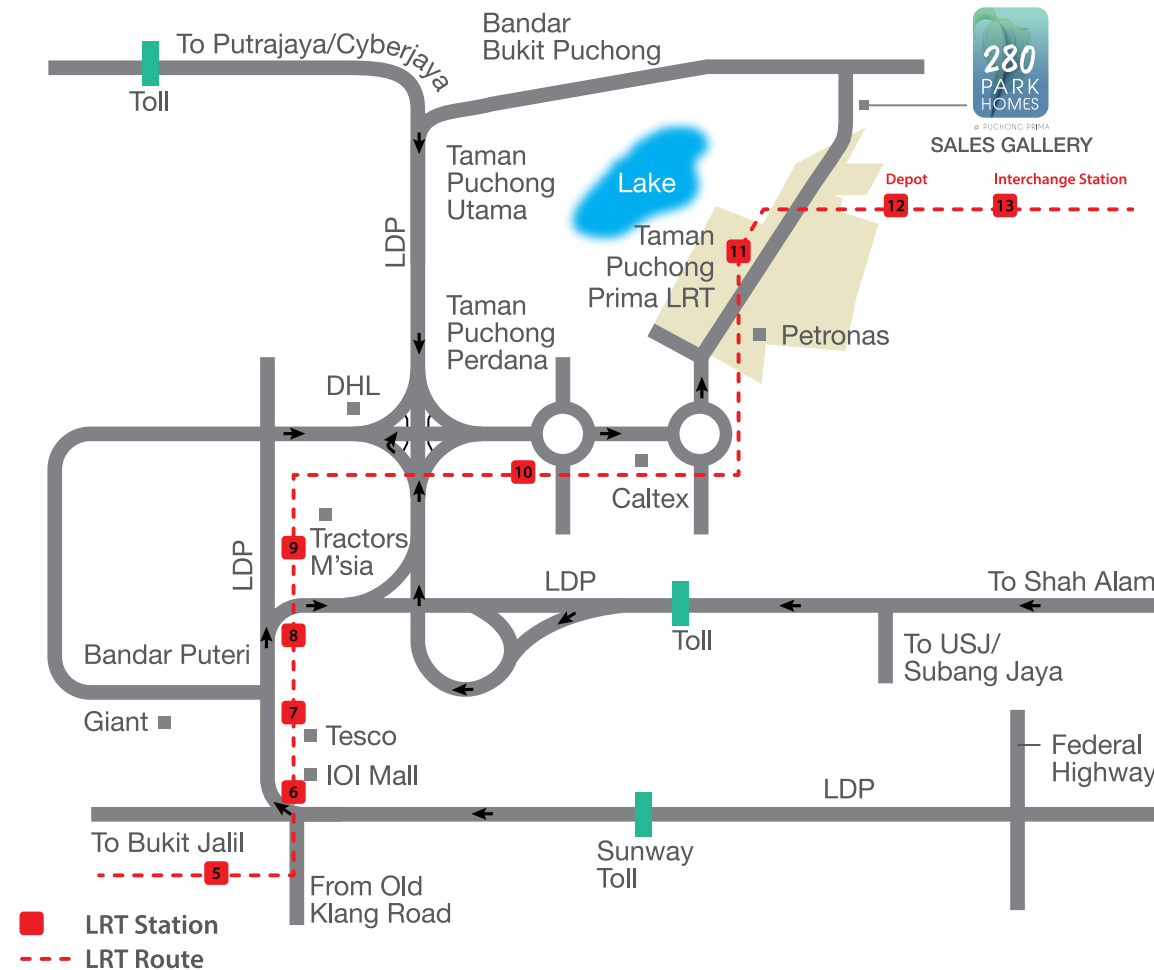




A resort-themed, urban-inspired residence



A STRATEGIC LOCATION

280 Park Homes @ Puchong Prima is surrounded by established and matured neighbourhoods, namely Bandar Puteri Puchong, Bukit Puchong and Putra Heights. A plethora of city conveniences abounds at your door steps. Yet when you want to go far & beyond, Puchong Prima is served by multiple major arterial highways - making travelling an easy task.

EDUCATION

- SJK (C) Han Ming Puchong
- SJK (C) Sin Ming Puchong
- SK Puchong Indah
- SMK Puchong Permai
- SMK Puchong Utama 1
- MASA College
- Binary University College
- Monash University Malaysia
- Taylor's University Lakeside Campus

SHOPPING/HEALTHCARE

- IOI Mall Puchong
- Tesco, Puchong
- Giant Superstore IOI Bandar Puteri
- Carrefour, Puchong
- AEON, Taman Equine (formerly Jaya Jusco)
- Columbia Asia Medical Centre Puchong
- Sunway Medical Centre
- Hospital Serdang

ACCESSIBILITY

- LRT Station in Puchong Prima (under construction)
- Lebuhraya Damansara-Puchong (LDP)
- Lebuhraya Utara-Selatan Hubungan Tengah (ELITE)
- Lebuhraya Shah Alam (KESAS)
- New Pantai Expressway (NPE)
- Kinrara-Damansara Expressway, KIDEX (upcoming)
- Proposed Serdang-Kinrara-Putrajaya Expressway, SKIP (upcoming)



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MITRAJAYA HOMES SDN BHD (402173-U), Pusat Perdagangan Puchong Prima, D-01-07, Block D, Jalan Prima 5/1, Persiaran Prima Utama, Taman Puchong Prima, 47150 Puchong, Selangor Darul Ehsan. Fax: 03-8068 2866

Developer: MITRAJAYA HOMES SDN BHD (402173-U) • Developer Licence: 11382-2/08-2016/1009 • Validity Period: 19/08/2011 - 18/08/2016 • Advertising Permit No.: 11382-2/09-2015/02231(P) • Validity Period: 12/09/2014 - 11/09/2015 • Tenure: Leasehold 99 Years (Expiring 15/12/2017) • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan: MPSJ/SGNRWC/3/38 • Expected Completion Date: December 2015 • Encumbrances: Nil • Building Type: Condominium • Total Units: 280 units • Units Available: Block A - 24 Units, Block B - 18 Units, Block C - 30 Units, Block D - 30 Units, Block E - 30 Units, Block F - 10 Units, Block G - 9 Units, Block H - 14 Units, Block J - 9 Units, Block K - 14 Units & Block L - 7 Units • Build-up: Type A1 - 3,035sqft, Type A2 - 2,960sqft, Type A3 - 4,370sqft, Type B1 - 2,529sqft, Type B2 - 2,422sqft, Type B3 - 3,595sqft • Selling Price: RM 963,800 (Min) - RM 1,966,800 (Max) • Bonus Discount: 7%

Restriction in interest - This land may be transferred or leased upon receiving the consent of the State Authority.



@ PUCHONG PRIMA

6-STOREY DUPLEX WITH LIFTS

A SAFE SANCTUARY
WHERE LEISURE IS TAKEN
TO NEW HEIGHTS...



YET WELL WITHIN
YOUR REACH.



Seek minimalist facade

IN HARMONY WITH NATURE YET PULSATING WITH URBAN LIFE

As one of the most exclusive residences in Puchong Prima, **280 Park Homes** is a low-density community that will appeal to a discerning group - homeowners who appreciate privacy, expect uncompromised security, yet long for an address where it's all happening.

- Single point of entry and exit with a guardhouse
- A treelined boulevard leading to a shimmering water fountain
- 7 acres of landscaped green and recreational area



SPACE & FUNCTION

- Large living, dining and breakfast areas designed as one space to give a sense of spaciousness
- Easy access to car park

GREEN LIVING

- Extensive use of glass windows to exploit natural lighting and enhance air ventilation
- North-South orientation to minimise heat

EXCLUSIVITY

- Top floor 2.5 storeys - complete with a rooftop entertainment pavilion that opens out to a timber deck and a private roof garden



THE EXCLUSIVE ELEVATED LANDSCAPE DECKS

- Cascading crystallised streams intersperse wide, landscaped walkways
- Featuring gazebo plazas and water path with floating steps
- Canopies of refreshing trees dotting the elevated landscape decks
- Punctuated with voids that allow light and air into the carpark facility below
- A safe sanctuary for kids to revel in whilst remaining visible to the parents right in their respective homes

Fun activities for the whole family



WELLNESS CENTRE
(Anti-oxidant Rejuvenation Therapy)

MINI DRIVING RANGE

TENNIS COURTS

HALF BASKETBALL COURT

CHILDREN'S PLAYGROUND

ELEVATED LANDSCAPE DECKS

BARBEQUE AREA

GATED & GUARDED

A GATED & GUARDED COMMUNITY

As a resort-themed, low rise duplex townvillas spread over 17 acres of prime land - **280 Park Homes** proffers the best of both worlds. It's the ideal sanctuary to call home, yet entertaining enough to be your holiday villa.

With merely 16 units per acre, **280 Park Homes** @ Puchong Prima is blessed with the proximity and convenience of modern amenities and recreational facilities - schools including tertiary education, playgrounds, commercial centres and shopping centres.

YOUR PRIVATE 2-STOREY CLUBHOUSE

- 10-meter High Look-out Tower with Water Slide
- Gooseneck Nozzles
- Splash Pool & Kiddie's Pool
- Adult's Swimming Pool
- Sauna Room
- Indoor Gymnasium
- Squash Court
- Games Room
- Cafeteria
- Roof Garden
- Function Room

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
ROOF	Reinforced Concrete
WALL	Reinforced Concrete/Brick Wall
WALL FINISHES	
External Walls	Skim Coat & Paint
Internal Walls	Skim Coat & Paint
Kitchen	Full Height Wall Tiles
Powder Room/Bathrooms/Toilet	Full Height Wall Tiles
Others	Skim Coat/Plaster & Paint
FLOOR FINISHES	
Living/Dining	Porcelain Tiles
Kitchen	Porcelain Tiles
Master Bedroom/Bedrooms	Timber Flooring
Family/Study	Timber Flooring
Powder Room/Bathrooms/Toilet	Tiles
Utility/Yard	Tiles
Verandah/Terrace	Tiles
AV Room	Tiles
(Type A3 or B3 only)	
Deck	Composite Timber
(Type A3 or B3 only)	
CEILING	Skim Coat Plaster & Paint/Suspended Ceiling
DOORS	
Main Entrance	Fire Rated Door
Others	Flush Door/Louvered Door/Aluminium Frame Door (Doors shall be sliding or swing type)
WINDOWS	
	Powder Coated Aluminium Frame Casement Window/Aluminium Frame Top Hung Window
LOCKS	Quality Locksets
SANITARY WARES & FITTINGS	
Wash Basin	Type A1/A2 Type A3 Type B1/B2 Type B3
Water Closet	6 7 4 5
Bathrubs	1 1 - -
Shower Rose	5 6 3 4
Kitchen Sink	2 2 1 1
ELECTRICAL FITTINGS	
Lighting Point	45 58 38 50
Power Point	33 40 27 34
Fan Point	7 8 6 7
Air Conditioner Point	5 6 5 6
Water Heater Point	4 4 2 2
Door Bell Point	1 1 1 1
Telephone Point	2 2 2 2
TV Point	5 6 5 6
13 A Switch Socket Outlet	33 40 27 34
Intercom Point	1 1 1 1

TYPE A1 (3,035 sq ft) &
TYPE A2 (2,960 sq ft)



LOWER LEVEL
(CORNER UNIT)



UPPER LEVEL
(CORNER UNIT)

* TURFING AREA FOR TYPE A1 ONLY

TYPE A3 (4,370 sq ft)



LOWER LEVEL
(CORNER UNIT)



UPPER LEVEL
(CORNER UNIT)



ROOF GARDEN
(CORNER UNIT)

TYPE B1 (2,529 sq ft) &
TYPE B2 (2,422 sq ft)



LOWER LEVEL
(INTERMEDIATE UNIT)



UPPER LEVEL
(INTERMEDIATE UNIT)

* TURFING & TERRACE FOR TYPE B1 ONLY

TYPE B3 (3,595 sq ft)



LOWER LEVEL
(INTERMEDIATE UNIT)



UPPER LEVEL
(INTERMEDIATE UNIT)



ROOF GARDEN
(INTERMEDIATE UNIT)