

Everywhere is just so close.

Breathtaking views of sun-kissed lush landscapes from the top of the hill. The serenity and privacy of an elite neighbourhood with wide open space and thoughtful design. Friendly guards and an intuitive in-home security system for peace of mind. All wonderful, all mine.

I'm truly home.





I'm one with nature.

All day long, my senses are tantalised. The vibrant greenery, gentle breeze, and iconic backdrop to my neighbourhood - the 30-acre Hill Park - gives me plenty of contact with nature, and like-minded neighbours; inspiring and rejuvenating me in all ways.

Facilities you can enjoy at the signature Hill Park:

- Scenery-viewing gazebos
- Children's playground
- Jogging track
- Stone age dinosaur sculptures
- Adventure zone
- Picnic pavilion
- Kite-flying lawn

A modern two-story villa with a large infinity pool overlooking a residential area at dusk. The villa has a prominent white overhang and large glass windows. The pool is illuminated with underwater lights, and the surrounding area is lit up with warm lights. The sky is a deep blue, and the overall atmosphere is serene and luxurious.

I live to the fullest.

Making the most of every day keeps me busy – then I come home to unwind at the Hilltop Recreational Villa. I can hit the gym, or wind down by the infinity pool... all with stunning views in every direction. This daily luxury is my exclusive comfort.



Fibre internet ready



Lighting automation



Air conditioning automation



CCTV



Solar water-heating system with booster pump



Rainwater-harvesting system

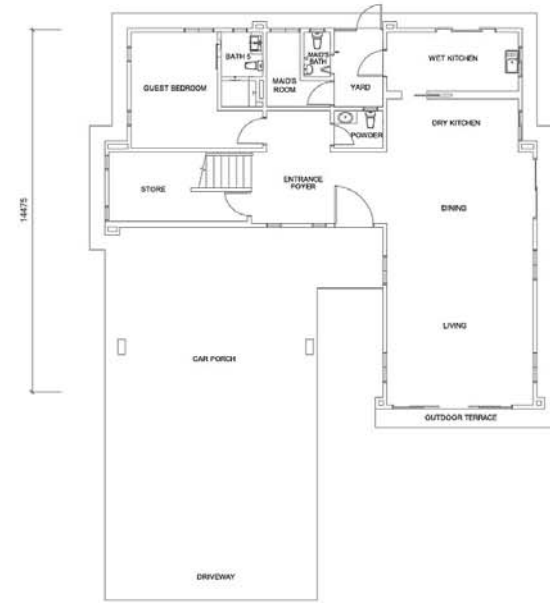


I'm one step ahead.

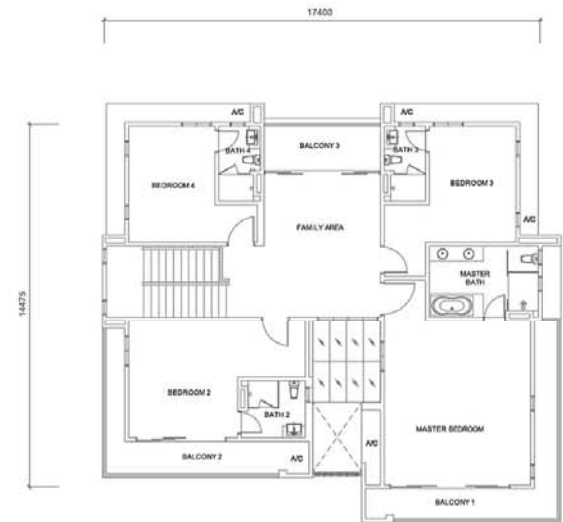
The epitome of control and connection, I can automate lights, temperature, Unifi and monitor security wherever I am. Rainwater harvesting and solar water heating make my enjoyment sustainable. Now I can live smarter and greener, for longer.

2 Storey Bungalow

TYPE **A2** | Land Area: from 6,404 sq. ft.
Built-up Area: 5,066 sq. ft.



Ground Floor Plan



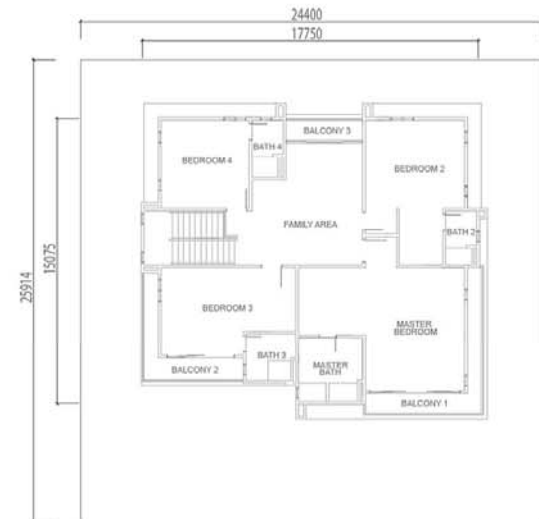
First Floor Plan

2 Storey Bungalow

TYPE **A3** | Land Area: from 6,406 sq. ft.
Built-up Area: 5,455 sq. ft.



Ground Floor Plan



First Floor Plan

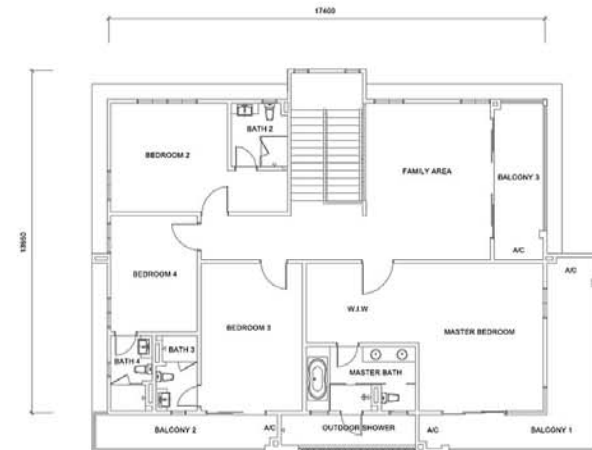
2 Storey Bungalow

TYPE B

Land Area: from 8,394 sq. ft.
Built-up Area: 5,701 sq. ft.



Ground Floor Plan



First Floor Plan

3-Storey Semi-Detached

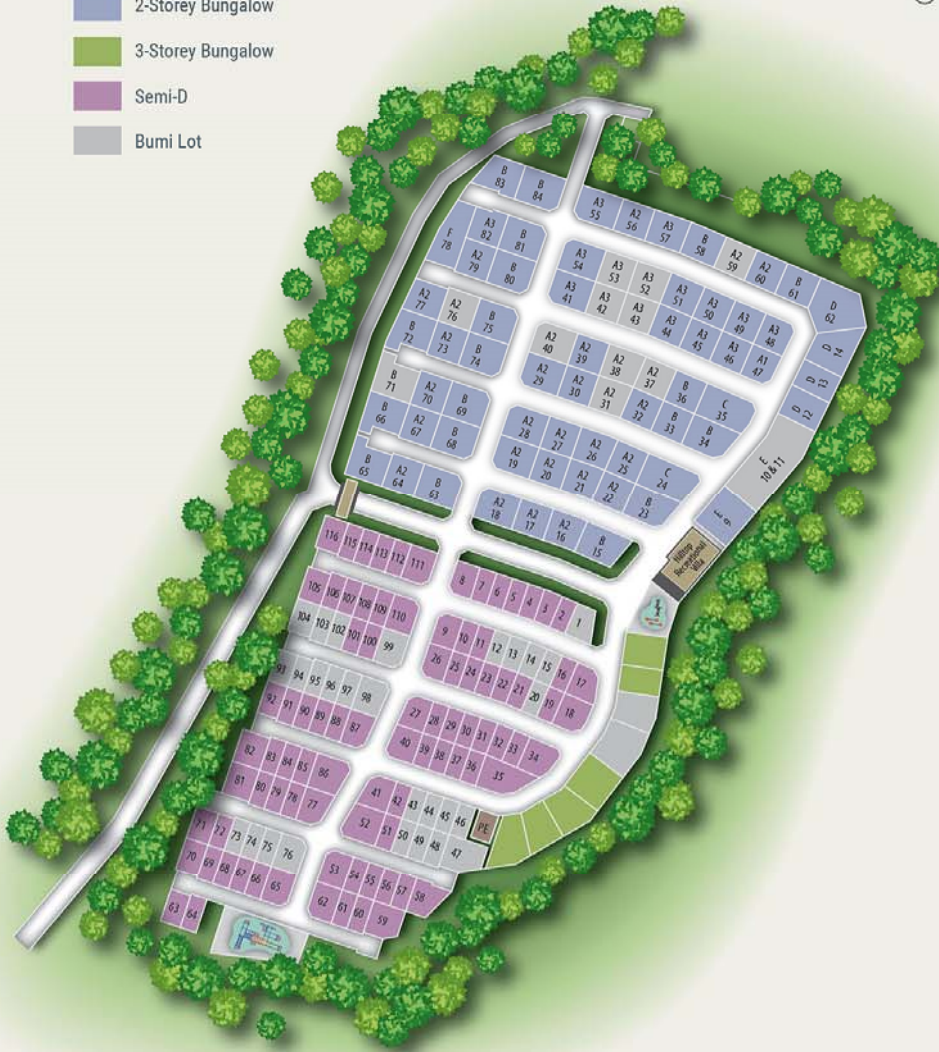
Land Area: from 3,203 sq. ft.
Built-up Area: 4,038 sq. ft.



MASTER PLAN

Total unit: 199 units

- 2-Storey Bungalow
- 3-Storey Bungalow
- Semi-D
- Bumi Lot



SPECIFICATION

STRUCTURE	Reinforced Concrete Frame	
WALL	Common Clay Brick	
ROOF	Metal Decking with Insulation / RC Flat Roof	
CEILING FINISHES	Skim Coat / Plasterglass Ceiling	
FLOOR FINISHES	Porcelain Tiles / Ceramic Tiles / Engineered Hardwood Flooring	
WALL FINISHES	Wet Kitchen Bathrooms Wall	Ceramic Tiles Up to Ceiling Height Ceramic Tiles Up to Ceiling Height Plaster & Paint
DOORS	Decorative Door Powder Coated Aluminium Frame with Tinted Glass Door Moulded Door	
WINDOWS	Powder Coated Aluminium Frame with Tinted / Obscured Glass Window	
SANITARY FITTINGS	Kitchen Bathrooms	Stainless Steel Sink Wash Hand Basin, Shower Rose and Pedestal Water Closet Vanity Top to Master Bath, Powder Room, Bath 2, 3, 4 & 5 - (Bungalow) Vanity Top to Master Bath, Powder Room, Bath 2 & 3 - (Semi-D) Hand Bidet to all Bathroom except Maid's Bath - (Bungalow)

ELECTRICAL INSTALLATION WITH THREE PHASE WIRING

	Bungalow			Semi-Detached
	A2	A3	B	J1
Lighting Point	57	56	56	44
13 Amp Power Point	41	42	43	41
15 Amp Air Cond Point	9	9	9	8
Cooker Point	1	1	1	1
Ceiling Fan Point	8	9	8	8
Internet Point	2	2	2	3
Telephone Outlet	4	4	4	5
TV Point	3	3	3	4
Door Bell Point	1	1	1	1
Autogate Point	1	1	1	1
Gate Light Point	2	2	2	2
Smoke Detector	1	1	1	1
Solar Heating Point	1	1	1	1
Water Pump Point	1	1	1	1

EXTERNAL (Bungalow)	
Fence	Brick Wall Fencing / Brick Wall with Mild Steel Grille Fencing
Gate	Stainless Steel Main Gate with Aluminium

(Semi-D)	
Fence	Concrete Block Wall
Gate	Mild Steel Gate

MISCELLANEOUS	1. Home Alarm Security System with Smoke Sensor 2. Hot Water Piping to all Shower and Kitchen only 3. Water Pump 4. Air-cond Piping and Discharge Pipe 5. Stainless Steel Water Tank 6. Solar Water Heating System 7. Shower Screen to Master Bath, Bath 2, 3 & 4 - (Bungalow) 8. Polyethylene Tank for rain Water Harvesting - (Bungalow) 9. Long Bath to Master Bath only - (Bungalow)
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