

## Lakeside Living

TOUCHED *by* GREENS

With the serene and soothing Embayu Lake close by, family will thrive and grow in this nurturing enclave that is a stone's throw away from established commercial and retail amenities.

## IN THE HEART *of* Tanjong Malim

Proton City is located only 5km away from Tanjong Malim Town where a host of convenient transportation services as well as banks, healthcare institutions and sports complexes are available. The main campus of Universiti Pendidikan Sultan Idris (UPSI) is also located in this blooming integrated township.



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glenmarieproperties.com

PROTON CITY SALES GALLERY  
No. 1, Warisan Avenue, Jalan Kempas 3A,  
Parcel 19, Proton City,  
35900 Tanjong Malim, Perak

DRB-HICOM HEAD OFFICE  
Level 1, Wisma DRB-HICOM,  
No. 2 Jalan Usahawan UI/8, Seksyen UI,  
40150 Shah Alam, Selangor

Another Project by



A Member of



# Zora

@ PROTON CITY

FREEHOLD  
1 & 2-Storey Link Homes



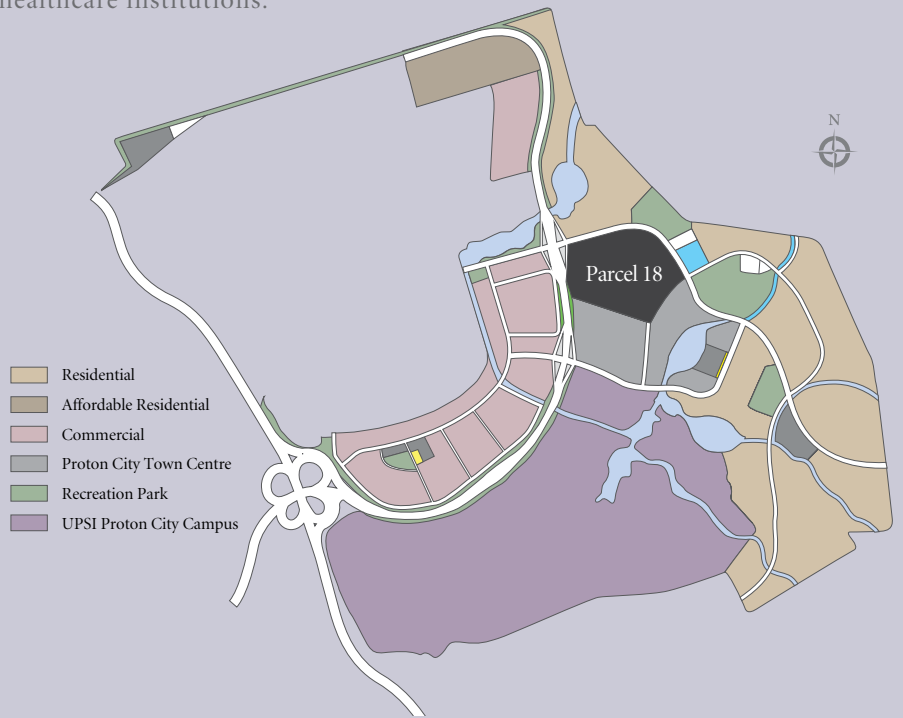




PARCEL 18  
WELCOMING GREENS

Parcel 18 of Proton City is a pleasing mix of landed properties ideal for all family types. A recreational park right next to this enclave brings nature and fresh air whilst a vibrant commercial precinct to its Eastern border presents convenience and everyday essentials.

Located in Proton City, a self-sustaining township at the heart of Tanjong Malim, residents will enjoy easy access to a host of convenient transportation services, banks, sports complexes and, education and healthcare institutions.



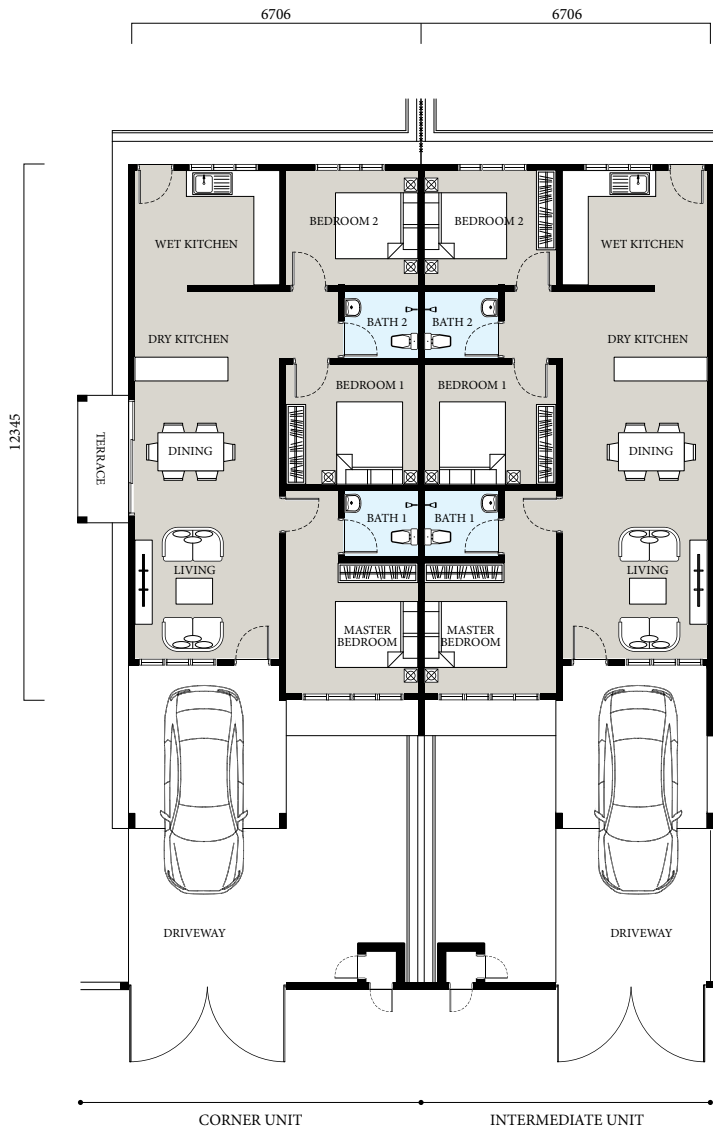
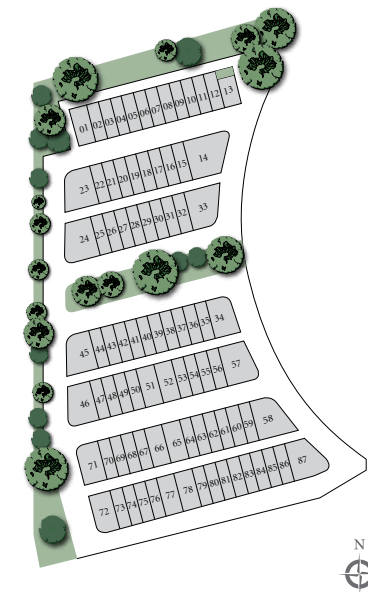
PROTON CITY MASTER PLAN



1-STOREY  
LINK HOMES

3 BEDROOMS + 2 BATHROOMS

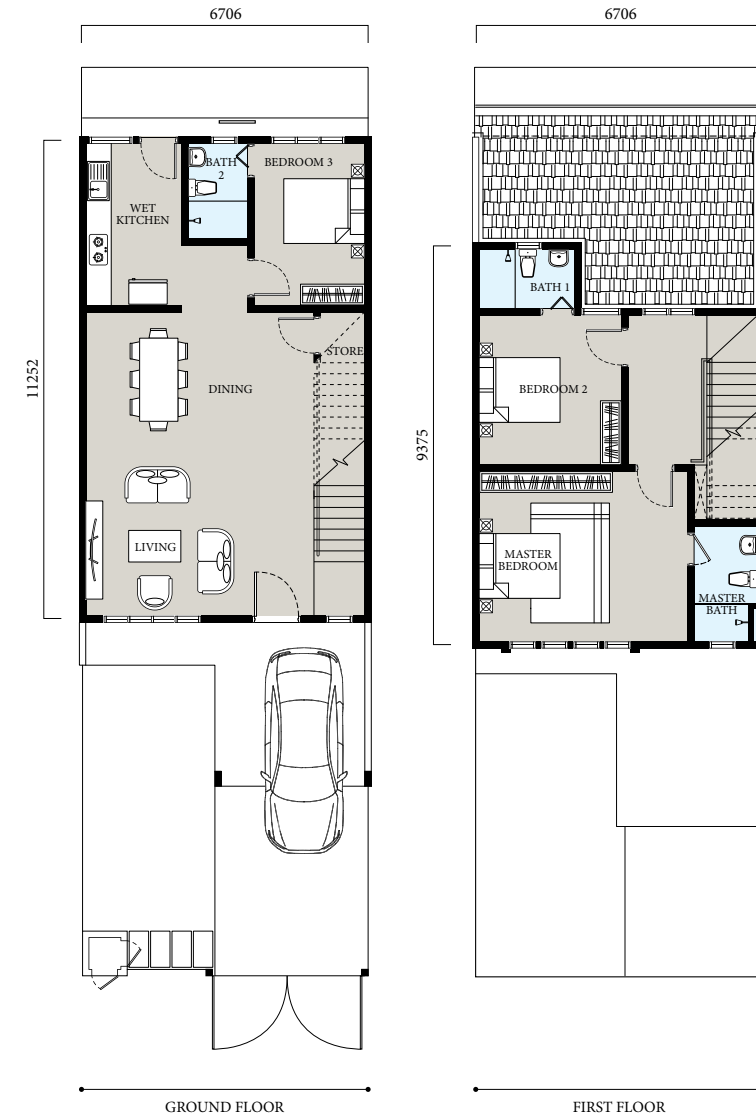
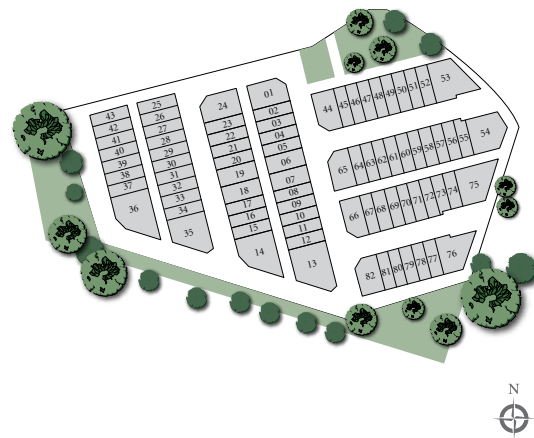
land area	approx. built-up	total units
22' x 70'	1,000 sq ft	87



2-STOREY  
LINK HOMES

3 BEDROOMS + 3 BATHROOMS

land area	approx. built-up	total units
22' x 70'	1,500 sq ft	82



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	
GENERAL WALL	Cement Sand Bricks	
PARTY WALL	R.C. wall	
ROOF COVERING	Concrete Roof Tiles	
ROOF FRAMING	Metal Trusses	
CEILING	Car Porch, Living, Dining, Dry Kitchen, Wet Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Master Bath, Bath 1, Bath 2, Staircase Store, Terrace (corner unit) Bedroom 1	Plasterboard Ceiling  Skim Coat Skim Coat / Plasterboard Ceiling
WINDOWS	Aluminium Frame Casement Window	
DOORS	Living Dining (corner unit) Wet Kitchen, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Master Bath, Bath 1, Bath 2 Store	Solid Timber Door Aluminium Frame Glass Sliding Door Timber Flush Door Timber Louvered Door
IRONMONGERY	Quality Lockset	
FLOOR FINISHES	Driveway Carporch, Store Living, Dining Living, Dining, Dry Kitchen, Wet Kitchen, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 Master Bath, Bath 1, Bath 2, Staircase Terrace (corner unit)	Concrete Imprint Cement Render Tiles (450mm x 450mm) Tiles (400mm x 400mm) Tiles (300mm x 300mm)
WALL FINISHES	Living, Dining, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Master Bath, Staircase, Store Dry Kitchen, Wet Kitchen, Bath 1, Bath 2	Plaster and Paint  Tiles / Plaster and Paint
SANITARY FITTINGS	Wash Basin, Water Closet, Shower Rose, Tap, Floor Trap & Kitchen Sink with Drainer	
ELECTRICAL INSTALLATIONS	1-STOREY LINK HOME Light Point Ceiling Fan Point 13amp Power Point Air-cond Point SMATV Point Water Heater Point Telephone Point	2-STOREY LINK HOME 11 (intermediate) / 12 (corner unit) 4 9 1 1 1 1 13 (intermediate) / 14 (corner unit) 4 9 1 1 1 1
FENCING	Chainlink Fencing	