

RECREATION

MINES RESORT HOMES



PAK CHUN GROUP

STRATEGIC LOCATION

Strategically nestled in a private enclave in Mines City Resort, the Bungalows have been planned for easy access. An extensive network of highways and connecting routes including the Sungai Besi highway, SILK Highway, Bukit Jalil highway, North South Highway and also the Shah Alam highway ensures smooth access into and out of the city.

LEISURE

Mines Resort & Golf Club - Approx. 2 minutes
Palace Beach & Spa - Approx. 2 minutes
Mines Wonderland - Approx. 7 minutes
Mines Air & Shopping Fair - Approx. 4 minutes
Selangor Turf Club - Approx. 3 minutes
Giant South City Plaza - Approx. 8 minutes
Bukit Jalil Gof Resort - Approx. 11 minutes

HIGHWAYS

Sungai Besi Highway - Approx. 3 minutes
Silk Highway - Approx. 7 minutes
Lebuhraya Bukit Jalil - Approx. 5 minutes
Lebuhraya Utara Selatan - Approx. 7 minutes
Lebuhraya Shah Alam - Approx. 10 minutes

EDUCATION

Australian International School Malaysia - Approx. 10 minutes
International Medical University Malaysia (IMU) - Approx. 13 minutes
University College Technology & Innovation (UCTI) - Approx. 8 minutes

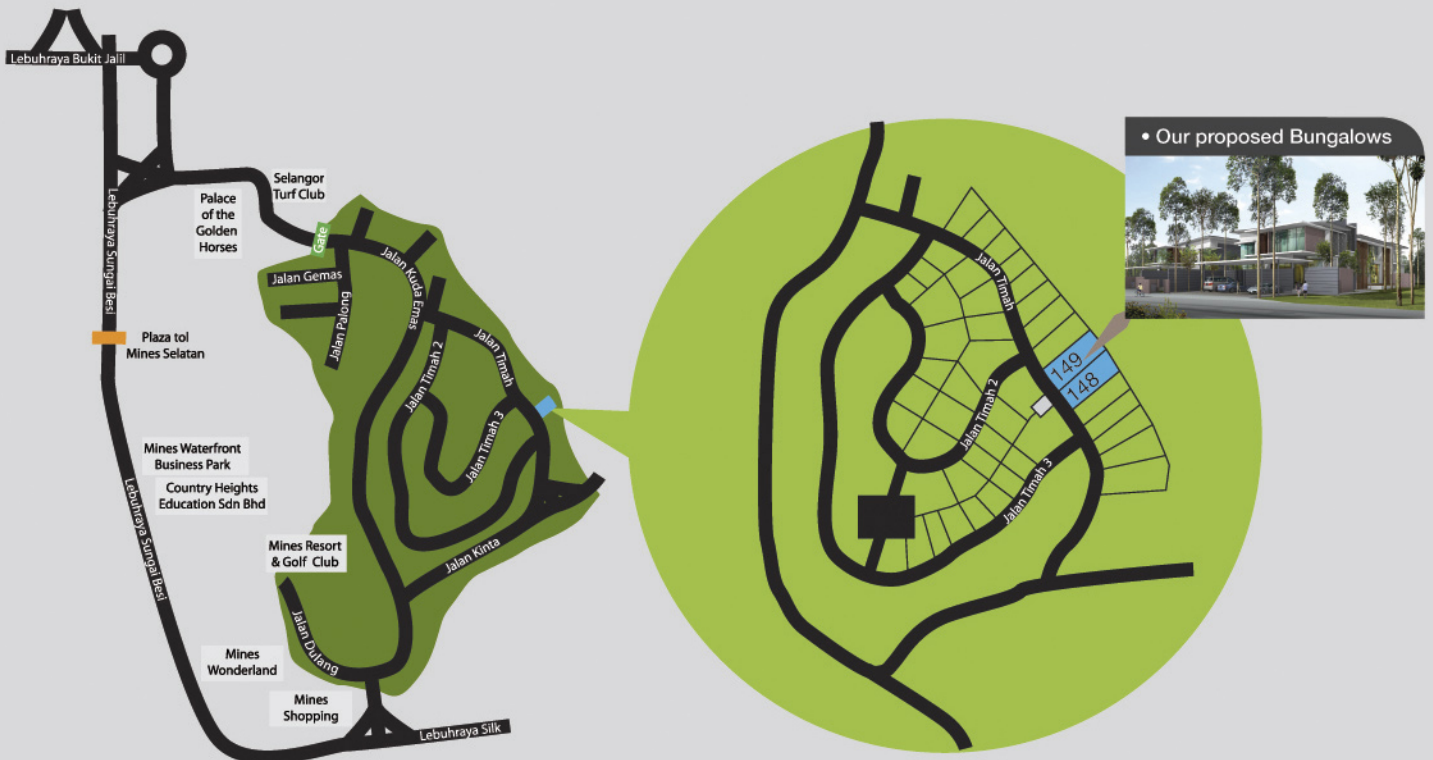
PUBLIC TRANSPORT

Serdang KTM Komuter Station - Approx. 6 minutes
Sungai Besi RapidKL LRT - Approx. 10 minutes
Bukit Jalil RapidKL LRT - Approx. 10 minutes
Sri Petaling RapidKL LRT - Approx. 11 minutes

BANKS

Alliance - Approx. 4 minutes
Maybank - Approx. 7 minutes
RHB - Approx. 7 minutes
CIMB - Approx. 7 minutes
Hong Leong - Approx. 7 minutes
Public Bank - Approx. 7 minutes

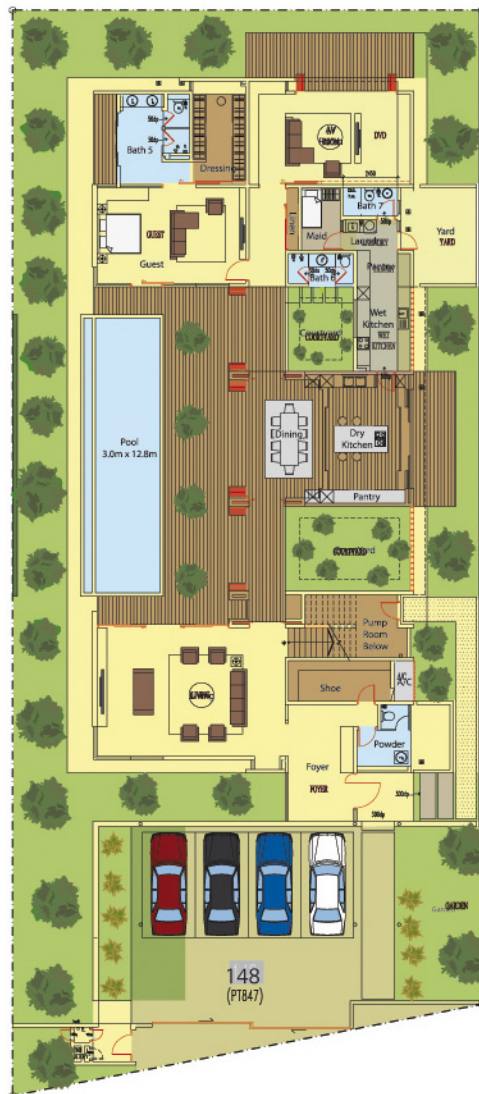
LOCATION MAP



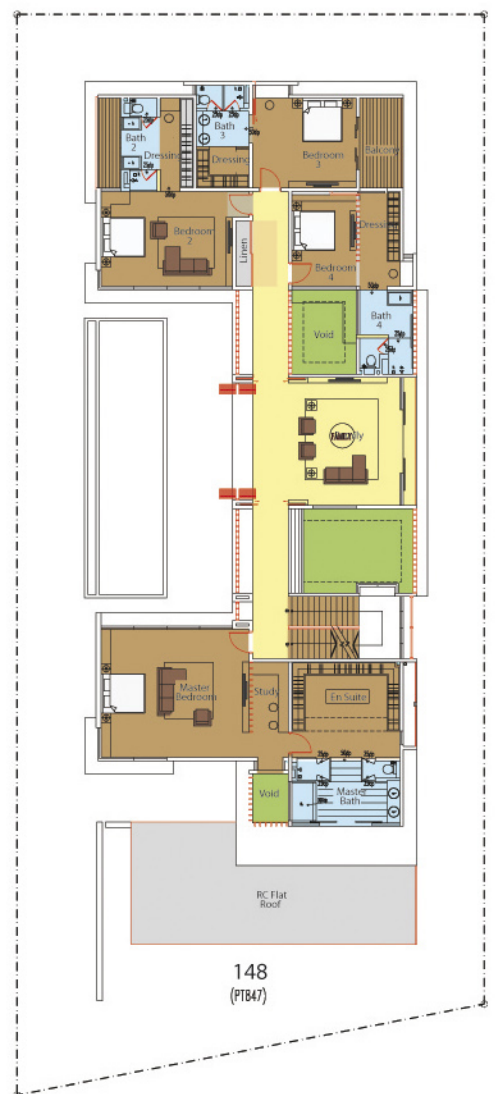


MINES LOT 148

- Land Area : 10,853 sq. ft.
- Nett Built-up : 7,323 sq. ft.
- 6 Rooms + 7 Baths
- 6 Rooms with attached Bathrooms
- 13m length Swimming Pool
- Dining with Swimming Pool view
- 2 internal Courtyards



GROUND FLOOR



FIRST FLOOR

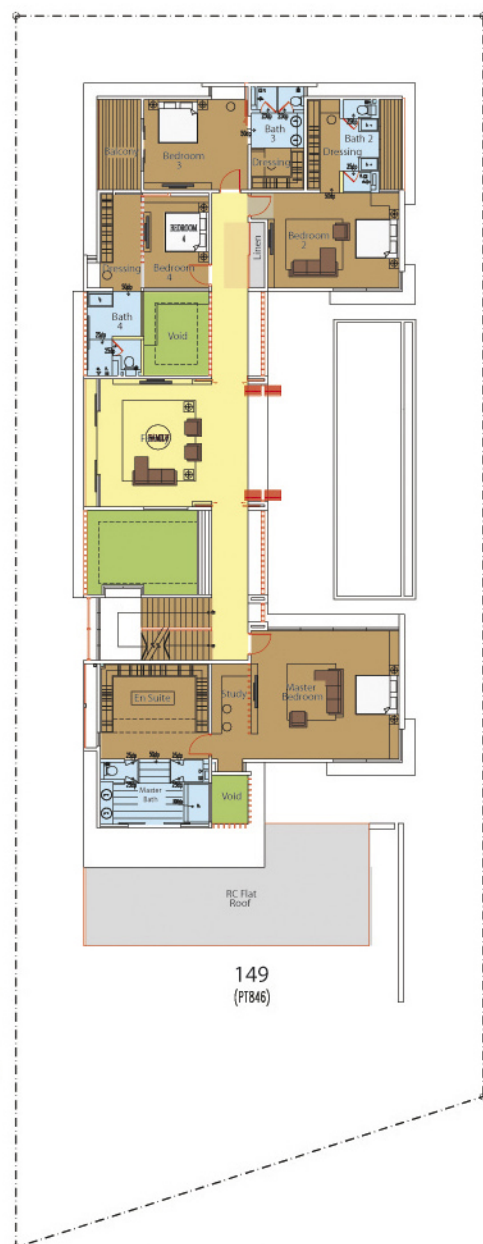


MINES LOT 149

- Land Area : 12,122 sq. ft.
- Nett Built-up : 7,553 sq. ft.
- 6 Rooms + 7 Baths
- 6 Rooms with attached Bathrooms
- 13m length Swimming Pool
- Dining with Swimming Pool view
- 2 internal Courtyards



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

	MINES LOT 148	MINES LOT 149
STRUCTURE	Reinforced Concrete Framework	Reinforced Concrete Framework
WALLS	Brickwall	Brickwall
ROOFING	RC Flat Roof / Metal Decking Roof	RC Flat Roof / Metal Decking Roof
CEILING	Skim Coating / Plaster Ceiling Board	Skim Coating / Plaster Ceiling Board
DOORS	Aluminum Door / Timber Solid Flush Door	Aluminum Door / Timber Solid Flush Door
WINDOWS	Aluminium Windows	Aluminium Windows
SWIMMING POOL	Concrete Polished	Concrete Polished
FLOORING		
Driveway / Car Porch	Concrete Polished	Concrete Polished
Foyer / Living	Marble	Marble
Dining	Timber Boards	Timber Boards
Dry Kitchen	Timber Boards	Timber Boards
Wet Kitchen	Tiles	Tiles
Maid Room / Utility / Store	Tiles	Tiles
Bathrooms	Marble / Stone	Marble / Stone
Staircase / Bedrooms	Timber Strip / Boards	Timber Strip / Boards
WALL FINISHES		
Bathrooms	Marble / Tiles / Stone	Marble / Tiles / Stone
Internal Wall	Cement Plaster with Paint	Cement Plaster with Paint
External Wall	Cement Plaster with Paint	Cement Plaster with Paint
SANITARY WARES & FITTING		
Kitchen Sink	4	4
Water Closet	8	8
Bath Tub	1	1
Wash Basin	10	10
Shower Head	7	7
ELECTRICAL FITTING		
Switch Socket Outlets	87	87
Air-cond Socket Outlets	10	10
Fan Socket Outlets	12	12
Heater Socket Outlet	1	1
Pump Socket Outlet	1	1
Lighting Points	157	157
Door Bell Points	3	3
Auto Gate Outlet	1	1
SMATV Outlets	8	8
Telephone Outlets	8	8
IRONMONGERY	Quality Lockset	Quality Lockset
FENCING	MS rectangular hollow sections and brick fence	MS rectangular hollow sections and brick fence
EXTERNAL WORKS	Refuse Chamber, Electric & Water Compartment	Refuse Chamber, Electric & Water Compartment

ACHIEVEMENTS



COUNTRY Lifestyle

Taman Tar

CONTEMPORARY Lifestyle

Ukay Heights



TROPICAL Lifestyle

Tar Villas

MODERN Lifestyle

Gita Bayu



PAK CHUN CONSTRUCTION

BUILDER'S CAPABILITIES

Pak Chun Construction Sdn. Bhd. (Pak Chun) is a proven performer in providing professional building construction services since 1982. Over the years we have gained a solid reputation for high quality projects on time and within budget. We are also known for our ability to evolve new construction techniques.

Our philosophy, which has remained the same throughout years of growth and success, is simple. Our clients' interest always come first, regardless of project or scope of work. Whether it is a renovation or an upgrade, a bungalow or warehouse, we recognize that each assignment has specific and special needs. Therefore each project is carried out by a focused and dedicated project team with the necessary mix of experience and expertise.

From the point of award through implementation and on to construction of the project, we are able to reduce costs, speed construction and enhance the value of a project by integrating the company's understanding of the construction process with the work of designers/architects and engineers.

Much of our continuing success is built on the skills of our team who pay rigorous attention to detail, personal involvement and intensive dedication.

Pak Chun Construction Sdn Bhd
Co. No. 82335K

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