

7th Avenue

Capturing the essence of class

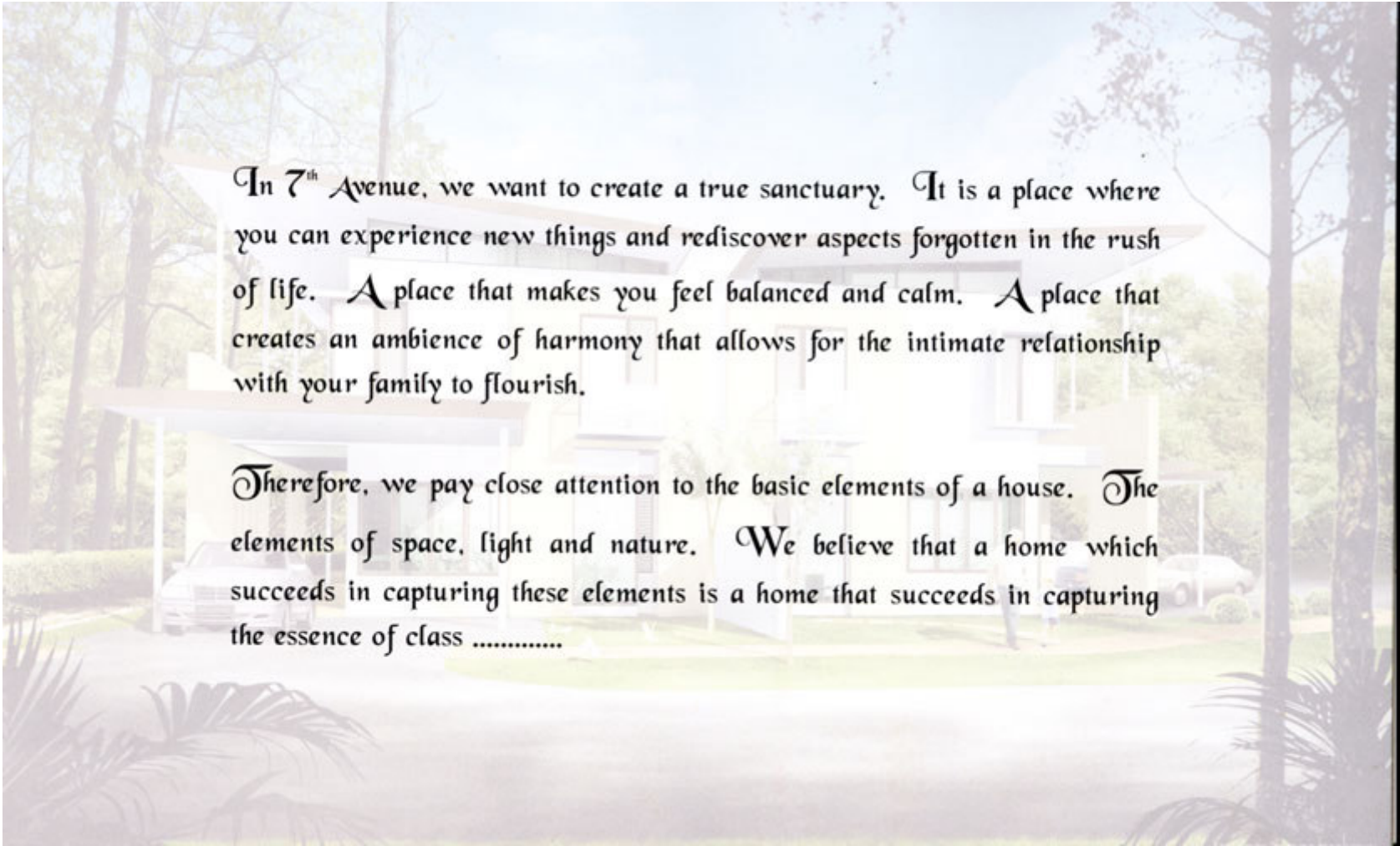


An endless horizon,

In harmony with nature,

A beauty with character,

The essence of class...



In 7th Avenue, we want to create a true sanctuary. It is a place where you can experience new things and rediscover aspects forgotten in the rush of life. A place that makes you feel balanced and calm. A place that creates an ambience of harmony that allows for the intimate relationship with your family to flourish.

Therefore, we pay close attention to the basic elements of a house. The elements of space, light and nature. We believe that a home which succeeds in capturing these elements is a home that succeeds in capturing the essence of class

Double Storey Semi-detached

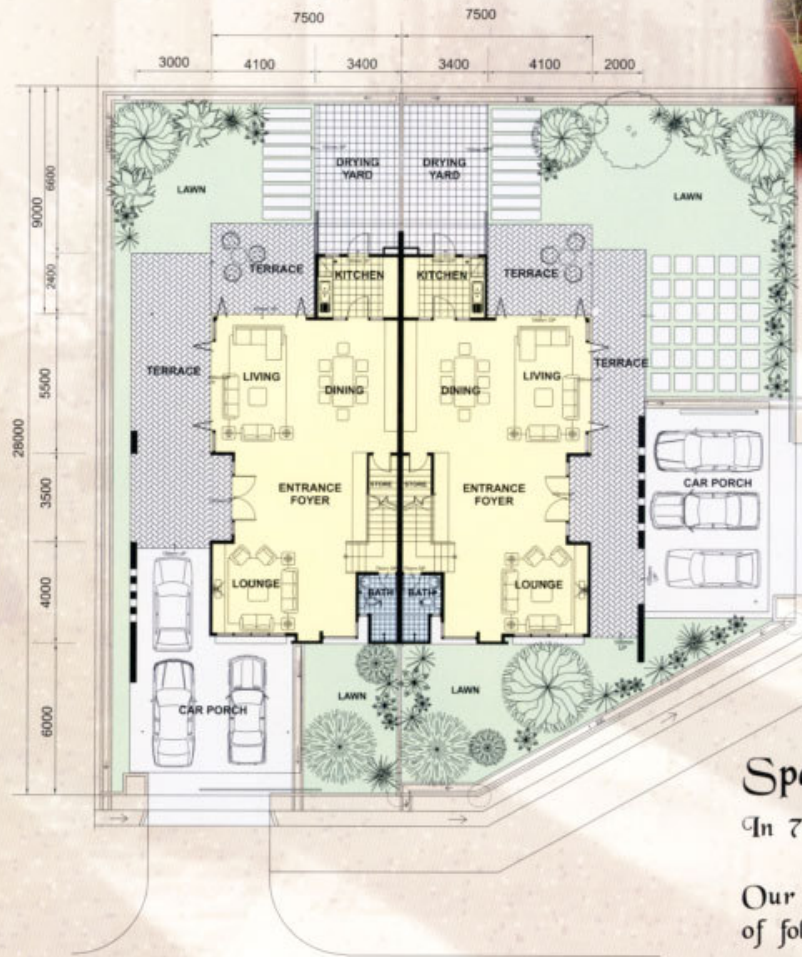


Design...

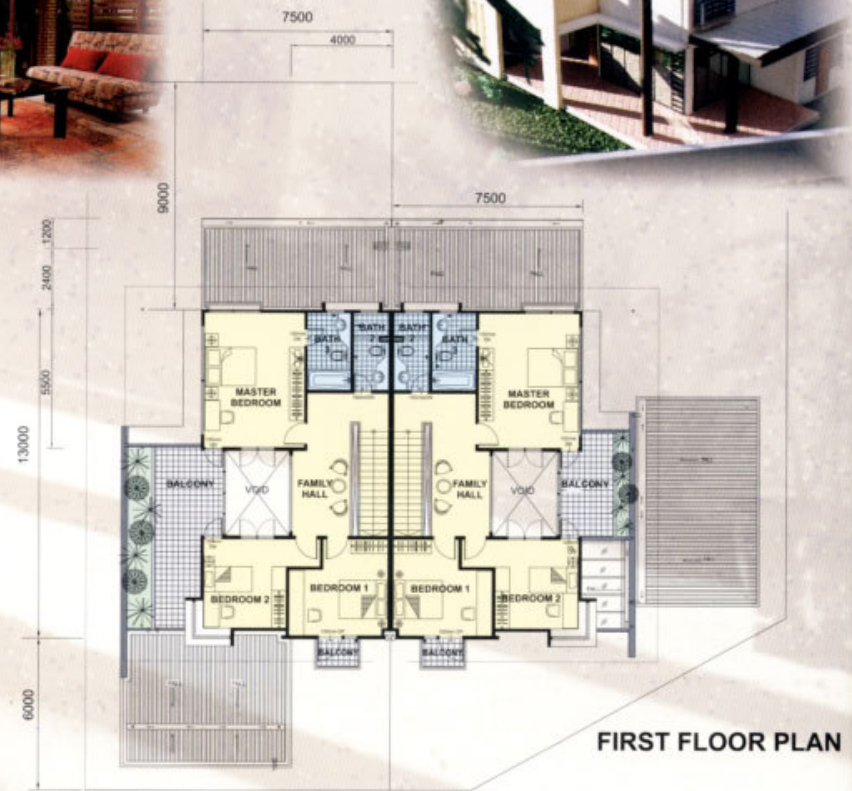
Design, to a home is like a perfect cut for a diamond.
A unique design not only makes a house beautiful,
it gives it character.....

PURE DESIGN VISUAL
MEASURES

Double Storey Semi-detached



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Space...

In 7th Avenue, space is paramount as we believe that it allows for freedom of spirit.

Our unique design allows the living room to be extended to the lawn through the use of folding glass doors.

Thus, our exterior and interior appear to be one continuous landscape that extends your physical and mental horizon.



Double Storey Terrace 1, 2 & 2A

Designed to captivate...

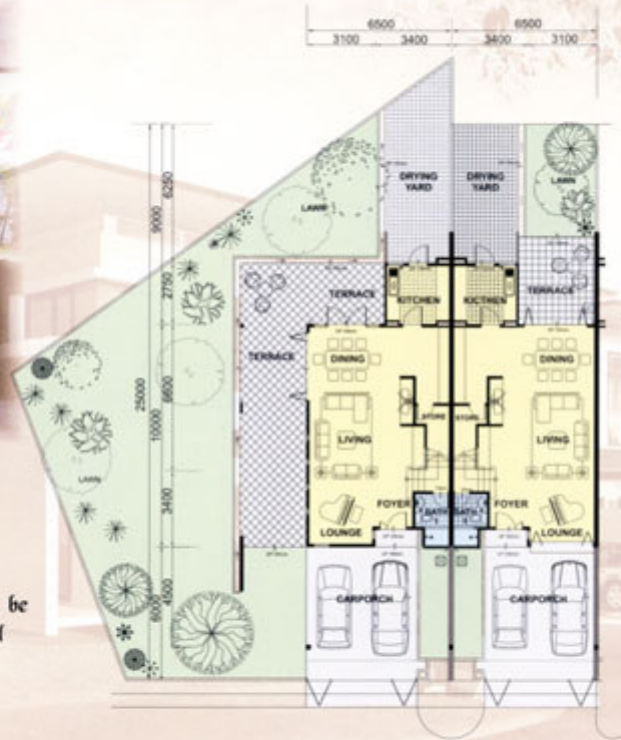
*Uniquely designed to captivate,
the 7th Avenue possess all the features
that ensure a contemporary lifestyle.*

Double Storey Terrace 1

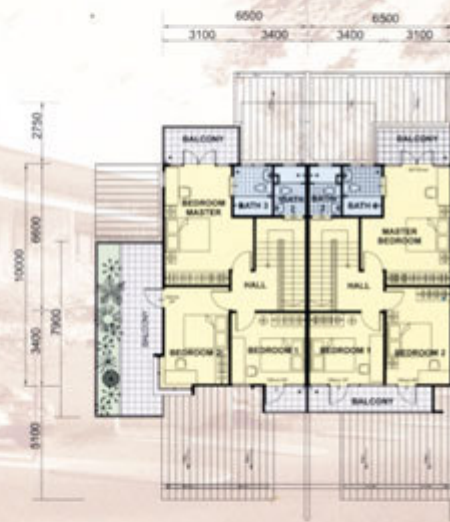


"A touch of nature"

With only a folding glass door between your living room and the lawn, you will be surrounded by greenery as you relax and experience the calming effects of nature..

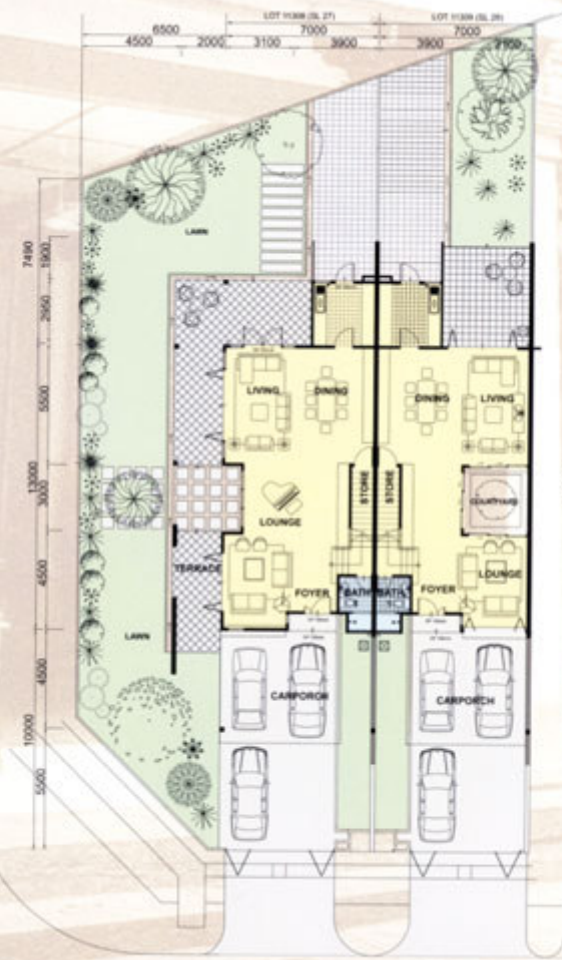


GROUND FLOOR PLAN

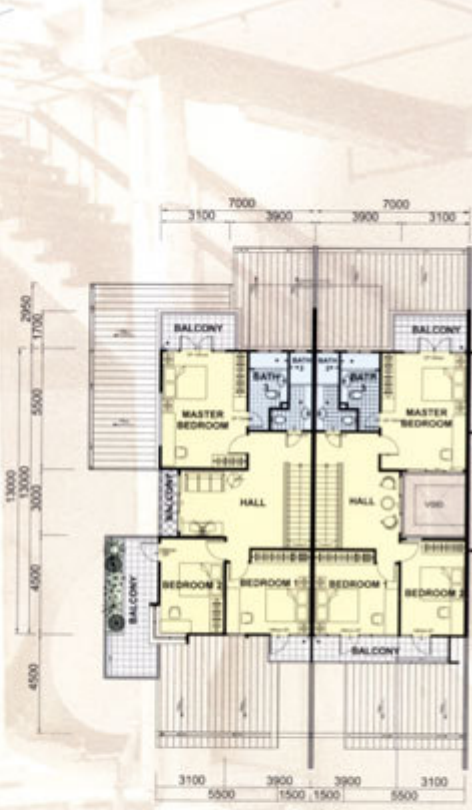


FIRST FLOOR PLAN

Double Storey Terrace 2 & 2A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Natural Light

A room flooded with daylight seems to expand the proportion of a space, making you feel instantly revitalized and energized.

Such are the luxuries that are made possible by having a courtyard in your home.

A courtyard also provides an exit for air to continuously enter your home. In this way, your home becomes more fluid and free-flowing.....

Specifications



Structure

Reinforced concrete frame to Engineering's Specifications.

Roof Finishes

Colorbond metal deck roofing on steel truss.

Ceiling Finishes

- Fibre plaster ceiling to living, dining, dry kitchen, all bedrooms, family hall, stairwell, car porch, terrace & balconies.
- UAC Superflex to all roof eaves.
- Skim coat on concrete to other areas including wet kitchen.

Wall Finishes

Brick wall with plaster and high quality paint finishes full height ceramic wall tiles all round to kitchen and bathrooms.

Floor Finishes

- Quality ceramic tiles to lounge, entrance foyer, living, dining, bathrooms, car porch, terrace & balcony.
- Timber parquet to first floor.

Windows

Powder coated aluminium frame fixed with clear glass. Hardwood sliding and folding.

Doors

- Hardwood doors.
- Powder coated aluminium with clear glass doors.
- Sliding and folding timber doors.

Staircase Balustrade

Steel railing.

Electrical

3-Phase electrical supply, concealed conduit wirings, air-con point, power sockets, hot water heater point to all bathrooms, television point, telephone points, gate light & door bell point.

Plumbing

- Concealed plumbing, quality sanitary wares, basin and stainless steel sink to kitchen and stand pipes to car porch and washing area.
- Stand pipes to courtyard (for Sub-lots 14-30).

Fencing

Metal with wooden gate and brickwall with metal fencing.

Others

- Landscaping.
- Auto gate motor.
- Security alarm system.

All illustrations are artist's impressions only. The developer reserves the right to modify any part or parts of the project as directed and/or approved by architect and/or relevant authorities.

The Site

LEGEND

- Double Storey Semi-detached
- Double Storey Terrace 1
- Double Storey Terrace 2
- Double Storey Terrace 2A



Developed by



JAK KWANG Builders & Developers Sdn Bhd

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(Member of Sarawak Housing Developer's Association)
(Member of Sarawak Chamber of Commerce and Industry)

Architect: Design Network Architects

Engineer: Jong & Associates

Developer's license: L 0520/KP/HD/1/246

Sales & advertising permit: L 0550/KP/HD/1/246

Building Approval Plan No. M.O.200/2003-205/2003

*For all that you have done and achieved,
such luxuries are well deserved,
because you know,
some dreams are definitely worth living for.*