

Imagine living in a tranquil haven, with nature at your doorstep, and yet only a shout from the town centre.

Its strategic location places it minutes away from shopping centre, schools, university and commercial districts and public infrastructures.

Taman Golden Dragon is easily accessible from several major roads.



LAND OWNER/地主
SIN YOON DEVELOPMENT SDN. BHD.
Company No. 1143831-A (201501018499 new)
No. 19, Persiaran Brash, 30350 Ipoh, Perak. Fax: 05-541 7083
Company No.: 51246-K (17901006960 new)
No. 19, Persiaran Brash, 30350 Ipoh, Perak. Fax: 05-541 7083

DEVELOPER/發展商
ORION HEIGHTS
DEVELOPMENT SDN. BHD.

www.orionheights.com.my

017-296 1220
016-566 4065




Taman GoldenDragon
金龍園
FREEHOLD LAND

Tranquil Living Amidst Nature and Convenience



DOUBLE STOREY SEMI-D 雙層半獨立式房屋

14
UNITS
單位

LOT SIZE 土地面積 35' x 75'

BUILT-UP 建築面積 2,221 SQ.FT

4 BEDROOMS 臥室

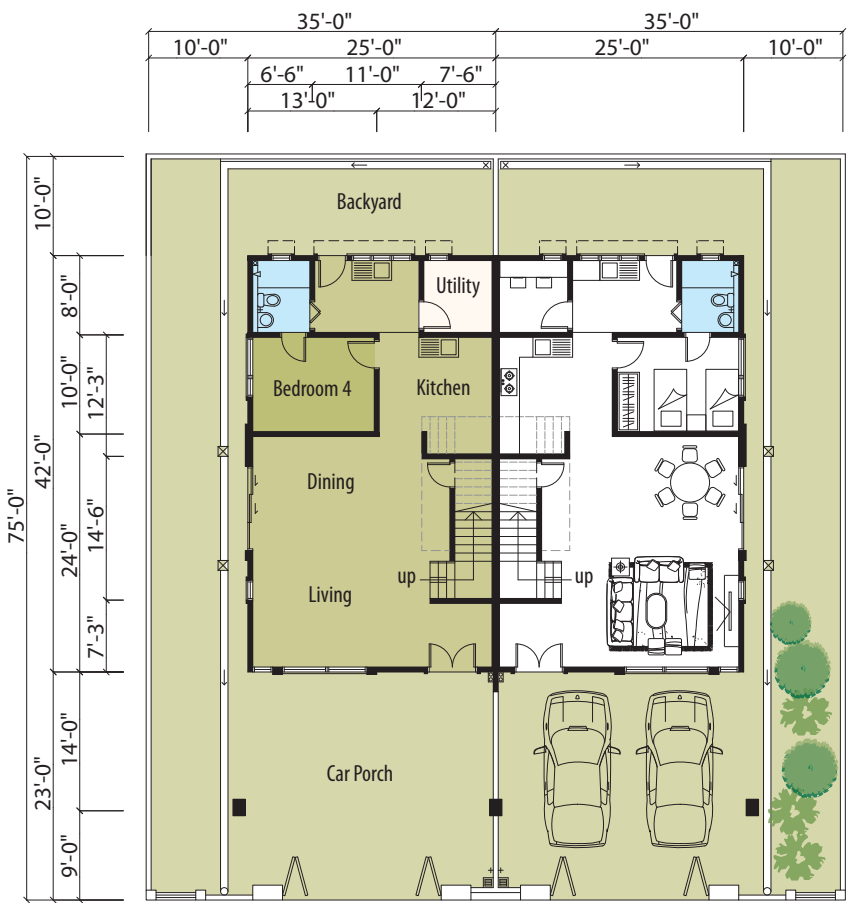
4 BATHROOMS 浴室

SPECIFICATION

STRUCTURE	: Reinforced concrete structure
WALL	: Brick masonry
ROOF	: Profiled concrete interlocking roof tile
WINDOWS	: Natural anodised aluminium framed windows with tinted glass panels
DOORS	: Entry - Timber door Bedrooms - Composite door Bathrooms - Composite door
CEILING	: All bedrooms (1st floor) - Plain plasterglass
LOCKSETS	: Quality locksets
WALL FINISHES	: External walls - Cement plaster with acrylic-based paint Internal walls - Skim coat with emulsion paint Bathrooms & kitchen - Ceramic wall tiles to ceiling height
FLOOR FINISHES	: Living & dining - Ceramic floor tiles Bedrooms - Ceramic floor tiles Bathrooms & kitchen - Ceramic floor tiles (Non-slip) Backyard & apron - Cement render
SANITARY INSTALLATION	: Kitchens - 1 bowl kitchen sink (Each) Bathrooms - 1 no. washbasin - 1 no. pedestal wc - 1 no. shower point (Each)
ELECTRICAL INSTALLATION	: Light point - 34 nos. Fan point - 7 nos. 13A power point - 20 nos. 15A power point - 8 nos. TV point - 3 nos. Telephone point - 1 no.

建築規格

結構	: 鋼筋混凝土
牆	: 磚
屋瓦	: 洋灰屋瓦
窗	: 鋁框窗備有有色玻璃
門	: 大門 - 木板門 臥室 - 木板合成門 浴室 - 木板合成門
天花板	: 全部臥室(樓上) - 石膏天花板
鎖	: 優質鎖
牆面裝飾	: 室內 - 石膏灰及乳膠漆 室外 - 抹灰及晴雨漆 浴室 - 瓷壁磚至天花板高 廚房 - 瓷壁磚至天花板高
地面裝飾	: 客廳及飯廳 - 瓷磚 臥室 - 瓷磚 浴室及廚房 - 防滑瓷磚 后院及建築圍裙 - 洋灰
衛生裝置	: 廚房 - 1個洗碗盆 浴室 - 1個洗手盆 - 1個坐廁 - 1個花灑
電源設備	: 電燈位 - 34個 電風扇位 - 7個 13安培電插座 - 20個 15安培電插座 - 8個 電視插座 - 3個 電話插座 - 1個



Ground Floor Plan 樓下平面圖



First Floor Plan 樓上平面圖