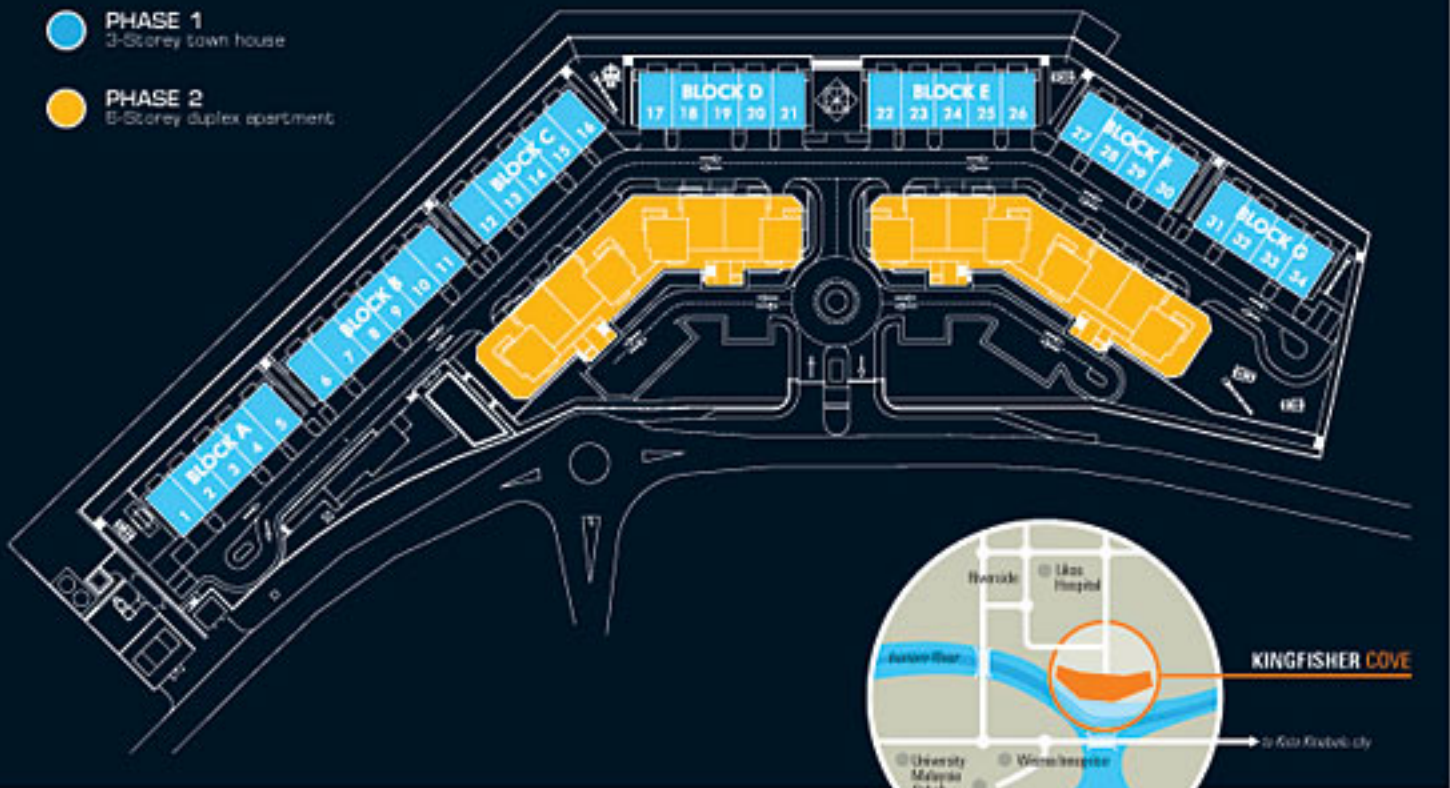


KINGFISHER COVE Development Plan

- PHASE 1
3-Storey town house
- PHASE 2
5-Storey duplex apartment



SABAH URBAN DEVELOPMENT CORPORATION SDN. BHD. (011700-T)
 9th Floor, Menara MAA, 6, Lorong Api-Api 1, 88000 Kota Kinabalu, Sabah.
 P. O. Box 11911, 88821, Kota Kinabalu, Sabah. Tel: 6088-251144, 264270, 264271
 Fax: 6088-239469 E-mail: sudck@streamyx.com Website: www.sudc.com.my

All brochures, prices, specifications and plans contained herein are subject to amendments as may be required by the authorities or the developer's project consultants and shall form part of an offer or contract.
 Developers Licence: (100-2442/1/06-2005/02541) Advertisement & Permit No.: (100-2442/1/1/06-2005/02187)



*Waterfront
 Living
 @*



Premier Waterfront Homes



Kingfisher Cove

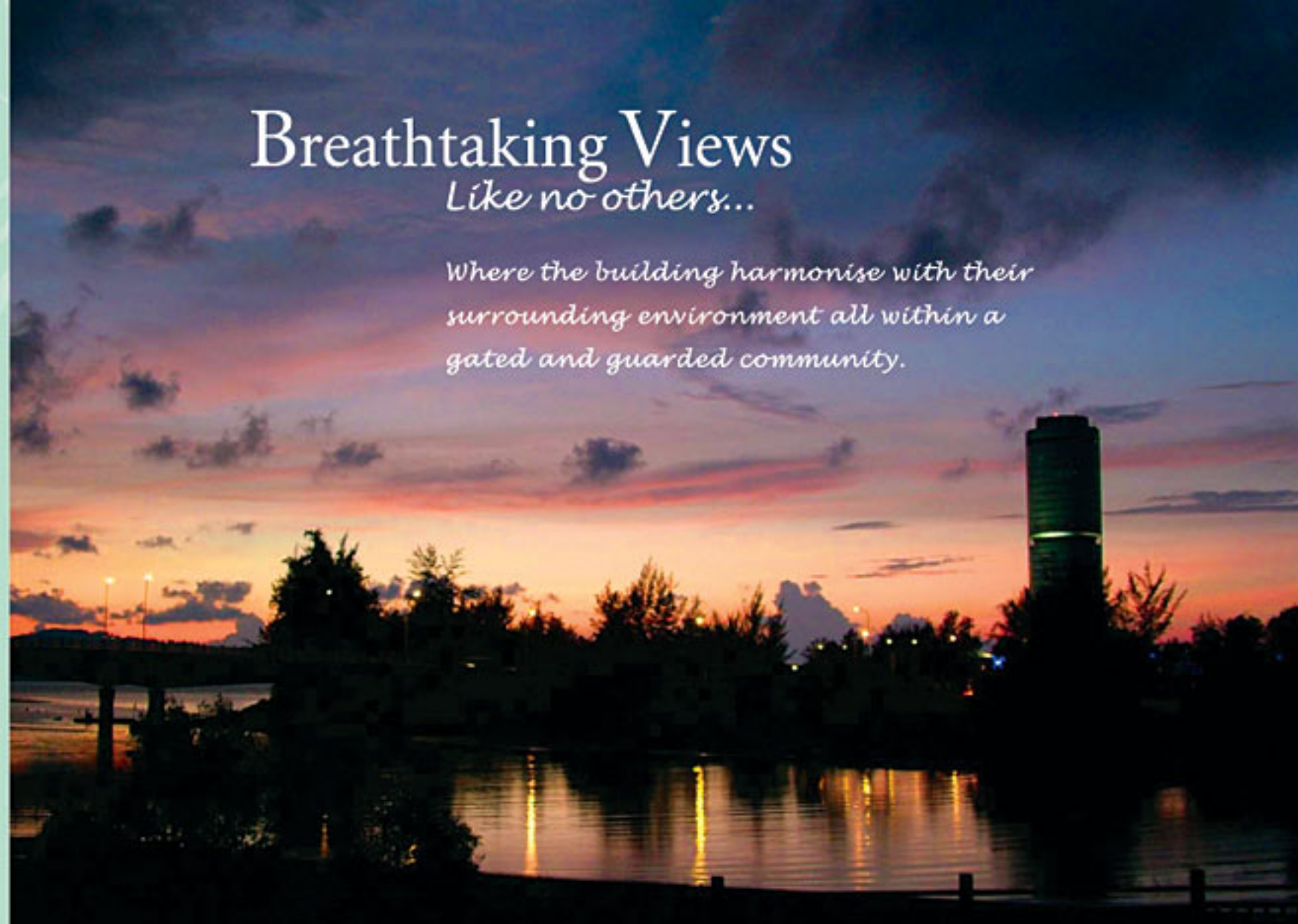
is absolute waterfront living in the most sought after location in Kota Kinabalu. With Sweeping sea views, natural mangrove swamp, fresh South China Sea breeze in this private enclave creates the ultimate living experience.


This exclusive low density development gives unimpeded views of Likas Bay, breathtaking sunset and the legendary landmark of Menara Tun Mustapha and beyond.

Breathtaking Views

Like no others...

Where the building harmonise with their surrounding environment all within a gated and guarded community.





As **far** as the eye
can **see...**

Each of the 3 levels offers
the same unobstructed
180 degree views of
South China Sea, breathtaking
sunset and the legendary
landmark of Sabah Foundation
and also allow you to enjoy
the stars and moon at night.





Feel **completely**
at home from the
moment you **enter...**

Kingfisher Cove is such a
relaxing place to unwind after
a hard day's work and having
a home here is like having your
own resort to relax and rejuvenate.



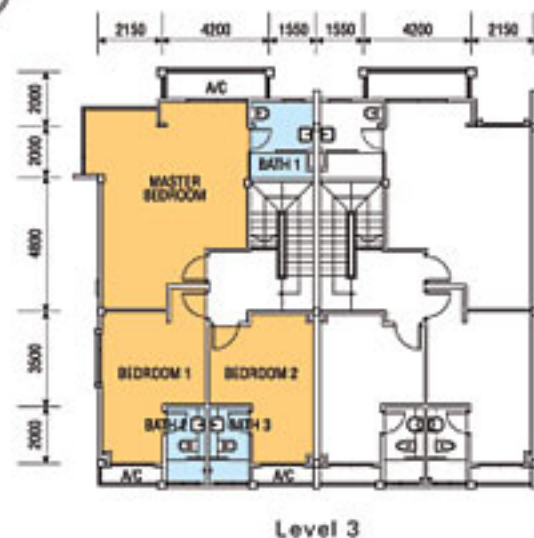
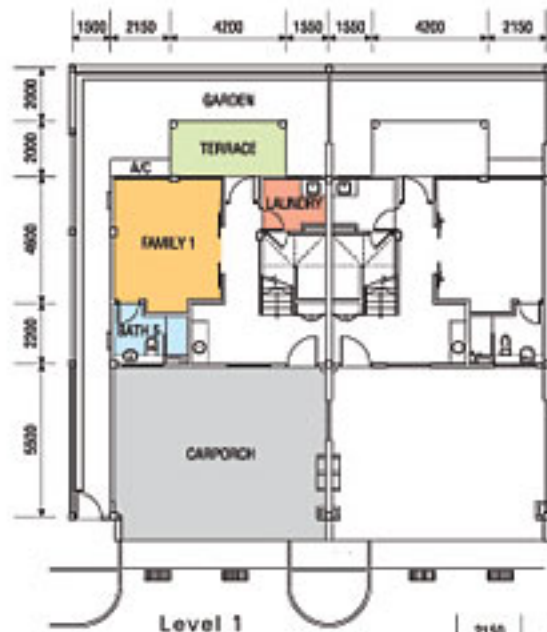


A clean and well-styled attached bathroom with its modern clean lines and square white porcelain basin.

An **Exclusive** masterpiece with its distinctly contemporary outlook and style boasts a cosy environment full of the resort feel.

it's the **lifestyle** you've always wished for...





Intermediate 3,400 sq. ft. (gross)
 Corner 3,423 sq. ft. (gross)

Exclusive Features

- Sunset pavilion
- CCTV at perimeter fencing
- A wide and spacious esplanade
- Extensive landscape and streetscape
- Swimming pool and recreational facilities
- Gated development with spectacular views
- Condominium living on landed property

SPECIFICATIONS

STRUCTURES	:	Reinforced Concrete Frame
WALLS	:	Brick wall with cement plastering
ROOF	:	Insulated metal roofing
WALL FINISHES	:	Bathrooms and Kitchen - Full height ceramics tiles Others - Cement plastering
FLOOR FINISHES	:	Living, Dining & Dry Kitchen - 2' X 2' homogenous polished tiles Toilets, Balcony & Wet Kitchen - Homogenous tiles Bedrooms & staircase - Laminated timber floor Carporch - Homogenous tiles
RAILING	:	Staircase - Wrought iron effect with timber railing Balcony - Stainless steel with timber railing and/or aluminium louvre timber effect
DOORS	:	Generally solid timber door Glass with powder coated aluminium frame to balcony
PAINTING	:	Internal Wall - Emulsion paint Exterior Walls - Weather resistant paint
WINDOWS	:	Glass with powder coated aluminium frame
SANITARY FITTINGS	:	Quality vitreous china and stainless steel sinks
ELECTRICALS	:	All concealed wiring, TV/Astro point, water heater points, lighting and power points
SECURITY	:	Intercom link to guardhouse Internal alarm system Intercom and telephone wiring provided