

Live &  
Learn & Leisure



# Midori Luak

Live & Learn & Leisure @LUAK BAY

翠峰发展有限公司

GREEN SUMMIT DEVELOPMENT SDN BHD (813474-K)

Lot 2119-2120, 2nd Floor, Taman Yakin  
Commercial Centre, 98000 Miri, Sarawak  
Fax : 085-424278



**085 427788**

[www.greensummitdevp.com.my](http://www.greensummitdevp.com.my)

Mon - Fri | 8am - 5pm Sat | 8am - 12noon



# Building Plan

Type A



Type B1



Type B2



- Destination from Midori Luak:**
- To Beach Republic      2 km
  - To Maktab Perguruan Sarawak      1.5 km
  - To SM Sains Miri      2 km
  - To Luak Bay Esplanade      2.5 km
  - To Airport, Miri      2.8 km



- 2-Storey Semi-Detached House [Type A]      10 UNITS
- 2-Storey Semi-Detached House [Type B1]      2 UNITS
- 2-Storey Semi-Detached House [Type B2]      2 UNITS

## BUILDING SPECIFICATION ( Residential)

Specification	Description	Type		
		A	B1	B2
Building Structure	- Reinforced concrete structure			
Brick	- Burnt Clay Brick			
Plastering	- Skim coated finishing to all internal wall			
Roofing	- Concrete roofing tiles			
Ceiling	- Gypsum plastered ceiling to all, UAC Superflex ceiling to roof eaves.			
Windows	- Champagne colour anodized aluminium frame with green tinted glass.			
Doors	- Custom made enlarged solid decorative door with decor double lock to entrance. - Custom made enlarged solid decorative door with quality ironmongery to the rest.			
Floor Finishes	- 600 x 600mm polished tiles to living, dining, guest room & dry kitchen. - 300 x 600mm ceramic tiles to wet kitchen, utility, entry porch & porch. - 400 x 400mm ceramic tiles to store & balcony. - 300 x 300mm ceramic tiles to master bathroom. - 250 x 250mm ceramic tiles to other bathrooms. - 300 x 300mm homogeneous tiles to car porch. - Laminating flooring to all bedrooms, hall & staircase.			
Wall finishes	- 400 x 400mm ceramic wall tiles to ceiling height at wet kitchen. - 250 x 400mm ceramic wall tiles to ceiling height at master bathroom. - 250 x 330mm ceramic wall tiles to ceiling height to other bathrooms.			
Painting	- Weathershield paint to exterior wall, emulsion paint to interior wall.			
Sanitary Installation	- Double bowl stainless steel kitchen sink. - wash basin. - Shower rose. - W.C.	1 4 4 4	1 5 5 5	1 5 5 5
Plumbing works	- Conduit PA pipe for hot & cold water supply. - Hot water piping to shower, wash hand basin & kitchen sink.			
Electrical Installation	- Lighting point - 13A power point. - Telephone point. - TV point. - Gate light point. - Door bell point. - Wiring for autogate / alarm / water pump. - 15A aircon power point with drain pipe ready.	28 14 2 2 2 1 6	28 14 2 2 2 1 6	28 14 2 2 2 1 6
Electrical	- 3 phase wiring.			
Gas Piping	- Internal gas piping to meter stand.			
Water Tank	- 1000 Litres "Aquastar" HDPE water tank.			
Fencing & Gate	- Designed wrought iron gate and brickwall fencing with designed wrought iron grille to front. - 6" brickwall to external party wall, side and rear.			

**Land Size : 9.67 points – 16.46 points      Built up : 2252 sq ft (type A) & 2398 sq ft (type B1 & B2)**

All plans, information and specifications contained herein are subject to change without notification as maybe required by the relevant authorities or the Developer's Architect and cannot form part of an offer or contract. All illustrations are artist impressions only.

