

FLOOR PLANS



SPECIFICATIONS

- STRUCTURE** : Reinforced Concrete Structure
- WALL** : Brickworks and Plastering
- ROOFING** : RC Roof / Concrete Roof Tiles
- CEILING** : Plaster Ceiling / Skim Coated & Painted Slab Soffits
- WINDOWS** : Aluminium Frames with Glazing
- DOORS** : Main Door – Timber Door  
Secondary Entrance – Aluminium Frame Sliding Door with Glazing  
Other Areas – Timber Flush Door
- LOCKS** : Quality Locksets
- FLOOR FINISHES** : Porcelain Tiles – Living, Dining, Staircase, Family Area, Bedrooms  
Ceramic Tiles – Kitchen, Bathrooms, Yard, Utility Room, Terrace, Balcony  
Homogeneous Tiles – Car Porch, Driveway
- WALL FINISHES** : Internal – Full Height Ceramic Tiles (Kitchen & Bathrooms)  
External – Emulsion Paint (Others)  
Quality Paint
- FENCING** : Brickwall with M.S. Grille
- SANITARY FITTINGS**  
Sitting W.C : 5  
Wash Basin : 6  
Shower Rose : 5  
Aluminium Sink : 1
- ELECTRICAL FITTINGS** :

	Intermediate Lot	End Lot	Corner Lot
Auto Gate	1	1	1
Door Bell	1	1	1
Gate Light	2	2	2
Lights	30	34	36
Ceiling Fan	7	7	7
13A	20	22	22
Air-con Point	4	4	4
Water Heater Point	3	3	3
Telephone Point	2	2	2
TV Point	2	2	2



The refreshing internal garden courtyard

THE SUPER LINK WITH AN INTERNAL COURTYARD

An enlightening lifestyle from within

Developed by  
**BBN Development Sdn Bhd** (277643-K) | **Nilai Resources Group Berhad** (17654-P)

Sales Office: Wisma BBN, PT 7454, Jalan BBN 1/1A, Putra Point Phase 1, Putra Nilai, 71800 Nilai, N.Sembilan Darul Khusus. Fax: 06-850 1818 | Email: sales@bbndev.com.my | www.bbndev.com.my

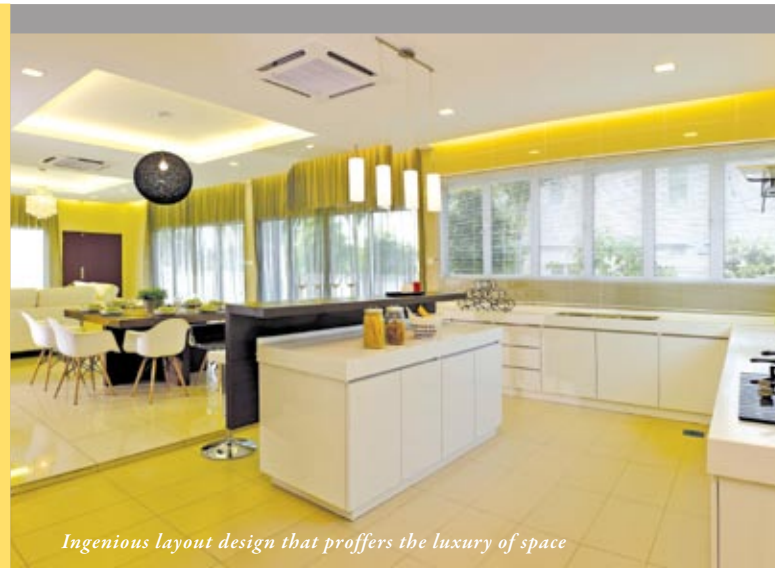
☎ **06-850 1888**

An elite residence in  
**PUTRA NILAI**

No. Lesen Pemaju: 6400-23/03/2011/964 • Tempoh Sah: 25/09/2008 – 24/09/2011 • No. Permit Iklan: 6400-23/2258/2010(11) • Tempoh Sah: 13/11/2009 – 12/11/2010 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Nilai • No. Pelan Bangunan: MPN 431/802/2007/4 (12) • Hak Milik: Bebas • Tarikh Dijangka Siap: Ogos 2011 • Beban Tanah: Tiada • Sekatan Kepentingan: Tiada • Jenis Rumah: Rumah Teres 2 Tingkat • Type A1 - Bil Unit: 65 Unit- Harga Min: RM 548,000.00 Max: RM 759,000.00 • Type A2 - Bil Unit: 18 Unit- Harga Min: RM 545,000.00 Max: RM 782,000.00 • Type B - Bil Unit: 79 unit- Harga Min: RM 629,000 Max: RM 913,000.00

The information contained herein is subject to changes without notification as may be required by relevant authorities or the developer's consultants and cannot form part of an offer or contract. The name of the development is subject to the approval by the relevant authorities. Actual built up of units may vary slightly from measurement provided. The actual unit purchased (where applicable) may be the mirror image of this floor plan. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitution as may be recommended by the Company's consultant and/or relevant Approving Authorities.

DESIGN YOUR OWN  
**GARDEN COURTYARD**  
 OR SIMPLY BASK IN THE  
**SUNSHINE** RIGHT IN  
 YOUR FAMILY LOUNGE.  
 LIFE IS BEAUTIFUL.



*Ingenious layout design that proffers the luxury of space*



*Seamless living*



*Spacious garden*

## VALUE-ADDED IN EVERY ASPECT

- FREE Nilai Springs Golf & Country Club (NSGCC) membership\*
- FREE Broadband Access\*

- FREE Central Monitoring Systems (CMS)\*
- FREE Stamp Duty for SPA\*
- FREE Legal Fees for SPA\*

*\*Terms & conditions apply*



It's your final chance to be a part of the exclusive Gated Community in Putra Nilai. That's not all... **Nilai Springs Heights (NSH)** is one of the few residential enclaves surrounded by the natural wetlands and NSGCC.

At Nilai Springs Heights, being neighbours to the **natural wetlands** and **Nilai Springs Golf & Country Club (NSGCC)** is only the beginning of a refreshingly beautiful lifestyle. Every home is ingeniously designed and crafted to exacting standards of quality, incorporating **value-added features** that seamlessly fuse nature's splendours with contemporary living. Indoor or outdoor, life here is truly **wholesome and inspiring**.

### 28' X 80' SUPER LINK HOUSE

- 5 bedrooms | 5 bathrooms | **Built-up area: from 2,750 sf** |
- Stylish, cubist façade design** | Internal courtyard |
- Family lounge with a lightwell to exploit natural lighting |
- Master bedroom with an en suite walk-in wardrobe area** |
- 2-car parallel parking at car porch | **Expansive, L-shaped front garden**



What you see is what you get. Come visit our **SHOW HOUSE @ Nilai Springs Heights** and get inspired. We are open daily.



THE FINAL PHASE @ NSH