



Sandakan  Phase 2B

A great place to live!



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Phase 2B Lot 158 - 173 (16 units)

Price from : RM285,000 – RM346,920
 Land area : 3,047 – 7,175 sq ft
 Gross built-up : 2,634 sq ft



Phase 2B Semi Detached **16 units only**

Fajar Perdana in Sandakan

Phase 2B of Taman Fajar Perdana offers only 16 fabulous units of quality double storey semi-detached houses as part of a development covering over 15 acres of elevated land along Airport Road, Sandakan. It is perfect for those who value private living in a development with surrounding convenient amenities.

As this phase of development is the last phase in Taman Fajar Perdana, don't miss the opportunity to own a unit at this established neighbourhood. Fajar Perdana - **It's a great place to live!**

Bonus Package

Soil treatment against termite
 Quality tiles for ground and first floors

Free legal fees for preparation of SPA and transfer documents with our appointed lawyers
 30% reserved for Bumiputera
 5% discount on Bumiputera lots

Special Features

- Minimum 37' width land
- Tinted glass
- Situated on elevated ground
- Flood free
- Close to government offices, shopping centers, Golf Clubs, schools and airport
- Dry and wet kitchen

Location Map





Ground Floor



First floor

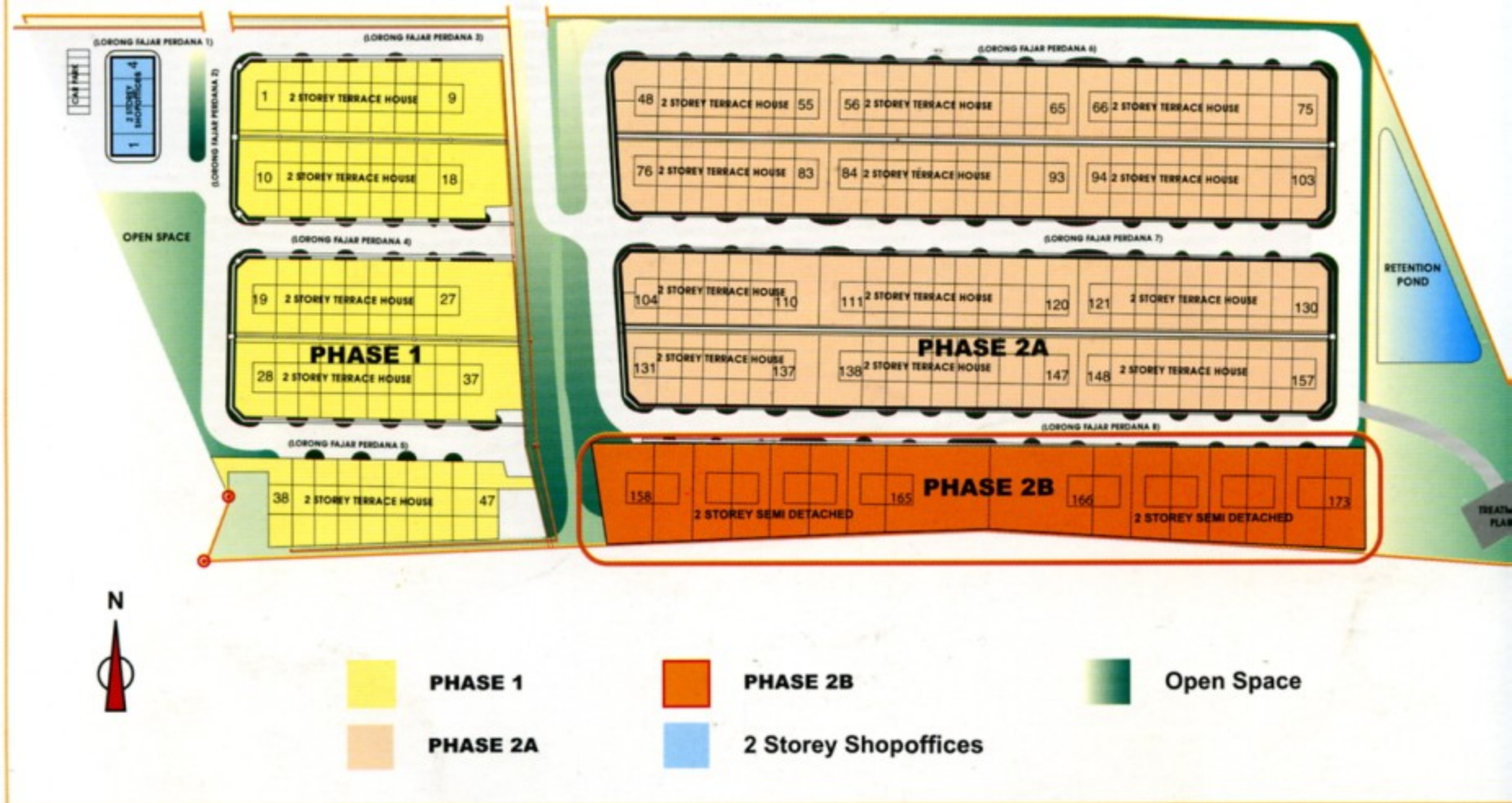
Building Specifications

- : Reinforced concrete framework.
- : Selected colourbond metal roofing.
- : Ground Floor
 - : Skim coats and paint finished generally to living, dining, dry kitchen, w.c & guest room.
- : First Floor
 - : Asbestos free cement board to external areas generally.
 - : Plasterboard ceiling generally to all bedrooms, family area & study room.
 - : Asbestos free cement board to all w.c & external areas
- : Cement plastered brickwall.
- : Good quality floor tiles generally.
- : External Walls
 - : Weather resistance paint.
- : Internal Walls
 - : Emulsion paint.
- : Baths/ WC
 - : Ceramic tiles (7'0" high) and emulsion paint.
- : Dry kitchen
 - : Ceramic tiles (5'0" high) and emulsion paint.

- 7. Doors
- 8. Windows
- 9. Sanitaryware / Plumbing
- 10. Electrical
- 11. Others

- : Solid timber and plywood flush door with approved lockset.
- : Aluminium frame sliding glass door at side.
- : Aluminium framed glass windows.
- : SIRIM approval type sanitaryware and plumbing fixtures.
- : All electrical installation to SESB standard.
- : According to Specification. All item mentioned above subject to variations, modification and substitution as imposed by the Local Authorities or as recommended by the developer's Architect/ Consultant.

Development Plan



Sales Enquiries:

089-614276 / 615196

Developer's Licence: (100-24/962/2/1) /05-2007/02337
Advertising permit: (100-24/962/2/1) /05-2007/02081

Land Tenure: 99 years
Completion Date: May 2007

All illustration are artist's impressions only. All plans and specifications are subject to change as directed and approved by the relevant authorities and developer's consultant.

All purchase price including deposit / booking fees must be paid into project account number **5-10143-08315-5** with Maybank Karamuning.

Development Plan and Building Plan approved by Majlis Perbandaran Sandakan.



A Leader in Property Development

Developer:

Yan Min Enterprise Sdn Bhd (67586-T)
(Wholly owned subsidiary of Hap Seng Consolidated Bhd) CO.NO. 26877-W
Ground Floor, Wisma Hap Seng, Leila Road,
P. O. Box 850, 90008 Sandakan, Sabah, Malaysia.



Project Manager:

HAP SENG PROPERTIES DEVELOPMENT SDN. BHD.
(Wholly owned subsidiary of Hap Seng Consolidated Bhd) CO.NO. 26877-W
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