

ANGGUN³

HILLSIDE TROPICAL LIVING

Discover The Luxury and Conveniences Near You



TROPICAL LUXURIOUS LIVING

- 2 Storey Semi-D
- 40' X 80'
- Built-up: 3630 sqft
- 4+1 Bedrooms & 5 Bathrooms



PROJECT DETAILS

- Freehold
- Gated and Guarded
- Ready to move in with CCC
- Landed Strata



FACILITIES

- Linear Park
- Fitness Gym
- Function Hall
- Swimming Pool



PEACE-OF-MIND LIVING

- Gated and Guarded
- 24/7 Security
- CCTV Surveillance
- Perimeter Fencing



AMENITIES



SHOPPING

- AEON Rawang
- Anggun City
- Mydin
- NSK
- Tesco Rawang



HEALTHCARE

- Selgate Hospital Rawang
- KPJ Rawang Specialist Hospital



EDUCATION

- SJK(C) Kota Emerald
- Straits International School
- SK Taman Desa
- SMK Taman Desa 1 & 2
- SK Rawang
- SMK Seri Garing
- R.E.A.L Kids Preschool



PETROL STATION

- Caltex
- Petronas
- Shell
- Petron

ACCESSIBILITY

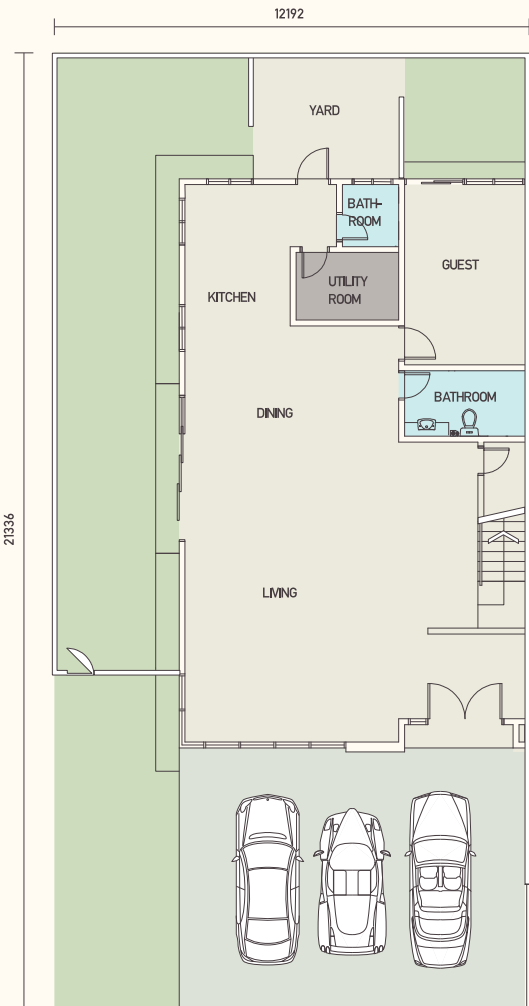


- Jalan Rawang-Bestari Jaya
- North-South Expressway
- Guthrie Corridor Expressway
- Latar Expressway
- NKVE Highway

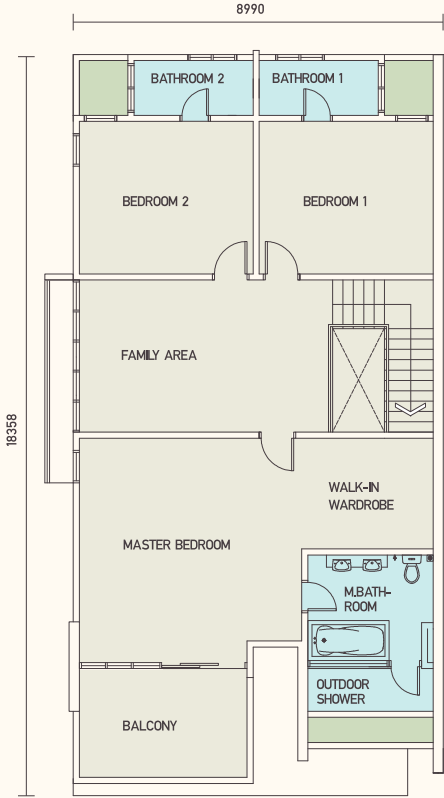
FLOOR PLAN

2-STOREY SEMI-D

Standard Unit Typical Lot Size 40' x 80' | Gross Floor Area 3,630sf



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN

3-STOREY SEMI-D

Standard Unit Typical Lot Size 40' x 80' | Gross Floor Area 4,974sf



SPECIFICATION

Structure	Reinforced Concrete Framework				
Walls	Bricks				
Roofing	Metal Roofing				
Doors	Main Entrance	Timber Door			
	Bedrooms	Flush Doors			
	Store	Aluminium Louvers Door			
	Others	Flush Doors/Aluminium Frame Glass Door			
Windows	Aluminium Frame Windows				
Ceiling	Fibrous Plaster Ceiling/Skim Coat/Cemboard				
Flooring	Living, Dining, Kitchen, Guest Room	Porcelain Tiles			
	Family, Bedroom, Staircase	Laminated Board Flooring			
	Utility, Bathrooms, Store, Yard, Balcony	Ceramic Tiles			
	Car Porch/Driveway	Stamped Concrete			
	Others	Cement Render			
	Workout Area	Ceramic Tiles (3-Storey Superlink Only)			
	Deck	Ceramic Tiles (3-Storey Semi-D Only)			
Walls Finishes	Kitchen	Ceramic Tiles to 1.5m Height			
	Bathroom	Ceramic Tiles to Ceiling Height			
	Others	Plaster and Paint			
Sanitary Fittings		2-Storey Superlink	2-Storey Semi-D	3-Storey Superlink	3-Storey Semi-D
	Sink	1	1	1	1
	WC	4	5	5	7
	Shower Head	4	5	5	6
	Wash Basin	4	6	5	8
	Long Bath	-	1	-	2
Sanitary Ware	Quality Sanitary Wares				
Ironmongery	Quality Lockset				
Others	Fencing	Brick & Mild Steel Fence			
	Shower Screen	for All Baths (except maid's bathroom)			

OUR OFFER

- Discount 10% + 5%
 - 1 Year Defect Liability Period*
 - FREE SPA & Loan Legal Fee & Disbursement
 - New & Ready to Move in
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ABOUT US

Established in 1933, Hong Bee has grown from strength to strength. Once renowned as the No. 1 brand for textiles, Hong Bee has gone into plantations which it is now transforming the land for property development.

It has 2900 acres in its land bank. About 1900 acres is in the Greater Kuala Lumpur Legion of Templar Park, Rawang, while another 1300 acres is in the vaunted Southern Growth Corridor of the Iskandar Development Region, Johor, near Singapore.

For its initial foray into development, Hong Bee has entered into two joint ventures with prominent property developers. First with SP Setia in the Eco Garden development in Gelang Patah, Iskandar, Johor and then with Guocoland in the development of Emerald Park in Rawang, Selangor.

Hong Bee is now innovating once again with exciting ideas for creating a dream lifestyle for everyone.

Show Unit is Open for Viewing by Appointment.

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A PRESTIGIOUS PROJECT BY



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