



8 RESIDENCE

愉景湾 @ PADANG TEMU, MALACCA

≈≈≈ FREEHOLD 永久地契 ≈≈≈

碧海◎蓝天

Your Paradise by the sea

PRIVACY IS ENSURED

生活◎居家◎隐私



LEGACY

世代相传◎共享天伦

The timeless quality of these lavish bungalows makes it the perfect home for a family of multiple generations.

Share conversations, unwind and nurture your little ones over a backdrop of lush greens and spacious layouts.

This is where your family bonds, creating those significant moments that give our lives meaning.

优质，宽敞的居住环境，您梦寐以求的生活憧憬。这里不仅是收藏您与家人所有美好时光的家园。同时这里也是一个让您每一天都犹如置身在度假般的悠闲天地，使您身心舒畅，活力充沛！一个实现所有您与家人梦想的家园。



EXUBERANT LIFESTYLE

心灵与健康的港湾

To momentarily exuberate your mind and physics whilst enjoying our clubhouse and fantastic swimming pool. On top of that approximately 900m jogging track located parallel to the shore with awesome view of Selat Melaka whilst rejuvenating your body and soul awaits you within the serenity of the secured compound.

8 Residence 将碧蓝泳池、俱乐部设施融于居住环境中，倡导自然健康的运动养生理念，精心打造大约长达900米的健康跑道，让居民在忙碌的生活后亦可享有休闲的生活乐趣。



LUXURY 豪华双层半独立

DOUBLE STOREY SEMI-D



40' X 90' / 40' X 92' / 40' X 100'

- FREEHOLD 永久地契
- GATED & GUARDED 圍籬社區
- SEAVIEW 無敵海景
- EXCLUSIVE CLUB HOUSE 高級俱樂部
- SWIMMING POOL 游泳池
- GYM 健身房
- SEAVIEW BBQ DECK 海景燒烤台
- JOGGING TRACK 沿海跑道

LUXURY TRULY REDEFINED

国际典范◎超然生活

Certain to satiate the most elite of tastes, 8 Residence is designed to encapsulate all that you desire for a satisfying living experience. Find yourself caressed by an unmistakable ambience of class amidst soothing tranquillity from the lush greens that surround you.

一个宽敞，创新及品味兼具的空间，充分体现人性化的格局设计。家庭生活及私人空间完美规划得宜、让您的生活悠然自得。



Clubhouse



Swimming Pool

SPECIFICATION

Structure
Reinforced Concrete Frame

Roof
Light Weight Steel Trusses / RC Flat Roof

Ceiling
Plaster Ceiling / Skim Coat

Wall
Common Clay Bricks

Painting
Exterior Wall - Weather Resistant Paint
Internal Wall - Emulsion Paint

Wall Finishes
Wet Kitchen & Bathrooms - Ceramic Tiles Up To Ceiling Height
Others - Cement Plaster

Floor Finishes
Living / Foyer / Dining / Bedrooms - Porcelain Tiles
Utility - Ceramic Tiles
Yards / Patio / Car Porch - Porcelain Tiles
Wet Kitchen / Bath - Porcelain Tiles
Others - Cement Render

Windows
Powder Coated Aluminium Frame Windows

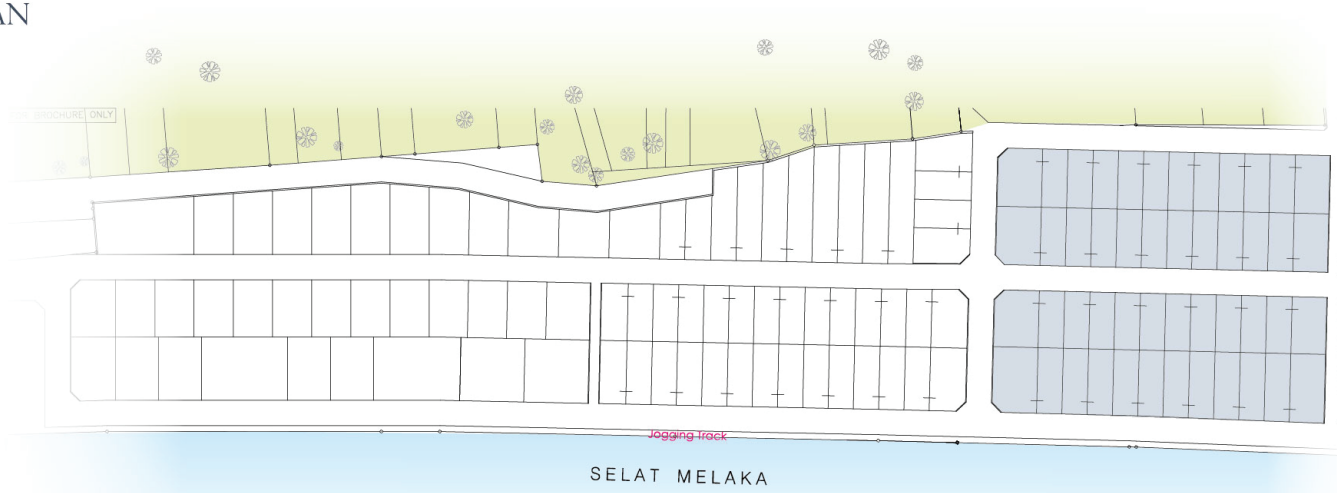
Doors
Powder Coated Aluminium Frame Doors
Timber Door

Fencing
High Brickwall

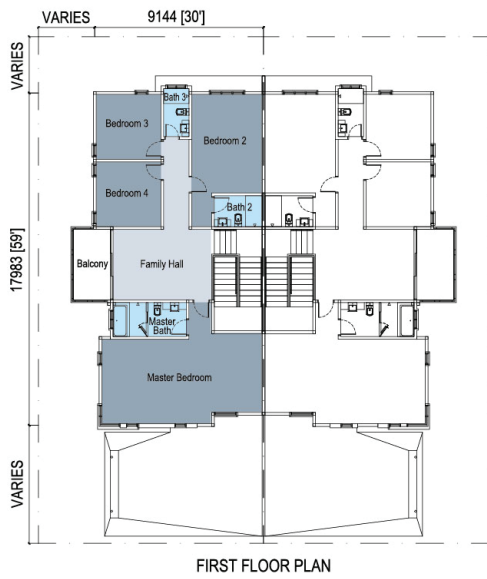
Sanitary Installation	40' x 90'	40' x 92'	40' x 100'
Kitchen Sink	1 no	1 no	1 no
Wash Basin	4 nos	4 nos	4 nos
Water Closet	4 nos	4 nos	4 nos
Shower	4 nos	4 nos	4 nos
Bathtub	1 no	1 no	1 no

Electrical Installation	40' x 90'	40' x 92'	40' x 100'
Lighting Point	21 nos	21 nos	22 nos
Power Point	12 nos	12 nos	12 nos
Fan Point	8 nos	8 nos	8 nos
Telephone Point	2 nos	2 nos	2 nos
TV Point	2 nos	2 nos	2 nos
Door Bell Point	1 no	1 no	1 no
Aircond Point	8 nos	8 nos	8 nos

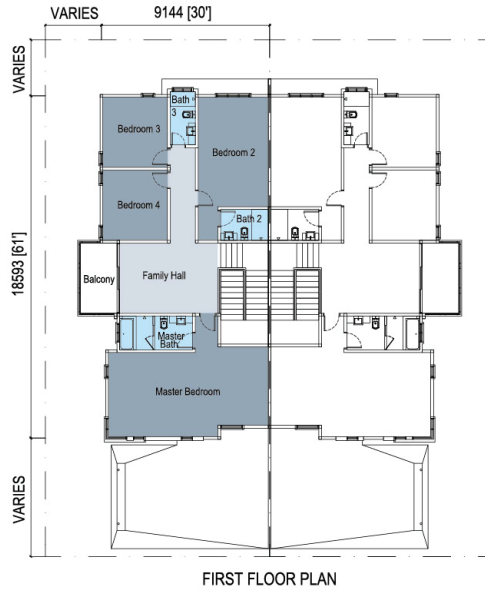
WAVE SITEPLAN



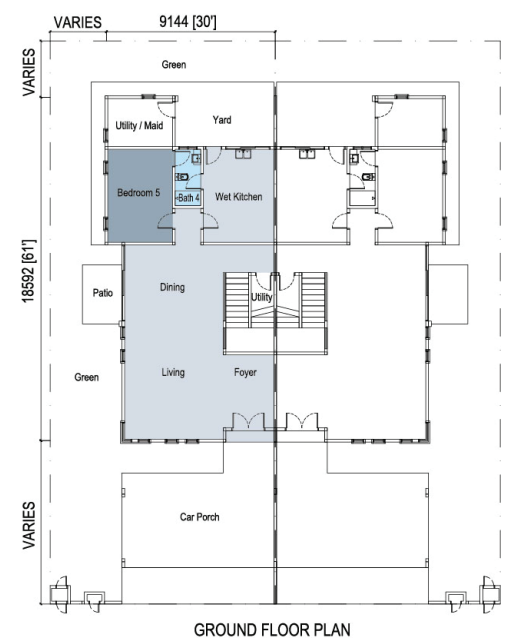
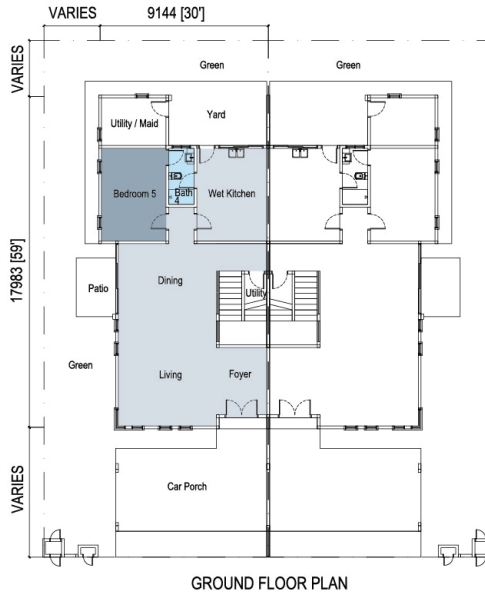
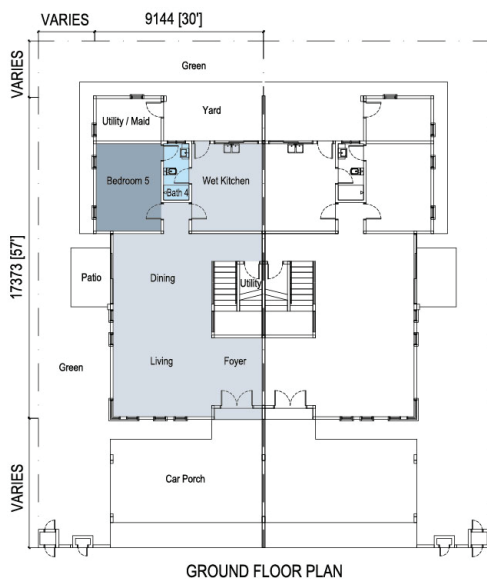
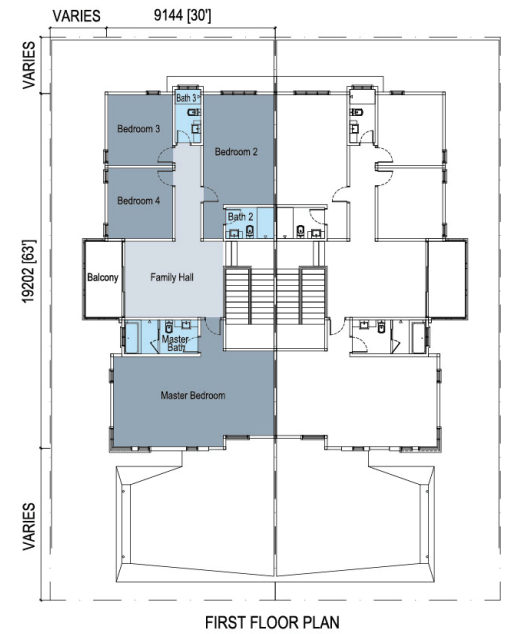
WAVE 40' X 90'



WAVE 40' X 92'



WAVE 40' X 100'



LOCATION MAP



012- 688 6038 Michael Lee
 012- 698 6255 Kelly Ong
 012- 618 7922 Zura

012- 601 0486 Vinz Lee
 012- 638 4496 Yen
 012- 661 1682 Tammy Ong

012- 631 6670 Nurul
 012- 667 0833 Sara Siow
 012- 606 8195 Slyvia Chew

DEVELOPER:

STARWATT
 REALTY SDN. BHD.
 737072-T



No. 1B, Wisma PB Realty, Jalan PK 8, Taman Perindustrian Krubong,
 75260 Melaka. Fax: 06- 336 5678 Email: sales@pbrealty.com.my

06- 337 3333



www.pbrealty.com.my



Sin Chew Business Excellence Award 2018



Golden Eagle Award Emiment Eagle 2018

ANOTHER PRESTIGIOS PROJECT BY:



END FINANCIER:



• No. Lesen Pemaju Perumahan: 12417-2/02-2021/01673(L) • Tempoh Lesen: 19-02-2020 hingga 18-02-2021 • No. Permit Iklan dan Jualan: 12417-2/02-2021/01673(L) • Tempoh Lesen: 19-02-2020 hingga 18-02-2021 • Tarikh Dijangka Siap: 24/3/2020 • Pegangan Tanah: Hakmilik Kekal • Bebanan Tanah: Public Bank Berhad • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: MBMB • No. Rujukan: MBMB/JKB.03060/10/2011 • Harga Jualan & Jumlah Unit: Rumah Berkembar 2 Tingkat 40' x 90' RM1,451,000 min - RM2,639,000 mak (168 unit)

Sekatan Kepentingan: Tanah ini tidak dibenarkan dipindahmilik atau dipajak kecuali dengan kebenaran pihak berkuasa negeri. Sekatan kepentingan ini dikecualikan bagi pindahmilik atau pajakan pertama.

* All renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by the relevant authorities. All plans, layout and information are subject to change and cannot form part of an offer or contract or presentation.