



**GATED and GUARDED**  
managed by IBRACO

**LIFT ACCESSIBLE**

**OWN COVERED CAR PARK**

**SPECIFICATIONS**

- STRUCTURE** • Reinforced concrete framework / red brick wall.
- ROOF** • Selected metal roofing sheet (main roof).
- CEILING** • Gypsum plaster ceiling to kitchen and bath/WC.  
• UAC ceiling to wash area and roof eaves.  
• Skim coat to soffit of RC slab.
- FLOOR** • Cement render to corridor.  
• Quality floor tiles to living, dining, kitchen and bedrooms.  
• Non-slip tiles to bath/WC and wash area.  
• Cement screeding and nosing tile to step of common staircase.
- WALL FINISHES** • Weather shield or equivalent paint to external walls.  
• Emulsion paint to internal walls.  
• Ceramic wall tiles all round to bath, toilets and kitchen.
- DOORS** • Timber doors to main door and all rooms.
- WINDOWS** • Powder coated aluminium framed glass windows.
- ELECTRICAL** • Concealed conduit wiring, socket points and switches.
- PLUMBING** • Concealed plumbing, vitreous china w.c and wash basin.  
• Stainless steel sinks to kitchen.
- GATE & FENCING** • Decorative mild steel gate.  
• Versatile fencing for perimeter fencing.
- COMMON AREA** • Concrete slab / premix to footpath area.  
• Mild steel railing to balcony & walkway for first floor and above.  
• Lift for common access with stainless steel panel and wall tiles furnishing.

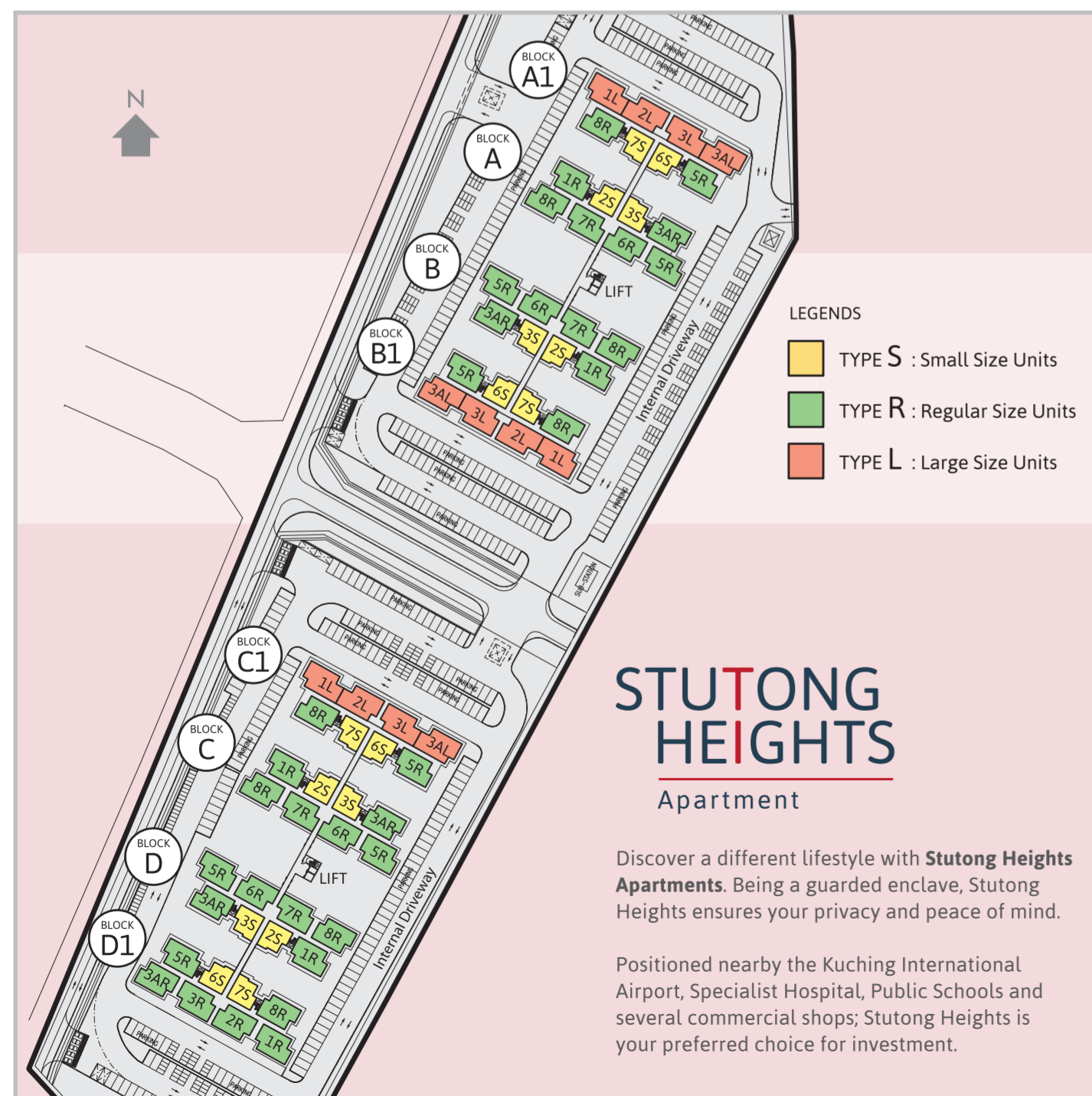


Typical Floor Plan

**Built-up-area**

Type L : Large Units (with Balcony)	98.0 sq.m. / 1054.4 sq.ft.
Type L : Large Units (without Balcony)	94.0 sq.m. / 1011.4 sq.ft.
Type R : Regular Units (with Balcony)	85.6 sq.m. / 921 sq.ft.
Type R : Regular Units (without Balcony)	82.0 sq.m. / 882 sq.ft.
Type S : Small Units (all are with Balcony)	59.0 sq.m. / 634.8 sq.ft.

The area for unit with Balcony at Living & Balcony at Bedroom are the same.



**STUTONG HEIGHTS**

3.3KM to Lodge International School

2.0KM to PPKS

1.8KM to SMK Tabuan Jaya

1.5KM to Chung Hua Primary School No.2

2.3KM to Giant Hypermall

5.0KM to Kuching International Airport

**IBRACO'S QUALITY HOMES**

**IBRACO BERHAD**  
(011 286-P)

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Disclaimer: All illustrations and colour schemes are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developers' architect and cannot form part of an offer or contract. All measurements are approximate. Whilst every effort has been made to ensure accuracy, the owner, developer and managers cannot be held responsible for any variations or inaccuracies.

Housing Developer's License: L1917/07/01/01/716 Validity from 07 December 2012 to 02 December 2013  
Advertisement and Sale Permit: P1830/09/01/01/716 Validity from 26 December 2012 to 02 December 2013  
Approval Authority for Building Plan: MBKS - SPA Approval No.: P/01/481-2012 - 99 Years Lease • Bumiputera Unit: 67 units  
Price from RM1168,000

**IBRACO BERHAD**  
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# STUTONG HEIGHTS

Apartment

**Stutong Heights**