



— TYPICAL FLOOR PLAN —

BAYOU CREEK

BUNGALOW & SEMI-DETACHED

独立式与半独立式洋房

FREEHOLD



百优湾
BAYOU CREEK

LUXURY BUNGALOW
独立式洋房



SPECIFICATIONS

STRUCTURE	: Reinforced concrete
WALL	: Brickwall
ROOF COVERING	: i. Concrete roof tiles ii. Reinforced concrete roof to selected area
ROOF FRAMING	: Metal frame / RC slab
CEILING	: Plaster board / Skim coat
WINDOWS	: Aluminium frame glass window
DOORS	: Timber door / Grille door / Aluminium framed glass door
IRONMONGERY	: Selected quality lockset to all doors
WALL FINISHES	
Tiles / Cement Plaster with Paint : Bathrooms / Powder room	
Cement Plaster with Paint : Dry kitchen / Other internal areas	
Tiles : Wet kitchen	
Plaster and Paint : All external areas	
FLOOR FINISHES	
Cement Render	: Driveway / Yard
Concrete Imprint	: Car porch
Tiles :	Entrance / Foyer / Living / Dining / AV / Guest room / Kitchen / Store / Nook / Utility room / Bathrooms / Powder room / Roof top garden / All balconies
Timber	: Master bedroom / Family area / Bedroom 1,2,3 / Staircase

SANITARY & PLUMBING FITTINGS
Water closet
Paper roll holder
Wash basin
Kitchen sink
Rainshower
Shower hand
Long bath

ELECTRICAL INSTALLATION
Lighting point
Power point
Fan point
Television point
Data point
Door bell
Air-con point
Shaver point
Burglar alarm system
Water heater point
CCTV point
Booster pump

FENCING : BSP fencing

A5 / A6 / B3
7nos.
7nos.
8nos.
2nos.
6nos.
5nos.
1no.

A5	A6	B3
93nos.	83nos.	93nos.
64nos.	59nos.	62nos.
10nos.	9nos.	9nos.
7nos.	6nos.	6nos.
4nos.	4nos.	4nos.
1no.	1no.	1no.
9nos.	8nos.	8nos.
4nos.	6nos.	6nos.
1set	1set	1set
1no.	1no.	1no.
2nos.	2nos.	2nos.
1no.	1no.	1no.

TYPE A6

BUNGALOW
独立式洋房

Land Area : 6,070 sq.ft. / 564 sq.m.
Built-up Area : 4,120sq.ft. / 383 sq.m.

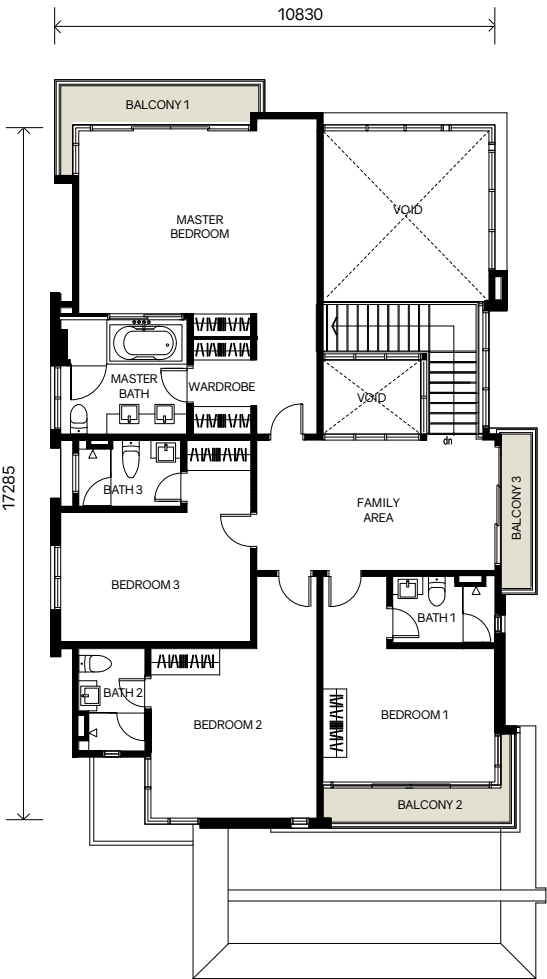
5 + 1 Bedrooms
5 + 1 Bathrooms

占地面积 : 6,070平方尺 / 564平方米
建筑面积 : 4,120平方尺 / 383平方米

5 + 1 间卧室
5 + 1 间浴室



Ground Floor Plan
底层平面图



First Floor Plan
一层平面图

The use of this floor plan is for illustrative purpose only.
The developer reserves the right to amend without prior notice.

TYPE A5

BUNGALOW
独立式洋房

Land Area : 6,280 sq.ft. / 583 sq.m.
Built-up Area : 4,498 sq.ft. / 418 sq.m.

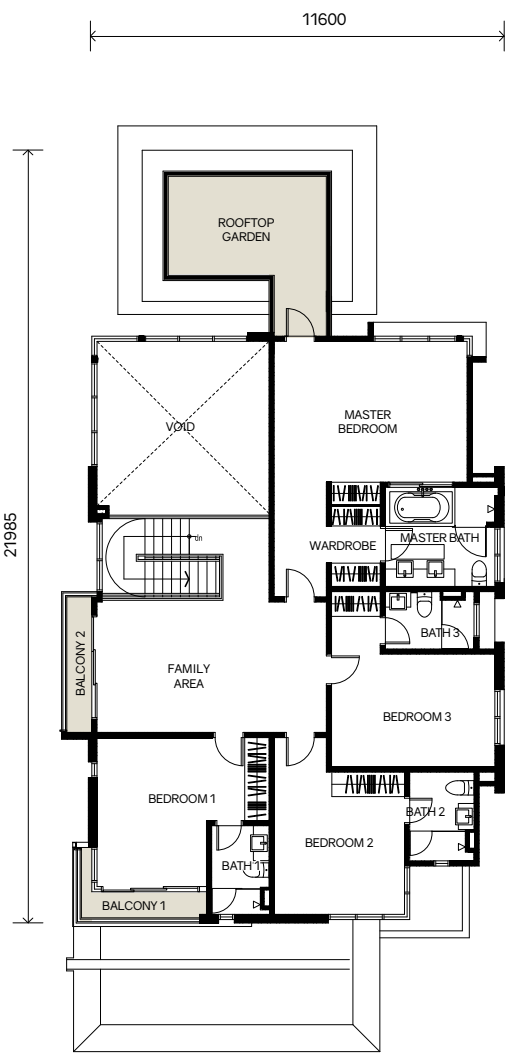
5 + 1 Bedrooms
5 + 1 Bathrooms

占地面积：6,280平方尺 / 583平方米
建筑面积：4,498平方尺 / 418平方米

5 + 1 间卧室
5 + 1 间浴室



Ground Floor Plan
底层平面图



First Floor Plan
一层平面图

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TYPE B3

BUNGALOW
独立式洋房

Land Area : 5,890 - 7,218 sq.ft. / 547 - 671 sq.m.
Built-up Area : 4,272 sq.ft. / 397 sq.m.

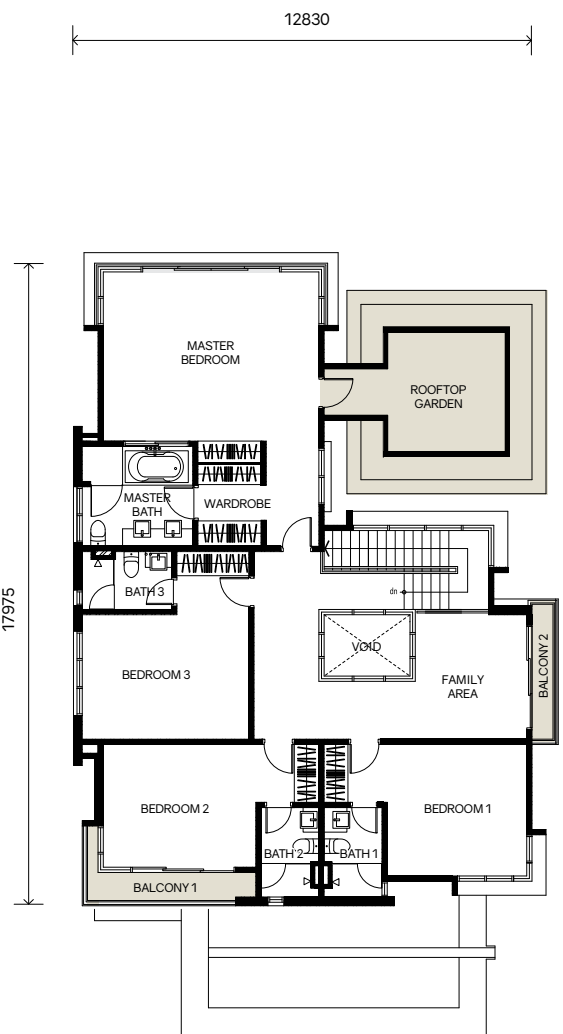
5 + 1 Bedrooms
5 + 1 Bathrooms

占地面积：5,890 - 7,218平方尺 / 547 - 671平方米
建筑面积：4,272平方尺 / 397平方米

5 + 1 间卧室
5 + 1 间浴室



Ground Floor Plan
底层平面图



First Floor Plan
一层平面图

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百优湾
BAYOU CREEK

SEMI-DETACHED

半独立式洋房



SPECIFICATIONS

STRUCTURE	: Reinforced concrete
WALL	: Brickwall
ROOF COVERING	: i. Concrete roof tiles ii. Reinforced concrete roof to selected area
ROOF FRAMING	: Metal frame / RC slab
CEILING	: Plaster board / Skim coat
WINDOWS	: Aluminium frame glass window
DOORS	: Timber door / Grille door / Aluminium framed glass door
IRONMONGERY	: Selected quality lockset to all doors
WALL FINISHES	
Tiles / Cement Plaster with Paint : Bathrooms / Powder room	
Cement Plaster with Paint : Dry kitchen / Other internal areas	
Tiles : Wet kitchen	
Plaster and Paint : All external areas	
FLOOR FINISHES	
Cement Render : Driveway / Yard	
Concrete Imprint : Car porch	
Tiles : Entrance / Living / Dining / Guest room / Kitchen / Store / Bathrooms / Powder room / All balconies	
Timber : Master bedroom / Family area / Bedroom 1,2 / Staircase	

SANITARY & PLUMBING FITTINGS
Water closet
Paper roll holder
Wash basin
Kitchen sink
Rainshower
Shower hand
Long bath

ELECTRICAL INSTALLATION
Lighting point
Power point
Fan point
Television point
Data point
Door bell
Air-con point
Shaver point
Burglar alarm system
Water heater point
CCTV point
Booster pump

FENCING : BSP fencing

B2
5nos.
5nos.
6nos.
2nos.
5nos.
4nos.
1no.

B2
60nos.
51nos.
7nos.
3nos.
4nos.
1no.
7nos.
4nos.
1set
1no.
2nos.
1no.

TYPE B2

SEMI-DETACHED

半独立式洋房

Land Area : 4,000 - 5,320 sq.ft. / 371 - 495 sq.m.
Built-up Area : 3,721 sq.ft. / 345 sq.m.

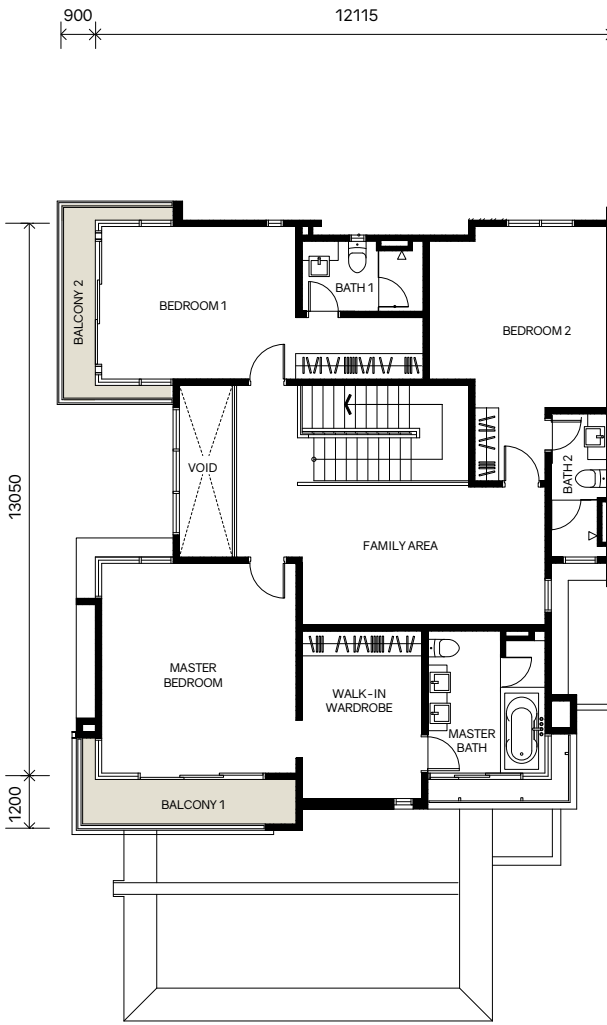
占地面积 : 4,000 - 5,320平方尺 / 371 - 495平方米
建筑面积 : 3,721平方尺 / 345平方米

4 + 1 Bedrooms
4 + 1 Bathrooms

4 + 1 间卧室
4 + 1 间浴室



Ground Floor Plan
底层平面图



First Floor Plan
一层平面图

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SITE PLAN



LEISURE FARM CORPORATION SDN. BHD. (109759-U)
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