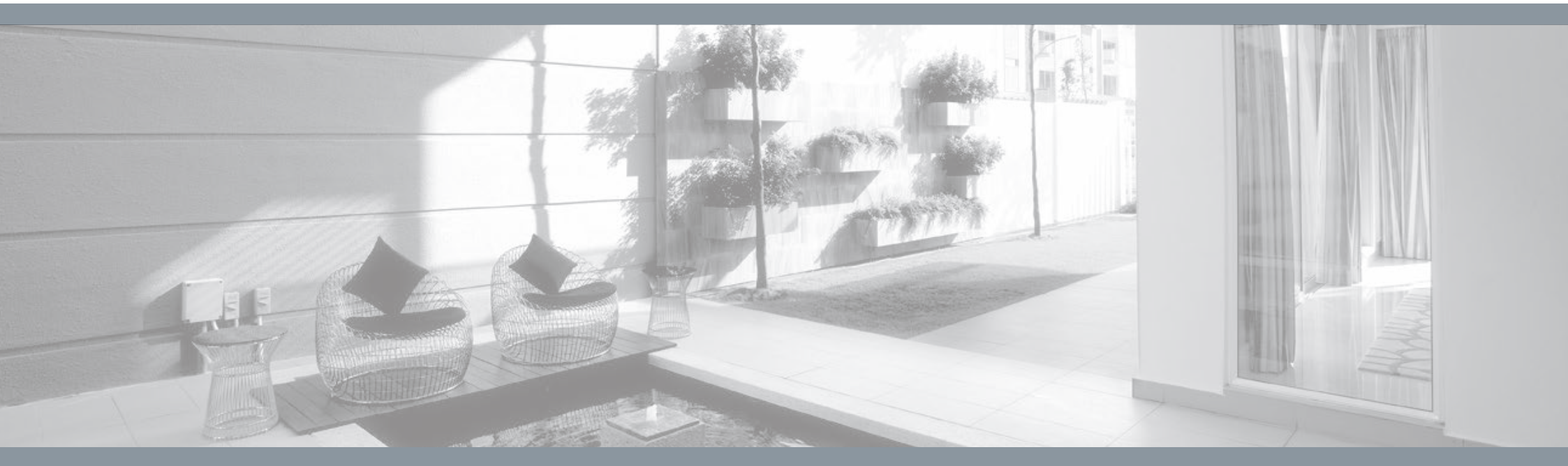


# THE EFFINGHAM

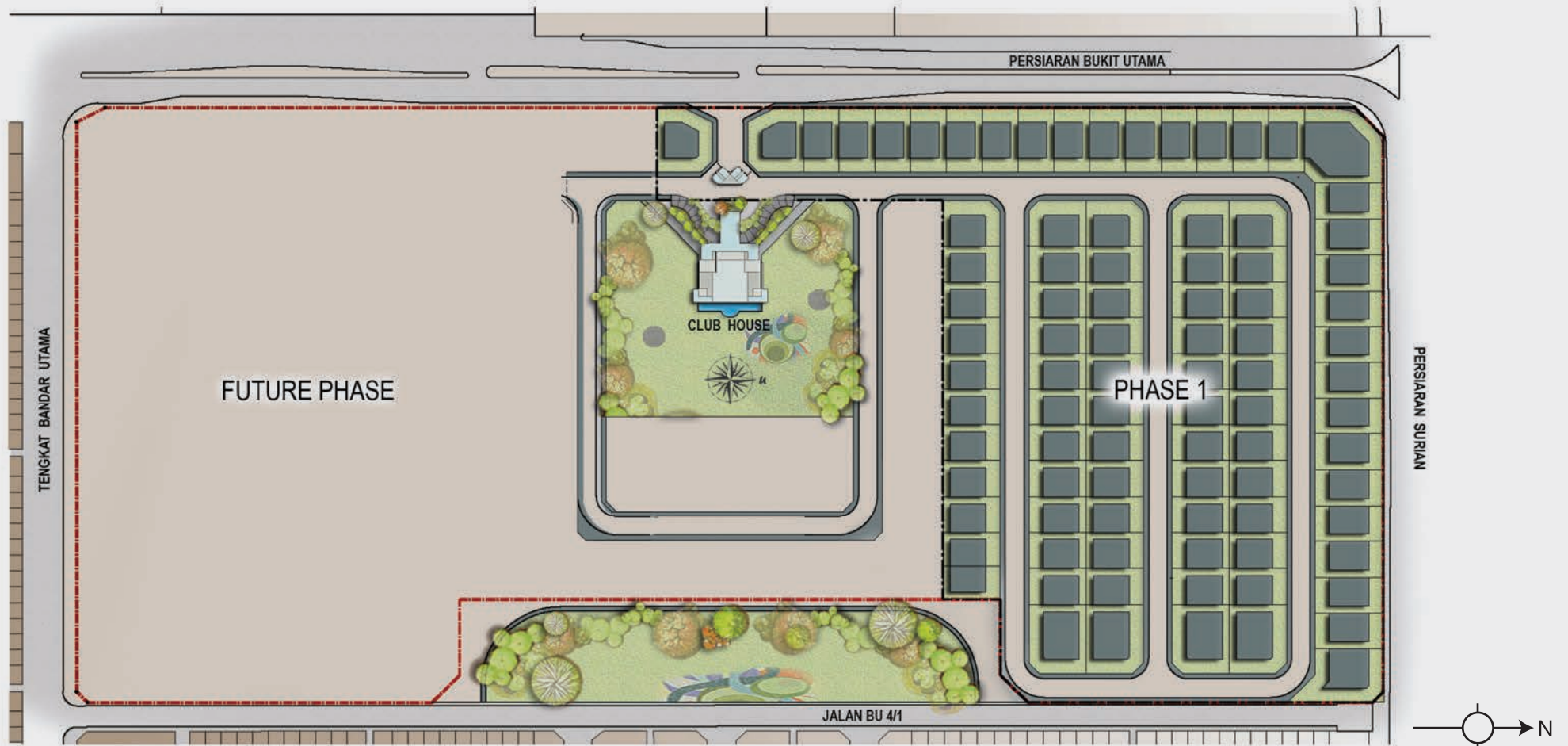
Bandar Utama

EXCLUSIVE PROPERTY  
[www.the-effingham.com](http://www.the-effingham.com)

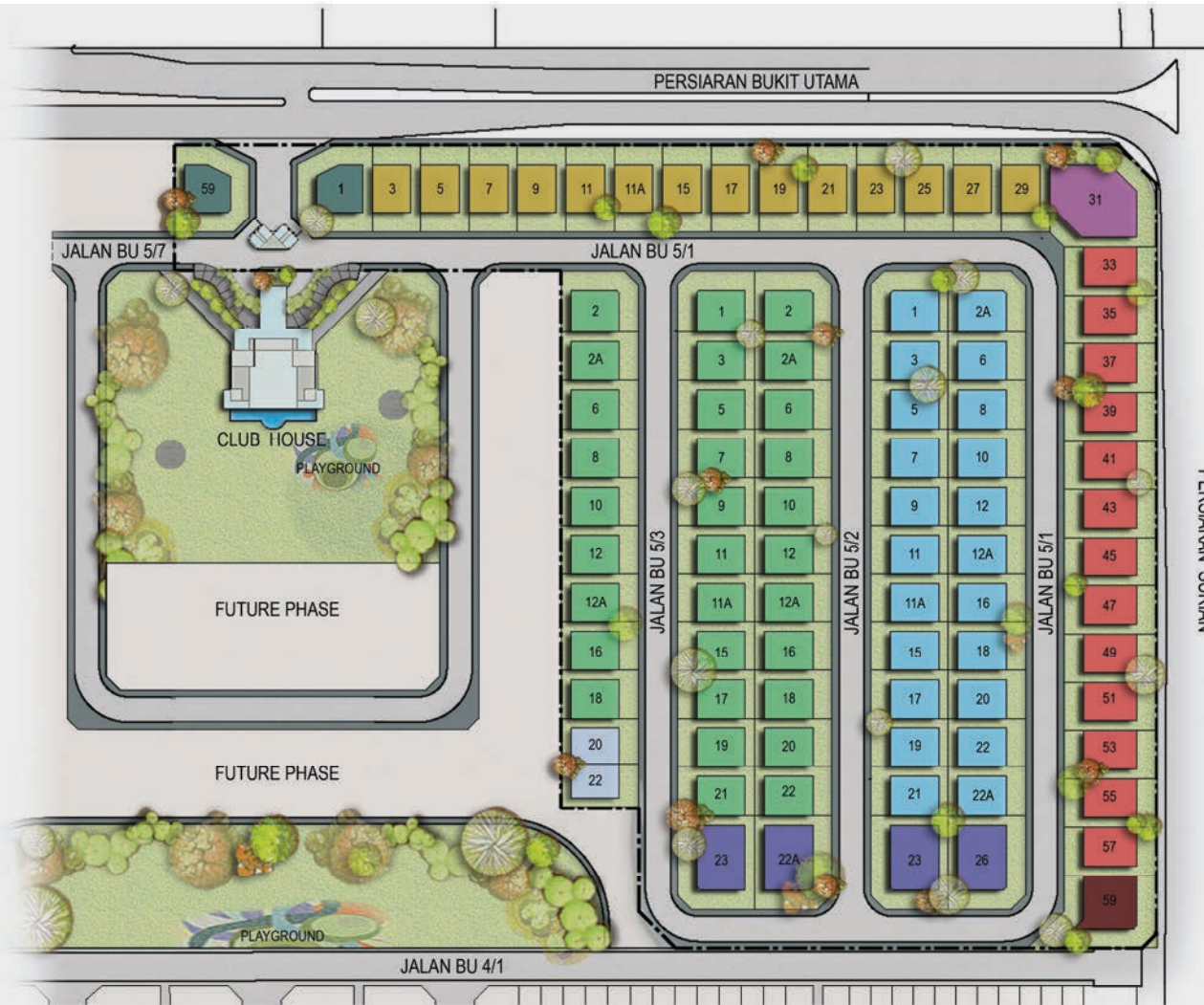


PLANS AND SPECIFICATIONS

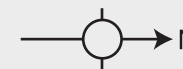
# SITEPLAN



# SITEPLAN



	Land Area (Sq. ft.)	Built-up (Sq. ft.)
TYPE A	4,000 (50' X 80') 4,951	5,942 5,942
TYPE B	4,000 (50' X 80') 4,951	5,933 5,933
TYPE B1	4,500 (50' X 90')	6,115
TYPE C	7,685	7,850
TYPE D	6,480	6,879
TYPE E	10,753	12,713
TYPE F	4,750 (50' X 95')	6,717
TYPE G	7,750	8,720
TYPE RB	3,680 (46' X 80') 3,760 (47' X 80')	5,654 5,654



# TYPE A

Land area	: 4,000 - 4,951 sq. ft.
Built-up area	: 5,942 sq. ft.
Bedrooms	: 6 + 1
Bathrooms	: 7

Ground Floor



# TYPE A

First Floor



Second Floor



# TYPE A

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish Timber/glass door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internall wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Stores	Porcelain tiles
Family area	Solid timber strips
Staircase	Solid timber strips
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch / Garage	Homogenous tiles

# TYPE A

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	1 No.

### Landscape

Bib tap	2 Nos.
Bib tap (rain water harvest)	1 No.

### Electrical installation

Fan point	11 Nos.
Ceiling light point	65 Nos.
Wall light point	45 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	14 Nos.
TV point	8 Nos.
Tel point	10 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	53 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

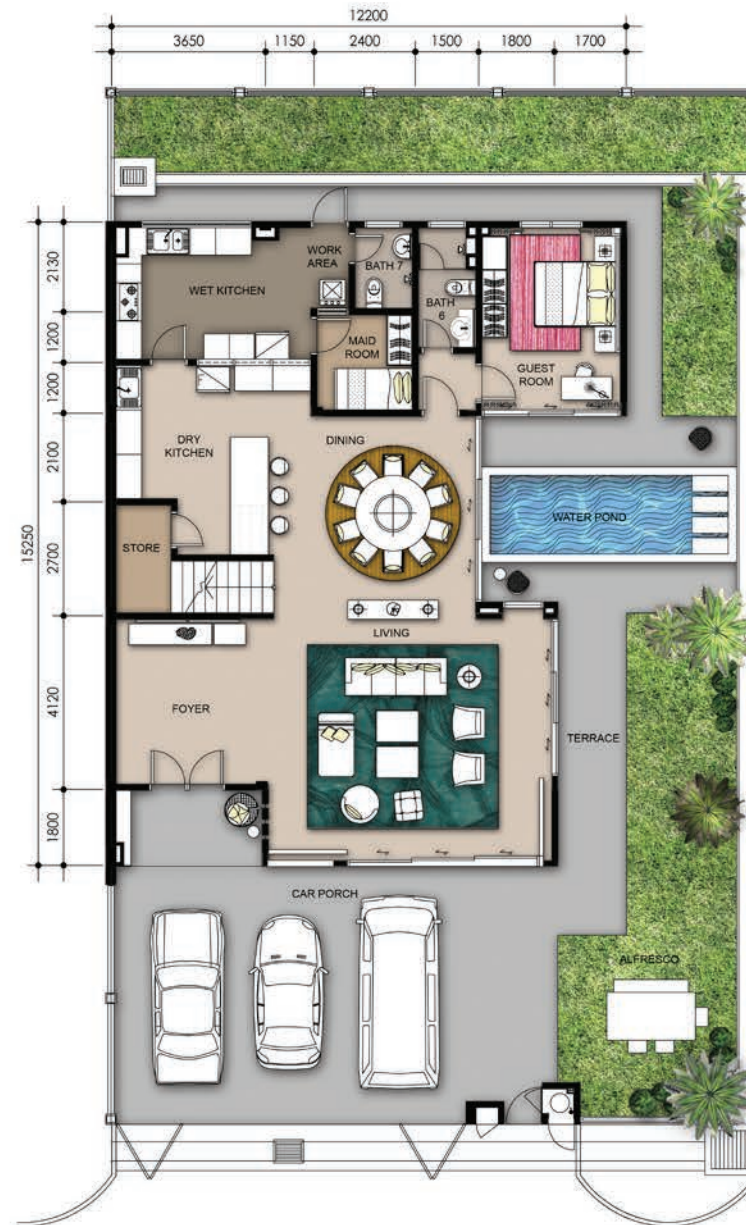
### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

# TYPE B

Land area	: 4,000 - 4,951 sq. ft.
Built-up area	: 5,933 sq. ft.
Bedrooms	: 6 + 1
Bathrooms	: 8

Ground Floor





# TYPE B

First Floor



Second Floor



# TYPE B

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fix powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Bathroom 1a	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Store	Porcelain tiles
Family areas	Solid timber strips
Staircase	Solid timber strips
Roof terrace	Homogenous tiles
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE B

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 1a, Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	2 Nos.

### Landscape

Bib tap	1 No.
---------	-------

### Electrical Installation

Fan point	10 Nos.
Ceiling light point	62 Nos.
Wall light point	40 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	12 Nos.
TV point	8 Nos.
Tel point	9 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	56 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

# TYPE B1

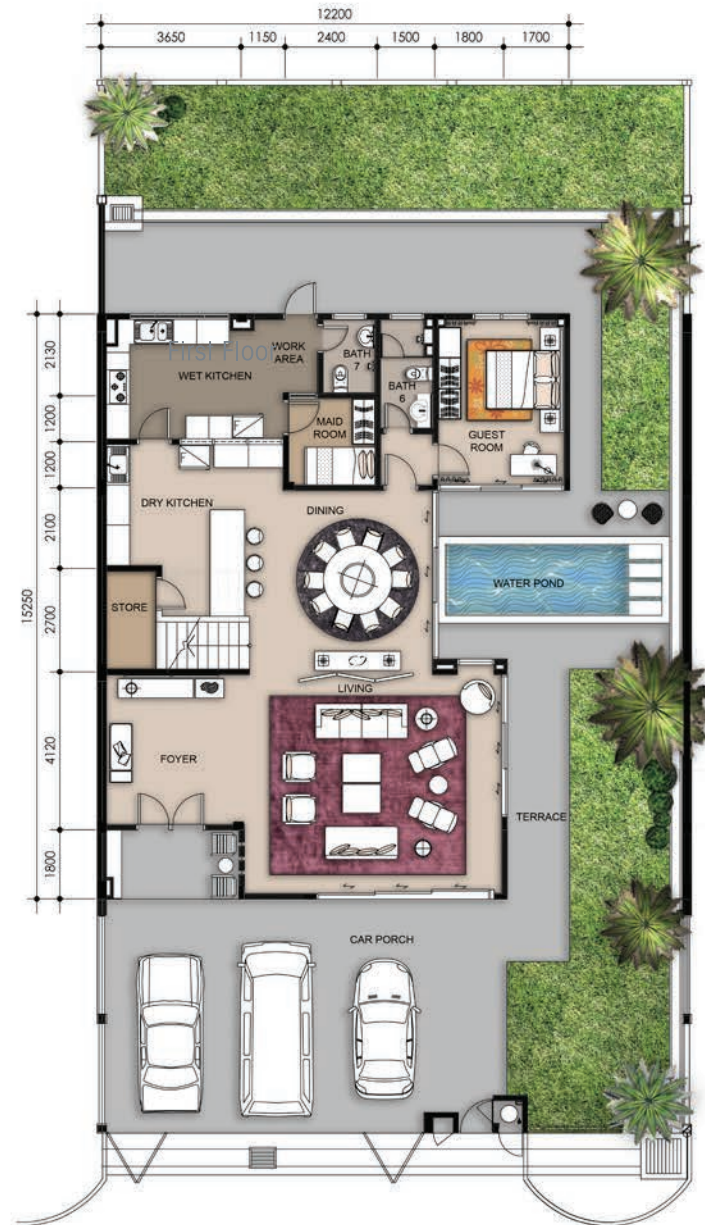
Land area : **4,500 sq. ft.**

Built-up area : **6,115 sq. ft.**

Bedrooms : **6 + 1**

Bathrooms : **8**

Ground Floor



# TYPE B1

First Floor



Second Floor



# TYPE B1

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Bathroom 1a	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Store	Porcelain tiles
Family areas	Solid timber strips
Staircase	Solid timber strips
Roof terrace	Homogenous tiles
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE B1

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 1a, Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	2 Nos.

### Landscape

Bib tap	1 No.
---------	-------

### Electrical Installation

Fan point	10 Nos.
Ceiling light point	62 Nos.
Wall light point	40 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	12 Nos.
TV point	8 Nos.
Tel point	9 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	56 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

# TYPE C

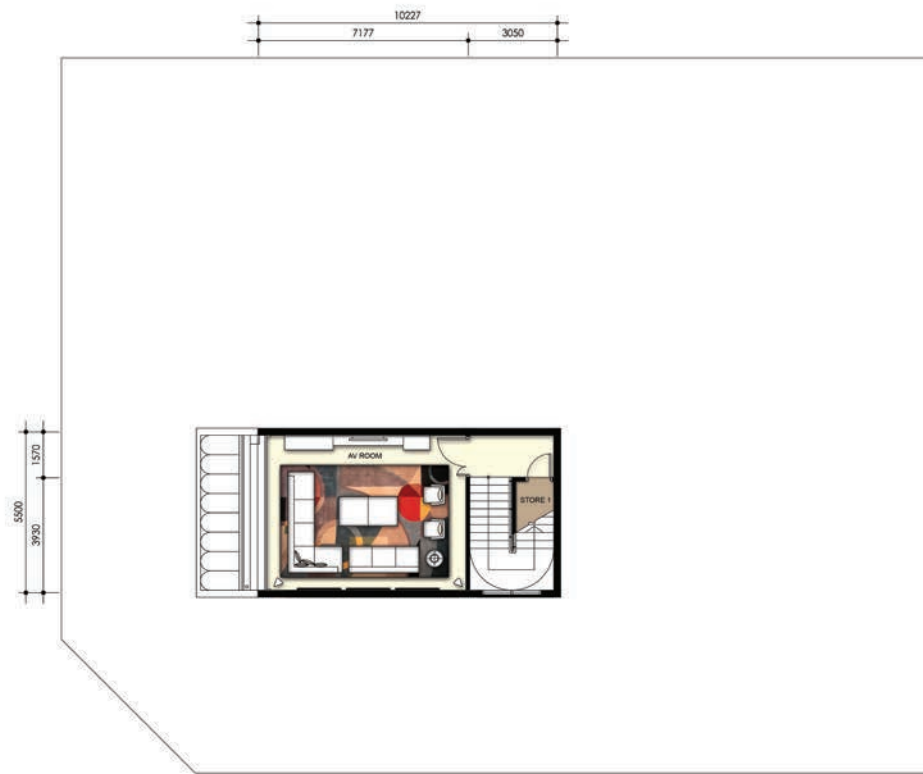
Land area : **7,685 sq. ft.**

Built-up area : **7,850 sq. ft.**

Bedrooms : **6 + 1**

Bathrooms : **7**

Lower Ground Floor



Ground Floor





# TYPE C

First Floor



Second Floor



# TYPE C

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish Timber/glass door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Powder room	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Stores	Porcelain tiles
Family area	Natural marble
Gymnasium	Solid timber strips
Audio / Visual room	Porcelain tiles
Staircase	Solid timber strips / Porcelain tiles
Roof terrace	Homogenous tiles
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE C

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer**	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

### Powder Room

Wash down dual flush WC	1 No.
Wash basin with shelf and tap	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

### Work Area

Bib tap	1 No.
---------	-------

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	2 Nos.

### Landscape

Bib tap	1 No.
---------	-------

### Electrical Installation

Fan point	10 Nos.
Ceiling light point	67 Nos.
Wall light point	37 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	12 Nos.
TV point	8 Nos.

Tel point	7 Nos.
Pond light point	2 No.
Pond water pump point (20A) c/w w/p isolator	2 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	43 Nos.
13A power point c/w switch	23 Nos.
Water heater point (20A) c/w switch	7 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.
SP power point (w/o socket & cover)	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Swimming pool	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

\* power point available for conversion to jacuzzi

\*\* Bathroom 3 & 6 without vanity top and cabinet, only shelf

# TYPE D

Land area	: 6,480 sq. ft.
Built-up area	: 6,879 sq. ft.
Bedrooms	: 6 + 1
Bathrooms	: 7

Ground Floor

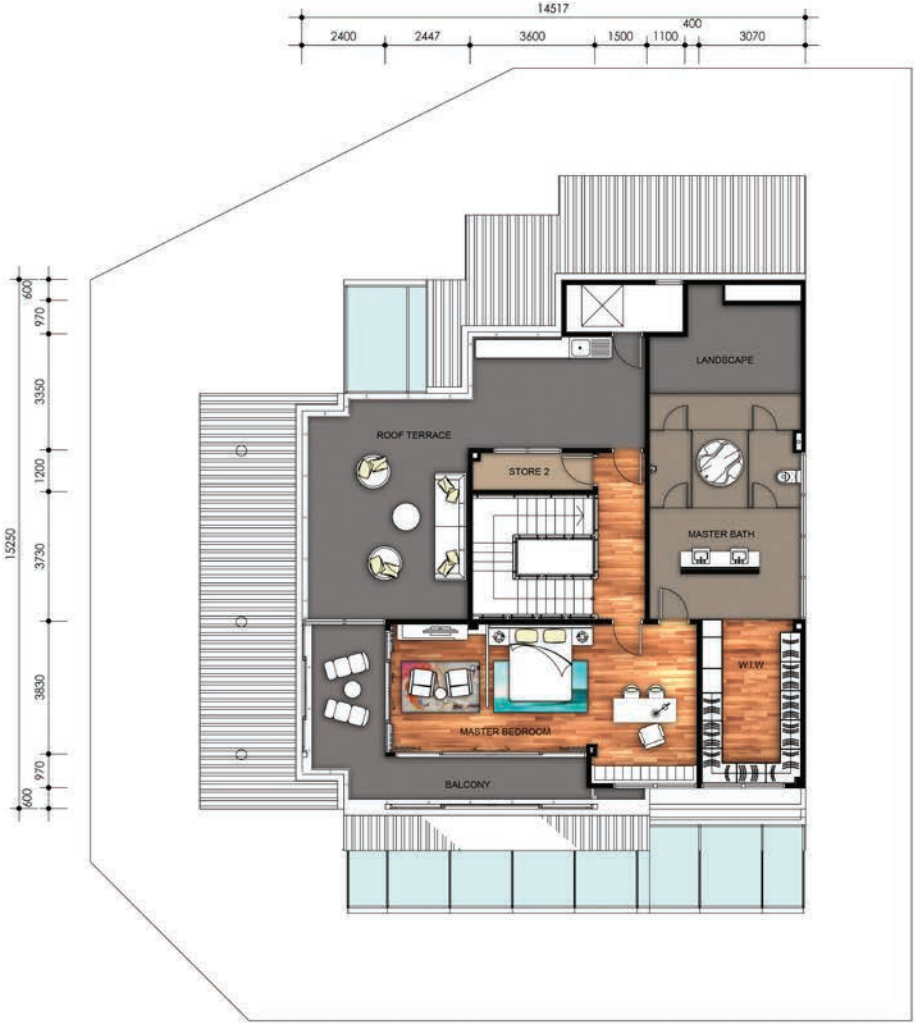


# TYPE D

First Floor



Second Floor



# TYPE D

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixd powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Stores	Porcelain tiles
Family area	Natural marble
Staircase	Solid timber strips
Roof terrace	Homogenous tiles
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE D

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer**	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

\*\* Bathroom 3, 5 & 6 without vanity top and cabinet, only shelf

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	1 No.

### Landscape

Bib tap	1 No.
---------	-------

### Electrical Installation

Fan point	10 Nos.
Ceiling light point	61 Nos.
Wall light point	44 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	12 Nos.
TV point	6 Nos.
Tel point	9 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	51 Nos.
13A power point c/w switch	9 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

# TYPE E

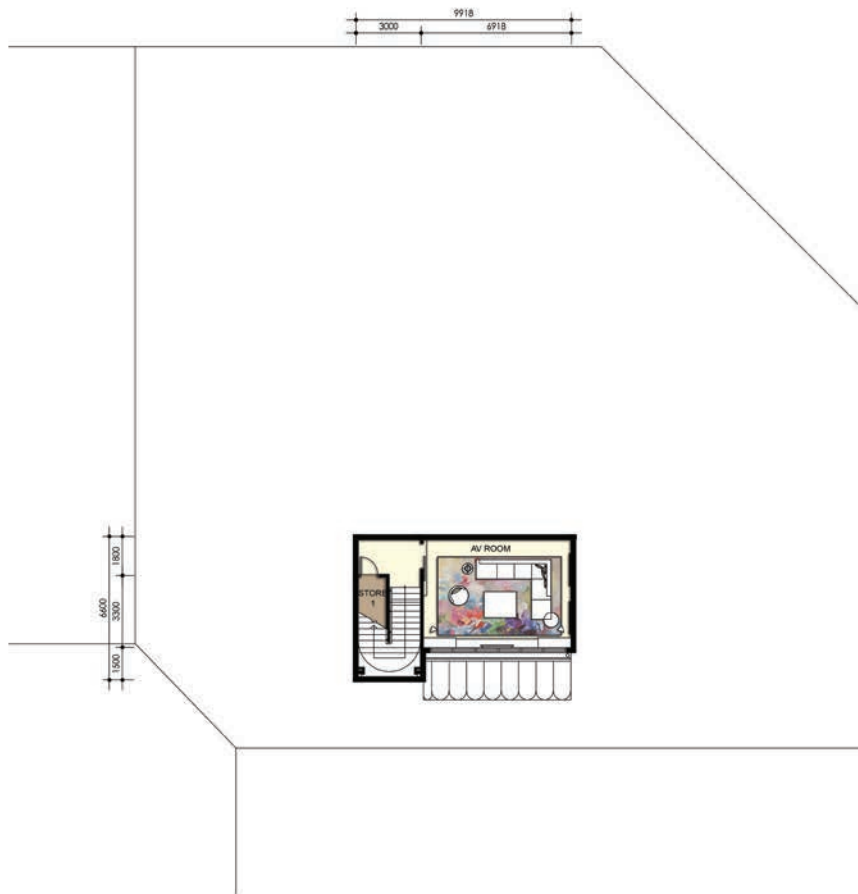
Land area : **10,753 sq. ft.**

Built-up area : **12,713 sq. ft.**

Bedrooms : **6 + 2**

Bathrooms : **9**

Lower Ground Floor



Ground Floor



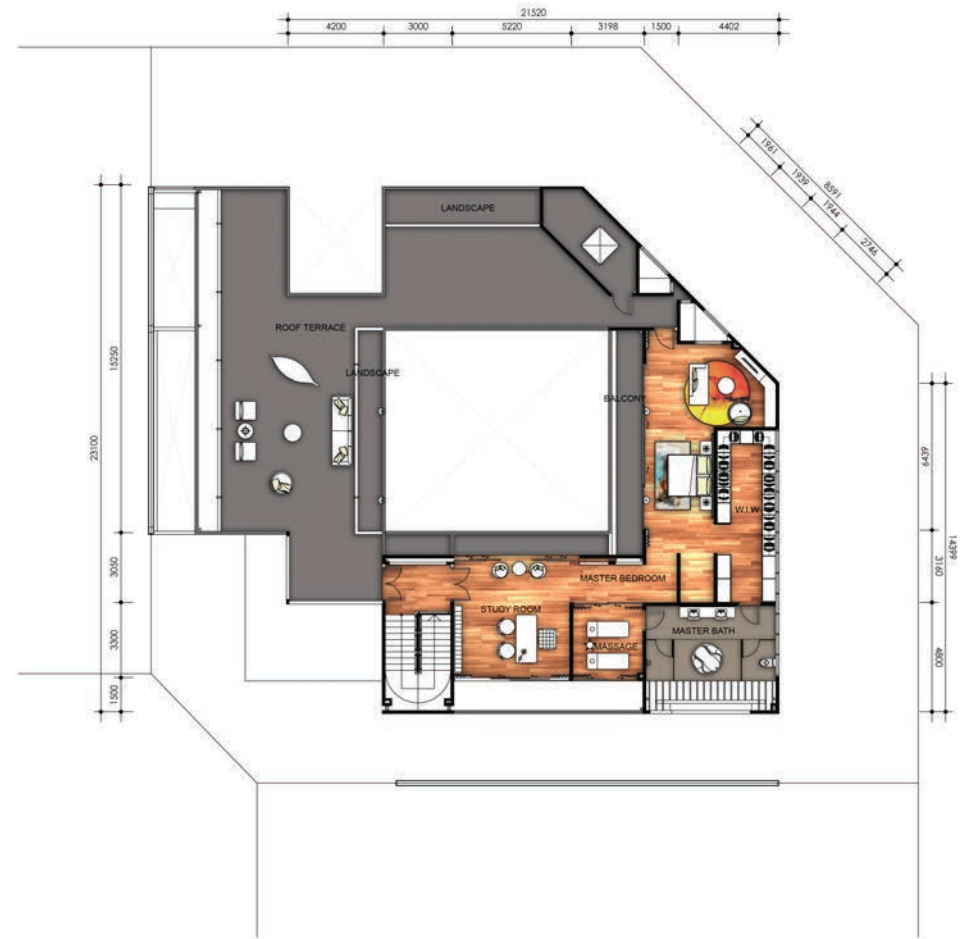


# TYPE E

First Floor



Second Floor



# TYPE E

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated metal louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-7	Porcelain tiles (full height)
Bathroom 9	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Powder room	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Solid timber strips
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Stores	Porcelain tiles
Family area	Natural marble
Gymnasium	Natural marble
Audio / Visual room	Porcelain tiles
Study room	Solid timber strips
Staircase	Solid timber strips / Porcelain tiles
Roof terrace	Homogenous tiles
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE E

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 2-7

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer**	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Bathroom 9

Wash down dual flush WC	1 No.
Wash basin with shelf and tap	2 Nos.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Powder Room

Wash down dual flush WC	1 No.
Wash basin with shelf and tap	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

#### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
---------	--------

#### Landscape

Bib tap	4 Nos.
Bib tap (rain water harvest)	2 Nos.

#### Electrical Installation

Fan point	12 Nos.
Ceiling light point	92 Nos.
Wall light point	58 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.

Air-conditioner point	16 Nos.
TV point	10 Nos.
Tel point	9 Nos.
Pond light point	2 Nos.
Pond water pump point (20A) c/w w/p isolator	2 Nos.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	75 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.
SP power point (w/o socket & cover)	1 No.

#### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Swimming pool	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

\* power point available for conversion to jacuzzi

\*\* Bathroom 2 & 3 without vanity top and cabinet, only shelf

# TYPE F

Land area : **4,750 sq. ft.**

Built-up area : **6,717 sq. ft.**

Bedrooms : **6 + 1**

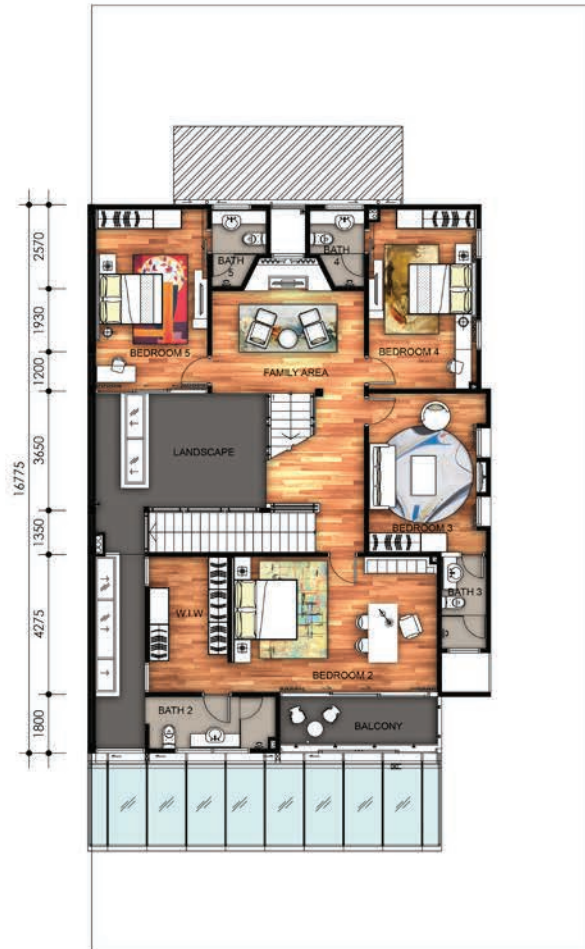
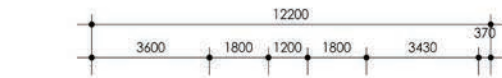
Bathrooms : **7**

Ground Floor

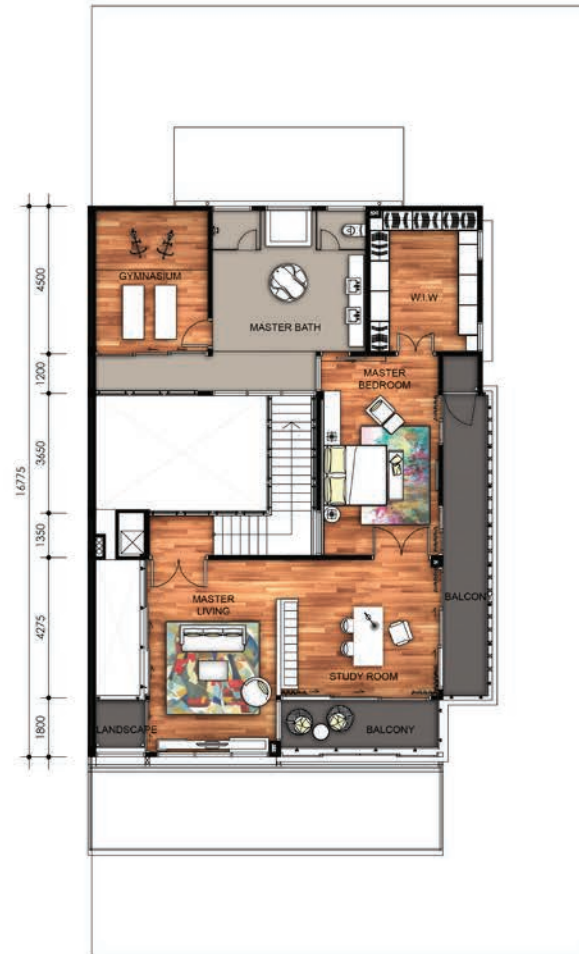


# TYPE F

First Floor



Second Floor



# TYPE F

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish Timber/glass door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Store	Porcelain tiles
Family area	Solid timber strips
Gymnasium	Solid timber strips
Study Room	Solid timber strips
Staircase	Solid timber strips
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE F

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
---------	--------

#### Landscape

Bib tap	2 Nos.
Bib tap (rain water harvest)	2 Nos.

### Electrical Installation

Fan point	11 Nos.
Ceiling light point	62 Nos.
Wall light point	28 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	15 Nos.
TV point	9 Nos.
Tel point	8 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	59 Nos.
13A power point c/w switch	9 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

# TYPE G

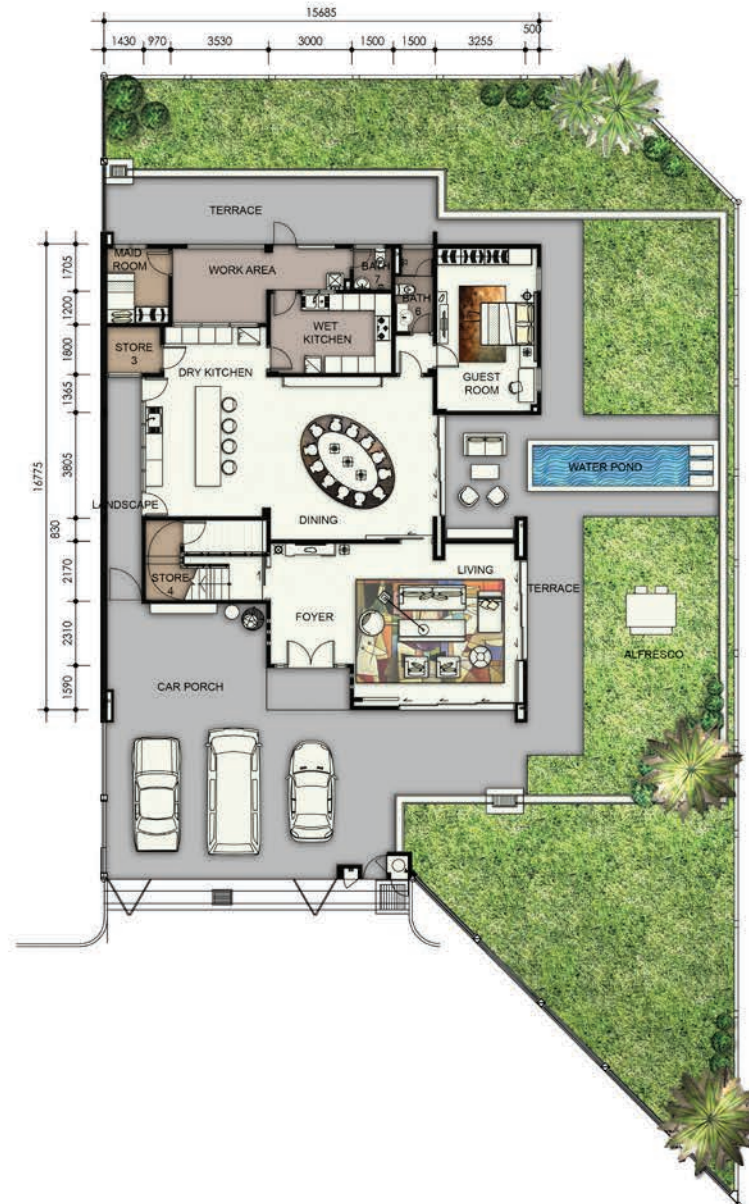
Land area : **7,750 sq. ft.**

Built-up area : **8,720 sq. ft.**

Bedrooms : **6 + 1**

Bathrooms : **8**

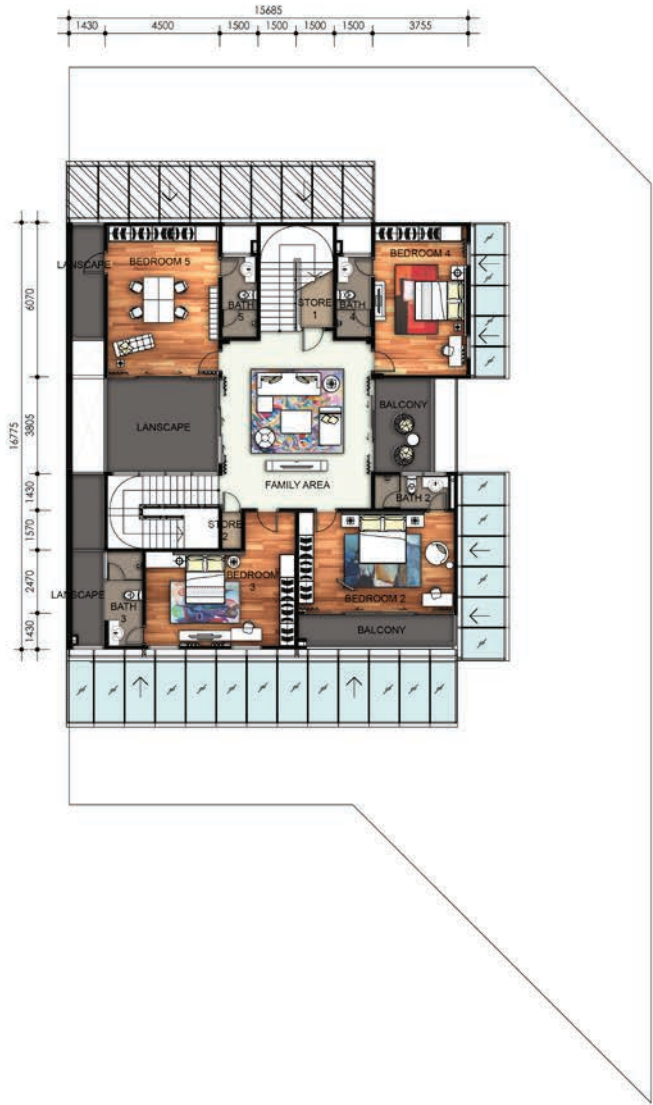
Ground Floor



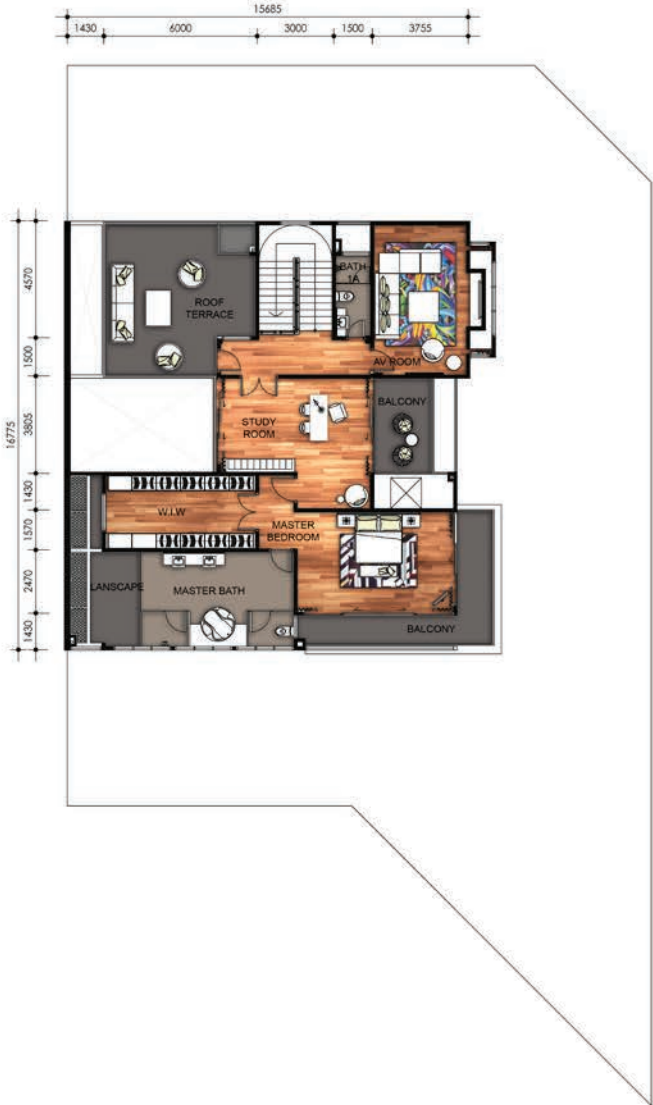


# TYPE G

First Floor



Second Floor



# TYPE G

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish Timber/glass door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Bathroom 1a	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Store	Porcelain tiles
Family area	Natural marble
Audio / Visual room	Solid timber strips
Study room	Solid timber strips
Staircase	Solid timber strips / Porcelain tiles
Roof terrace	Homogenous tiles
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch	Homogenous tiles

# TYPE G

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 1a, Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
---------	--------

#### Landscape

Bib tap	4 Nos.
Bib tap (rain water harvest)	2 Nos.

### Electrical Installation

Fan point	11 Nos.
Ceiling light point	74 Nos.
Wall light point	33 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	13 Nos.
TV point	11 Nos.
Tel point	8 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	77 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided

# TYPE RB

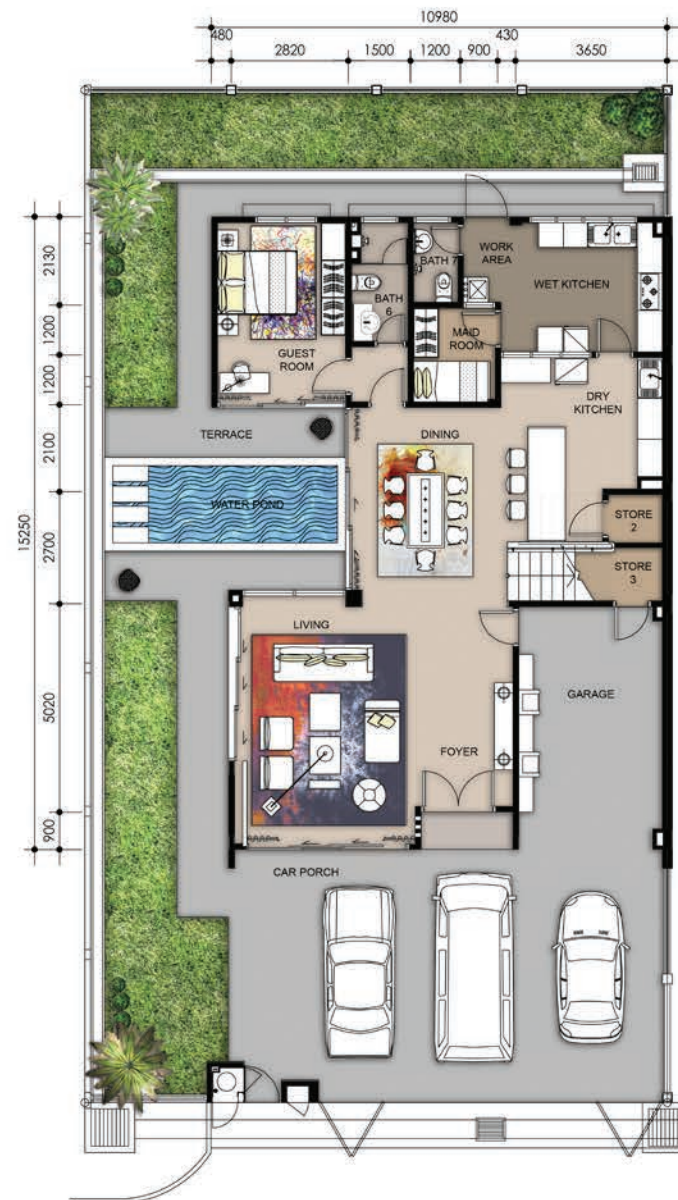
Land area : **3,680 - 3,760 sq. ft.**

Built-up area : **5,654 sq. ft.**

Bedrooms : **6 + 1**

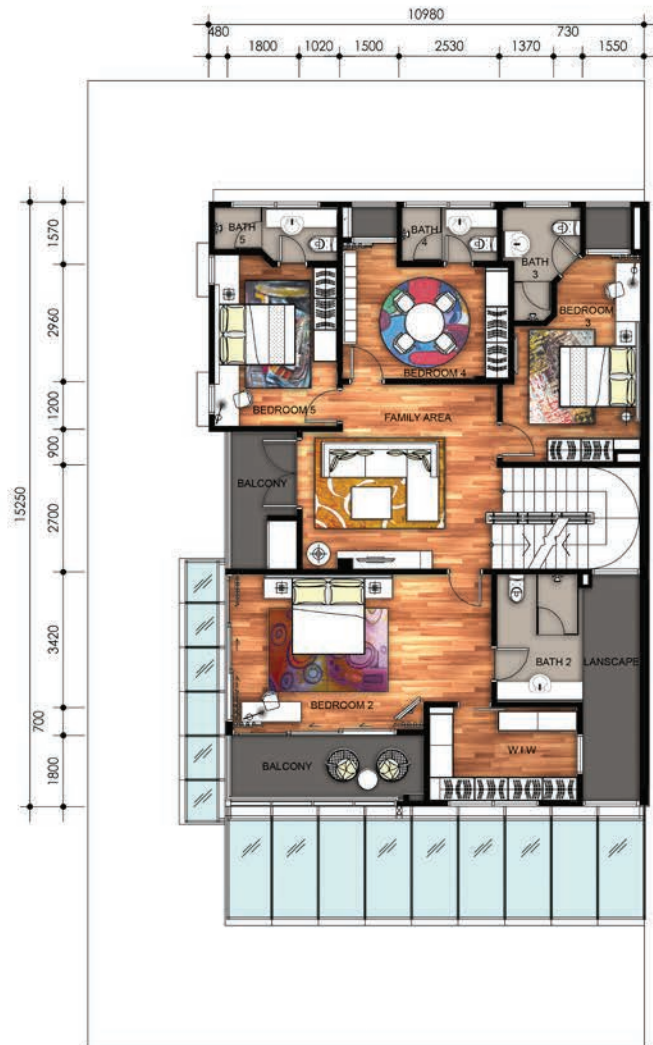
Bathrooms : **7**

Ground Floor



# TYPE RB

First Floor



Second Floor



# TYPE RB

## SPECIFICATIONS

<b>Structure</b>	Reinforced concrete
<b>Wall</b>	Autoclaved Aerated Concrete (AAC) Brick / Clay brick wall / Drywall partition (where applicable)
<b>Roof Covering</b>	Reinforced concrete slab / Metal deck / Glass
<b>Roof Framing</b>	Metal
<b>Ceiling</b>	R.C. soffit with skim coat / Fibrous plaster board / Aluminium strip (roof eaves)
<b>Windows</b>	Powder coated aluminium framed with glass panel Slide/fixed powder coated aluminium louvred screen
<b>Doors</b>	Aluminium frame glass door Tubular core door with nyatoh plywood veneer in spray paint finish Timber/glass door with nyatoh plywood veneer in spray paint finish
<b>Ironmongery</b>	Quality locksets and ironmongery
<b>Decoration</b>	
External wall	External grade paint / Artificial stones
Internal wall & ceiling	Emulsion paint
Metal work	Gloss paint
Timber (door & frame)	Spray paint
Staircase	Glass railing with timber handrail
Balcony	Glass railing with stainless steel baluster & handrail

<b>Fencing</b>	
Fencing wall	Sand brick wall / Metal grille
Main entrance gate	Metal with composite timber panel
<b>Wall Finishes</b>	
Bathroom 1-6	Porcelain tiles (full height)
Maid bathroom	Porcelain tiles (full height)
Work area	Porcelain tiles (full height)
Wet kitchen	Porcelain tiles (full height)
Dry kitchen	Emulsion paint / Glass cladding
<b>Floor Finishes</b>	
Living	Natural marble
Dining	Natural marble
Bedrooms	Solid timber strips
Guest room	Natural marble
Utility / Maid room	Porcelain tiles
Dry kitchen	Natural marble
Wet kitchen	Porcelain tiles
Bathrooms	Porcelain tiles
Work area	Porcelain tiles
Stores	Porcelain tiles
Family area	Solid timber strips
Study room	Solid timber strips
Staircase	Solid timber strips
Balcony	Homogenous tiles
Terrace	Homogenous tiles
Car porch / Garage	Homogenous tiles

# TYPE RB

## SPECIFICATIONS

### Sanitary & Plumbing Fittings

Water storage tank	2 Nos.
Rain water harvest storage tank	1 No.

#### Bathroom 1

Bathtub*	1 No.
Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	2 Nos.
Rain shower and hand shower with mixer	1 No.
Shower cubicle	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Towel shelf	1 No.
Towel rail	1 No.
Bib tap	1 No.

#### Bathroom 2-6

Wash down dual flush WC	1 No.
Wash basin with vanity top and cabinet/shelf and mixer	1 No.
Hand shower with mixer	1 No.
Shower cubicle (frameless)	1 No.
Soap dish	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Maid Bathroom

Wash down dual flush WC	1 No.
Wash basin and tap	1 No.
Hand shower and stop cock	1 No.
Toilet roll holder	1 No.
Bib tap	1 No.

#### Kitchen

Double bowl kitchen sink	1 No.
Single bowl kitchen sink	1 No.

#### Work Area

Bib tap	1 No.
---------	-------

\* power point available for conversion to jacuzzi

### Ground Floor Terrace / Car Porch

Bib tap	3 Nos.
Bib tap (rain water harvest)	1 No.

### Landscape

Bib tap	2 Nos.
Bib tap (rain water harvest)	1 No.

### Electrical Installation

Fan point	11 Nos.
Ceiling light point	65 Nos.
Wall light point	36 Nos.
Gate light point	2 Nos.
Bell point	1 No.
Auto gate point	1 No.
Spot light point	4 Nos.
Air-conditioner point	14 Nos.
TV point	7 Nos.
Tel point	8 Nos.
Pond light point	1 No.
Pond water pump point (20A) c/w w/p isolator	1 No.
Landscape power point (20A) c/w w/p isolator	1 No.
13A power point	59 Nos.
13A power point c/w switch	4 Nos.
Water heater point (20A) c/w switch	2 Nos.
13A power point (Telekom panel)	1 No.
13A power point (Alarm panel)	1 No.
Smoke detector	1 No.
Solar water heater point (20A) c/w switch	1 No.
13A water supply booster pump c/w w/p switch socket	1 No.

### Others

Mirror	All bathrooms except maid bathroom
Water pond with timber deck	1 No.
Kitchen cabinet complete with hood, hob, oven, microwave oven, and dish washer	Dry kitchen & wet kitchen
Wardrobe	All bedrooms except maid room
Air-conditioner unit	Provided
Solar water heater	66 gallons for all bathrooms except maid bathroom
Storage water heater	5 gallons for wet kitchen
Home security alarm system	Provided (Strobe light, panic button, smoke detector with siren & intercom system)
Autogate	Provided



**BANDAR UTAMA DEVELOPMENT SDN. BHD.**

(Company No. 74255-D)



No. 1, Persiaran Bandar Utama, Bandar Utama, 47800 Petaling Jaya, Selangor.

**Tel:** 03-7729 8363, 016-662 6087, 016-339 6168 **Fax:** 03-7729 8682

**Email:** sales@firstnationwide.com.my **Website:** www.the-effingham.com

All art renderings and pictures contained in this brochure are artist's impressions only. Whilst every care is taken in providing this information, the developer cannot be held responsible for variations without notification as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract.