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STRATEGICALLY
LOCATED

Located in the vicinity of Mutiara Damansara, Damansara Perdana and Bandar Utama, residents have access to the best amenities such as schools, colleges, financial institutions, golf course and shopping malls; which are just a stone's throw away!



SPACIOUS
LAYOUT FOR
CONTEMPORARY
LIVING



Typical Floor Plans

EXQUISITE LINEAR GARDEN HOMES







ENHANCED FACILITIES AND AMENITIES

Fancy a dip in the pool at the clubhouse after a long day? Or stroll down the cool, verdant terrain to stop and smell the flowers. Being a gated landscaped development, you'd be impressed by the gym room, multipurpose hall, finest views of natural landscape from the sky garden, swimming and wading pool, jogging and walking paths, children's playground, relaxation pavilions and also a BBQ pit.



Linear Garden - Immerse yourself into the fresh greenery, cushioning the garden of your spacious home.

Artist's Impression



ENCHANTING LINEAR GARDENS

Like a breath of pure fresh air, a linear garden up to 70 feet wide envelops you as you step out of your doorstep. This is where children run free, grandparents dote on the little ones while pushing the strollers, mum and dad enjoy a quiet moment at a nearby pavilion - all adding to the comfort and convenience of a well planned community.



Spacious interior with practicality.



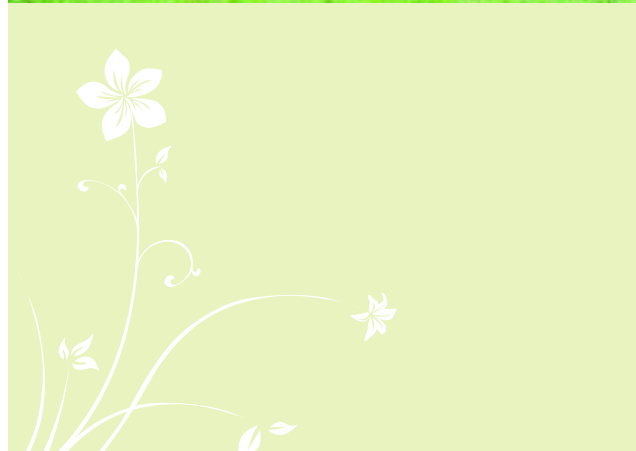
ENTHRALLING INTERIORS

Sunway SPK 3 Harmoni homes are a modern, contemporary expression of your lifestyle. Attention to detail, quality finishing, efficient use of space - all add up to a well sought after address. Designed with you in mind, Sunway SPK 3 Harmoni is ideal for nurturing new families or keeping loved ones closer. It's everything you can expect from a trusted and renowned developer, and more.



ENTICING VISTAS

Welcome home. At Sunway SPK 3 Harmoni, it's always a pleasure to arrive. Be greeted with the natural landscape, the welcoming sights of a meticulously planned enclave and your cares immediately begin to melt away.



Club Harmoni - a place for you to rest, relax and live a healthy lifestyle.

Artist's Impression



Sky Garden - a place to throw a party.

Artist's Impression




Make your journey to a harmonious lifestyle, a grand address awaits!





SPECIFICATIONS

Standard Intermediate Unit

Structure	- Reinforced concrete frame
Wall	- Clay bricks
Roofing Covering	- Concrete roofing tiles
Roofing Framing	- Reinforced concrete flat roof
	- Metal roof trusses
Ceiling	- i) Car porch - Plasterglass ceiling
	- ii) Living, dining & upper unit family area - Skin coat
	- iii) Bedrooms 1, 2 & 3 - Plasterglass ceiling
	- iv) Baths 1, 2, 3 & 4 - Plasterglass ceiling
	- v) Dry kitchen, wet kitchen - Plasterglass ceiling
	- 5 yard - Plasterglass ceiling
	- vi) Terraces & balconies - Skin coat
	- vii) All other areas - Skin coat
Windows	- i) Powder coated aluminium frame casement window
	- ii) Powder coated aluminium frame top hung window
	- iii) Powder coated aluminium frame louvred window (adjustable/fixed)
Doors	- i) Main entrance - Decorative timber flush door
	- ii) Terraces & balconies - Powder coated aluminium frame sliding door
	- iii) Bedrooms - Timber flush door
	- iv) Bath 1, 2, 3 - Timber flush door
	- v) Bath 4 - PVC door
	- vi) Kitchen - Timber framed glass door
	- vii) Store - Timber louvred door
Ironmongery	- i) Main entrance - Lever handle lockset
	- ii) Others internal doors - Cylindrical locksets
Wall Finishes	- i) Kitchen - 1500mm high ceramic tiles
	- ii) Bathrooms - Ceramic tiles to ceiling height (no tiles behind mirror)
	- iii) Other internal walls - Plaster and emulsion paint
	- iv) External walls - Plaster and weather resistant paint
Floor Finishes	- i) Living, dining & dry kitchen - Porcelain tiles
	- ii) Bedroom 3 on ground floor - Timber laminated flooring
	- iii) Bedrooms 1, 2 & 3 on upper floors & upper unit family - Ceramic tiles
	- iv) Baths 1 - 4 - Ceramic tiles
	- v) Staircase (upper unit - ground floor foyer to 1st floor only) - Porcelain tiles
	- vi) Other staircases - Timber laminated flooring
	- vii) Driveway & carporch - Imprest concrete
	- viii) Others areas - Ceramic tiles
Internal Telephone Trunking and Cabling	- Telephone cable in underground duct
Fencing	- i) Fencing - No fencing provided
	- ii) Gate - No gate provided
	- Letter box, electrical meter box and refuse chamber provided

Sanitary Installation

ITEM	Quantity (Lower unit)	Quantity (Upper unit)
Wash basin c/w vanity tap	3	3
Wash basin	1	1
Basin tap	4	4
Pedestal WC	4	4
Shower set	3	3
Shower rose	1	1
Soap holder	1	1
Toilet roll holder	4	4
Hand bidet	4	4
Single bowl single drainer aluminium sink	1	1
Kitchen tap	1	1
Wet kitchen/yard/car porch tap	2	2

Electrical Installation

ITEM	Quantity (Lower unit)	Quantity (Upper unit)
Light point	29	32
Motion sensor light	1	1
Fan point	5	6
Air-cond point	4	4
13 amp socket point	20	21
15 amp socket point	1	1
TV point	2	2
Telephone point	2	2
Door bell point	1	1

Value Added Features

- 1) Solar water heater system (for baths 1, 2, 3 and dry kitchen sink only)
- 2) Security alarm system
- 3) Intercom and CMS alarm system to guardhouse
- 4) Shower screen to baths 1, 2 and 3
- 5) Water booster pump
- 6) Motion sensor light at car park
- 7) 3 phase 60A power supply
- 8) 4 units of energy efficient and eco-friendly air-conditioner
- 9) Wet and dry kitchen
- 10) Glass balustrade at staircase