

# BOTANICA 5

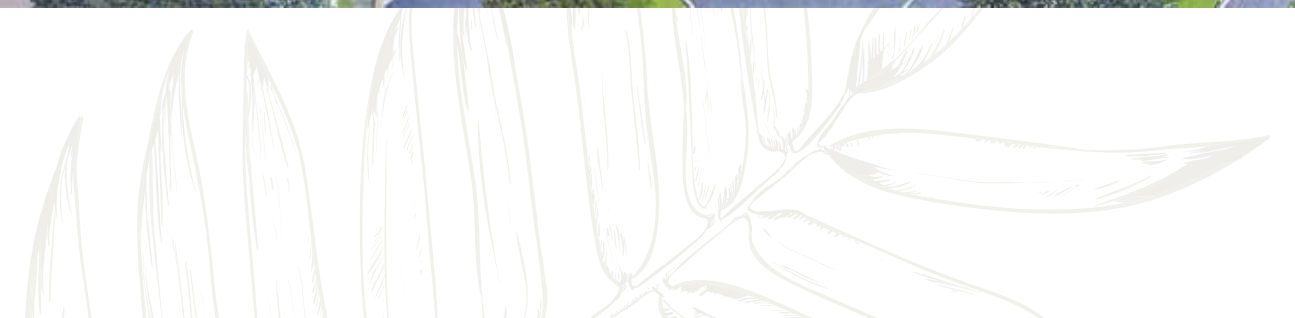


# BOTANICA 5

*Penang's First Garden Township Planned Around You*



Botanica 5 features semi-detached homes and bungalows with spacious living and dining areas, four to five bedrooms with high ceiling. These are homes that celebrate the best of family life by allowing both the indoors and outdoors to meet. Strategically located within the garden township, making it the ideal choice for your family home.





# 2 Storey Semi-Detached

Land area 3,000 to 4,200 sq ft  
Built-up 3,000 to 3,300 sq ft



Specifications							
Structure	Reinforced Concrete Frame		Floor Finishes	Living & Dining	: Homogeneous Tiles	M & E Features	
Wall	Cement Sand Brick			Bathrooms & Kitchen	: Homogeneous Tiles	Light Point	40
Roof	Concrete Roofing Tiles			Bedrooms	: Homogeneous Tiles	13A Power Point	40
Ceiling	Skim Coat / Plasterboard Ceiling			Staircase	: Solid Timber Tread	20A Power Point	2
Wall Finishes	Bathrooms	: Ceramic Tiles to Full Height		Car Porch	: Concrete Imprint	Air-Cond Point	5
	Others	: Plaster & Paint	Patio/Terrace	: Homogeneous Tiles	Water Heater Point	4	
Doors	Main Entrance	: Decorative Solid Timber	Sanitary Installation	Quality Sanitary Ware & Fittings		Ceiling Fan Point	7
	Bedroom	: Plywood Flush	Windows	Glass Casement Window with Anodized Aluminium Frame		Telephone Outlet	3
	Bathroom	: PVC Door	Locksets	Selected Quality Lockset		TV Outlet	5
	Kitchen	: Metal Door	Fencing	Brick Fence Wall		Door Bell Point	1





Floor Plan



Ground Floor



First Floor



# 2 Storey Bungalow

Land area 4,000 to 7,000 sq ft  
Built-up 3,200 to 3,500 sq ft



Specifications

Structure	Reinforced Concrete Frame		Floor Finishes	Living & Dining	: Homogeneous Tiles	M & E Features	
Wall	Cement Sand Brick			Bathrooms & Kitchen	: Homogeneous Tiles	Light Point	40
Roof	Concrete Roofing Tiles			Bedrooms	: Homogeneous Tiles	13A Power Point	40
Ceiling	Skim Coat / Plasterboard Ceiling			Staircase	: Solid Timber Tread	20A Power Point	2
Wall Finishes	Bathrooms	: Ceramic Tiles to Full Height		Car Porch	: Concrete Imprint	Air-Cond Point	5
	Others	: Plaster & Paint		Patio/Terrace	: Homogeneous Tiles	Water Heater Point	4
Doors	Main Entrance	: Decorative Solid Timber	Sanitary Installation	Quality Sanitary Ware & Fittings		Ceiling Fan Point	7
	Bedroom	: Plywood Flush	Windows	Glass Casement Window with Anodized Aluminium Frame		Telephone Outlet	3
	Bathroom	: PVC Door	Locksets	Selected Quality Lockset		TV Outlet	5
	Kitchen	: Metal Door	Fencing	Brick Fence Wall		Door Bell Point	1



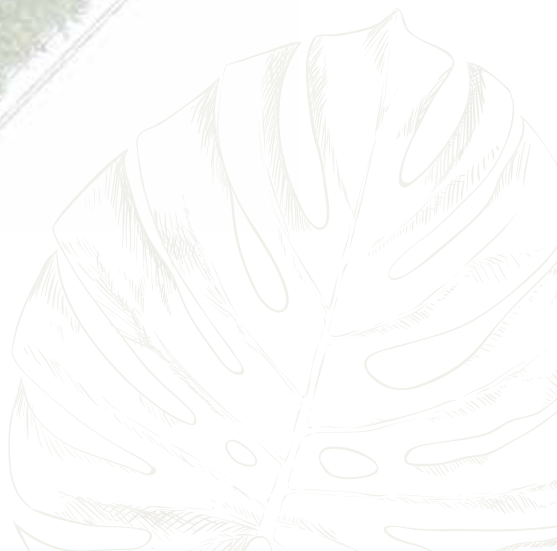
Floor Plan



Ground Floor



First Floor





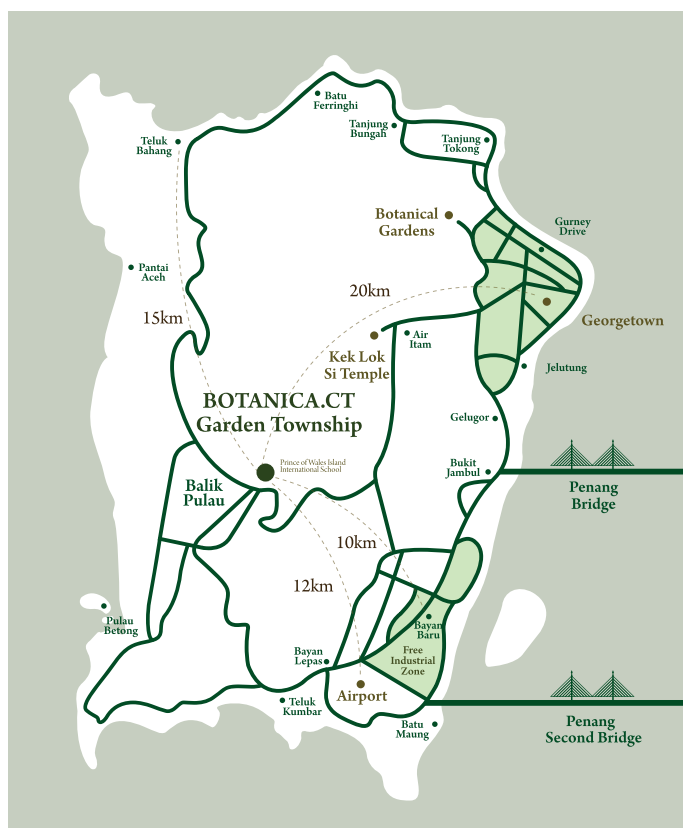
## Phase 5 Site Plan



Property Type		Plot No.
Phase 5A	2 Storey Terrace	01-32
	3 Storey Terrace	33-63

Property Type		Plot No.
Phase 5	2 Storey Semi Detached - Type A	07-22, 51-60
	2 Storey Semi Detached - Type B	23-42
	2 Storey Bungalow - Type C	46-49
	2 Storey Bungalow - Type D	04
	2 Storey Bungalow - Type E	01-03, 05, 45, 50
	2 Storey Bungalow - Type F	06

## Location Map and Contact Details



From Balik Pulau to	Distance
Bayan Lepas Free Industrial Zone	10km
Penang International Airport	12km
Teluk Bahang	15km
Georgetown	20km

### MTT Properties & Development Sdn Bhd (691685-V)

#### Sales Gallery

No 8 & 10, Jalan Sungai Air Putih,  
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Penang, Malaysia.

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Developer License No: 9995-5/05-2018/0341 (L)  
Validity Period: 17.5.2016 – 16.5.2018  
Advertising & Sales Permit No: 9995-5/05-2018/0341 (P)  
Validity Period: 17.5.2016 – 16.5.2018  
Developer: MTT Properties & Development Sdn Bhd  
Land Tenure: Freehold  
Expected date of completion: 24 May 2017  
No of Units: double storey semi-detached – 46;  
double-storey bungalow – 12  
Land Encumbrances: Affin Bank Berhad  
Minimum Price: RM1,686,000/RM2,231,000  
Maximum Price: RM1,958,000/RM2,825,000  
Approving Authority: MPPP  
Approval Plan No: MPPP/OSC/PB(6998)/14(LB)  
5% discount for Bumiputera

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