

FREEHOLD

A tranquil riverfront sanctuary

Living in Glenmarie Cove injects a fresh perspective towards suburban living with its riverfront resort-style living and generous proportions of fresh greenery, it is the idyllic setting to raise a perfectly happy family.



Senangin pier - Precinct 1 Jetty

Last chance to own a property in Precinct 2

True to its concept, Glenmarie Cove is an exclusive low-density gated and guarded riverfront development resting on 200 acres of prime freehold estate along the Langat River. A community conduit, the 2km riverfront boardwalk interspersed with pocket parks and lagoons, nurtures greater bonding amongst residents. Whereas, the private jetties located in every residential precinct and residents' clubhouse with a well-equipped gym, swimming pool, sauna, reading area and multi-purpose area further accentuates the riverfront lifestyle unique to GLENMARIE COVE.

LOCATION MAP



GLENMARIE COVE DEVELOPMENT SDN BHD (570048-T)
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To know more about Glenmarie Cove's lifestyle offerings, call us at 03-3134 2828 or 03-2052 8500
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Another Project By **GLENMARIE PROPERTIES** Developer **GLENMARIE COVE** Riverfront resort living A Member Of **DRB-HICOM**

• Developer's License No: 9364-3/09 - 2014/0881(L) • Validity : 05/09/2013 - 04/09/2014 • Advertising & Sales Permit No : 9364-3/09 - 2014/0881(P) • Validity : 05/09/2013 - 04/09/2014 • Tenure : Freehold • Building Plan Approving Authority : Majlis Perbandaran Klang • Building Plan Approval No. : MPK/BGN P0114-06-P-P-P • Land Encumbrances : Charged to Bank Kerjasama Rakyat Malaysia Berhad • Total No. of Units : 20 • Type of Property : 2 storey Semi-D • Selling Price : RM1,428,000 - 1,936,000 • Expected date of Completion : November 2015 • Restriction in Interest : NIL • Bumiputra Discount : 7%
The information contain herein is subject to change without notification as may be required by the Appropriate Authorities/Consultants of the development and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer, managers and architect cannot be held liable for any variation. All illustrations, pictures, furniture layouts are artist impression only. The items and dimensions are subject to variations, modifications and substitutions as may be recommended by the Architect and/or relevant Authorities.

MYUNA VILLAS
Tropical Contemporary Semi-Detached Homes



Seri Santai

RECREATIONAL AND SOCIAL AMENITIES

A myriad of lifestyle amenities to complement the riverfront lifestyle.

- Residents' Clubhouse – with swimming pool, gymnasium & multi-purpose area
- A 2km riverfront boardwalk along the Langat River
- Recreational lagoons
- Private jetties in every residential precinct
- Parks & playgrounds
- BBQ areas



Precinct 2 Jetty



Riverfront boardwalk



Lagoon

MYUNA VILLAS

"Myuna" derives from the Australian aboriginal language which translates as "flowing water". Myuna Villas distinctively stands out from the rest of its neighbouring homes with its tropical contemporary architecture. The simple delineation of space within the villas allow for a more functional home, while large almost full height windows draw in the lush outdoors and provide ample natural lighting.

Myuna Villas beckons you to be a part of this thriving riverfront community in Glenmarie Cove.



*Artist's Impression

SITE PLANS

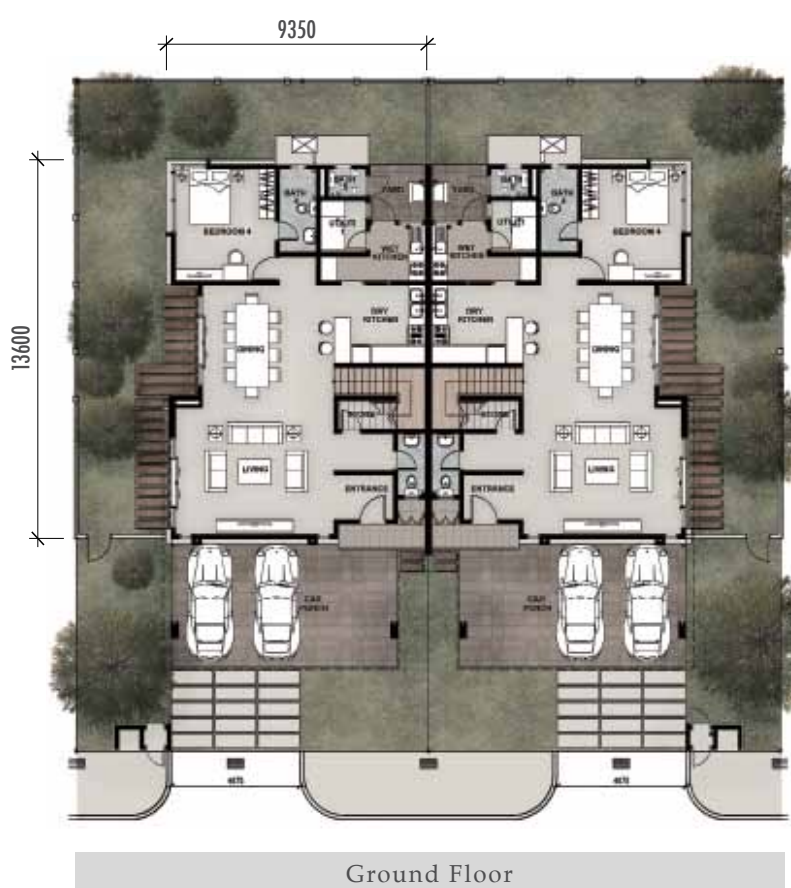


- BUNGALOW
- SEMI-D
- COMMERCIAL
- a SERI SANTAI SALES GALLERY
- b RESORT APARTMENT
- c RESIDENTS' CLUBHOUSE
- d RIVERFRONT BOARDWALK
- e JETTY & BOAT PIERS

FLOOR PLANS

Gross Built-up Area :
3,205 sq.ft.

- Features :
- Tropical contemporary design
 - Car Porch - 3 bay car park
 - 4+1 bedrooms



Ground Floor



First Floor

Footnote : All dimensions are in millimeters

SPECIFICATIONS

STRUCTURE	Reinforced concrete framework	
WALL	Brickwall with cement plaster	
ROOF COVERING	Concrete roof tiles / R.C. flat roof	
ROOF FRAMING	Metal trusses	
CEILING	Ground floor First floor	- Skim coat and paint & plasterboard ceiling - Plasterboard ceiling
DOORS	Main Entrance Living & Dining All Bedrooms Master Bedroom All Bathrooms Utility 2	- Solid timber door - Powder coated aluminium frame glass sliding doors - Timber flush doors - Timber flush door - Timber flush doors - Timber louvered door
WINDOWS	Powder coated aluminium frame casement windows Powder coated aluminium frame top hung windows	
IRONMONGERIES	Quality locksets with accessories	
FLOOR FINISHES	Ground Floor Living, Dining, Dry Kitchen, Bedrooms Utility Room, Wet Kitchen, Bathrooms Powder Room, Terrace & Yard Staircase Car Porch First Floor Bedrooms, Family Area & Staircase Bathrooms	- Porcelain floor tiles - Non slip ceramic floor tiles - Timber flooring - Concrete imprint - Timber flooring - Non slip ceramic floor tiles
WALL FINISHES	External Wall Internal Wall Bathrooms Kitchen	- Plaster and weatherproof paint - Plaster and emulsion paint - Ceramic wall tiles - Ceramic wall tiles
SANITARY INSTALLATION	Dry Kitchen Wet Kitchen Master Bathroom Other Bathrooms Bathroom 5 Powder Room Garden & Yard	- Single bowl single drainer stainless steel sink with tap - Single bowl single drainer stainless steel sink with tap - Wash basin with tap, water closet, soap holder, toilet roll holder, shower rose with mixer & tap - Wash basin with taps, water closets, soap holders, toilet roll holders, shower rose with tap & hand bidet - Wash basin with tap, water closet, soap holder, toilet roll holder, shower rose with tap & hand bidet - Wash basin & water closet, toilet roll holder & hand bidet - Bib taps
ELECTRICAL INSTALLATION	3 phase wiring Light points Ceiling Fan points 13 amp power points 15 amp power points Air-conditioner points SMATV socket outlet (ASTRO ready) Gate bell point Water heater point Telephone Shaver unit socket outlet at Master Bathroom	- 36 - 8 - 33 - 2 - 7 - 3 - 1 - 4 - 3 - 1
FENCING	Brick wall with mild steel	
OTHERS	Hot water piping to Master Bathroom	

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