

TAMAN PUTRA PRIMA, PUCHONG

TOPAZ



PLENITUDE PERMAI SDN. BHD. (328826-M)
A wholly-owned subsidiary of Plenitude Berhad
No. 31, Jalan PP 2/2, Taman Putra Prima, 47130 Puchong, Selangor Darul Ehsan.

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LIFE'S BEAUTIFUL MOMENTS

Developer License No.: 7521-20/07-2020/0642(L) • Validity Period: 18/07/2018 - 17/07/2020 • Advertising & Sales Permit No.: 7521-20/07-2020/0642(P) • Validity Period: 18/07/2018 - 17/07/2020 • Building Plan Approving Authority: Majlis Perbandaran Sepang • Approved Building Plan No.: MP/SPG.600-34/1/70 • Land Encumbrances: NIL • Land Tenure: Freehold • Expected Date of Completion: March 2020 • Property Type: 2-Storey Terrace House • Total Units: 105 Units • Price: (min) RM1,133,000 – (max) RM1,178,000 • Property Type: 3-Storey Terrace House • Total Units: 31 Units • Price: (min) RM1,368,000 – (max) RM1,777,000. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

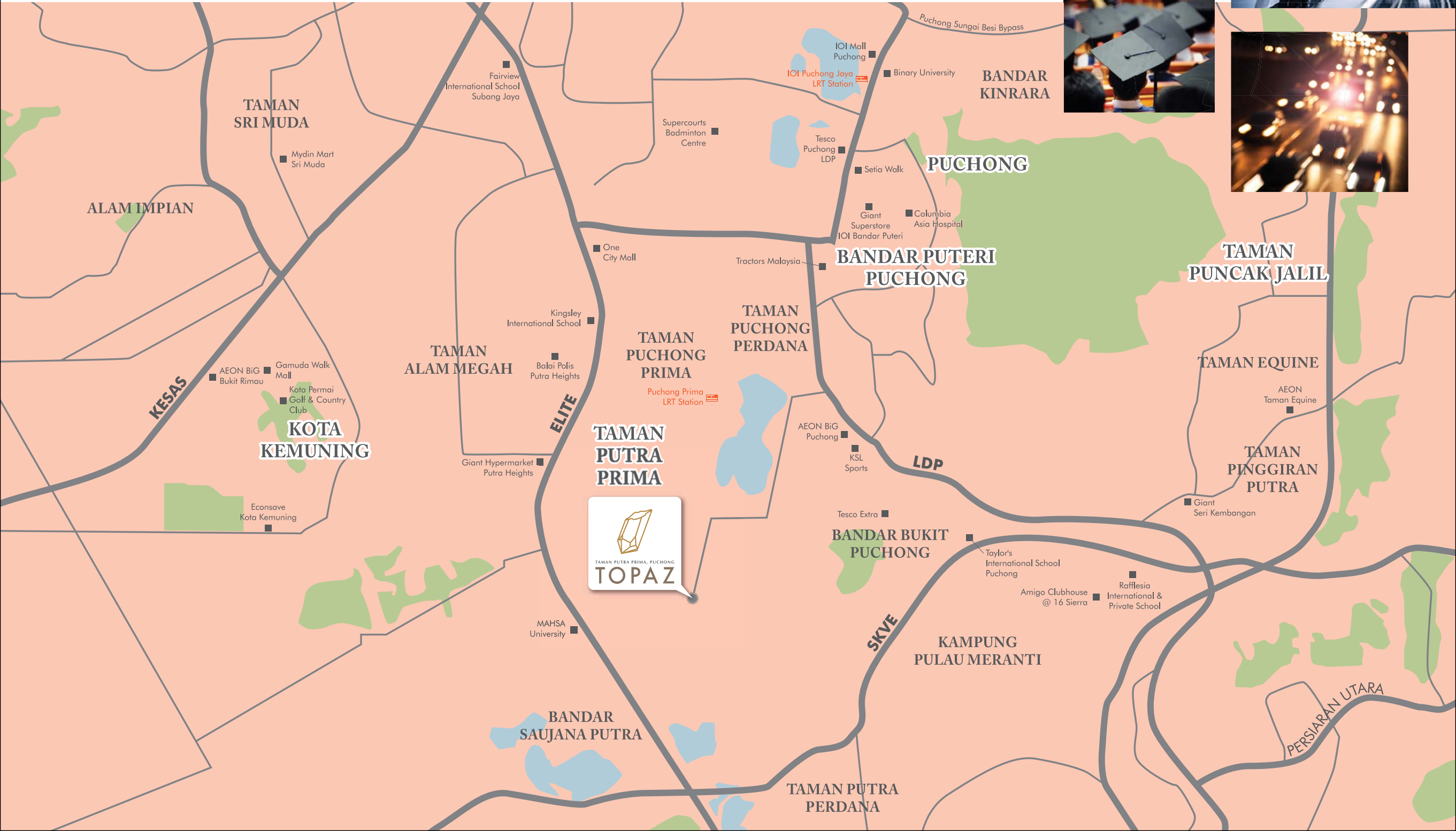
HAPPINESS BEGINS AT HOME

Nestled within Taman Putra Prima in Puchong, Topaz welcomes you home to a naturally serene neighbourhood. Such delight extends to everyone in the family.



EXCELLENT LOCATION WITH
SEAMLESS CONNECTIVITY

Topaz enjoys strategic surroundings of established amenities essential to fulfil the lifestyle needs of the whole family.





FREEHOLD



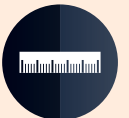
Low-density
development



2-storey & 3-storey
terrace homes



Built-up: 2,305 sq.ft.,
2,488 sq.ft. & 3,396 sq.ft.



Away from hustle & bustle



Surrounded by
lush greenery



Ideal residential
neighbourhood

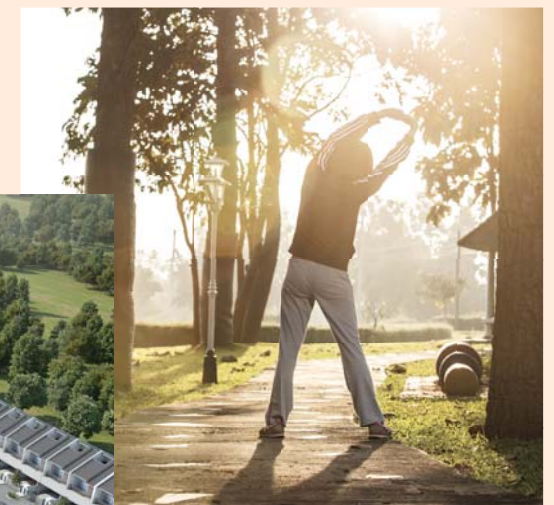


COMFORT OF HOME WITHIN YOUR REACH

Topaz is a peaceful enclave amidst lush
greenery where you discover the ideal setting
for you and your family.



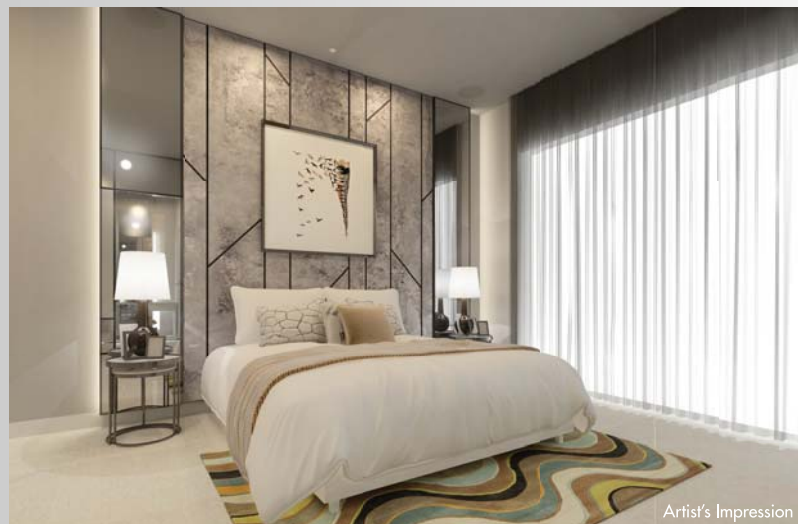
Artist's Impression



CONTEMPORARY DESIGN



From the façade to the living spaces within, every home features the best combination of practicality, style and quality.



GENEROUS SPACES FOR COMFORTABLE LIVING

Bringing out the best of every space, the heart of comfortable living resides within the interiors. Every detail is thoughtfully planned to assure freedom without compromising on privacy.

FLOOR PLAN

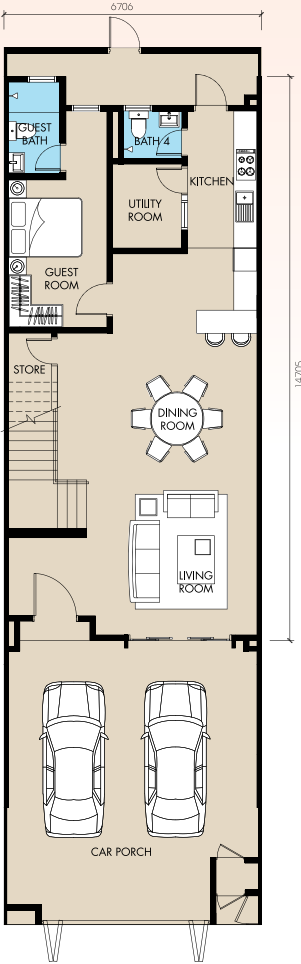
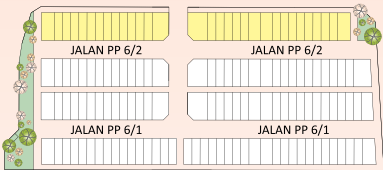
TYPE A
3-STOREY TERRACE HOMES



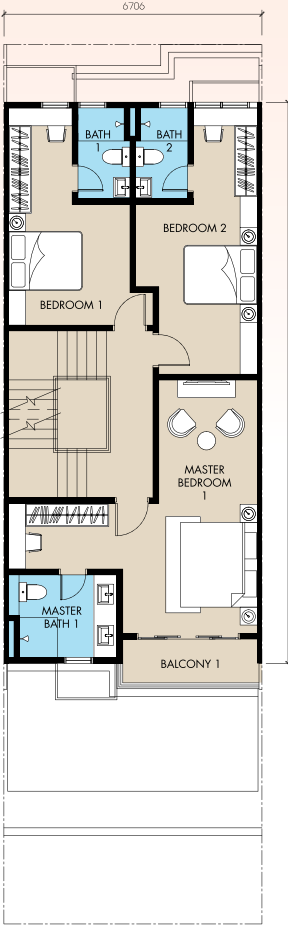
22' x 75'



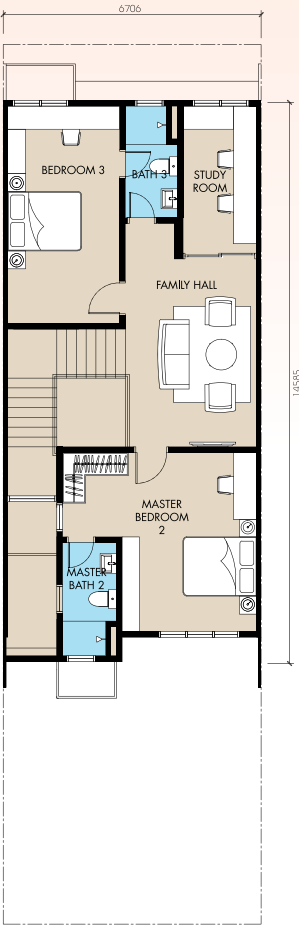
Built-up
3,396 sq.ft.



Ground Floor



First Floor



Second Floor

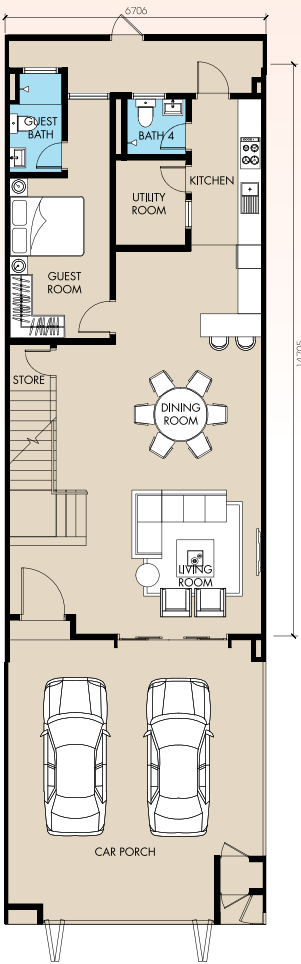
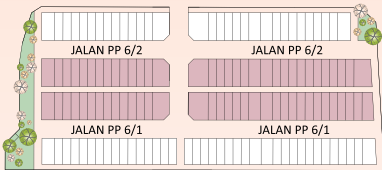
TYPE B
2-STOREY TERRACE HOMES



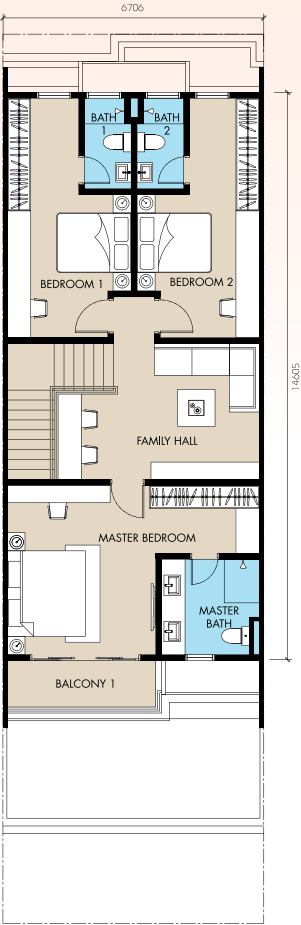
22' x 75'



Built-up
2,488 sq.ft.



Ground Floor



First Floor

FLOOR PLAN

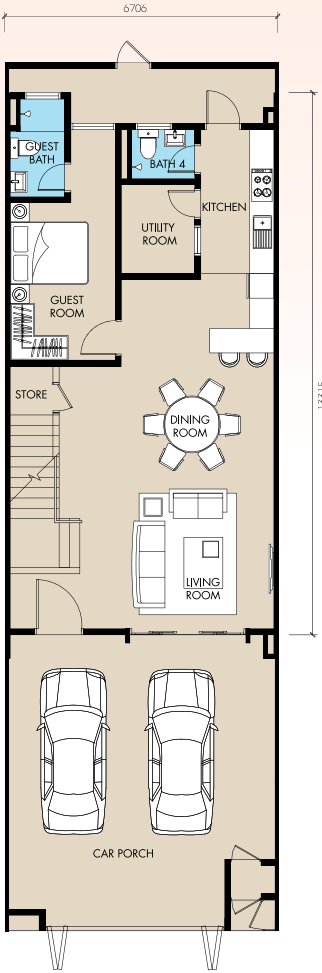
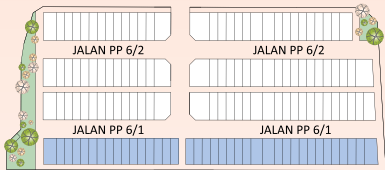
TYPE D
2-STOREY TERRACE HOMES



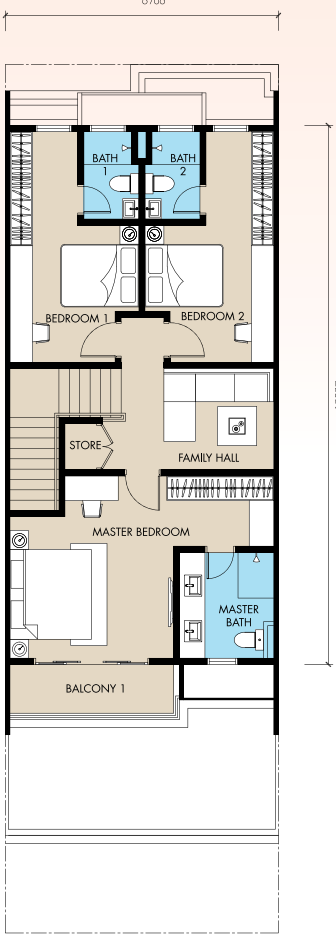
22' x 70'



Built-up
2,305 sq.ft.



Ground Floor



First Floor

SPECIFICATIONS

- a) Structure

: Reinforced Concrete
- b) Wall

: Cement Sand Bricks/Lightweight Blocks
- c) Roofing

: Concrete Roof Tiles/RC Flat Roof
- d) Ceiling

: Skim Coat/Plaster Ceiling/Cement Board
- e) Windows

: Aluminium Frame Window
- f) Door

: Timber Main Entrance Door
: Honeycomb HDF Flush Door
: Honeycomb HDF & Ply Flush Door
: Aluminium Frame Glass Door
: Auto Gate
: Metal Gate
: Aluminium Frame Sliding Door
: Timber Louvres Door
- g) Ironmongery

: Quality Lockset
- h) Floor Finishes

: Car Porch, Terrace, Yard
: Living, Dining, Dry Kitchen, Wet Kitchen
: Bedrooms, Staircase, Bathrooms, Utility
: Store

- Tiles

- Tiles

- Tiles

- Cement Render
- i) Wall Finishes

: Wet Kitchen
: All Bathrooms
: Others

- 1.5m Height Tiles/Plaster & Paint

- Ceiling Height Tiles

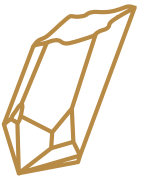
- Plaster & Paint
- j) Electrical Points

	Type AC	Type A/AE	Type BC	Type B/BE	Type DE1	Type D/DE2
: Lighting Point	42	39	31	29	30	28
: Power Point	37	37	30	30	28	28
: Air-Cond Point	7	7	5	5	5	5
: Ceiling Fan Point	9	9	7	7	7	7
: Telephone Point	3	3	2	2	2	2
: Water heater Point	1	1	1	1	1	1
: TV Point	3	3	2	2	2	2
: Wall Fan Point	1	1	1	1	1	1
: Gate Pillar Point	1	1	1	1	1	1
: Bell Point	1	1	1	1	1	1
: Auto Gate Point	1	1	1	1	1	1
- k) Sanitary Installation

	Type A	Type B	Type D
: WC	7	5	5
: Wash Basins	8	6	6
: Showers	7	5	5
: Kitchen Sinks	1	1	1
- l) Fencing

: 1500mm High Fencing at the side & back

MASTERPLAN & SITE PLAN



TAMAN PUTRA PRIMA, PUCHONG

TOPAZ

LEGEND:

- TYPE A
3-Storey Terrace Homes
31 UNITS
- TYPE B
2-Storey Terrace Homes
67 UNITS
- TYPE D
2-Storey Terrace Homes
38 UNITS



RELIABLE DEVELOPER

RECOGNISED DEVELOPMENTS

Plenitude Berhad, a public listed company since 2000, commands a diverse portfolio of business ventures focusing on property development & hospitality.



PROPERTY DEVELOPMENT



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HOSPITALITY



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