



A private and secured residence for the privileged few.



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A Home Like No Other

Life in Taman Suria is simply a dream come true. You'll just love it and all that you ever wanted. Total luxury. Vigilant security. Individually landscaped garden. Premium finishes and so much more.

Designed specially for those who made an indelible mark of success, you'll be impressed with the design and layout, luxurious finishes in a secured environment.

Live in style. Come and live it up in Taman Suria to reflect your good taste and appreciation of life!



Double Storey Detached House **2 Units**



Double Storey Semi detached House **28 Units**



All that you ever wanted

Great Convenient Location

- ◆ In Tawau town where all amenities are in place

Private Address

- ◆ A development of only 28 units of semi-detached and 2 units of detached

Stylish Lifestyle

- ◆ Individually landscaped garden for stylish living

Peace of mind with round-the-clock security

- ◆ 7' high brick wall perimeter fencing for maximum privacy and security
- ◆ Individual security keyphone system linked to guard house
- ◆ CCTV outdoor camera system for high surveillance
- ◆ Infra-red motion detector

Fabulous Features:

- ◆ Built-in 3 phases SESB in each unit
- ◆ Full MML tiling including carporch up to gate
- ◆ Modern powder coated window aluminium frame
- ◆ Built-in points ready for house alarm & auto gate systems



Living Lifestyle
Luxury Environment
Luxury Environment
Living Lifestyle

Double Storey Semi-detached House ■ FLOOR PLAN

Land Area : 2,927 - 5,320 sq ft
Gross Built-up Area : 2,995 sq ft
Selling Price : RM418,000 - RM 448,300

Spacious built-up area

4 rooms & 4 bathrooms

All rooms with connecting bathrooms

Dry kitchen



First Floor

Building Specifications

Structure	Reinforced concrete framework
Walls	Brickwall for external and internal
Roof	Colour bond metal roof
Ceiling Finishes	Selected Asbestos free ceiling board & plastered board
Floor Finishes	Living/Dining - PG polished tiles Kitchen/Bathrooms - MML homogeneous tiles Car Porch - Cement rendered (upgraded to MML tiles) Bedrooms - PG semi-polish tiles
Wall Finishes	Kitchen/Bathrooms - Ceramic wall tiles
Windows	Aluminium frames tinted glass panel sliding/top hung/swing window
Doors	- PVC door for all toilets (upgraded to 4 solid timber doors) - Plywood flush door for store (upgraded to solid timber door) - Hardwood solid door for others
Sanitary Plumbing	- 1 No. of 200 gallons HDPE Polyethylene water tank - 4 Nos. of pedestal w.c. - 4 Nos. of wall hung basin - 4 Nos. of shower head - 2 Nos. of single bowl stainless steal sink - 1 No. of water tap for external use
Electrical	All electrical installation to SESB standard
Painting	All plastered walls - Emulsion paint All timber and metal works - Gloss paint
Others	According to Specification. All items mentioned above subject to variations, modification and substitution as imposed by the local authorities or as recommended by the Developer's Architect.

Double Storey Detached House ■ FLOOR PLAN

Land Area : 5,741 - 5,975 sq ft
 Gross Built-up Area : 3,882 sq ft
 Selling Price : RM678,600 - RM 684,500

- Spacious built-up area
- 5 rooms & 5 bathrooms
- Huge master bedroom
- Large kitchen with separated wet-kitchen



Ground Floor



First Floor

Building Specifications

Structure	Reinforced concrete framework
Walls	Brickwall for external and internal
Roof	Colour bond metal roof
Ceiling Finishes	Selected Asbestos free ceiling board & plastered board
Floor Finishes	Living/Dining - PG polished tiles Kitchen/Bathrooms - MML homogeneous tiles Car Porch - Cement rendered (upgraded to MML tiles)
Bedrooms	- PG semi-polish tiles
Wall Finishes	Kitchen/Bathrooms - Ceramic wall tiles
Windows	Aluminium frames tinted glass panel sliding/top hung/swing window
Doors	- Aluminium frames sliding tinted glass door for side entrance - PVC door for all toilets (upgraded to solid timber doors) - Plywood flush door for store (upgraded to solid timber door) - Hardwood solid door for others
Sanitary Plumbing	- 1 No. of 200 gallons HDPE Polyethylene water tank - 5 Nos. of pedestal w.c. - 5 Nos. of wall hung basin - 5 Nos. of shower head - 2 Nos. of single bowl stainless steel sink - 1 No. of water tap for external use
Electrical	All electrical installation to SESB standard
Painting	All plastered walls - Emulsion paint All timber and metal works - Gloss paint
Others	According to Specification. All items mentioned above subject to variations, modification and substitution as imposed by the local authorities or as recommended by the Developer's Architect.

Development Plan



Legend

- Double Storey Semi-Detached House
- Double Storey Detached House
- Open Space
- High-tech Perimeter Security
- Guard House
- CCTV System

Free Legal fees for SPA and MOT
 (subject to terms and by our appointed lawyers only)

A Leader in Property Development

Developer:
HAP SENG PROPERTIES DEVELOPMENT SDN. BHD. (11995-D)
 (Wholly owned subsidiary of Hap Seng Consolidated Bhd) Co. No. 26877-W
 TB 2109, Mile 1, Jalan Tg Batu, P. O. Box 27, 91007 Tawau, Sabah, Malaysia.
 Fax: 089-759808

Sales Enquiries: 089-773311 & 771409

5% Discount for Bumiputera Lots
30% Reserved for Bumiputera

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 consultants.
 All purchase price including deposit/ booking fees must be paid into project account number **510143083653** with Maybank Berhad

Developer's Licence No. : (100-24/626/3/4) /06-2007/02344

Advertising Permit No. : (100-24/626/3/4) 06-2007/02087

Expected Completion Date : September 2006

Land Tenure : 99 years

DP/BP approved by MBT.