

# MAXWELL

@ Greenhill Residence Phase 2

DOUBLE-STOREY SEMI-D

40' x 80'

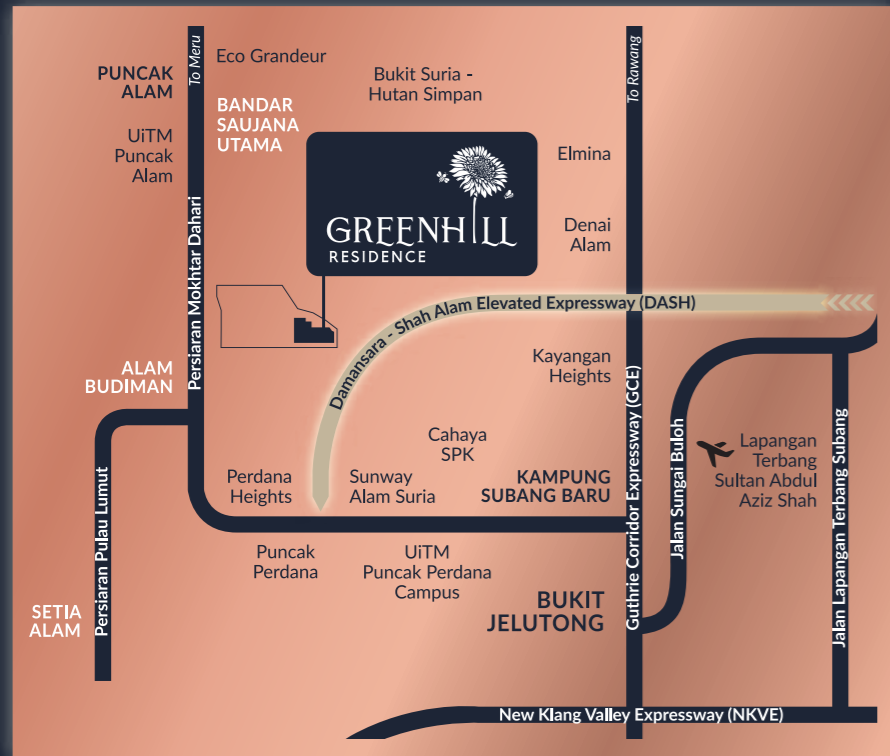
(4+1 Bedrooms, 5 Bathrooms)

Built-Up: 282.10 sq. m. (3,036 sq. ft.) | Land Area: 297 sq. m.

LIVE THE LIFE,  
LIVE LARGE



Elevate your lifestyle within a modern, peaceful, and family-oriented community surrounded by an abundance of greenery at Maxwell, Greenhill Residence. With 32 carefully planned double-storey semi-d residential units in Phase 1, this enclave is the perfect haven for multigenerational living.



## STRATEGICALLY LOCATED

The DASH and Guthrie Highways provide quick and direct access to other townships such as Kuala Lumpur, Kota Damansara, and Petaling Jaya. Greenhill Residence is also conveniently located directly across of Alam Budiman and just a stone's throw away from Setia Alam.



A DEVELOPMENT BY

**EH**  
PROPERTY  
Build to Create Your Future

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Developer: ENG HAN PROPERTY SDN BHD (200301030112(632532-H)) • No.31, Jalan SS4C/5, Taman Rasa Sayang, 47301, Petaling Jaya, Selangor Darul Ehsan • Telephone No : 03-78046682 • Fax No : 03-78046681 • Developer License No: 10437/02-2028/0438(A) • Validity Period: 15/02/2023-14/02/2028 • Advertising & Sales Permit No: xxxx • Validity Period: xxx • Land Tenure: Leasehold • Length of Lease: 99 years • Expiration Date: 3 December 2105 • Restriction in Interest: The land shall not be transferred, leased, or changed without prior approval by the State of Authority • Land Encumbrances: NIL • Expected Date of Completion: September 2026 • Type of Property: 2 storey Semi-D • Selling Price: RM 1,148,000 (min) - RM 1,442,000 (max) • Total Units: 20 units • Built-up Area: 3,036 sqft • Approving Authority: Majlis Bandaraya Shah Alam • Reference No: MBSA/BGN/BB/600-(PB)/SEK.U10/0013-2023 • Bumiputra Discount: 7%

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

All renderings contained in this flyer are artist's impression only. The Developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architect and/or the relevant authorities. While every reasonable care has been taken in preparing this flyer, the Developer cannot be held responsible for any inaccuracies in its content. This flyer is intended for internal circulation only.



Individual title



Solar water heater system



3 phase power supply



Cross ventilation & natural lighting for better energy saving



Modern & spacious balcony for lounging



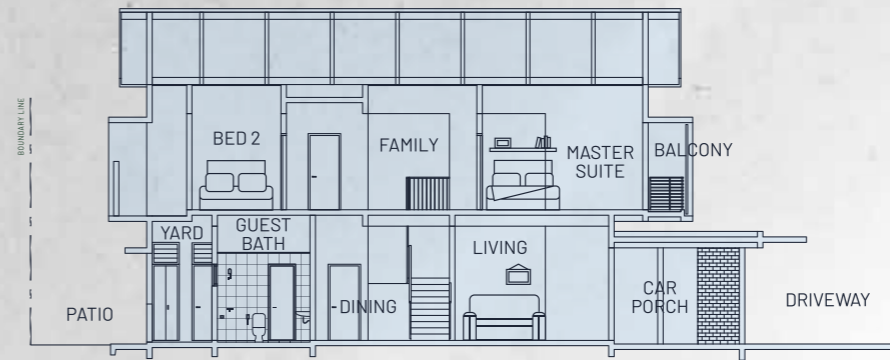
Customize your walk-in wardrobe to suit your style

## MASTER SITE PLAN



## SPECIFICATION

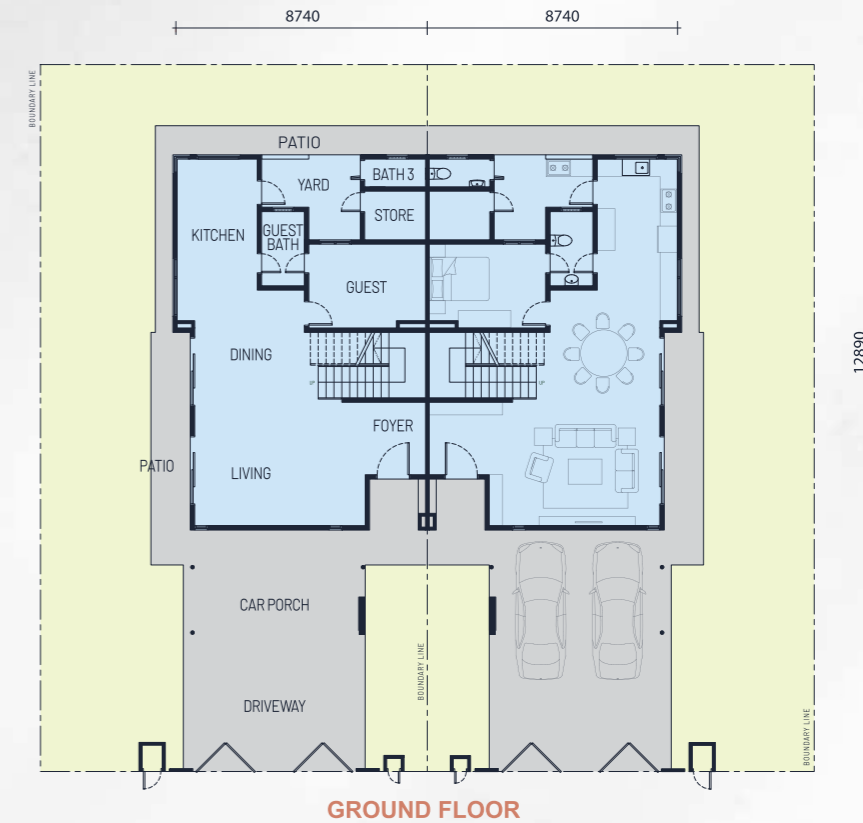
Structure	Reinforced concrete	
Wall	Concrete / masonry	
Roofing covering	Concrete roof tiles	
Roof framing	Lightweight steel truss	
Ceiling	Plaster board / cement board / skim coat with paint	
Windows	Aluminium framed glass window	
Doors	Main entrance:	HDF door
	Bedrooms, store, kitchen:	HDF door
	Bathrooms:	HDF door / PVC folding door
	Others:	Aluminium framed glass sliding door (where applicable)
Ironmongery	Selected lockset	
Wall finishes	Kitchen:	Ceramic tiles to 1.5m height
	Bathrooms:	Ceramic tiles to 2.4m ceiling height minimum
	Others:	Skim coat / plaster & paint
Floor finishes	Living, dining, kitchen: guest bedroom	Porcelain tiles
	Bedrooms, family:	Laminated timber flooring
	Bathrooms:	Ceramic tiles
	Staircase:	Laminated timber flooring
	Store, yard:	Ceramic tiles
	Car Porch:	Concrete imprint
	Balcony:	Ceramic tiles
	Others:	Cement render
Sanitary and plumbing fittings	Water closet	5
	Wash basin	5
	Shower rose	5
	Kitchen sink	1
Electrical installation	Light point	38
	Power point	24
	Fan point	7
	Air-cond point	5
	TV point	2
	Doorbell point	1
	Autogate point	1
	Solar hot water system for shower (master bath, bath 1 & bath 2)	
Internal telecommunication trunking and cabling	Fibre wall socket point	1
Fencing	Masonry walls to 1.8m height with m.s. gate	



## DESIGNED FOR THE PERFECT FAMILY LIVING

More space means more family time to create unforgettable moments. A larger kitchen is dedicated to creating dining experiences that are accompanied by laughter and shared memories.

## UNIT PLANS



GROUND FLOOR

Built-up:  
282.10 sq. m. /  
3,036 sq. ft.

Lot size:  
40' x 80' / 297 sq. m.

4+1 Bedrooms

5 Bathrooms



FIRST FLOOR