

TAMAN SERI NOVOUNG

PHASE 1A @ PAPAR ● DOUBLE STOREY TERRACE HOUSES



Artist's Impression

LOCATION MAP



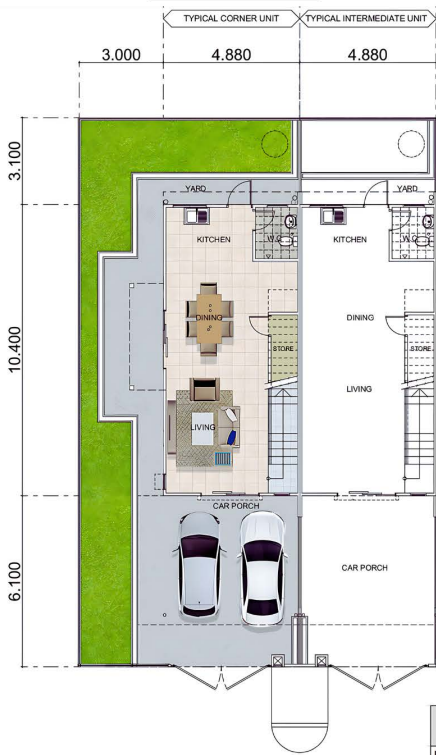
Where Comfort Meets Convenience

Taman Seri Novoung is a modern residential development with contemporary architecture of which provides a tranquil and natural living environment for families and individuals who are seeking comfort, convenience and community connectivity.

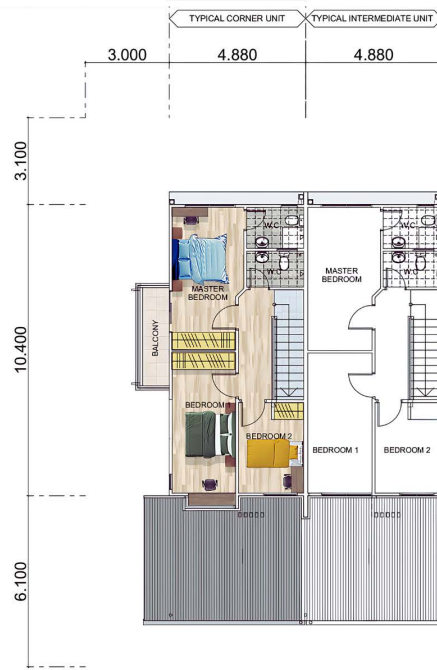
Situated in prime location at Papar along the Pan-Borneo Highway, the project site is just about 1.6 KM from Benoni Commercial Centre, 6 KM from Papar Town Centre and 37 KM to KK International Airport.

The housing development is strategically located with proximity to commercial, shopping and entertainment hubs and with easy access to various transportation networks, therefore ensuring a seamless lifestyle and living experience for its residents.

Ground Floor Plan



First Floor Plan



Floor Area	Net Built-up	Car Porch	Terrace / Balcony	Total
Intermediate	1,043 sq. ft	320 sq. ft	48 sq. ft	1,411 sq. ft
Corner	1,054 sq. ft	379 sq. ft	278 sq. ft	1,711 sq. ft

BUILDING SPECIFICATIONS

STRUCTURE Reinforced concrete foundation, frame work, walls & partitions.

WALLS AND PARTITIONS Internal walls: Reinforced concrete with skim coating.
External walls: Reinforced concrete with plastering.

ROOFING Color coated metal roofing sheets with accessories.

CEILING Plaster board / cement fibre board / skim coating.

WINDOWS Powder coated aluminium frame glass panel.

DOORS Main entrance: Powder coated aluminium frame sliding glass door.
Internal: Melamine hollow core flush / composite panel door.
Kitchen: Decorative steel door with enhanced lockset.
Dining area @ corner unit: Powder coated aluminium frame sliding glass door.
Balcony @ corner unit: Powder coated aluminium frame sliding glass door.

FLOOR FINISHES Living / dining / store / kitchen / toilets: Ceramic tiles.
Bedrooms: Laminated flooring.
Carporch, side apron & yard: Cement rendering.

WALL FINISHES Kitchen & toilet: 1500 mm height ceramic tiles to internal walls.
Skim coating to all other internal walls.

PAINTINGS Interior wall and ceiling surfaces painted with acrylic emulsion paint.
Exterior ceiling surfaces painted with acrylic emulsion paint.
Exterior wall painted with weather resistant paint.

SANITARY FITTINGS AND PLUMBINGS Cold water and sanitary plumbing to Authorities' standards.
Quality sanitary fittings & amenities to toilets.
Stainless steel single-bowl sink with faucet to kitchen.

ELECTRICAL WIRINGS AND OUTLETS Electrical wiring to be concealed conduits to Authorities' standards.

NOTE All items mentioned above are subject to variations and/or substitutions as required by the relevant Authorities OR as recommended by the Developer's Architect without prior notice.

FOR ENQUIRIES:-

☎ **016-380 8816, 088-238816** ✉ **mail@bdcsabah.com.my**
 📄 **088-230 450** 🌐 **www.bdcsabah.com.my**



Strategic Location



Affordable Price



Quality Finishes



**3 Bedrooms
3 Bathrooms**



Covered Carporch



Autogate System



Steel Door (Kitchen)



Temp. Glass Handrailing



Balcony (corner unit)



Bay Window (corner unit)

BDC BORNEO DEVELOPMENT CORPORATION (SABAH) SDN. BHD.
 Registration No. 199201008829 (240332-X)
 Lot A1201-12, 12th Floor, Wisma Merdeka Phase 1, Jalan Tun Razak, 88000 Kota Kinabalu, Sabah.

Developers License : 08-2026/06817. Validity Date : 01.08.2024 - 31.07.2026. Advertisement Permit No : 08-2026/05121. Validity Date : 01.08.2024 - 31.07.2026. Building Plan Authority : Majlis Daerah Papar. Building Plan Approval No : MDPPR.600-2/41/2021(20). Land Tenure : 99 years (Expiry Date : 31/12/2117). Land Encumbrances : NIL. Expected Date of Completion : 24 months from the SPA date. Total Unit : 20. Selling Price : RM425,000 - RM513,200. Reserved Units for Bumiputera : 30%. Bumiputera Discount : 5%. All monies including deposit / booking fees must be paid into Housing Development Account no. 100390010134358 with Alliance Bank Malaysia Berhad.

Disclaimer: All illustrations and pictures contained herein are artist's impression only. All information contained herein is subject to changes without notification and does not form part of any offer and/or contract. While reasonable care has been taken in preparing the information, the developer and its associates shall not be held liable for any loss or damage arising from reliance on any information contained herein.