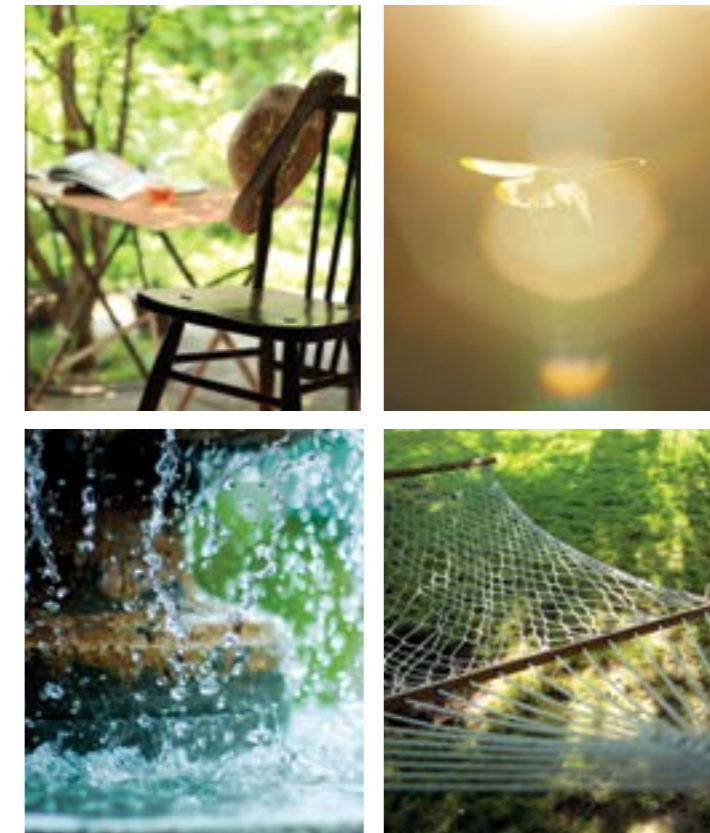


PESISIRAN RESIDENCES

BUKIT PELINDUNG

Life is naturally good



PESISIRAN
RESIDENCES
— BUKIT PELINDUNG —

The melody of gentle breezes. The rustling of leaves. The luxury of wide open spaces. At Pesisiran Residences, luxury awaits inside and out. Its 2 exclusive villas and 38 twin villas are specially designed for your lavish comfort. Enjoy a thoughtful layout that allows for well-appointed interiors to reflect your taste and style. A lush landscaped garden that invigorates the senses and calms the mind. And an address at Kuantan's elite neighbourhood that says it all. You've arrived and life is good, naturally.



Here, green is the new colour of luxury.

Come home to resort-style living where the wide open spaces of your dream home extends seamlessly to the lush greenery of your own garden. This is a home where everyone can claim a personal corner to indulge in his or her favourite pastime. Whether it is to relax and enjoy the outdoors all by yourself, or invite friends over to share a meal, you'll find the fresh air of the surrounding neighbourhood delightfully refreshing.



Where your wake-up call is the chirping of birds

Imagine starting your day, every day, serenaded by the birds that make their homes in your garden. Pesisiran Residences are created for a relaxing and restful lifestyle that makes you feel like you're on a perpetual holiday. They are designed to allow plenty of natural sunlight and good air flow throughout, with your comfort and well-being in mind.



Enabled for gated & guarded community living for peace of mind.

Pesisiran Residences come equipped with perimeter fencing and a guardhouse to enable gated and guarded community living. With security and safety measures firmly in place, your peace of mind and privacy is ensured. You can enjoy being at one with nature, while your children play freely in the neighbourhood.

Villa

Land Area From 10,602 sq. ft. | Built-up Area 5,255 sq. ft.



Ground Floor



First Floor





Twin Villa Type A

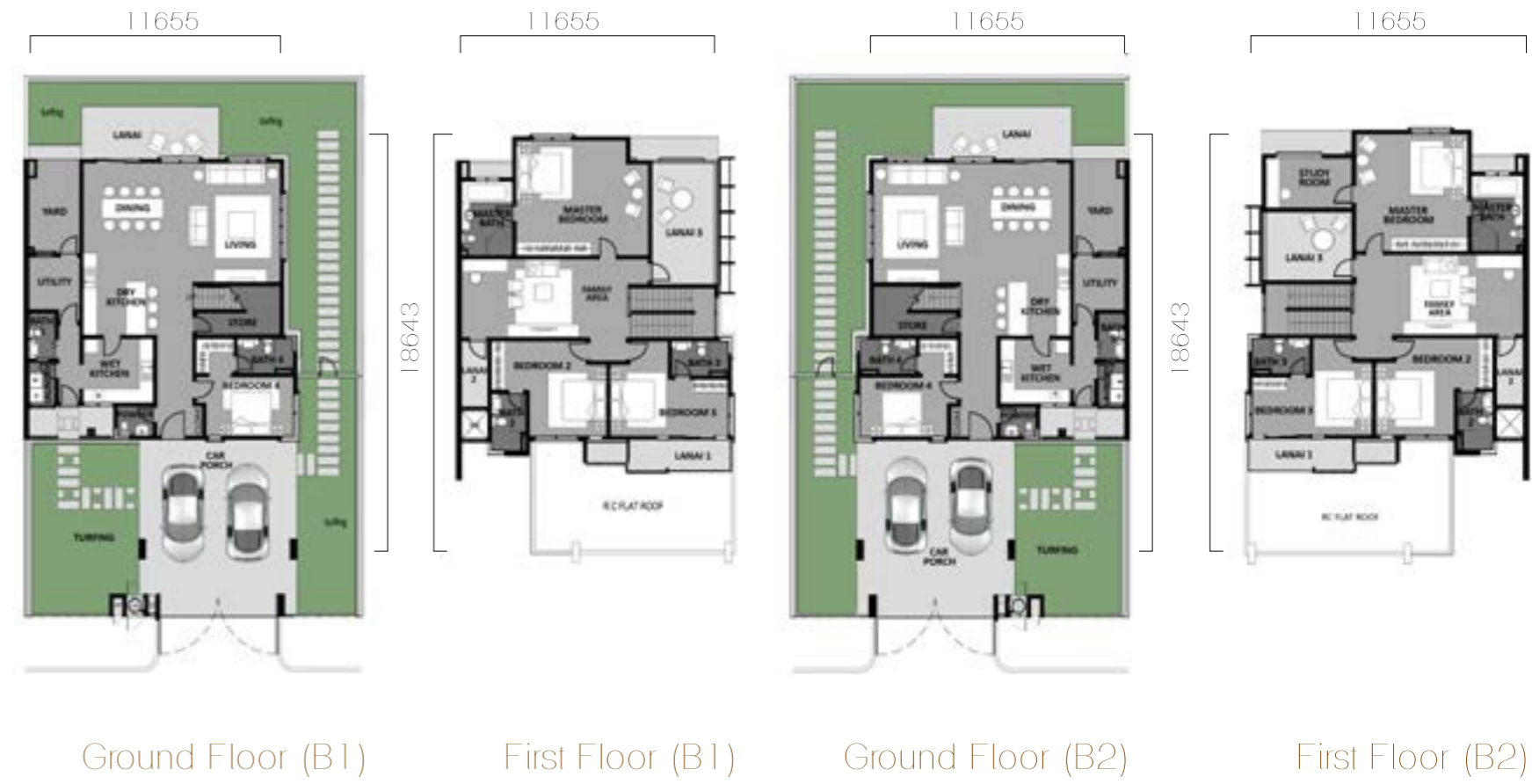
Lot Dimension 40' x 85' | Built-up Area 2,717 sq. ft.





Twin Villa Type B1 & B2

Lot Dimension 50' x 85' | Built-up Area 3,497 sq. ft.

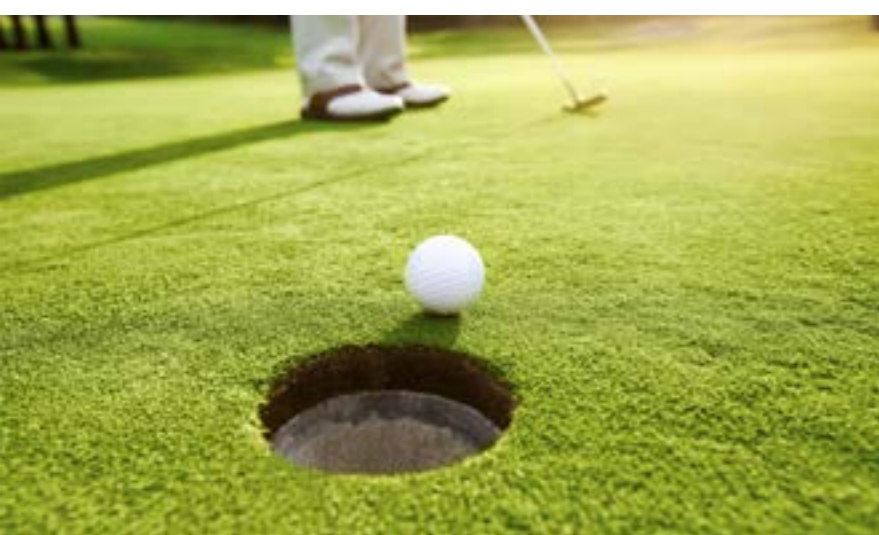




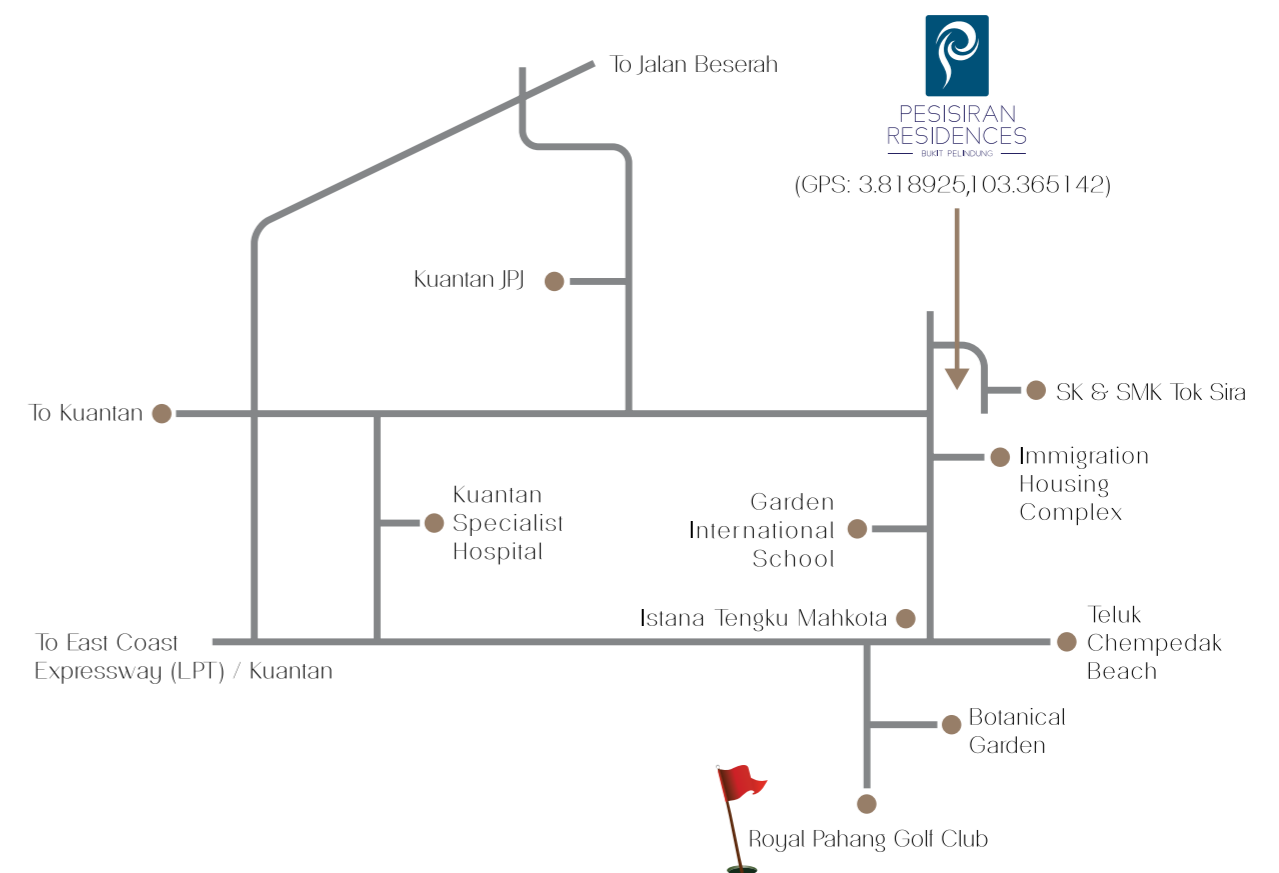
Here, the sea is but
a short jog away.

Yet, you're only minutes from the downtown action.

When it comes to location, few developments can match the prestige and convenience of Pesisiran Residences. Located in upscale Bukit Pelindung, it is only minutes away from the beautiful Teluk Chempedak seafont. In its vicinity is the palace, two golf courses, an international school, a hospital and other conveniences. Kuantan town, which offers all manner of amenities, shopping, entertainment and dining options, is just a short drive away.



PESISIRAN
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BUKIT PELINDUNG



Specifications

Structure	Reinforced Concrete	Sanitary & Plumbing Fixings	Types	V	TV-A	TV-B1	TV-B2			
Wall	Clay Brick		Water Closet & Hand Bidet	7	5	6	6			
Roof Covering	Roof Tiles		Basin & Tap	8	5	6	6			
Roof Framing	Light Weight Steel Truss / Reinforced Concrete		Shower Head & Tap	5	3	4	4			
Ceiling	Toilets & External Other Area	Moisture Resistant Plaster Board Ceiling Plaster Board Ceiling / Skim Coat	Shower Head, Hand Shower & Tap	1	1	1	1			
Windows	All	Aluminium Frame Glass Window	Single Bowl Single Strainer							
Doors	Timber Frame & Timber Leaf Door / Aluminium Frame Glass Door / PVC Door (only TV-B1 and TV-B2)		Sink & Sink Tap	1	1	2	2			
Ironmongery	Quality Locksets and Accessories		Bib Tap	9	7	8	8			
Mechanical Installations	Water Pump Storage Water Heater	Wall Finishes	Bath Tub & Hand Shower	1	1	1	1			
			Kitchen, Bathroom Laundry / Yard Other Area		Porcelain Tile Porcelain Tile & Plaster & Paint Plaster & Paint / Spray Granite					
Electrical Installations	Types	V	TV-A	TV-B1	TV-B2	Types	V	TV-A	TV-B1	TV-B2
	Telephone DB	1	1	1	1	Water Heater Point	5	3	4	4
	Consumer DB	1	1	1	1	Storage Water Heater Point	1	1	1	1
	Ceiling Mounted Lighting Point	55	46	42	44	Water Pump Point	1	1	1	1
	Ceiling Fan Point	9	7	7	8	Exhaust Fan Point	1	1	1	1
	Wall Mounted Lighting Point	5	4	9	7	Alarm System Point	1	1	1	1
	Telephone Point	5	3	3	4	Landscape Lighting Point	2	2	2	2
	SMATV Point	3	3	3	3	13A Switch Socket Outlet	26	24	25	27
	Autogate Point	1	1	1	1	13A Switch Socket Outlet (w/p)	3	2	2	2
	Door Bell Point	1	1	1	1	Door Bell	1	1	1	1
	A/C Point	8	7	7	7	Alarm System	1	1	1	1
Floor Finishes	Types	V	TV-A	TV-B1	TV-B2					
	Concrete Imprint: Car Porch		Concrete Imprint: Car Porch		Concrete Imprint: Car Porch		Concrete Imprint: Car Porch			
	Porcelain Tile: Entrance, Foyer, Living, Dining, Kitchen, Laundry, Bedroom (ground floor), Lanai, Bathroom		Porcelain Tile: Foyer, Living, Dining, Kitchen, Bedroom (ground floor), Lanai, Bathroom, Yard		Porcelain Tile: Foyer, Living, Dining, Kitchen, Bedroom (ground floor), Laundry, Lanai, Bathroom, Yard, Utility		Porcelain Tile: Foyer, Living, Dining, Kitchen, Bedroom (ground floor), Laundry, Lanai, Bathroom, Yard, Utility			
	Tile: Yard, Backyard		Tile: Backyard		Tile: Backyard		Tile: Backyard			
	Laminated Timber: Family Area, Bedroom (1st. Floor), Dressing, Staircase		Laminated Timber: Family Area, Bedroom (1st. Floor), Staircase		Laminated Timber: Family Area, Bedroom (1st. Floor), Staircase		Laminated Timber: Family Area, Bedroom (1st. Floor), Study Room, Staircase			
	Terracota Tile & Pebble Wash: Yard (garden)		Terracota Tile & Pebble Wash: Yard (garden)		Terracota Tile & Pebble Wash: Entrance		Terracota Tile & Pebble Wash: Entrance			
	Cement Render: Utility, Apron		Cement Render: Utility, Apron		Cement Render: Store, Apron		Cement Render: Store, Apron			
	V: Villa · TV-A: Twin Villa A · TV-B1: Twin Villa B1 · TV-B2: Twin Villa B2.									

A signature development by



THP Pelindung Sdn. Bhd. Sales Gallery

(A wholly-owned subsidiary of TH Properties Sdn. Bhd.),

B14, Jalan Gambut 1, 25000 Kuantan, Pahang.

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Scan this QR Code with your mobile phone for more.

THP Pelindung Sdn. Bhd., Level 20, Bangunan TH Selborn, 153 Jalan Tun Razak, Kuala Lumpur. | Pesisiran Residences Bukit Pelindung | Developer License No: 14152-1/11-2017/0932 (L) | Validity Date: 04/11/2015-03/11/2017 | Advertising & Sales Permit No: 14152-1/11-2017/0932 (P) | Validity Date: 04/11/2015-03/11/2017 | Approving authority: Majlis Perbandaraan Kuantan (MPK) | Reference Plan No: MPK/KK/2014/0085 | Land encumbrances: Nil | Tenure: Freehold | Restrictions interest Nil | Expected date of completion: November 2017 | Number of Units: 40 units | 2 Storey Semi-detached: 38 units | 2 Storey Bungalow: 2 units | Prices for Semi-detached houses: RM1,168,900(min) - RM1,805,430(max). | Prices for Bungalow houses: RM2,686,300(min) - RM2,961,420(max)

