, HP Towers, 12 Jalan Gelenggang, Bukit Damansara, 50490 Kuala Lumpur. • Contact No : 03-2726 1000 • Developer's License No : 7577-8/04-2017/0279(L)
• Validity Period : 07/04/2015 – 06/04/2017 • Advertising & Sales Permit : 7577-8/04-2017/0279(L) • Validity Period : 07/04/2015 – 06/04/2017 • Approving Authority : Majlis Perbandaran Sepang • Approved Building Plan No : MP SEPANG 600-34/8/10
• Property Type : 2-Storey Terrace • Land Tenure : Freehold • No of Unit : 72 • Expected Completion Date : March 2017 • Land Encumbrances : NIL • Selling Price : RM 530,000 (Min) – RM 1,100,000 (Max) • Bumi Discount : 7%

Whilst reasonable care has been taken in the preparation of this brochure, the Developer and its agent cannot be held responsible for any inaccuracies or omissions. All information, plans, layout, specifications, product brands and depictions shall not be regarded or relied upon as statements or representations of fact and are subject to change or amendments as may be required or approved by the Developer or the relevant authorities, and cannot form part of any offer or contract. Visual representations, models, show units, illustrations, photographs, pictures, drawings, displays and art renderings are artists' impressions only, and cannot be regarded as representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall in no way be modified by any statement or representation whether contained in this brochure or otherwise.