



THE  
*Signature*  
@ BUKIT SERDANG

FOR ENQUIRIES PLEASE CALL  
**017-552 3988**  
**017-522 3988**  
[www.tenagapasti.com](http://www.tenagapasti.com)

Developer



**Rising Sun Properties Sdn Bhd** (018600-M)  
Wisma Tenagapasti, No. 2, Persiaran Sungai Chua,  
Pusat Perindustrian Sungai Chua,  
43000 Kajang, Selangor Darul Ehsan  
Tel: 03-8739 8888 (Hunting Line) Fax: 03-8739 1199

A Member of



Exclusive Marketing Agent



• Land Tenure: Freehold • Land Encumbrances: Nil • Total Units: 28 • Expected  
Date of Completion: March 2019 • Sales Detachable • Total Units: 28 • Proposed  
Selling Price: Min RM 1,540,000 • Max RM 1,630,000 • Bungalows • Total Units: 2  
• Proposed Selling Price: Min: RM 2,980,000 • Max RM 2,980,000

All plans, information and specification contained herein are subject to change without notification as they be required by the relevant authorities or the Developer's consultant and cannot form part of an offer or contract. All dimensions and pictures are artist impressions only. While every reasonable care has been taken in preparing this information, the Developer cannot be held liable for any error or misrepresentation or changes. The plans are subject to variations, modifications and substitutions as may be recommended by the Company's consultants and / or relevant governing authorities.



GIVE LIFE ITS  
SIGNIFICANCE.



LUXURY 2 STOREY SEMI DETACHED VILLAS & DESIGNER BUNGALOWS

YOUR  
HOME  
AS  
YOUR  
SIGNATURE.



*Handwritten signature in gold script.*





A  
DISTINCTIVELY  
UNIQUE  
RESIDENTIAL  
ENCLAVE

*The Signature is a unique architectural appreciation for the finest in design and functionality. Textures, layers and shapes are synchronised to create statement homes with a beautiful street presence. As every unit is lavished with space, rooms are wide and defined for stylish and luxurious interior whims.*

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



*The Signature is located in the thriving township of Bukit Serdang, an exclusive and notable address for residential investment opportunities.*



SITE LAYOUT



THE  
*Signature*  
SEMI-DETACHED  
VILLAS







**VALUE-ADDED FEATURES** • Heat insulating metal decking roof system • Modern flat roof design • Luxurious 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 ft wide entrance gate • Auto-gate complete with system installation • Alarm system complete with 2 remote motion detector • CCTV security feature with cameras for every home • CCTV security feature at guardhouse • 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 • Efficient security services and patrolling guards • Large 2' x 2' polished porcelain tiles for Foyer, Living, Dining and Guest Rooms • 8 ft height for main entrance 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 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 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.*



THE *Signature*

DESIGNER  
BUNGALOWS







**VALUE-ADDED FEATURES** • Heat insulating metal decking roof system • Modern flat roof design • Luxurious laminated timber flooring in all Bedrooms, Family Lounge and staircase • Sunken/Bath tub and shower compartment in Master Bathroom • Equipped with 3-phase electrical power supply • Underground telephone conduit piping • 17 ft wide entrance gate • Auto-gate complete with system installation • Alarm system complete with 2 remote motion detector • CCTV security feature with camera for every home • CCTV security feature at guardhouse • Generous floor to ceiling height for air & light ventilation: 17' 8" 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 • Efficient security services and patrolling guards • Large 2' x 2' polished porcelain tiles for Foyer, Living, Dining and Guest Rooms • 8 ft height for main entrance 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 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.*





THE *Signature*

SEMI DETACHED VILLAS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

THE *Signature*

DESIGNER BUNGALOWS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

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SEMI-DETACHED VILLA

## SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame	
WALL	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 Wall	Cement Plaster & Paint
FLOOR FINISHES	Living / Dining / Kitchen / Terrace	
	Bath / Yard & Balcony	Ceramic Tiles
	Bedrooms / Staircase / Family Area	Laminated 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
	Tap	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

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	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	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
	Tap	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