

## FLOORPLAN

type SD1 - 40' x 80'  
3,467 sq.ft.

ground floor



first floor



type SD2 - 40' x 80'  
3,450 sq.ft.

ground floor



first floor

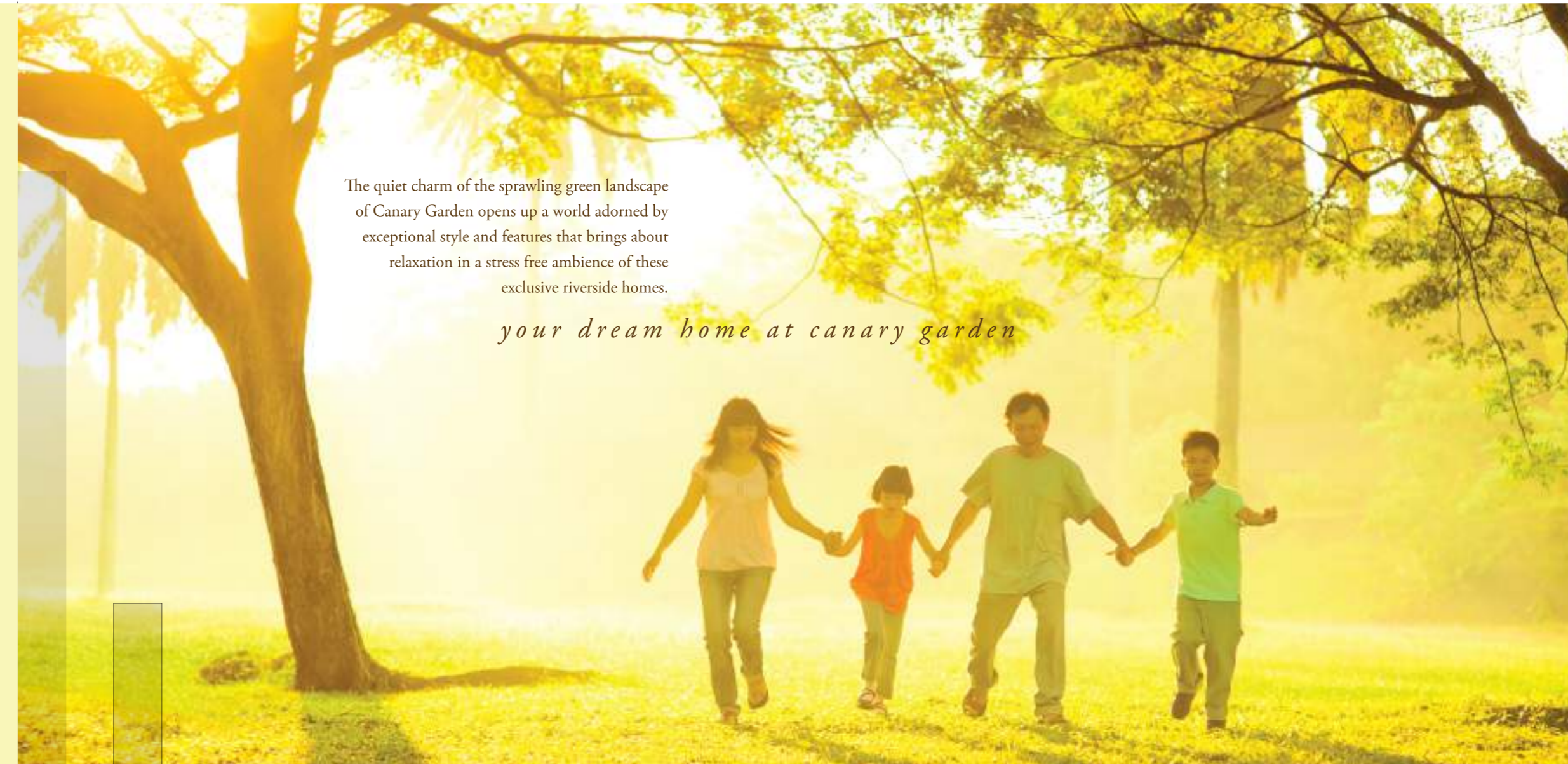


type SD2A - 40' x 100'  
3,450 sq.ft. with back balcony

ground floor



first floor



The quiet charm of the sprawling green landscape of Canary Garden opens up a world adorned by exceptional style and features that brings about relaxation in a stress free ambience of these exclusive riverside homes.

*your dream home at canary garden*

## SPECIFICATIONS

Structure	Reinforced concrete structure
Wall	Claywall
Roofing	Main roof - Metal Deck
Ceiling	Foyer, Living, Dining - Skim coat and paint
	Store, Guest & Maid room - Skim coat and paint
	Dry Kitchen & Wet Kitchen - Skim coat and paint
	Balcony & Entrance - Skim coat and paint
	Family/Study & Bedrooms - Ceiling boards
	Bathrooms - Ceiling boards
	Windows
Doors	Main Entrance - Decorative timber door
	Bedrooms & Guest room - Timber flush door
	Store - Timber flush door with fixed timber louvers
	Wet Kitchen & Maid's room - Timber flush door
	Bath 5 - PVC door
	Bathrooms - Timber flush door
	Balcony & Dining - Aluminium frame sliding glass door

Ironmongery	Quality locksets
	Floor Finishes
	Car porch - Tiles
	Living, Dining, Foyer, Wet Kitchen, Dry Kitchen & Maid's room - Tiles
	Yard/washing area & Store - Tiles
	Bathrooms & Bath 5 - Tiles
	Balcony & Patio - Tiles
Wall Finishes	Staircase, Bedrooms - Tiles
	Family Hall - Tiles
	Internal & External walls - Plaster & paint
	Wet Kitchen & Dry Kitchen - Wall tiles up to 2100mm
	Bathrooms - height plaster and paint above Wall tiles
	Sanitary - Wash basin - 5 nos
	Installation
W.C - 5 nos	
Kitchen Sink - 2 nos	
Bid Tap - 6 nos	
Shower Rose - 5 nos	
Garden Tap - 2 nos	

Electrical Installation	13 Amp Socket Outlet - 23 nos
	15 Amp Socket Outlet - 1 no
	TV point - 2 nos
	Fan point - 8 nos
	Lighting Points - 30 nos
	Telephone Points - 2 nos
	A/C Points - 8 nos
Fencing	Water Heater Point - 4 nos
	Door Bell Point - 1 no
	Autogate point - 1 no
	Danic Button - 2 nos
	Intercom - 1 no
	Brickwall with metal fencing at above

*for more information, please visit*

Canary Garden Sales Gallery

No. 2, Jalan Langat KS9, Bandar Bestari, 42000 Klang, Selangor Darul Ehsan, Malaysia.

Tel +603 3122 2999 Fax +603 3122 9268

Bukit Tinggi Klang Sales Office

No. 52A-0, Ground Floor, Lorong Batu Nilam 21A, Bandar Bukit Tinggi, 41200 Klang, Selangor Darul Ehsan, Malaysia.

Tel +603 3324 9900 Fax +603 3324 9268

[www.bandarbestari.com](http://www.bandarbestari.com)



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Developer:  
KHOO SOON LEE REALTY SDN. BHD. (66384-P)  
A wholly owned subsidiary of KSL Holdings Berhad 511433-P

DL No.: 3390-46/06-2016/01837(L) (Validity: 12-06-2015 to 11-06-2016) • AP No.: 3390-46/06-2016/01837(P) (Validity: 12-06-2015 to 11-06-2016) • Land Encumbrances: RHB Bank Berhad • Approval Authority: Majlis Perbandaran Klang • Building Plan Approval No.: MPK/BGN/PN1/6/11 • Completion Date: October 2016 • Total No. of Units: 54 units • AP Price: (2) Storey Semi-Detached - SD1, 18 units, RM 2,205,600.00 (Max), RM 1,657,100.00 (Min), (2) Storey Semi-Detached - SD2, 18 units, RM 2,191,900.00 (Max), RM 1,645,600.00 (Min), (2) Storey Semi-Detached - SD2A, 18 units, RM 2,508,400.00 (Max), RM 1,760,600.00 (Min) • Land Tenure: Freehold

*live lusciously beyond nature's enclave*



FREEHOLD

# CLERMONT *semi-d villa*



Artist's impression of CLERMONT Type SD1

type SD1— 40' x 80'  
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 type SD2A— 40' x 100'  
 with back balcony



Within easy reach of the CLERMONT offers a wide array of amenities which will define the exuberant lifestyle of its residents.



Artist's impression of Clubhouse

## UNIQUE FEATURES

- Choice of 3 designs
- Choice of 2 spacious lot sizes of 40' x 80' and 40' x 100'
- Floor area from 3,450 sq.ft. to 3,467 sq.ft.
- Generous 5+1 bedrooms and 5 bathrooms
- High ceiling of 3.8m
- Wet and dry kitchens by Signature Kitchen
- Gated and guarded
- Multi-tiered security system
  - Access card system
  - CCTV surveillance
  - Intercom
  - Security guardhouse
  - Panic button

## TOWNSHIP FEATURES

- Scenic French-inspired gardenscape
- Proximity to Commercial City retail and food & beverage hub
- Refreshing riverscape of the natural Black Water River
- Resident Clubhouse

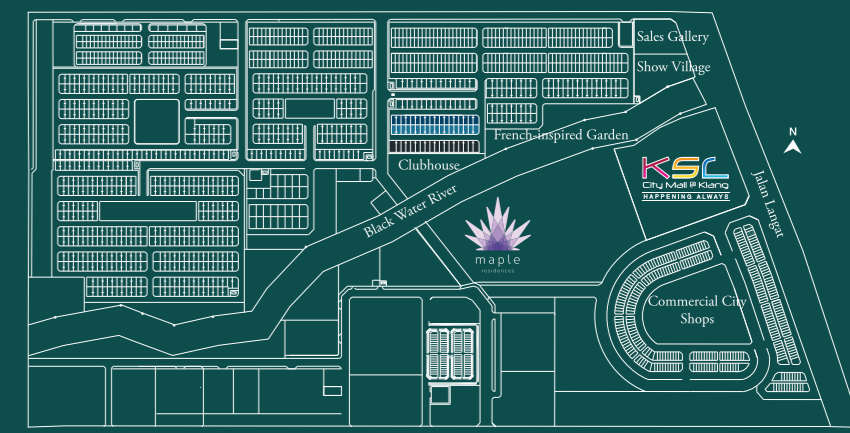


Artist's impression of Commercial City



## LIFESTYLE REDEFINED

With every aspect of this riverside township meticulously designed to offer luxury and comfort, residents are set to enjoy benefits of city life but with a soothing and serene environment that comes with riverside living.



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## COVETED ADDRESS

Canary Garden's enviable location places it close to some of the best amenities of Klang Valley through a comprehensive network of highways.

- Excellent accessibility, conveniences well linked
- KESAS Highway
  - Federal Highway
  - SKVE
  - ELITE Highway
  - NPE Highway