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**4-STOREY DETACHED BUNGALOW AT SEC
14/54 PJ FOR SALE @ RM4.2 MIL (NEG)**



PROPERTY INFORMATION

- Four-Storey detached Villa/Bungalow (split levels with an attic)
 - Ground Floor
 - Lower Ground Floor
 - Mezzanine Floor
 - L1 Floor (+ attic)
- Tenure :
 - Leasehold : 99 years expiring on 25th March 2072.
- Provisional Land Area: 978.4228 sqm/ 10,532.00 sqft.
- Approximately 6.0 km to the southeast of PJ Town Centre.
- Approximately 13.0 km to the southwest of the Kuala Lumpur City Centre.



- Build up area:
 - Main Floor Area: 432.73 sq mtr (4,658.00 sqft)
 - Ancillary Floor Area: 210.23 sq mtr (2,263.00 sqft)
 - Total Area: 642.96 sq mtr (6,921.00 sqft)

- Guard House Area: 5.57 sq mtr (60.00sqft)

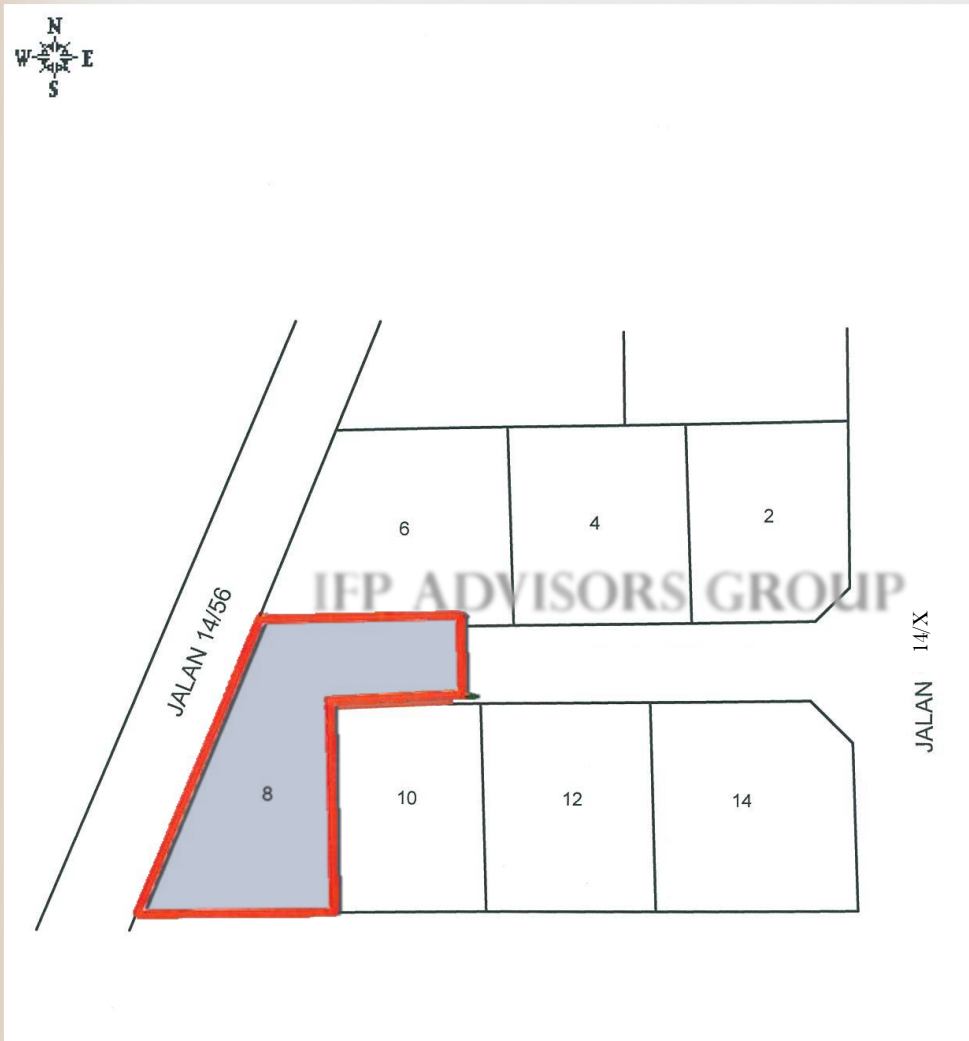
- Barbeque Gazebo Area: 7.43 sq mtr (80.00 sqft)

- Entrance : Via 3 Openings
 - An automatic dual leaf metal gate mounted to brick walls gate posts
 - 2 single leaf pedestrian metal gates

- Price : RM 4.2 Million (Neg.)



SITE PLAN



Land Area :
978.4228 sq mtr
(10, 532.00 sqft)



GROUND FLOOR

- Car porch
- Lobby/Foyer
- Family Living Area
- Bathroom/Water Closet
- Utility/Powder Room
- Private Family Terrace



LOWER GROUND FLOOR

- Dining Area
- Kitchen (Wet & Dry)
- Maid's Room with attached
 - Bathroom/ Water Closet
- Family Living Area/Living Hall
- Guest Room with attached
 - Bathroom/ Water Closet
 - Toilet/ Water Closet
- Garden Terrace
- Store/Utility Room
- Yard



MEZZANINE FLOOR

- 2 Bedrooms with attached Bathroom/Water Closet

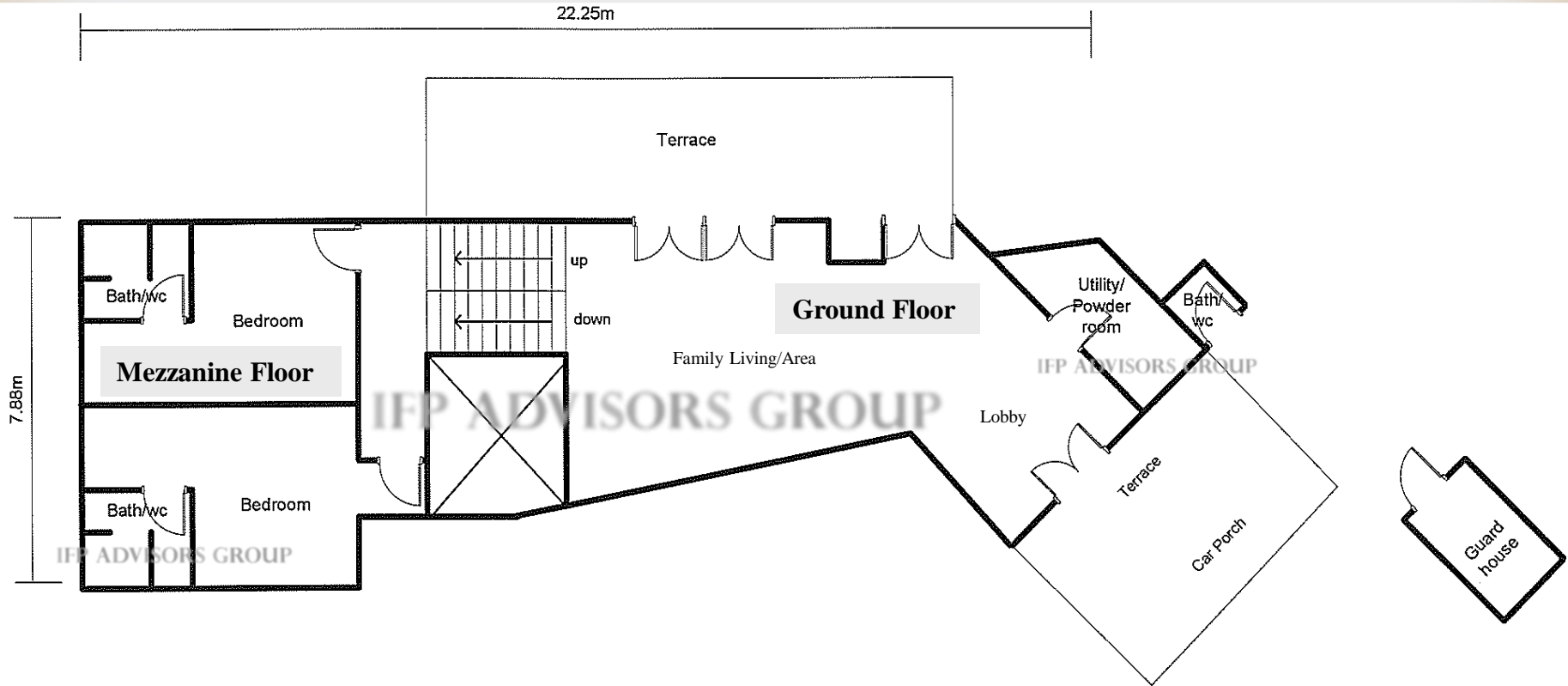


FIRST FLOOR

- Balcony
- Office (+ attic)
- Master Bedroom
- Dressing Room (walk-in wardrobe)
- Jacuzzi
- Bathroom/Water Closet



GROUND & MEZZANINE FLOORS



GROUND FLOOR



Car Porch & Guard House

Guard House



Direct access from the porch to the LG Floor where the dining and living rooms are



Terracotta Car Porch which can fit 3 cars



Lobby/Foyer

2 pieces of Decorative Pattern Floor with Water Jet Look-alike & Lobby



Main entrance to the chateau. The solid timber door is imported from Spain



The Foyer as you enter



Family Living Area



Family Living Area is on the G Floor which is connected to the Lobby with an entrance to the family private terrace



Utility/Powder Room



Powder Room next to the Lobby



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Private Family Terrace complete with an Outdoor Garden Dining Set



Water Feature at the
Private Terrace

Private Family
Terrace



Private Family Terrace

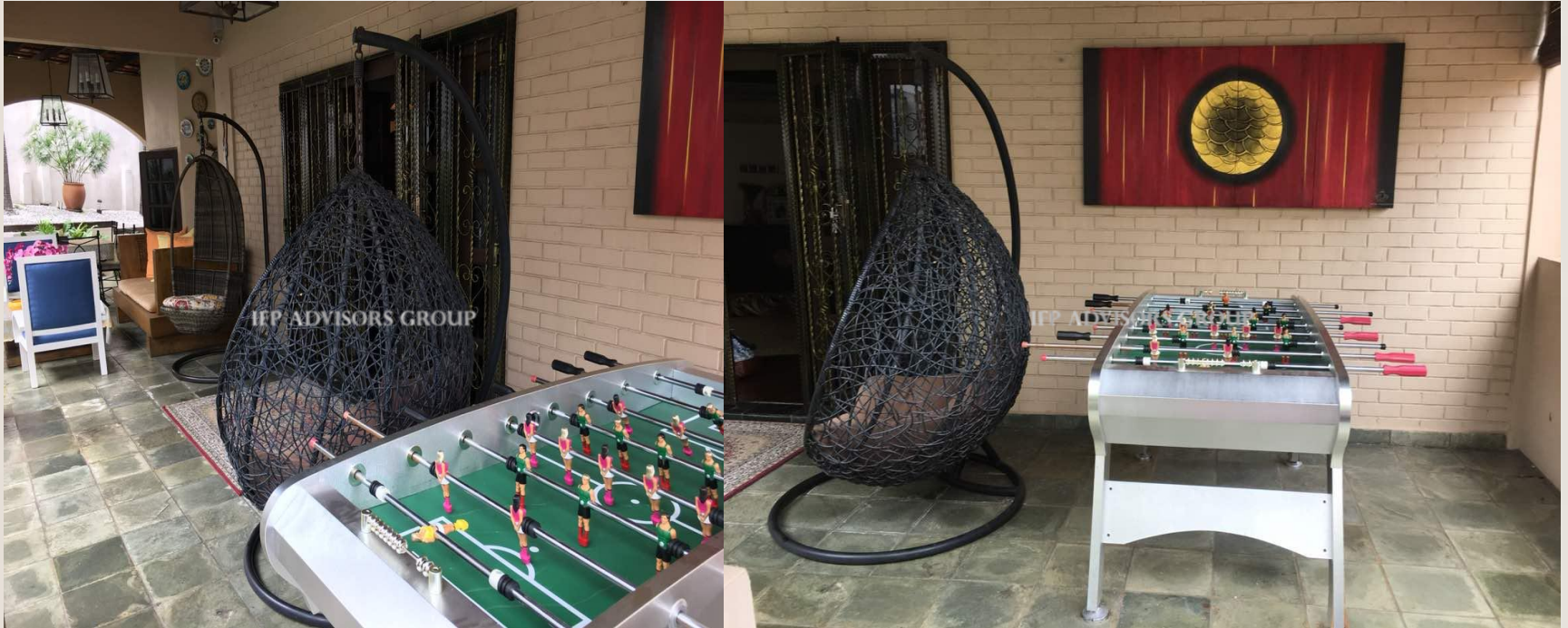
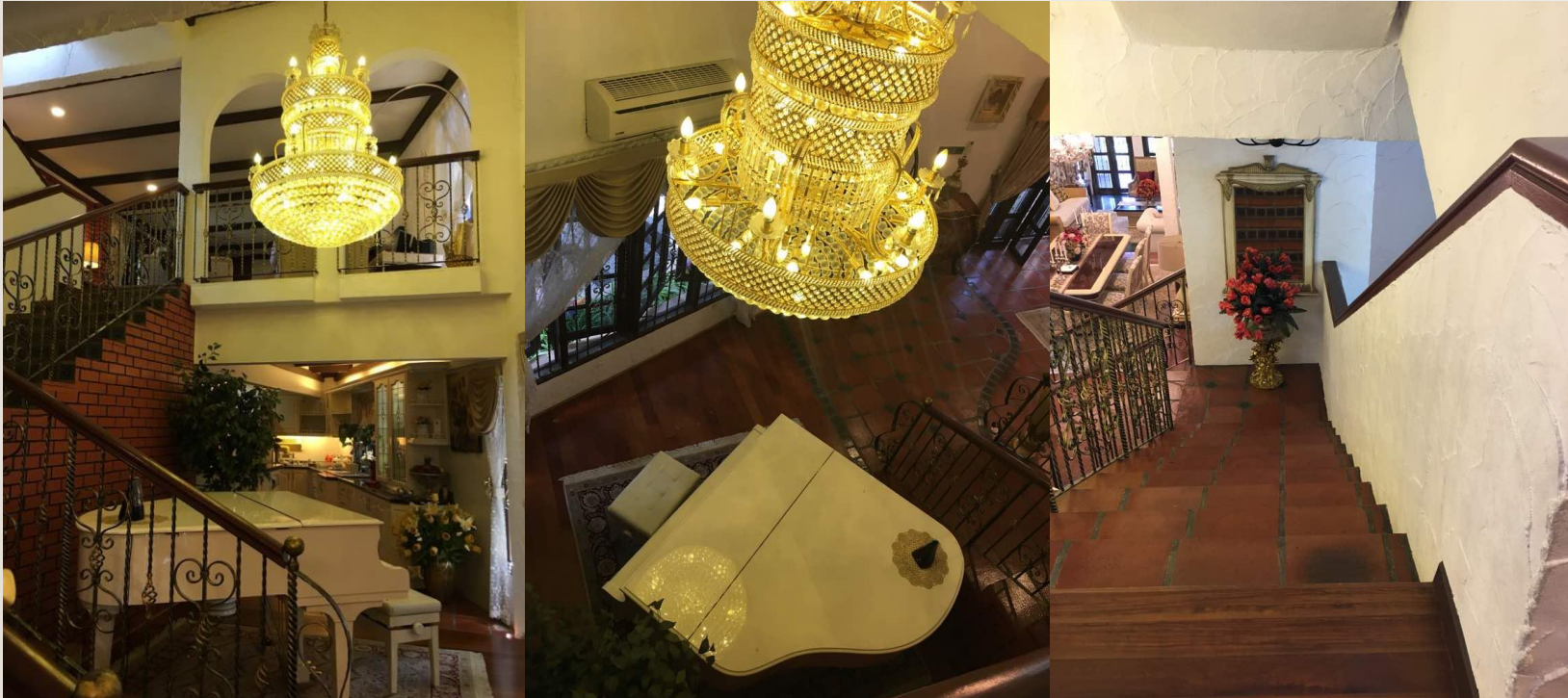


Table Top Football/Foosball at the Private Family Terrace



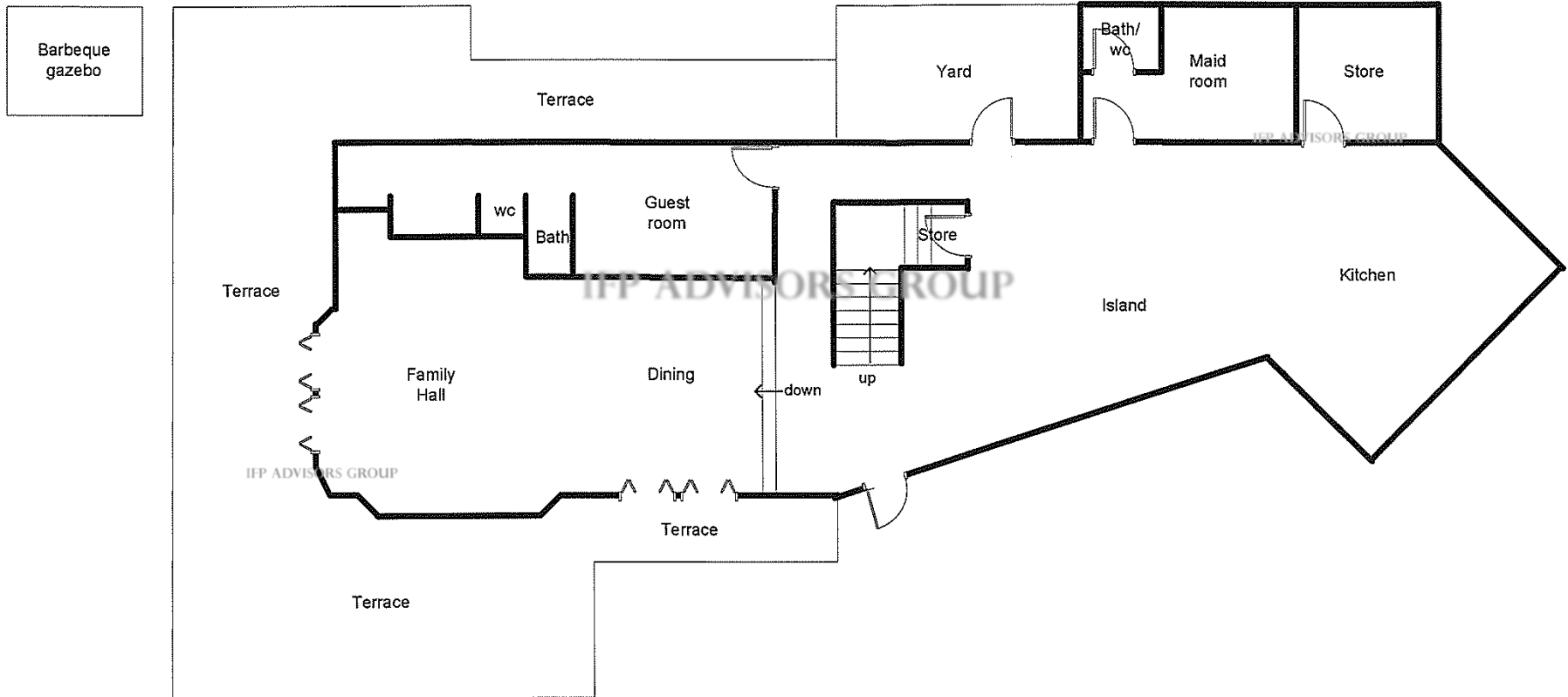
Staircase Connecting the G Floor to the LG floor



A white grand piano as a centerpiece; a classical decorative element.



LOWER GROUND FLOOR





Dining Area

Dining Table for 8 Pax



2nd Entrance direct to LG floor bypass the Private Family area. Suitable for entertaining where guests can proceed direct to the Formal Living and Dining Area.



The staircase that connects G floor with LG floor



Dry & Wet Kitchen

Dry Kitchen Country look



Tuck below staircase are all the appliances including the washer and dryer



Double Volume space. Dry Kitchen at the far end



Breakfast Counter window to Wet Kitchen



Corridor to the Dry Kitchen



Formal Living Area/Living Hall



Formal Living Area at the LG Floor overlooking the Garden



Connecting Door to the Guest Room and Powder Room (beside the Formal Living Area)



Formal Living Area/Living Hall



Formal Living Area at the LG Floor

Terracotta Floor, a Mediterranean look marble floor slab for the living area



Guest Room on LG Floor



Door leading to the Guest Bathroom from the bedroom with a separate door from the Formal Living Area

Guest Bathroom and also Powder Room for guests



Terrace complete with an Outdoor Garden Dining Set





TRAMPOLINE AND BBQ GAZEBO



Huge Trampoline occupying the garden



Gazebo at the Garden that houses an Electric BBQ Set



Side view of the Garden



Terrace complete with an Outdoor Garden Dining Set



Walkway to the Garden made from rustic rail way slippers



Garden Terrace

MEZZANINE FLOOR



MEZZANINE FLOOR

Staircase to
M and L1



View down to Family Area
(G Floor)



Staircase to the 2 En
Suite Bedrooms



Stain glass
with motives



2 En Suite Bedrooms M Floor



Bed room 1

2 En Suite Bedroom detached with own bathrooms

Bed room 2

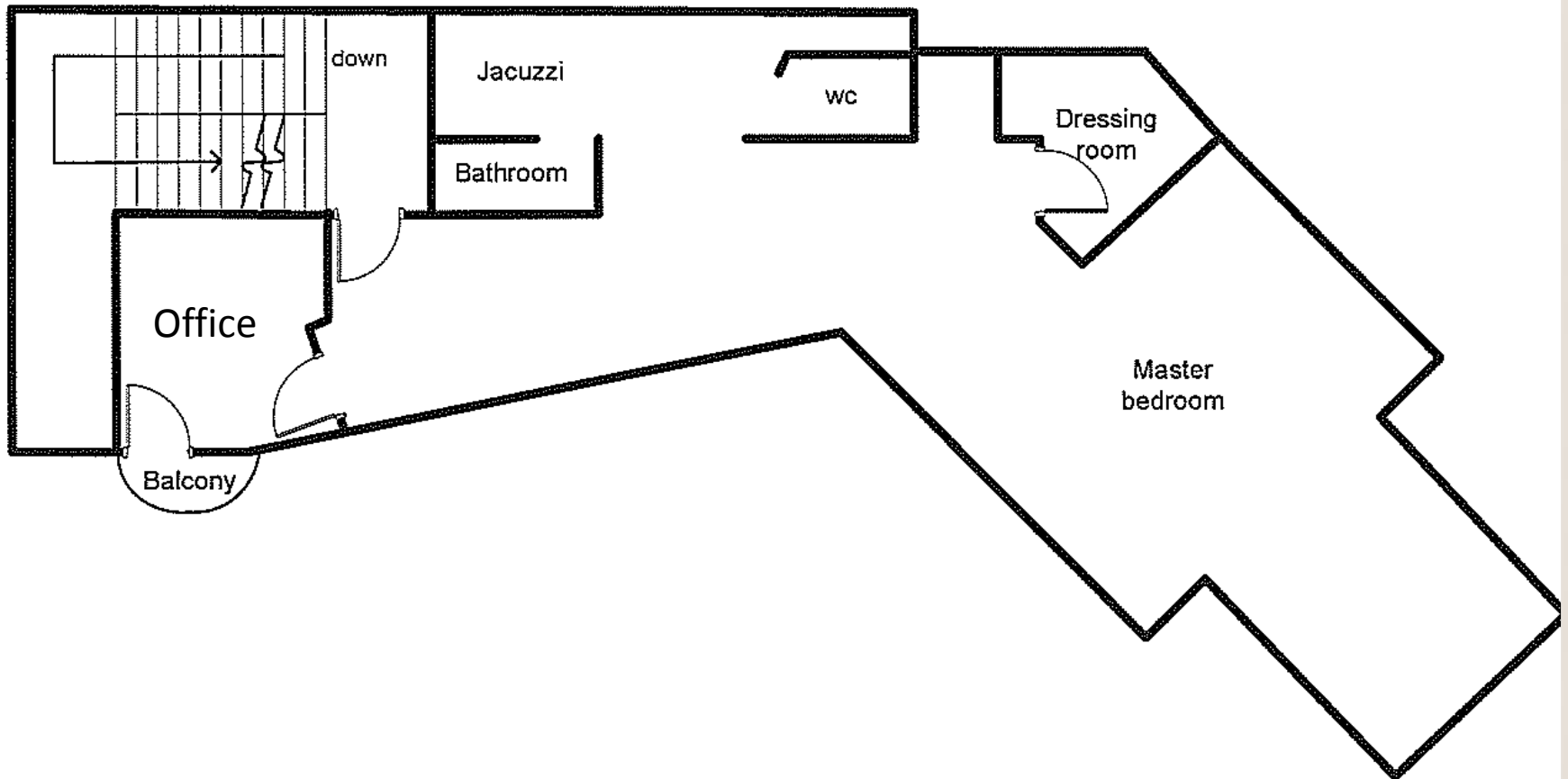


2 En Suite Bathrooms M Floor





FIRST FLOOR





Master Bedroom



Lobby at L1 leading to the self contained Master Bedroom complete with a private office, TV area, walk in wardrobe and an en suite Luxury Bathroom

Wall are stucco and painted exposed bricks.



Luxury Bathroom & Jacuzzi

If one enters the top floor, on the right, a door leads to the office. Straight through on the left is an open concept Luxury Bathroom



Jacuzzi in the Master Bathroom

Marble Table Top



Private Office

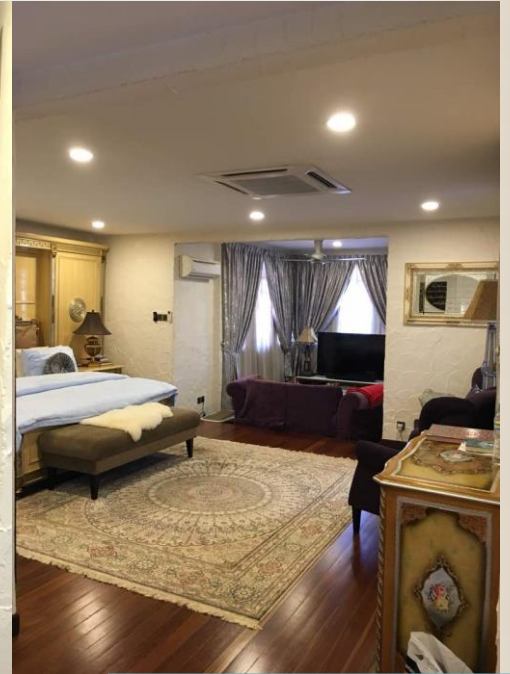
Ladder leading to a loft (attic).





Master Bedroom & Its Private Living Area

Generous size
Master Bedroom



Walkway in the En Suite Master Bedroom at L1, leads to the heart of the room. Behind the door on the left is the walk-in wardrobe

Tucked at the side is the private TV viewing area

Design of the custom made fine furniture is integrated with the wainscoting, truly the heart of the room



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