



Kingfisher

PARADISE OF BIRDS



A Noble Collection *in Paradise*



From the success of *Paradise of Birds* comes another splendour, promising nothing less than precisely designed Bungalows and Semi-D homes. *Kingfisher* breathes new life and glory into this new circle of community, a noble one that will endure every ripple of change.

MASTER PLAN



LEGEND

- Bungalow Type A
- Bungalow Type B1
- Bungalow Type B2
- Bungalow Type C
- Semi-D Type D1
- Semi-D Type D2



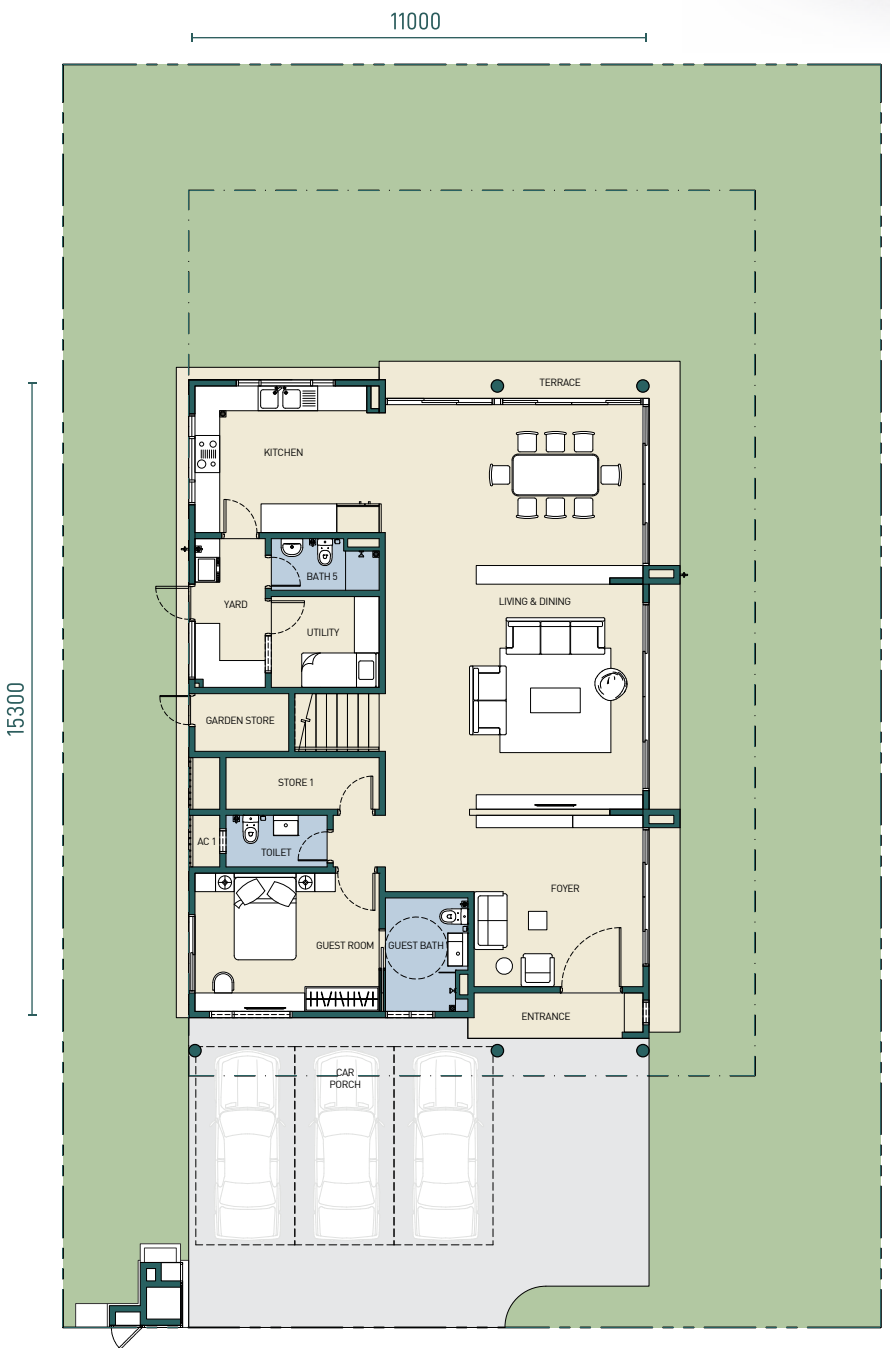
SITE PLAN

Type
A

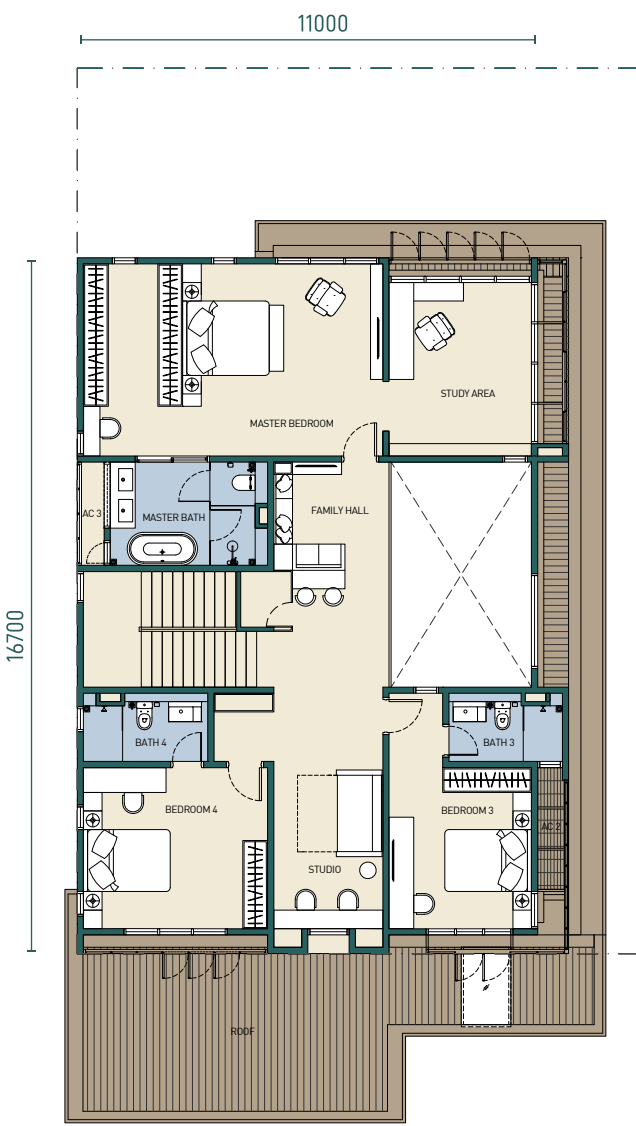
BUNGALOW
Approximate built-up area:
3,929 sq.ft.

Land area: 5,038 – 7,589 sq.ft.

4 + 1 bedrooms & 5 bathrooms +
1 toilet



Ground Floor



First Floor

Type B1

BUNGALOW

Approximate built-up area:

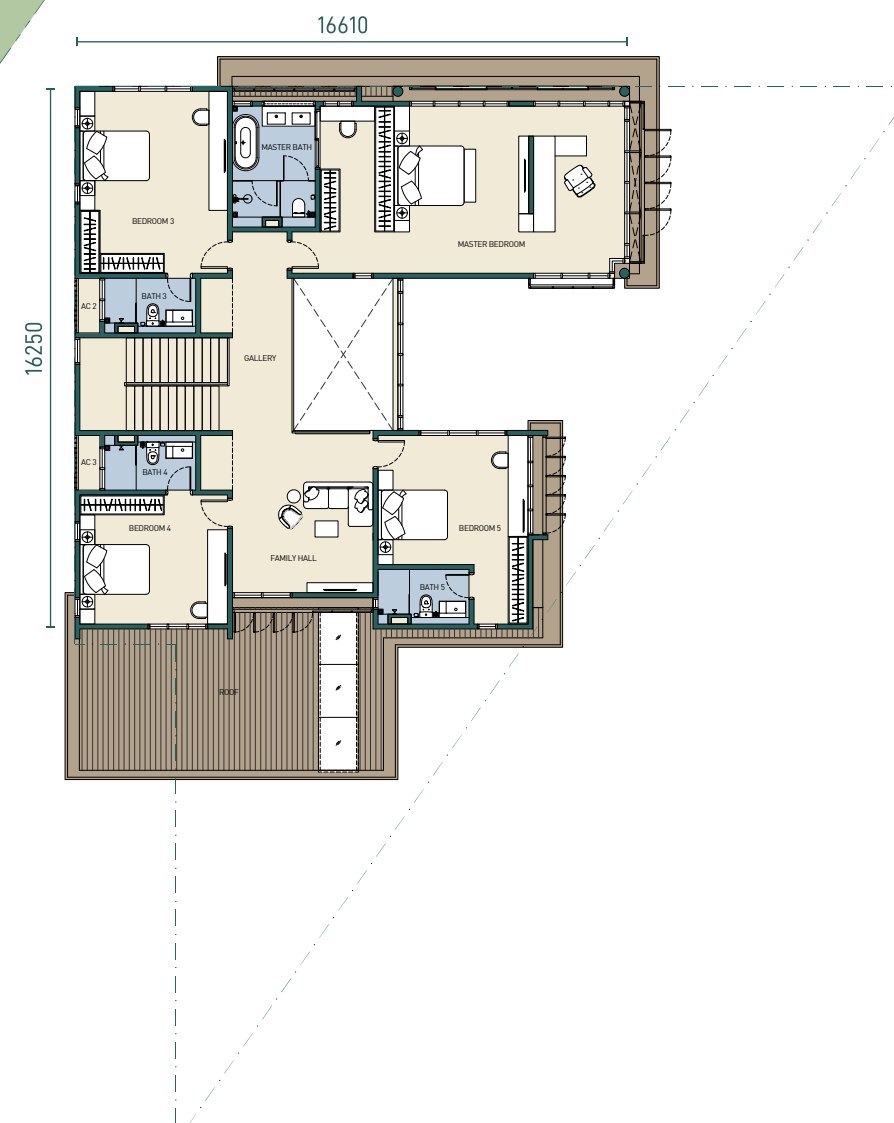
4,754 – 4,755 sq.ft.

Land area: 6,997 – 8,547 sq.ft.

5 + 1 bedrooms & 6 bathrooms +
1 toilet



Ground Floor



First Floor

Type B2

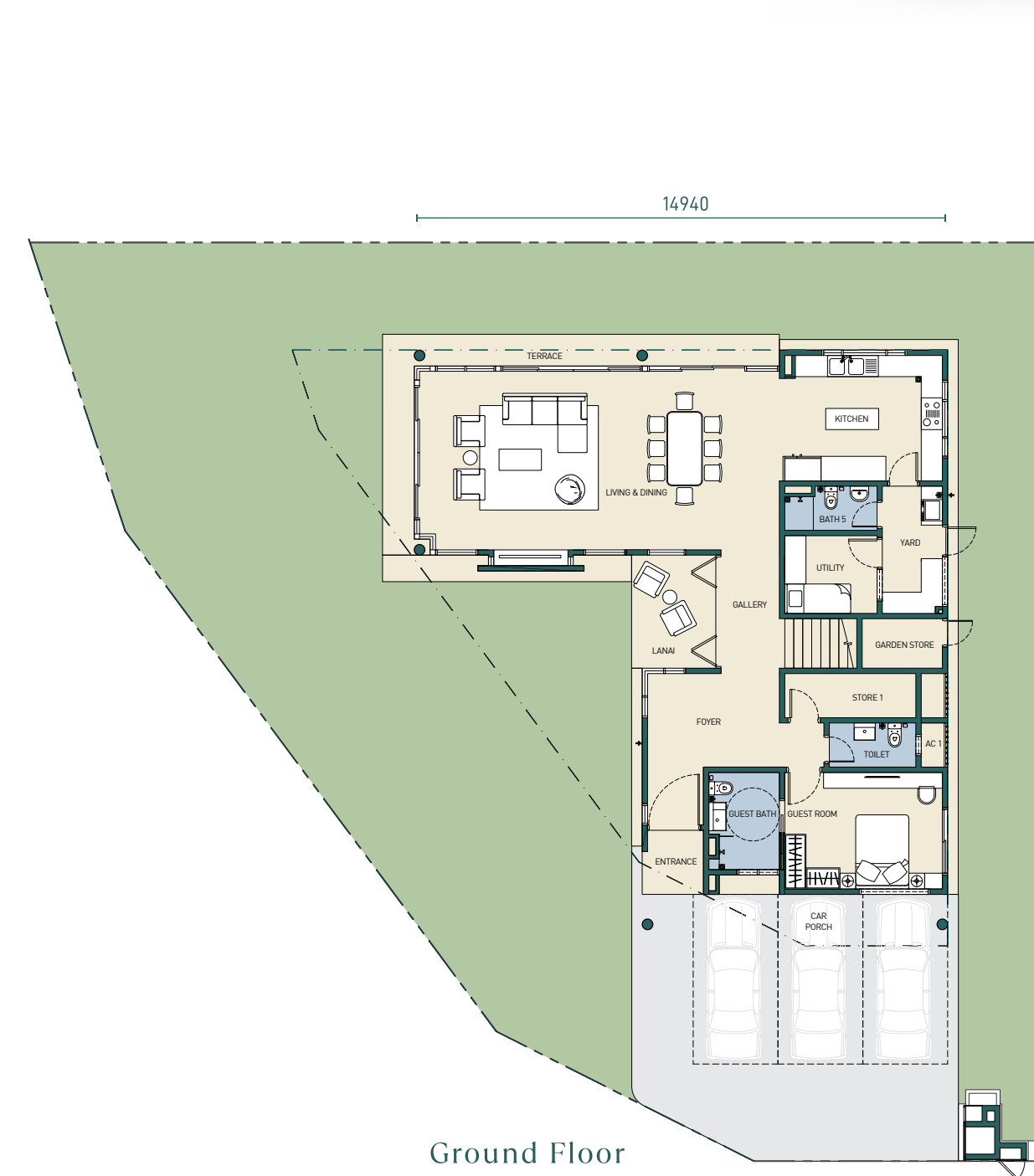
BUNGALOW

Approximate built-up area:

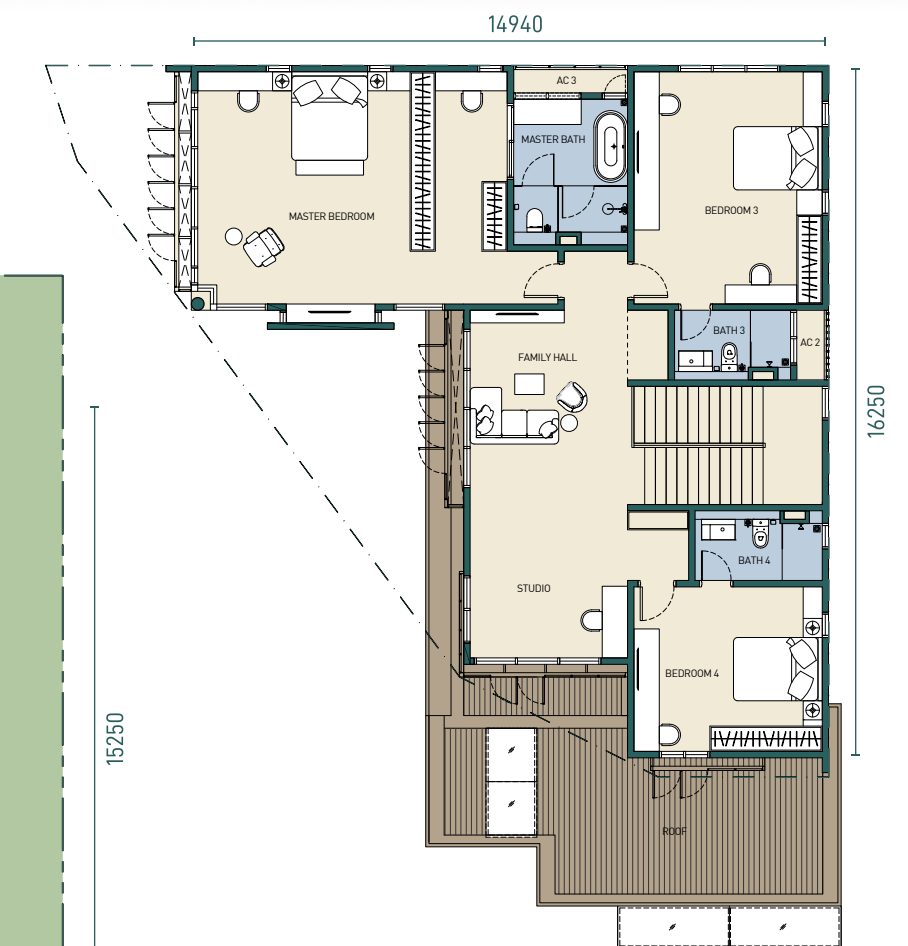
3,871 sq.ft.

Land area: 6,125 sq.ft.

4 + 1 bedrooms & 5 bathrooms +
1 toilet



Ground Floor



First Floor

Type C

BUNGALOW
Approximate built-up area:
5,072 sq.ft.
Land area: 6,770 – 9,731 sq.ft.

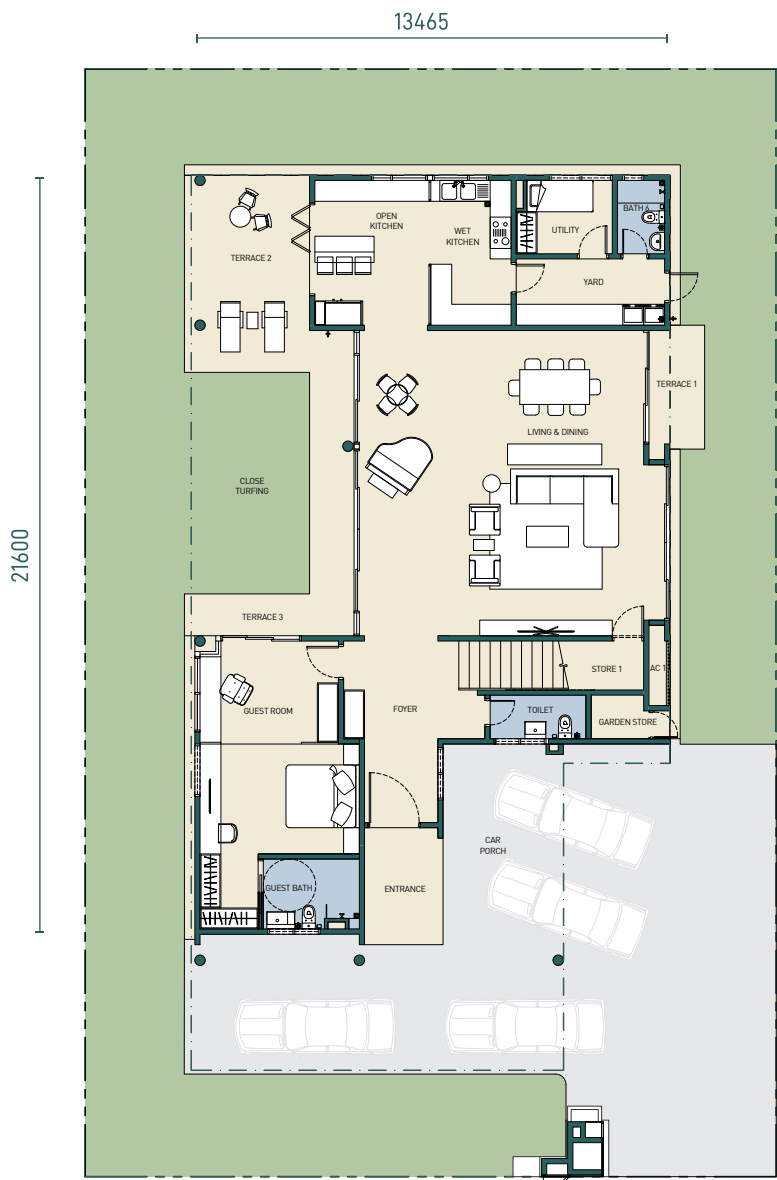
5 + 1 bedrooms & 6 bathrooms +
1 toilet



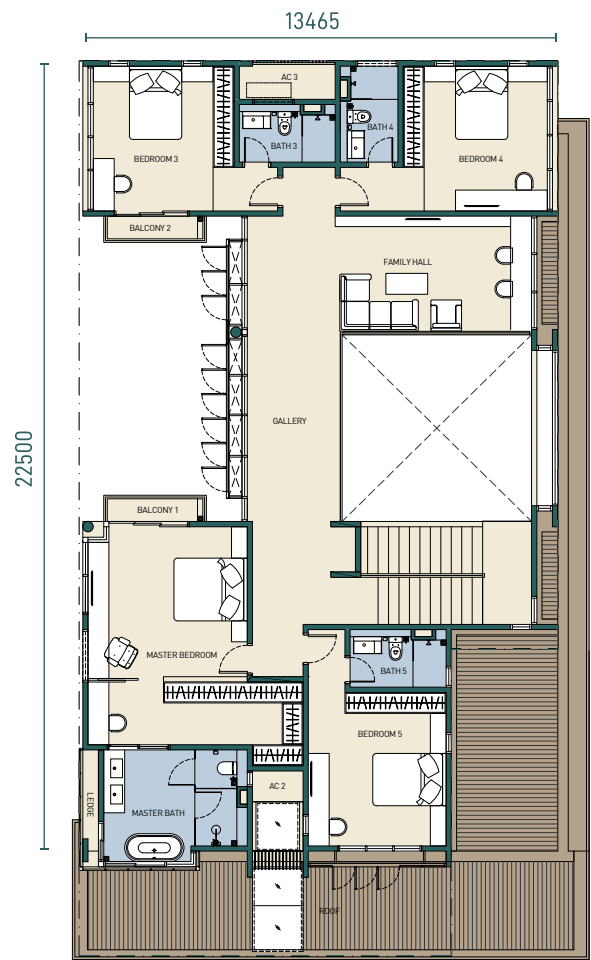
Type D1
&
D2

SEMI-D
Approximate built-up area:
3,250 sq.ft.
Land area: 3,498 – 5,124 sq.ft.

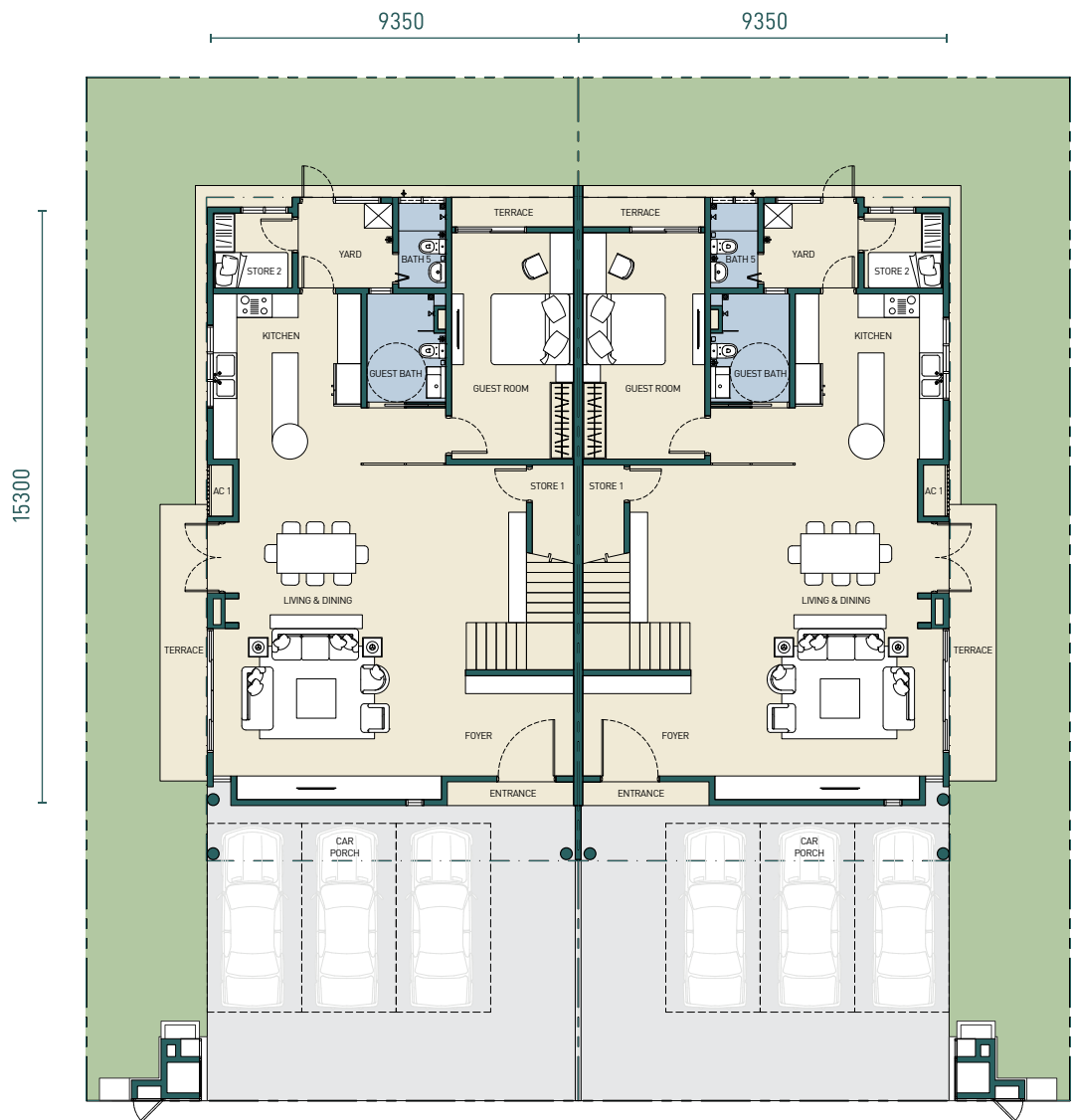
4 + 1 bedrooms & 5 bathrooms



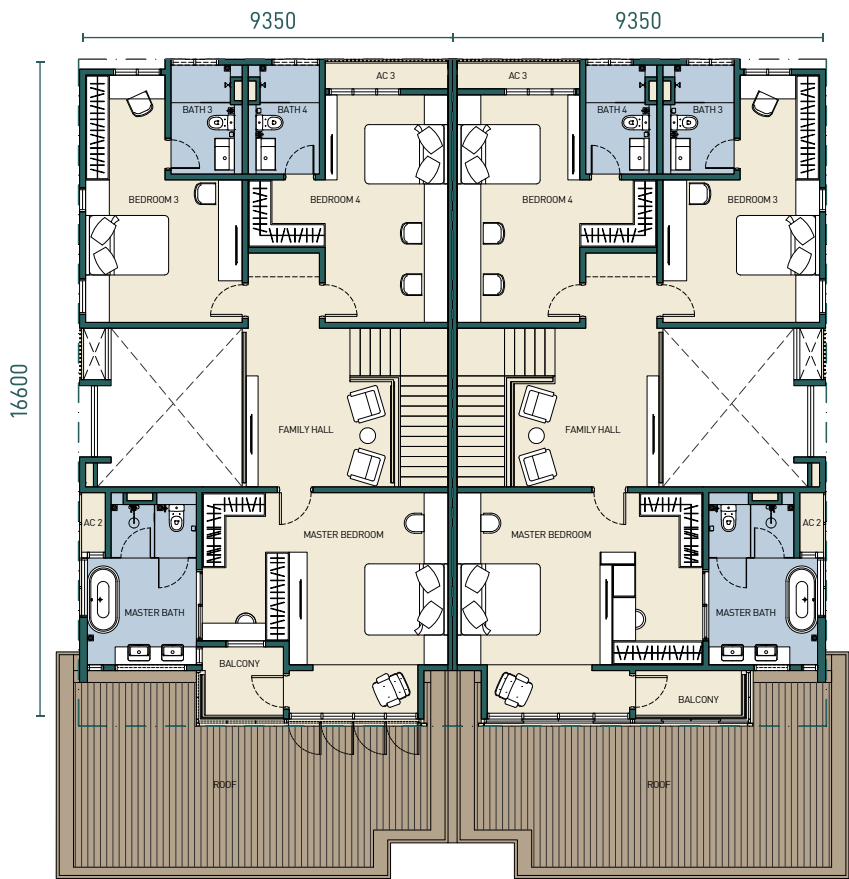
Ground Floor



First Floor



Ground Floor



First Floor



SPECIFICATIONS

Structure	- Reinforced Concrete / Steel Structure					
Wall	- Brick Wall					
Roofing Material	- Metal Deck Roof					
Roof Structure	- Steel Structure					
Ceiling	- Skim Coat / Plaster Ceiling / Fibre Cement Ceiling					
Window	- Aluminium Frame Glass Window / Frameless Glass Window					
Door	- Main Entrance All Bedrooms Others		: Solid Timber Decorative Door with Glass Panel : Solid Core Timber Door : Solid Core Timber Door / Timber Flush Door / Aluminium Frame Sliding Door / Aluminium Louvres Door / Timber Louvres Doors / Aluminium Frame Folding Door (Type B2 & C only) / Aluminium Frame Bifold Door (Type D only)			
Ironmongery	- Quality Locksets					
Wall Finishes	- Bathrooms Kitchen Refuse Compartment Others		: Porcelain Tiles Up to Ceiling Height : Porcelain Tiles Up to Ceiling Height : Porcelain Tiles : Plaster & Paint Finish			
Floor Finishes	- Ground Floor - Entrance / Foyer - Hall (Type B1 only) - Lanai (Type B1 & B2 only) - Gallery (Type B1 & B2 only) - Living & Dining - Kitchen - Yard - Utility (Type A, B1, B2, C only) - All Stores - All Toilets & Bathrooms - Guest Room - Staircase - Terrace - Car Porch - Others		: Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Porcelain Tiles : Timber Strips : Porcelain Tiles : Porcelain Tiles : Cement Render	- First Floor - Staircase - All Bedrooms - All Bathrooms - Study Area (Type A only) - Family Hall - Gallery (Type B1 & C only) - Studio (Type A & B2 only) - Balcony (Type C & D only) - Others	: Timber Strips : Timber Strips : Porcelain Tiles : Timber Strips : Timber Strips : Timber Strips : Timber Strips : Porcelain Tiles : Cement Render / Metal Grating (Type A)	
Sanitary Wares & Plumbing Fittings	- Wash Basin & Tap Water Closet Bib Tap Shower Long Bath Kitchen Sink & Tap	Type A 7 6 9 5 1 1	Type B1 8 7 10 6 1 1	Type B2 7 6 9 5 1 1	Type C 8 7 10 6 1 1	Type D 6 5 7 5 1 1
Telephone & Electrical Installation	- Light Point Power Point Air-Cond Point Fan Point Telephone Point TV Point Door Bell Point Isolator Point Data Point Instant Water Heater Point 3-Phase Wiring (60A TNB Meter Cut-Out Fuse)	50 40 9 8 3 3 1 1 6 1 Provided	50 40 9 8 3 3 1 1 6 1 Provided	43 35 8 8 3 3 1 1 6 1 Provided	55 45 8 7 3 3 1 1 6 1 Provided	40 35 7 5 3 3 1 1 5 1 Provided
Fencing	- 1200mm / 1500mm High Fencing at Side & Back					
Compound Area	- Grass Turfing					





Stay Together. Stay Setia
livelearnworkplay

FOR MORE INFORMATION
03 5030 2288

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