$\begin{array}{c} \text{for enquiries please call} \\ 017\text{-}552 \ 3988 \\ 017\text{-}522 \ 3988 \end{array}$ 

www.tenagapasti.com

Develope



Rising Sun Properties Sdn Bhd (MARGEN) Wisma Tenagapasti, No. 2, Persiaran Sungai Chua, Pusat Perindustrian Sungai Chua, 43000 Kajang, Selangar Darul Erisan Tel: 03-8739 8888 (Hunting Line) Fax: 03-8739 1199



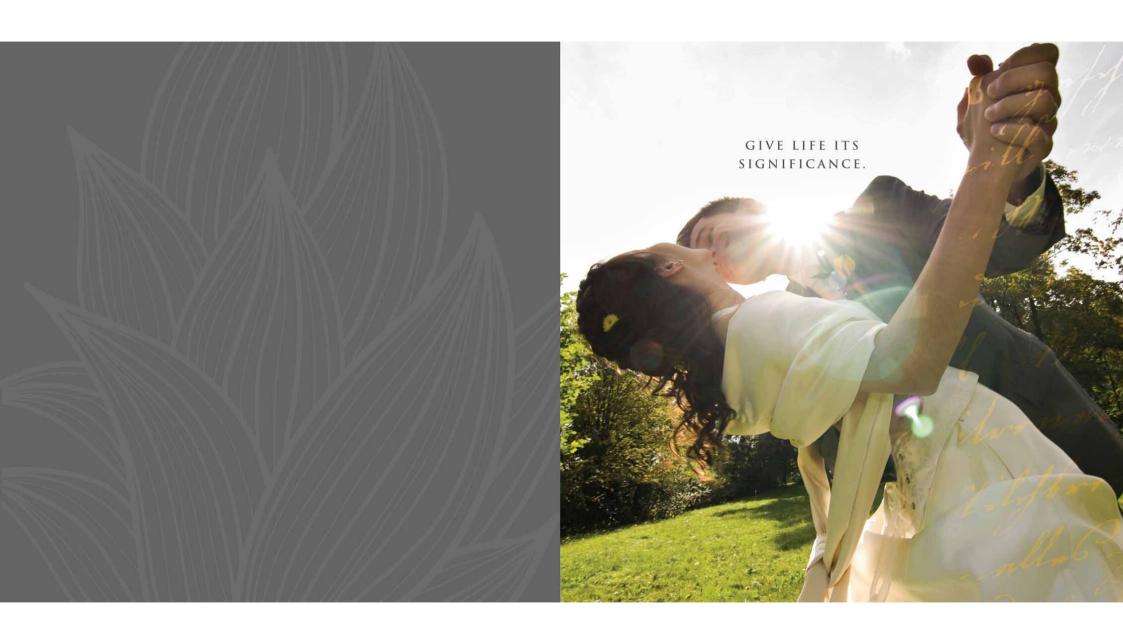
Evolution Marketing Agen



Land Tenure Freehold - Land Encumbrances, NII - Total Units, 28 - Expected Date of Completion, March 2013 - Semi-Detached - Total Units, 26 - Proposed Selling Price: Min RM 1540,000 - Marc RM 1630,000 - Bungstows - Total Units, 2

As place, while-while and specification contains thresh are subject to though written deficients and be required by the indirect attention in the Developer's considered and council from put and the or contain. All demonstrations and policies are after respections with White very record can't has been lake to produce the first indirect to the Developer count to not build to the second management of the depart. The first management contains a soft contains a second contains and the production of changes. The first management contains, and contains a set distinct and the production of the product





## LUXURY 2 STOREY SEMI DETACHED VILLAS & DESIGNER BUNGALOWS

YOUR HOME AS YOUR SIGNATURE.

affilhe Britis





an exclusive and notable address for residential investment opportunities. DISTINCTIVELY UNIQUE RESIDENTIAL ENCLAVE

The Signature is a unique space, rooms are wide and defined for

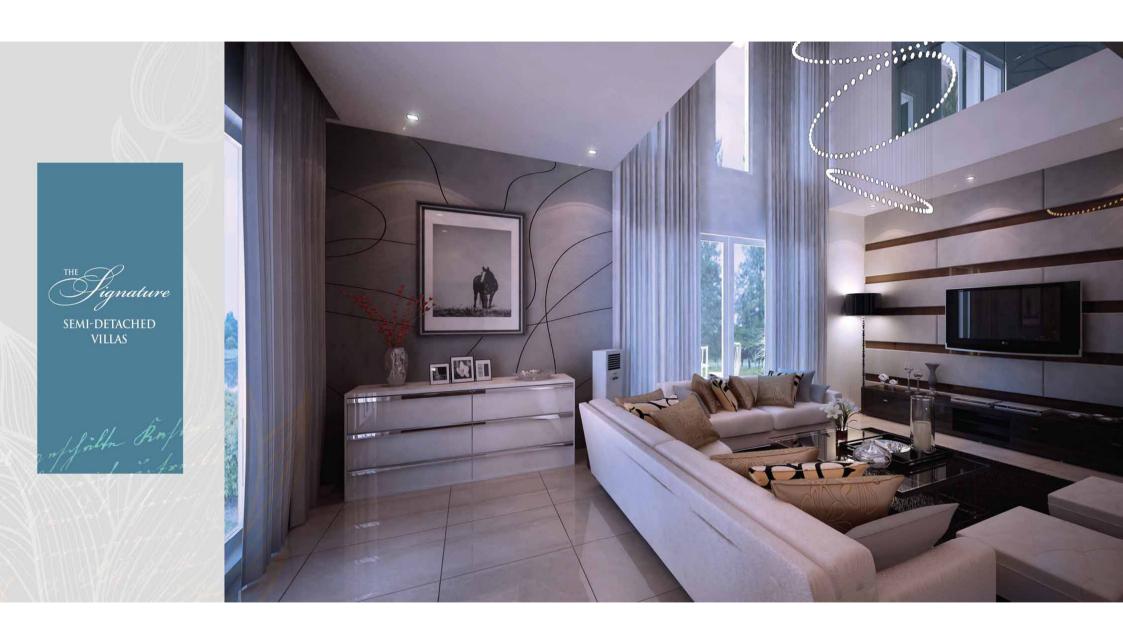
Within a unique residential enclave, this guarded and gated community of homes prestige to the noteworthy address of Bukit Serdang.





## SITE LAYOUT









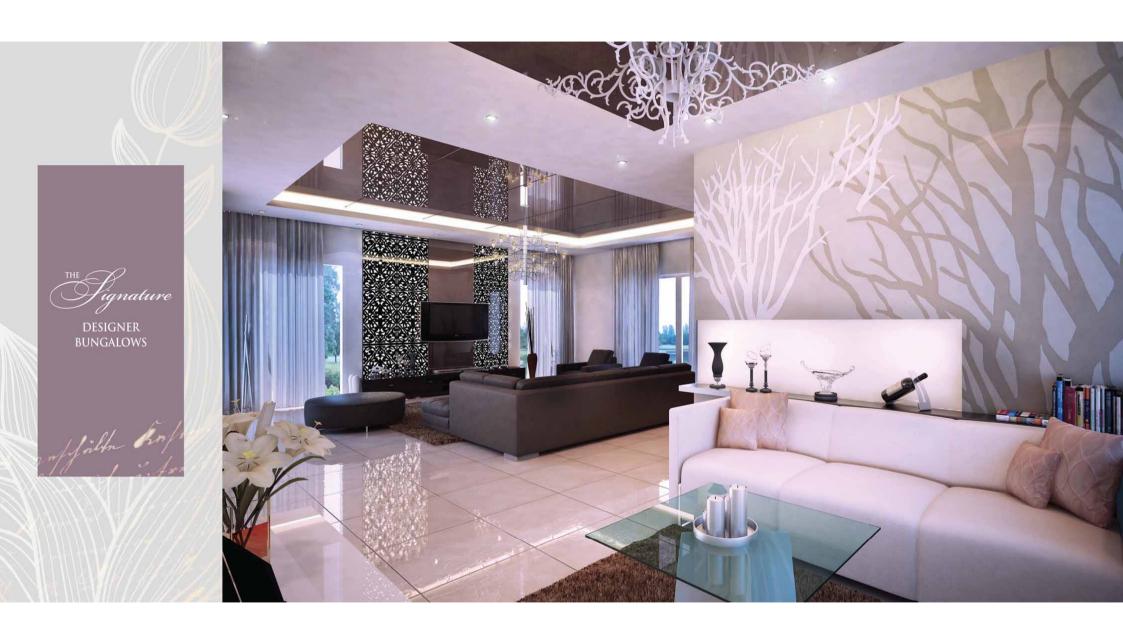


VALUE-ADDED FEATURES • Hear insulating metal decking roof system • Modern flat roof design • Laxurious laminated timber flooring in all Bedrooms, Family Lounge and staircase • Sunken/Bath tub and shower compartment in Master Bathroom • Double volume ceiling height at Main Lounge • Equipped with 3-phase electrical power supply • Underground telephone conduit piping • 17 fit wide entrance gast • Auto-agate complete with system installation • Alarm system completes with 2-montes with 2-montes motion detector • CCTV security feature with cameras for every home • CCTV security feature at gaardhouse • Generous floor to ceiling height for air & light ventilation: 23' 6' height for Main Lounge at ground floor and 11' 10' height for Family Lounge on 1st floor • Embraced by rich greenery, covered drainage with paved pathways • Low density residential development offers tranquility and privacy • Efficients security services and partolling grands • Large 2' x' 2' polished porcedain tiles for loyer, Living Food Sonous • 8' finelight for main tranace and all bedroom doors • Plaster ceiling to all Bedrooms and Family Lounge on 1st floor • Feature high and wide window/panel openings and high ceiling for maximum light penetration and refreshing air ventilation • Complimentary air-cond units installed to Main Lounge and all Bedrooms for the comfort of the whole family • Complete hot water tolar system with water pump to all Bathrooms • Wide column-free car porch to accommodate 2 • 4 whicles parked side-by-side • Termite soil treatment

THE LUXURY OF SPACE The Signature semi-detached villas feature generous living spaces which capture an idyllic and elegant atmosphere. The spaciousness within opens many interior possibilities and the result is a comfortable and appealing home designed to pamper and indulge.

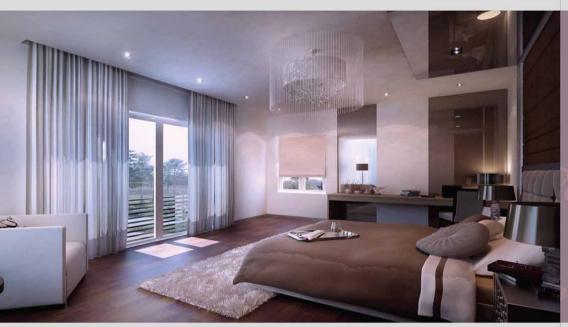
Fine finishings, luxurious & complimentary features add significant value to this contemporary villa. Every detail and facet is designed for the modern family and redefines fine living in a safe and secure environment.











VALUE-ADDED FEATURES • Heat insulating metal decking toof system • Modern flat roof design • Luxinions laminated timber flooring in all fledrooms, Family Lounge and staircas • Sunken/Barb tub and shower compartment in Master Bathroom • Equipped with 3-phase electrical power supply • Underground telephone conduit piping • 17ft wide entrance gate • Auto-gate complete with yearen installation • Alarm system complete with 2 remote motion detector • CCTV security feature at guardhous • Centrous floor to ceiling height for air & light venilation. 17 % height for Main Lounge at ground floor and 11 107 height for Family Lounge on 1st floor • Embraced by rich greenery, covered drainage with paved pathways • Low density residential development offer tranquility and privacy • Efficient security services and patrolling guards • Large 2 x 2) polished porcelain toles for Foyer, Living, Dining and Guese Rooms • 8 fit height for main entrance and all bedroom doors • Plaster ceiling to all Bedrooms and Family Lounge on 1st floor • Feature high and wide window/parel openings and high ceiling for maximum light penetration and refreshing air sentilation • Complimentary air-cond units installed to Main Lounge and all Bedrooms for the comfort of the whole family • Complete hot water solar system with water pump to all Bathrooms • Wide column-free car porch to accommodate 2 • 4 vehicles parked side-by-side • Termite soil treatment

THE
FINEST
FOR THE
DISCERNING
FEW

Limited to only two exclusive units, the Designer Bungalows are the epitome of the finest at The Signature. With an intrinsic eye for contemporary modern architecture, our designers have created a masterpiece with an impressive facade. Contemporary artistic lines and horizontal louvres reveal a signature exterior.

As the hallmark of each and every masterpiece at The Signature, living spaces are generously laid out to genuinely take advantage of air and light ventilation. The Designer Bungalows at The Signature is the ultimate living experience only few will have the privilege to possess.









GROUND FLOOR PLAN FIRST FLOOR PLAN



DESIGNER BUNGALOWS





GROUND FLOOR PLAN FIRST FLOOR PLAN



## SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame		
WALL	Clay Brick / Cement Sand Brick	Clay Brick / Cement Sand Brick	
ROOF	Metal Decking / R.C. Concrete Roof		
STAIRCASE	Reinforced Concrete Staircase with Stainless Steel & Glass		
WALLS FINISHES	Kitchen	2.1m Glazed Wall Tile	
	Baths	Glazed Wall Tile to Ceiling Height	
	Internal & External Walt	Cement Plaster & Paint	
FLOOR FINISHES	Living / Dining / Kitchen / Terrace		
	Bath / Yard & Balcony	Ceramic Tiles	
	Bedrooms / Staircase / Family Are	aLaminated Timber	
	Car Porch & Driveway	Concrete Imprint	
	Others	Cement Render	
CEILING	Car Porch	Skim Coat / Plaster & Paint	
	Ground Floor	Plaster Ceiling & Paint	
	1st Floor	Plaster Ceiling & Paint	
	Others (Eg. Balcony & Terrace)	Skim Coat / Plaster & Paint	
DOORS	Internal door	Plywood Flush Door (Solid Core)	
	External door	Aluminium Frame Door	
WINDOWS	Aluminium Side Hung / Fixed Glass Panel / Top Hung Casement Window		
ELECTRICAL	Lighting Point	25	
	Wall Light Point	4	
	Ceiling Fan Point	7	
	13A Switch socket outlet	34	
	Air-Cond Point	7	
	Telephone Point	3	
	TV / Astro Point	3	
	Door Bell Point	1	
	Auto Gate	2	
	Gate Light Point	2	
SANITARY	Sitting WC	6	
INSTALLATIONS	Wash Basin with Tap	6	
	Shower Rose	5	
	Double Bowl Alum. Sink with Tap	1	
	Тар	8	
	Long Bath	1	
EXTERNAL FEATURE	Front & Side	1.5m High Brickwall and	
		M.S. Grille Fencing	
GATE	Entrance	1.5m High Motorised M.S. Gate	



## SPECIFICATIONS

STRUCTURE	Delatared Coursets Forms		
	Reinforced Concrete Frame		
WALL	Clay Brick / Cement Sand Brick		
ROOF	Metal Decking / R.C. Concrete Roof		
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	Ground Floor	Plaster Ceiling & Paint	
	1st Floor	Plaster Ceiling & Paint	
	Others (Eg. Balcony & Terrace)	Skim Coat / Plaster & Paint	
DOORS	Internal Door	Plywood Flush Door (Solid Core)	
	External Door	Aluminium Frame Door	
WINDOWS	Aluminium Side Hung / Fixed Glass Pa	nel / Top Hung Casement Window	
ELECTRICAL	Lighting Point	51	
	Wall Light Point	4	
	Ceiling Fan Point	11	
	13A Switch Socket Outlet	44	
	Air-Cond Point	9	
	Telephone Point	3	
	TV / Astro Point	4	
	Door Bell Point	1	
	Auto Gate	2	
	Gate Light Point	2	
SANITARY	Sitting WC	7	
INSTALLATIONS	Wash Basin with Tap	8	
	Shower Rose	5.	
	Rain Shower Rose	1	
	Double Bowl Alum. Sink with Tap	1	
	Тар	10	
	Long Bath	1	
EXTERNAL FEATURE	Front & Side	1.5m High Brickwall and	
		M.S. Grille Fencing	
GATE	Entrance	1.5m High Motorised M.S. Gate	