



FREEHOLD | 永久地契
5% Discount for Bumiputera

Venn Signature



Centrally located with amenities like no other. Here in the vicinity are major retail and commercial centers, eateries, schools and other modern conveniences. Just minutes away from key transport hubs providing swift access to work and play.

LOCATION MAP



Developer: Venn Properties Sdn Bhd • Developer License No.: xxxxx-xxx-xxxxx/xx • Validity Period: xx/xx/2013-xx/xx/2015 • Advertising & Sales Permit: xxxxx-xx/xx-xxxx/xx • Validity Period: xx/xx/xx-xx/xx/2015 • Approving Authority: Majlis Perbandaran Seberang Perai (MPPSP) • Building Plan No.: MPP/09/C/PB/xxxxxx • Land Encumbrances: NIL • Selling Price: RMxxx,xxx/lot - RMxxx,xxx/lot • No. of Units: 20 units • Expected Date of Completion: April 2016 • Tenure of Land: Freehold - 5% Discount for Bumiputera

All information contained in the sales brochure and the presentation of show units / house are subject to change as may be required by relevant authorities or the developer's architect and without notification to you and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of offer or contract. Please refer to the sale and purchase agreement of the actual unit for specifications and description approved by the authorities and the actual unit shall be constructed accordingly.

2 STOREY SEMI-D



- Exclusivity 4 units
- Living area with 13ft. ceiling height
- House design with air well
- Spacious master bedrooms with large balcony
- Frontage of 50ft. long (include car porch area)



2 Storey Semi-Detached
Land size : 24' x 118' (Standard Unit)
Built-up : 2,370 sq.ft. (Approx)
Gross Built-up : 4,740 sq.ft. (Approx)

4 BEDROOMS | 4 BATHROOMS | FAMILY AREA | BALCONY | CAR PORCH



Planned with exclusivity and tranquility in mind, Venn Signature is a world of it's own. Situated just slightly away from the excitement and hustle and bustle of Jalan Raja Uda, it offers the discerning home owner a host of conveniences and peace of mind.

Venn Signature is the ideal definition of a dream home where you can enjoy the best possible combination of living space, design and architectural excellence. Well positioned in every sense, it's undoubtedly a place you can take pride in.

3 Storey Terrace Gated

Land size : 20' x 100' (Standard Unit)
Built-up : 20' x 48'
Gross Built-up : 3,076 sq.ft. (Approx)

4 BEDROOMS | 5 BATHROOMS | 2 FAMILY AREA
3 BALCONIES | STORE | CAR PORCH

- Full utilize 3 storey built up area
- Living area with 13ft. ceiling height
- 2 spacious master bedrooms
- Gated & guarded community
- CCTV camera 24 hours
- Security guard house
- Low density



SPECIFICATIONS | 3 STOREY TERRACE HOUSE & 2 STOREY SEMI-DETACHED

	3 STOREY TERRACE HOUSE	2 STOREY SEMI-DETACHED
STRUCTURE	Reinforced Concrete Frame	
WALLS	Common Clay Brick	
ROOF	Cement Roof Tiles / R.C. Flat Roof	Cement Roof Tiles / R.C. Flat Roof
CEILING	Skim coat with Paint / Plaster Ceiling with Paint	Plaster Ceiling with Paint
WINDOWS	Aluminum Frame Glass Window	
DOOR	Hardwood Decorative Door (Living)	
	PVC Door (Toilet)	
	Timber Flush Door (Others)	
	Sliding Glass Door (Living & Balcony)	
	M.S. Door (Kitchen)	
		Aluminum Folding Glass Door (Dining)
FLOOR FINISHES	Living & Dining Bedroom Kitchen Bathroom Car Porch	Porcelain Tiles Ceramic Tiles Porcelain Tiles Ceramic Tiles Homogenous Tiles
FIRST FLOOR	Family Area Bedroom Bathroom Balcony	Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles
SECOND FLOOR	Family Area Bedroom Bathroom Balcony	Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles

	3 STOREY TERRACE HOUSE	2 STOREY SEMI-DETACHED
WALL FINISHES	Bathroom Kitchen Others	Ceramic Tiles (Full Height) Ceramic Tiles (1.50M Height) Ceramic Tiles (2.1M Height)
PAINTING	Internal External	Cement Plaster with Paint Nippon Emulsion Paint Nippon Weather Shield Paint
PLUMBING	Kitchen Sink	- 1 no.
SANITARY FITTINGS	Wash Basin (White) Sitting W.C. Shower Rose Water Tap Bidet Floor Tap	- 5 nos. - 4 nos. - 5 nos. - 8 nos. - 5 nos. - 9 nos.
ELECTRICAL INSTALLATION	Lighting Point 13amp Power Point 15amp Power Point Air-Cond Point	- 27 nos. - 20 nos. - 11 nos. - 6 nos.



All plans, information and specifications contained herein are subject to variations, modifications and / or amendments as required by the relevant authorities or developer's consultant / architect and cannot form part of an offer or contract. Renderings and illustrations herein are artists' impressions only and all measurements are approximate subject to final survey. While every reasonable care has been taken in preparing this booklet, the developer, its agent or representative cannot be held responsible for any inaccuracies or changes.