

FOR PREVIEW ONLY

# Central

RESIDENCE



A Smart Joint Venture Project By,

**KOTASAS**  
BANDAR BARU KUANTAN



**WAWASAN**  
INTACT PROPERTIES  
(PAHANG) Sdn Bhd.



# The Promise of a Luxury Lifestyle Embraced by Nature

Be surrounded by the serenity of nature and exclusive lifestyle facilities in KotaSAS. Elegant and luxurious, Central Residence homes are designed with the latest in architectural concepts, creating a living environment that combines modern comforts with elegance.



Abundant in the beauty of mother nature, breathtaking landscapes are the natural complement to the delights of living in this serene enclave. Central Residence is indeed spacious with its super wide 30' x 70'/80' land size.



## 30' x 70'/80' SUPER DUPLEX HOMES

Built up from 2,370 sqft (intermediate)

Double Master Bedroom

4 Bedrooms + 3 Bathrooms

3 Car Porchs

Super High Double Volume Dining

Lounge on 1st floor overlooking Dining area

1 Living, Dining Area, Kitchen & Yard

Single entrance/Single exit development

Guarded neighborhood

Walking distance to CBD and public park



# Specification

Foundation	Reinforce Concrete	
Wall	Concrete Wall	
Roof Covering	Cement Tiles Roofing Metal Deck Roofing Sheets at Car Porch Metal Deck & Transparent Roofing Sheets at Dry Yard	
Roof Framing	Lightweight GI Roof Trusses System	
Ceiling	Fibreglass Plaster Ceiling	
Windows	Aluminium Frame Glass Panel Window	
Doors		
Main Entrance, Corner & End unit Terrace	Aluminium Frame Sliding Glass Panel Door With Top Hung Above	
Bedrooms	Metal Frame Plywood Flush Door	
Bathrooms	Metal Frame Aluminium Glass Door	
Kitchen	Metal Frame Plywood Flush Door	
Ironmongery	Selected Lockset	
Wall Finishes		
External Walls	Skim Coat and Paint	
Internal Walls	Skim Coat and Paint	
Bathrooms	2.4m high wall tiles	
Kitchen	1.5m high wall tiles at cabinet area, other area Skim Coat with Paint	
Floor Finishes		
Living	Floor tiles	
Dining	Floor tiles	
Bedrooms	Floor tiles	
Kitchen	Floor tiles	
Bathrooms	Floor tiles	
Dry Yard	Floor tiles	
Terrace	Floor tiles	
Car Porch	Floor tiles	
Driveway	Cement Render	
Sanitary and Plumbing Fittings		
Water Closet	3 Nos	
Wash Basin	3 Nos	
Shower Rose	3 Nos	
Washing Machine Tap	1 Nos	
Kitchen Sink	1 Nos	
Electrical Fittings	Intermediate Units	Corner & End Units
Lighting Point	22 Nos	23 Nos
Fan Point	7 Nos	7 Nos
Socket Outlet	15 Nos	15 Nos
TV Point	1 Nos	1 Nos
Air Cond Point	3 Nos	3 Nos
Water Heater Point	3 Nos	3 Nos
Telephone Point (Fibreoptic cable)	1 Nos	1 Nos
In coming Supply	60 Amp Single Phase	60 Amp Single Phase
Fencing	MS Security Fencing C/W Accessories	

# Site Plan

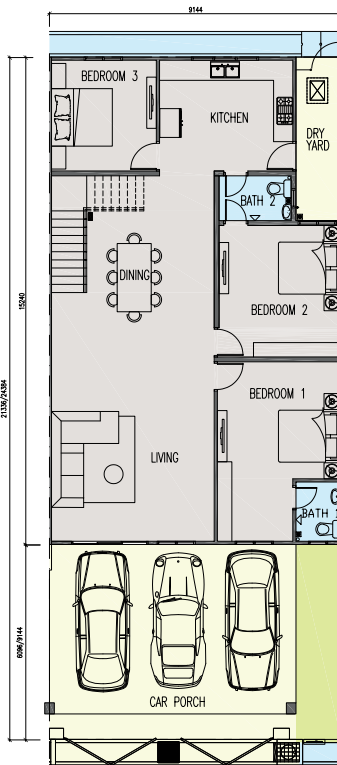




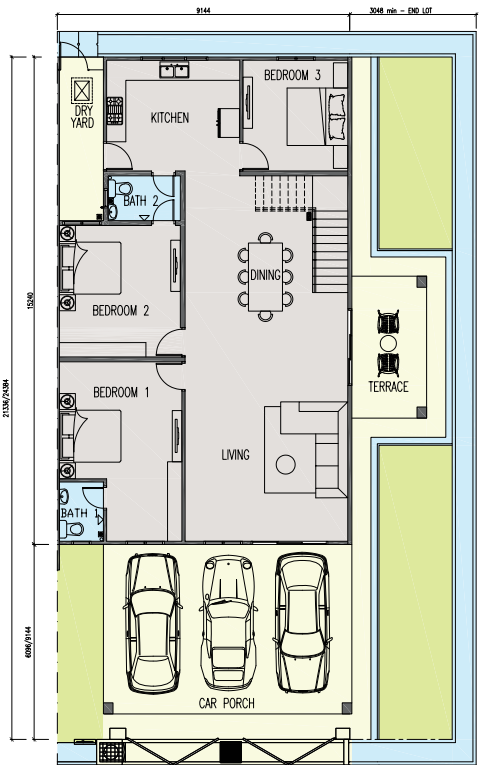
# Floor Plan



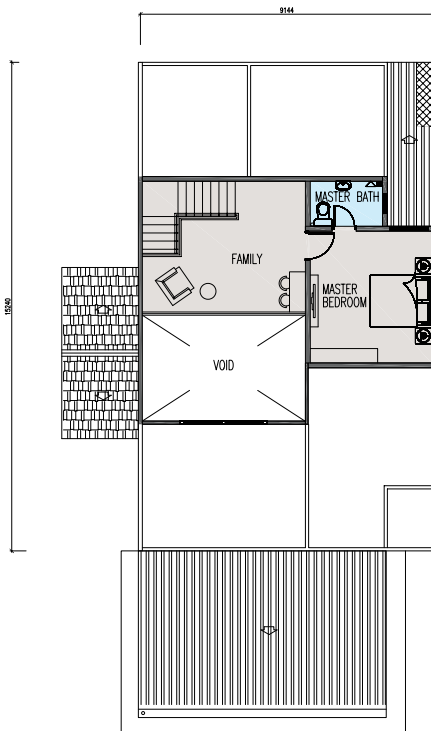
**Corner Units  
Ground Floor Plan**



**Intermediate Units  
Ground Floor Plan**

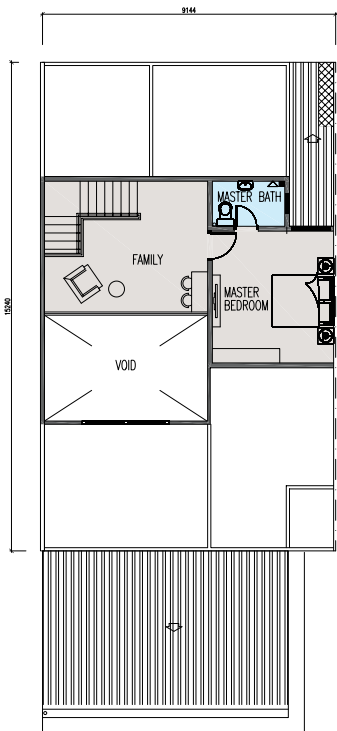


**End Units  
Ground Floor Plan**



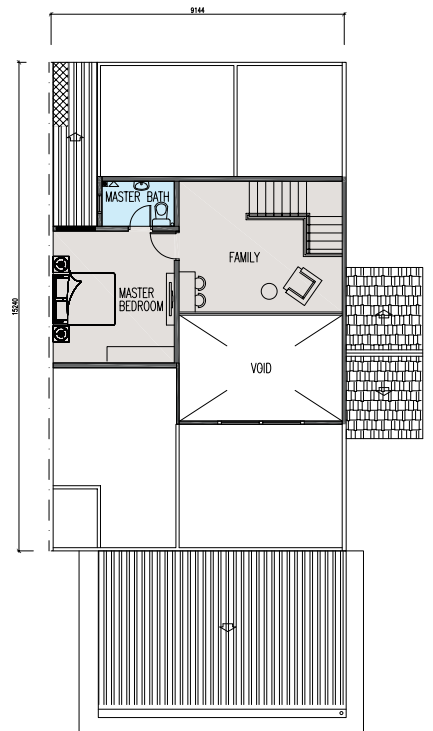
**Corner Units  
First Floor Plan**

30' x 70'/80'  
4 Bedrooms / 3 Bathrooms  
3 Carporchs  
1 Kitchen + 1 Living  
+ 1 Dining  
1 Family + 1 Yard  
+ 1 Terrace



**Intermediate Units  
First Floor Plan**

30' x 70'/80'  
4 Bedrooms / 3 Bathrooms  
3 Carporchs  
1 Kitchen + 1 Living  
+ 1 Dining  
1 Family + 1 Yard



**End Units  
First Floor Plan**

30' x 70'/80'  
4 Bedrooms / 3 Bathrooms  
3 Carporchs  
1 Kitchen + 1 Living  
+ 1 Dining  
1 Family + 1 Yard  
+ 1 Terrace



## THE FIRST AND ONLY MASTER-PLANNED TOWNSHIP ON THE EAST COAST OF MALAYSIA



### **WAZE SALES GALLERY KOTASAS**

**www.kotasas.com**    **09-560 9902**    **ktasas**

**WAWASAN INTACT PROPERTIES (PAHANG) SDN. BHD. (1316426-P)**

Sales Gallery, Bangunan Tanah Makmur, KotaSAS Avenue Persiaran KotaSAS,  
Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur  
Monday - Friday, 9am - 6pm • Saturday & Sunday, 10am - 6pm

The information stated herein is subject to changes, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. All measurements are approximate. The developer will not be liable for any inaccuracy(ies). For avoidance of doubt, please refer to the Sales and Purchase Agreement.  
\*Terms and conditions apply.

A Smart Joint  
Venture Project By.

