

NOW YOU CAN LIVE IN A BUNGALOW. IN THE SKY.

8 PETALING

SPACIOUS LIVING, VIBRANT LIFESTYLE.

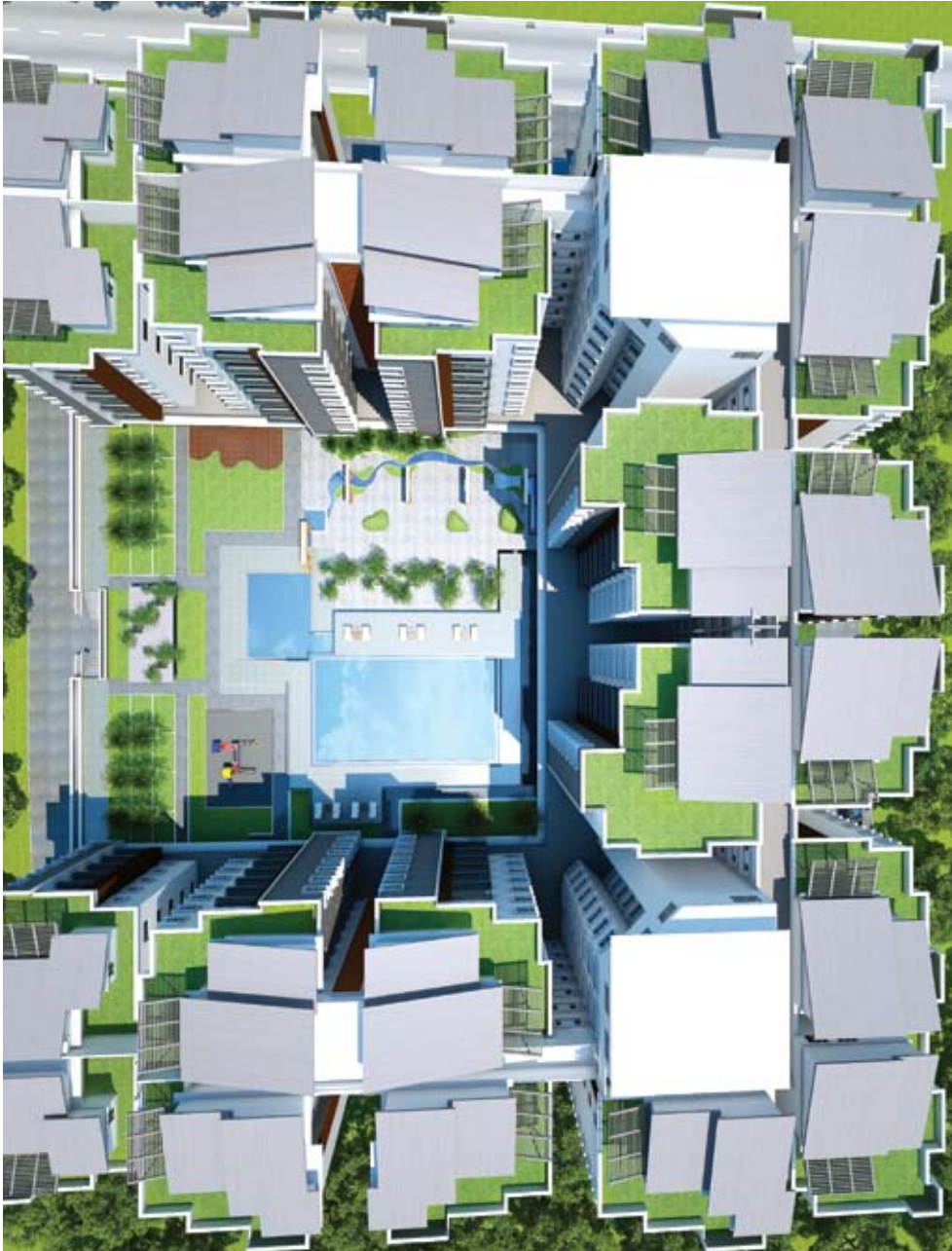




SPACIOUS LIVING.VIBRANT LIFESTYLE.



8 Petaling is situated in the bustling township of Bandar Baru Seri Petaling. Right in the heart of vibrance, 8 Petaling provides convenience within its vicinity. There are restaurants, supermarkets, schools, clinics, banks, mosque, sport centres and many public amenities. Experience the full spectrum of Bandar Baru Seri Petaling's vibrancy with an ease of accessibility via major roads and highways.



- Low density • 8 - 11 storeys high • 3.3 acres of development • 156 units comprising 22 duplex penthouses and 134 single-storey units • Spacious floor space with built-up area from 1,690 sq. ft. – 4,876 sq. ft. • 2 to 4 car park for each unit • 15 types of apartment units • Penthouse with private rooftop garden • Complete facilities such as 24-hour security, swimming pool, wading pool, BBQ area, gymnasium and ample car parks
- Good accessibility via major roads and highways • Proximity to many public amenities.



In this low-density development, you'll find equal privacy and personal convenience. Apart from huge living spaces, 8 Petaling offers a balance of comfort and luxury found in its modern facilities and amenities. With around the clock security, a swimming pool, a wading pool, a BBQ pit, gymnasium and ample parking space, provides a lifestyle that sees to all ones' needs and so much more.

LAYOUT PLAN



ELEGANT, RESERVED, CASUAL OR RELAXED.

Whatever way you set up the spaces for your family, it makes a statement about you. It's a spacious family home, where everyone can relax and unwind in a balanced and harmonious environment.



LOCATION MAP





I & P Group

PETALING GARDEN SDN BHD (3113-T)

No.16, Jalan Radin Tengah, Bandar Baru Seri Petaling, 57000 Kuala Lumpur. Tel: 03-9058 7600



I'M HOME WITH I&P

THE EDGE-PEPS THE EDGE
**VALUE CREATION
EXCELLENCE
AWARD 2010**
(RESIDENTIAL CATEGORY)
INAUGURAL WINNER **7 CONSECUTIVE YEARS**
**TOP PROPERTY
DEVELOPERS
AWARD**

Type: Apartment • Developer: Petaling Garden Sdn Bhd (3113-T) (a member of I&P Group) • Developer's License No. 37-4/08-2015/898 • Validity Period: 12/08/2010 – 11/08/2015 • Advertising Permit No: 37-4/1955/2011(10) • Validity Period: 12/10/2010 – 10/10/2011 • Encumbrance (if any): Nil • Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Approval: BP S3 OSC 2009 5534 • Tenure of Land: Leasehold 99 years expiring on 11/10/2098 • No. of Units: 156 • Expected Date of Completion: March 2014 • Restrictions in Interest: The land cannot be transferred, leased, charged or mortgaged without consent from Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • Selling Price: Min RM621,888 – Max RM1,685,888 • Built-up area: 1,690 sq. ft. – 4,876 sq. ft.

TYPE

Built-up Area: 1,841 sq. ft. / 171 m²

- | | | |
|-------------|-------------------|-----------------|
| 1. Foyer | 7. Store | 13. Bath 3 |
| 2. Living | 8. Master Bedroom | 14. Bath 4 |
| 3. Dining | 9. Master Bath | 15. Powder Room |
| 4. Kitchen | 10. Bedroom 2 | 16. Lanai |
| 5. Dry Yard | 11. Bath 2 | 17. A/C Ledge |
| 6. Utility | 12. Bedroom 3 | |



TYPE (Penthouse)

Built-up Area: 3,746 sq. ft. / 348 m²
(Inclusive of roof garden area of
1,173 sq. ft. / 109 m²)

Lower Floor

- | | | |
|-------------|---------------|-----------------|
| 1. Foyer | 7. Bath 4 | 13. Bath 3 |
| 2. Living | 8. Bedroom 1 | 14. Lanai |
| 3. Dining | 9. Bath 1 | 15. A/C Ledge |
| 4. Kitchen | 10. Bedroom 2 | 16. Powder Room |
| 5. Dry Yard | 11. Bath 2 | 17. Store |
| 6. Utility | 12. Bedroom 3 | |

Upper Floor

- | |
|-------------------|
| 1. Master Bedroom |
| 2. Dressing Area |
| 3. Master Bath |
| 4. Roof Garden |
| 5. A/C Ledge |

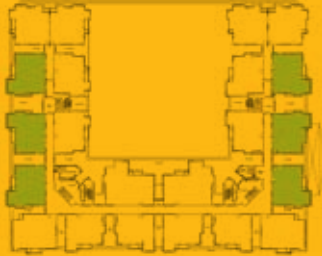


B

TYPE

Built-up Area: 1,851 sq. ft. / 172 m²

- | | | |
|-------------|-------------------|-----------------|
| 1. Foyer | 7. Store | 13. Bedroom 3 |
| 2. Living | 8. Master Bedroom | 14. Bath 3 |
| 3. Dining | 9. Dressing Area | 15. Bath 4 |
| 4. Kitchen | 10. Master Bath | 16. Powder Room |
| 5. Dry Yard | 11. Bedroom 2 | 17. Lanai |
| 6. Utility | 12. Bath 2 | 18. A/C Ledge |



B1

Lower Floor

- 1. Foyer
- 2. Living
- 3. Dining
- 4. Kitchen
- 5. Dry Yard
- 6. Utility
- 7. Bath 4
- 8. Bedroom 1
- 9. Dressing
- 10. Bath 1
- 11. Bedroom 2
- 12. Bath 2
- 13. Bedroom 3
- 14. Bath 3
- 15. Lanai
- 16. A/C Ledge
- 17. Powder Room

Upper Floor

- 1. Reading Area
- 2. Master Bedroom
- 3. Dressing Area
- 4. Master Bath
- 5. A/C Ledge
- 6. Roof Garden

TYPE

(Penthouse)

Built-up Area: 3,767 sq. ft. / 350 m²
(Inclusive of roof garden area of
1,055 sq. ft. / 98 m²)



B1a

Lower Floor

- | | | |
|-------------|---------------|-----------------|
| 1. Foyer | 7. Bath 4 | 13. Bedroom 3 |
| 2. Living | 8. Bedroom 1 | 14. Bath 3 |
| 3. Dining | 9. Dressing | 15. Lanai |
| 4. Kitchen | 10. Bath 1 | 16. A/C Ledge |
| 5. Dry Yard | 11. Bedroom 2 | 17. Powder Room |
| 6. Utility | 12. Bath 2 | |

Upper Floor

- | |
|-------------------|
| 1. Reading Area |
| 2. Master Bedroom |
| 3. Dressing Area |
| 4. Master Bath |
| 5. A/C Ledge |
| 6. Roof Garden |

TYPE
(Penthouse)

Built-up Area: 3,702 sq. ft. / 344 m²
(Inclusive of roof garden area of
990 sq. ft. / 92 m²)



C

- | | | |
|-------------|-------------------|---------------|
| 1. Foyer | 6. Utility | 11. Bath 2 |
| 2. Living | 7. Bath 4 | 12. Bedroom 3 |
| 3. Dining | 8. Master Bedroom | 13. Bath 3 |
| 4. Kitchen | 9. Master Bath | 14. Lanai |
| 5. Dry Yard | 10. Bedroom 2 | 15. A/C Ledge |

TYPE

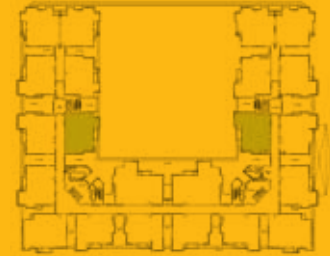
Built-up Area: 1,787 sq. ft. / 166 m²



Ca

TYPE

Built-up Area: 1,819 sq. ft. / 169 m²



- 1. Foyer
- 2. Living
- 3. Dining
- 4. Kitchen
- 5. Dry Yard
- 6. Utility
- 7. Bath 4
- 8. Master Bedroom
- 9. Master Bath
- 10. Bedroom 2
- 11. Bath 2
- 12. Bedroom 3
- 13. Bath 3
- 14. Lanai
- 15. A/C Ledge



C1

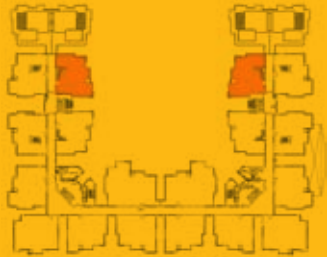
TYPE

Built-up Area: 1,690 sq. ft. / 157 m²

- | | | |
|-------------|-------------------|---------------|
| 1. Foyer | 6. Utility | 11. Bath 2 |
| 2. Living | 7. Bath 4 | 12. Bedroom 3 |
| 3. Dining | 8. Master Bedroom | 13. Bath 3 |
| 4. Kitchen | 9. Master Bath | 14. Lanai |
| 5. Dry Yard | 10. Bedroom 2 | 15. A/C Ledge |



C2



TYPE (Penthouse)

Built-up Area:
3,627 sq. ft. / 337 m²
(Inclusive of roof garden area
of 958 sq. ft. / 89 m²)

Lower Floor

- | | | |
|-------------|---------------|---------------|
| 1. Foyer | 6. Utility | 11. Bath 2 |
| 2. Living | 7. Bath 4 | 12. Bedroom 3 |
| 3. Dining | 8. Bedroom 1 | 13. Bath 3 |
| 4. Kitchen | 9. Bath 1 | 14. Lanai |
| 5. Dry Yard | 10. Bedroom 2 | 15. A/C Ledge |

Upper Floor

- | |
|-------------------|
| 1. Master Bedroom |
| 2. Dressing Area |
| 3. Master Bath |
| 4. Roof Garden |
| 5. A/C Ledge |



C2a

TYPE (Penthouse)

Built-up Area: 3,595 sq. ft. / 334 m²
(Inclusive of roof garden area of
893 sq. ft. / 83 m²)

Lower Floor

- | | | |
|-------------|---------------|---------------|
| 1. Foyer | 6. Utility | 11. Bath 2 |
| 2. Living | 7. Bath 4 | 12. Bedroom 3 |
| 3. Dining | 8. Bedroom 1 | 13. Bath 3 |
| 4. Kitchen | 9. Bath 1 | 14. Lanai |
| 5. Dry Yard | 10. Bedroom 2 | 15. A/C Ledge |

Upper Floor

- | |
|-------------------|
| 1. Master Bedroom |
| 2. Dressing Area |
| 3. Master Bath |
| 4. Roof Garden |
| 5. A/C Ledge |



C3

TYPE (Penthouse)

Built-up Area: 3,358 sq. ft. / 312 m²
(Inclusive of roof garden area of
840 sq. ft. / 78 m²)

Lower Floor

- | | | |
|-------------|---------------|---------------|
| 1. Foyer | 6. Utility | 11. Bath 2 |
| 2. Living | 7. Bath 4 | 12. Bedroom 3 |
| 3. Dining | 8. Bedroom 1 | 13. Bath 3 |
| 4. Kitchen | 9. Bath 1 | 14. Lanai |
| 5. Dry Yard | 10. Bedroom 2 | 15. A/C Ledge |

Upper Floor

- | |
|-------------------|
| 1. Master Bedroom |
| 2. Dressing Area |
| 3. Master Bath |
| 4. Roof Garden |



D

TYPE

Built-up Area:
2,443 sq. ft. / 227 m²

- | | | |
|-------------|-------------------|---------------|
| 1. Foyer | 7. Bath 4 | 13. Bedroom 3 |
| 2. Living | 8. Master Bedroom | 14. Bath 3 |
| 3. Dining | 9. Dressing Area | 15. Bedroom 4 |
| 4. Kitchen | 10. Master Bath | 16. Bath 4 |
| 5. Dry Yard | 11. Bedroom 2 | 17. Lanai |
| 6. Utility | 12. Bath 2 | 18. A/C Ledge |



D1

TYPE (Penthouse)

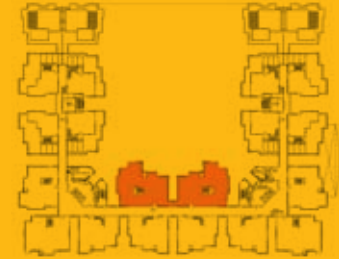
Built-up Area: 4,876 sq. ft. / 453 m²
(Inclusive of roof garden area of
1,604 sq. ft. / 149 m²)

Lower Floor

- | | | |
|-------------|--------------------|---------------|
| 1. Foyer | 8. Store | 15. Bath 3 |
| 2. Living | 9. Bedroom 1 | 16. Bedroom 4 |
| 3. Dining | 10. Study/Dressing | 17. Bath 4 |
| 4. Kitchen | 11. Bath 1 | 18. Lanai |
| 5. Dry Yard | 12. Bedroom 2 | 19. A/C Ledge |
| 6. Utility | 13. Bath 2 | |
| 7. Bath 4 | 14. Bedroom 3 | |

Upper Floor

- | |
|-------------------|
| 1. Master Bedroom |
| 2. Dressing Area |
| 3. Master Bath |
| 4. Roof Garden |
| 5. A/C Ledge |



E

TYPE

Built-up Area: 2,024 sq. ft. / 188 m²

- | | | |
|-------------|-------------------|-----------------|
| 1. Foyer | 7. Bath 4 | 13. Bath 3 |
| 2. Living | 8. Master Bedroom | 14. Lanai |
| 3. Dining | 9. Master Bath | 15. A/C Ledge |
| 4. Kitchen | 10. Bedroom 2 | 16. Powder Room |
| 5. Dry Yard | 11. Bath 2 | 17. Store |
| 6. Utility | 12. Bedroom 3 | |



E1

TYPE

(Penthouse)

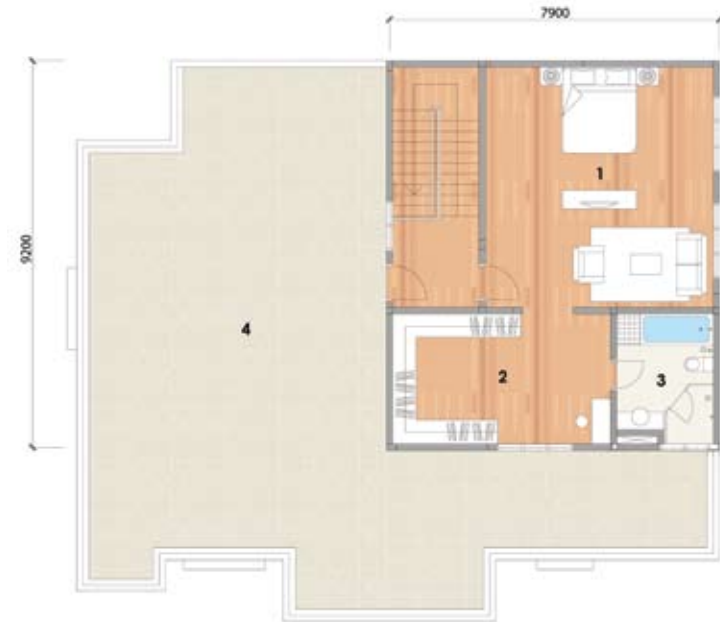
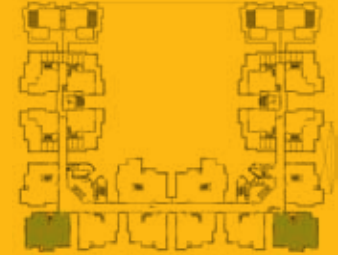
Built-up Area: 4,047 sq. ft. / 376 m²
(Inclusive of roof garden area of
1,238 sq. ft. / 115 m²)

Lower Floor

- | | | |
|-------------|----------------|---------------|
| 1. Foyer | 7. Bath 4 | 13. Bedroom 3 |
| 2. Living | 8. Powder Room | 14. Bath 3 |
| 3. Dining | 9. Bedroom 1 | 15. Store |
| 4. Kitchen | 10. Bath 1 | 16. Lanai |
| 5. Dry Yard | 11. Bedroom 2 | 17. A/C Ledge |
| 6. Utility | 12. Bath 2 | |

Upper Floor

- | |
|-------------------|
| 1. Master Bedroom |
| 2. Dressing Area |
| 3. Master Bath |
| 4. Roof Garden |



SPECIFICATION

STRUCTURE	Reinforced Concrete Frame and Concrete Slab	
WALL	Clay Brick / Sheer Wall	
ROOFING COVERING	Metal Deck / Reinforced Concrete	
ROOF FRAMING	Light Weight Steel Roof Trusses	
CEILING	Gypsum Plasterboard Ceiling for Bathrooms Gypsum Plasterboard Ceiling for Upper Floor of Penthouse Unit Plaster and Paint / Skim Coat	
WINDOWS	All areas	Aluminium Frame Window
DOORS	Entrance Store Bathrooms Living /Dining Bedrooms	Timber Door Timber Louvered Door Plywood Flush Door Sliding Glass Panel Door Plywood Flush Door
IRONMONGERY	Lockset	Provided
WALL FINISHES	Internal External Kitchen Bathrooms	Plastered & Painted Plastered & Painted Porcelain Tiles to Approx. 2400mm Height Porcelain Tiles to Ceiling Height Internally
FLOOR FINISHES	Entrance/Living/Dining Kitchen Dry Yard Lanai Utility Wash Room Bedrooms Bathrooms Roof Garden	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Timber Flooring Porcelain Tiles Porcelain Tiles

SANITARY & PLUMBING FITTING

ITEMS	TYPE														
	A	B	C	Ca	C1	D	E	A1	B1	B1a	C2	C2a	C3	D1	E1
Pedestal WC	5	5	4	4	4	5	5	6	6	6	5	5	5	6	6
Wash Hand Basin	5	5	4	4	4	5	5	6	6	6	5	5	5	6	6
Shower Rose	4	4	4	4	4	5	4	5	5	5	5	5	5	6	5
Toilet Paper Roll Holder	5	5	4	4	4	5	5	6	6	6	5	5	5	6	6
Soap Holder	5	5	4	4	4	5	4	5	5	5	5	5	5	6	5
Kitchen Sink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Long Bath	1	-	-	-	-	1	-	1	1	1	1	1	1	2	1

ELECTRICAL INSTALLATION

ITEMS	STANDARD														
	A	B	C	Ca	C1	D	E	A1	B1	B1a	C2	C2a	C3	D1	E1
Light Point	28	28	21	21	24	30	27	39	38	38	32	32	35	42	38
Wall Light Point	-	-	-	-	-	-	-	5	5	5	4	4	3	6	4
Power Point	30	27	28	28	28	38	31	40	38	38	39	39	37	45	42
Telephone Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
SMATV	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3
Ceiling Fan Point	5	5	5	5	5	6	6	6	6	6	6	6	6	7	7
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Heater Point	3	3	3	3	3	4	3	4	4	4	4	4	4	5	4
A/C Point	5	6	5	5	5	7	5	7	9	9	8	8	8	10	8
Wall Fan Point	1	1	1	1	1	1	-	1	1	1	1	1	1	1	-

INTERNAL TELEPHONE TRUNKING AND CABLING

Provided

FENCING

Nil

TURFING

Nil

GAS PIPING

Nil