

Lot No.	Lot Area (sq.m.)	Lot Area (sq.ft.)	Extra Land (sq.ft.)	Gross Built Up Area (sq.ft.)	Nett Built Up Area (sq.ft.)	Selling Price (RM)
S117	555	5,975	1,550	4,472	2,481	726,363
S118	366	3,940	-	4,472	2,481	653,170
S119	366	3,940	-	4,472	2,481	653,170
S120	366	3,940	-	4,472	2,481	653,170
S121	366	3,940	-	4,472	2,481	653,170
S122	366	3,940	-	4,472	2,481	653,170
S123	366	3,940	-	4,472	2,481	653,170
S124	366	3,940	-	4,472	2,481	653,170
S125	366	3,940	-	4,472	2,481	653,170
S126	366	3,940	-	4,472	2,481	653,170
S127	366	3,940	-	4,472	2,481	638,170
S128	418	4,500	75	4,472	2,481	657,483
S141	614	6,610	2,185	4,472	2,481	745,276
S142	344	3,703	-	4,472	2,481	645,000
S143	344	3,703	-	4,472	2,481	645,000
S144	344	3,703	-	4,472	2,481	645,000
S145	344	3,703	-	4,472	2,481	645,000
S146	344	3,703	-	4,472	2,481	645,000
S147	344	3,703	-	4,472	2,481	645,000
S148	344	3,703	-	4,472	2,481	645,000
S149	344	3,703	-	4,472	2,481	645,000
S150	487	5,243	818	4,472	2,481	698,109
S153	458	4,930	506	4,472	2,481	687,338
S154	458	4,930	506	4,472	2,481	687,338
S155	458	4,930	506	4,472	2,481	687,338
S156	491	5,286	861	4,472	2,481	699,594



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Lucy Lim  
016 - 8382864

# Specifications

<b>STRUCTURES</b>	: Reinforced Concrete Frame
<b>WALLS</b>	: Red-bricks
<b>ROOF</b>	: Glazed Concrete Roofing Tiles on Hi-ten Galvanised Trusses and Purlins
<b>CEILING FINISHES</b>	: Fibre Plaster Ceiling (without Cornices) to all the First Floor, Ground Floor - Wet Kitchen, Utility Room, Bathroom & Carporch (except Living/Dining)
<b>WALL FINISHES</b>	: Baths/Kitchen - Full height ceramics tiles : Others - Plastering & emulsion paint
<b>FLOOR FINISHES</b>	: Living, Dining & Dry Kitchen - 24" X 24" homogenous polished tiles Utility Room/All Toilets/Balcony/Wet Kitchen - 8" X 8" or 12" X 12" ceramic tiles Bedrooms - Scratch resistant laminated wood flooring Staircase/Landing - Scratch resistant laminated wood flooring with polished homogenous tiles to riser Carporch - Cement rendering
<b>RAILING</b>	: Staircase/1st Floor Balcony - Wrought iron railing
<b>DOORS</b>	: Main Door - Double leaves solid timber door Toilets/Utility Room/Kitchen - PVC or Composite door Bedrooms - Solid timber door Store - Plywood or Composite door Master Bedroom Balcony - Powder-coated Aluminium framed coloured glass door
<b>PAINTING</b>	: Internal Walls - Emulsion paint Exterior Walls - Weather resistant paint Metal/Woodwalls - Gloss paint
<b>WINDOWS</b>	: All Aluminium Framed Coloured Glass Windows - Powder-coated sliding, side hung, top hung glass windows per drawing details
<b>BATHROOMS</b>	: Three (3) Shower Cubicles provided to all first floor baths and completed with quality shower head
<b>SANITARY FITTINGS</b>	: Sitting WC - 4 / Washbasin - 4 / Kitchen Sink - 1 / Garden Tap - 1 / Soap Holders - 4 / Toilet Paper Holders - 4
<b>ELECTRICAL</b>	: All concealed conduit wiring, TV/Astro point, 3 Water Heaters to all 3 first floor bathrooms One unit 1½ HP split aircon provided free, with points to other bedrooms Generous numbers of Light and Power Points
<b>FENCING/GATE POST</b>	: Specially designed r.c. gate post with electricity meters and letter box housing. Concrete fencing with decorative grille.

Developer License No: (100-24/774/1/7)/01-2009/02654

Advertisement Permit No: (100-24/774/1/7)/01-2009/02253

All information, specifications and plans contained herein are subject to amendments as may be required by the authorities or the developer's project consultants and cannot form part of an offer or contract. All art rendering and picture in this brochure are artist's impressions only.

## Exclusive Semi-Detached Homes @

...in the centre of Established

**Township and Commercial  
Developments with Excellent  
Accessibility**

# Taman Kingfisher

## PHASE 5A

...just 10 minutes drive to KK city

Lucy Lim  
016 - 8382864

Limited Units only...

Low Density, Exceptionally Spacious, Exclusively Yours...  
**Exclusive Semi-Detached House**

*Land Owner Units For SALE!*



**EXCEPTIONAL FEATURES**

- Superior Finishes
- Electricity meter is installed externally in the gate post
- One unit 1½ HP split aircon provided free, with points to other bedrooms
- 3 Water Heaters to all 3 first floor bathrooms
- TV/Astro point
- Concrete fencing with decorative grille
- Large Covered Car Porch
- Individual Attached Bathroom for all Bedrooms
- Fibre Plaster Ceiling (without cornices) to all First Floor Bedrooms Ceiling and Ground Floor Utility Room Ceiling
- Three Shower Cubicles provided to all first floor baths completed with quality shower head

**TYPE C**

37' X 110' ONWARDS



**TYPE A**

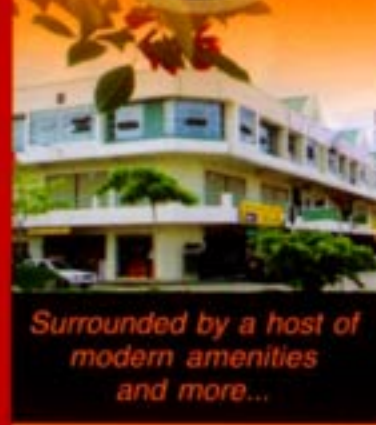
40' X 110' ONWARDS



Following the proven success of previous phase, we now unveil the final phase of Taman Kingfisher Park 4, Phase 5A the new Double Storey Semi Detached, another potential investment opportunity to tap into the numerous gains and advantages of the most prestigious and sought - after residential development in Kota Kinabalu.

Strategically located in the fastest growing northern corridor,

Kingfisher Park is just 10 minutes drive from Kota Kinabalu city. Accessible by major highways, the well designed **Taman Kingfisher Park 4, Phase 5A** gives you congenial living in a convenient environment. Surrounded by established residential, commercial area, Likas Hospital, Premier School are within the vicinity. Many Institutions of Higher Learning such as University Malaysia Sabah, KK Polytechnic and UITM are just nearby.



*Surrounded by a host of modern amenities and more...*