



BAYU
RESIDENCE

ONG YI HOW, PENANG | *FREE HOLD*



THE PERFECT HOME YOU TRULY DESERVE

BAYU RESIDENCE IS AN AFFORDABLE GARDEN HOMES IN A LUXURY GREEN SANCTUARY AND COMMUNITY LIVING THAT IS SET TO TAKE YOUR BREATH AWAY. A PERFECT CHOICE FOR FAMILY AND FIRST TIME HOME BUYERS.

BUILT ON A PRIME FREEHOLD LAND IN THE HEART OF BUTTERWORTH, BAYU RESIDENCE IS A LOW DENSITY HOUSING WITH A COLLECTION OF ONLY 113 UNITS OF CONDOMINIUM AND 18 UNITS OF TRIPLE LINK HOUSES WITHIN A GATED AND GUARDED COMMUNITY THAT COMES WITH A LOT OF FACILITIES. YOU WILL BE GREETED BY A GRAND ENTRANCE WITH GUARDHOUSE THAT GIVES THE FIRST IMPRESSION OF MODERN LIFE STYLE WITH PEACE OF MIND .

BAYU RESIDENCE EXUDES A SENSE OF COMFORT AND LUXURY. IT'S POSSIBLY THE BEST AFFORDABLE YET LUXURY DESIGN DEVELOPMENT IN BUTTERWORTH HAS TO OFFER SO FAR.

PRESTIGE LIVING EXCEPTIONAL LIFESTYLE



CONDOMINIUM

TYPE A : 1,618 SF
3 BEDROOMS | 3 BATHROOMS | 1 UTILITY ROOM

TYPE B : 1,722 SF
4 BEDROOMS | 3 BATHROOMS | 1 UTILITY ROOM

TYPE C : 1,824 SF
3 BEDROOMS | 3 BATHROOMS | 1 UTILITY ROOM



FLOOR PLAN



TYPE A
1,618 SF



TYPE B
1,722 SF



TYPE C
1,825 SF

SPECIFICATION

3-STOREY LINK HOUSE

STRUCTURE	REINFORCED CONCRETE FRAMES
WALLS	NON BEARING WALL AND LIGHT WEIGHT WALL
ROOFING	METAL-DECK ROOFING
PAIN	EXTERNAL WALL WEATHERSHIELD PAINT
	INTERNAL WALL EMULSION PAINT
CEILING	SKIM COAT / PLASTER CEILING (LOCALISED AREA ONLY)
WINDOW	ALUMINIUM FRAMED CASEMENT WINDOW
	ALUMINIUM FRAMED TOP HUNG WINDOW
	ALUMINIUM FRAMED FIXED GLASS LOUVRES WINDOW
	ALUMINIUM FRAMED FIXED GLASS PANEL
DOOR	MS FRAME HARDWOOD DECORATIVE DOOR
	ALUMINIUM FRAMED GLASS SLIDING DOOR
	MS FRAMED TIMBER FLUSH DOOR
	MS FRAMED TIMBER FLUSH DOOR
	MS DOOR
LOCKS	APPROVED LOCK SETS
FLOOR FINISHES	CERAMIC TILES (GROUND FLOOR/STAIRCASE/1ST&2ND FLOOR)
WALL FINISHES	TOILETS WALL TILES
SANITARY INSTALLATION	GROUND FLOOR KITCHEN SINK/WASH BASIN/
	TAP POINT/SHOWER ROSE / W.C.
	1ST FLOOR WASH BASIN/TAP POINT/SHOWER ROSE / W.C.
	2ND FLOOR WASH BASIN/TAP POINT/SHOWER ROSE /
	W.C./BATHTUB
ELECTRICAL INSTALLATION	LIGHTING POINT/13AMP POWER POINT /
	CEILING FAN POINTS WITH HOOK/ TELEPHONE POINT

NOTE: ALL ITEMS MENTIONED ABOVE ARE SUBJECT TO VARIATIONS, MODIFICATION AND SUBSTITUTIONS AS RECOMMENDED BY THE ARCHITECT

12-STOREY CONDOMINIUM

STRUCTURE	REINFORCED CONCRETE FRAMES
WALLS	NON BEARING WALL AND LIGHT WEIGHT WALL
ROOFING	METAL-DECK ROOFING (HIGHEST FLOOR ONLY)
PAIN	EXTERNAL WALL WEATHERSHIELD PAINT
	INTERNAL WALL EMULSION PAINT
CEILING	SKIM COAT
WINDOW	ALUMINIUM FRAMED CASEMENT WINDOW
	ALUMINIUM FRAMED TOP HUNG WINDOW
	ALUMINIUM FRAMED FIXED GLASS PANEL
DOOR	MS FRAME HARDWOOD DECORATIVE DOOR
	ALUMINIUM FRAMED GLASS SLIDING DOOR
	MS FRAMED TIMBER FLUSH DOOR
	MS FRAMED TIMBER FLUSH DOOR
LOCKS	APPROVED LOCK SETS
FLOOR FINISHES	CERAMIC TILES
WALL FINISHES	TOILETS WALL TILES
SANITARY INSTALLATION	KITCHEN SINK/WASH BASIN/TAP POINT/
	SHOWER ROSE / W.C.
ELECTRICAL INSTALLATION	LIGHTING POINT/13AMP POWER POINT /
	CEILING FAN POINTS WITH HOOK/ TELEPHONE POINT

NOTE: ALL ITEMS MENTIONED ABOVE ARE SUBJECT TO VARIATIONS, MODIFICATION AND SUBSTITUTIONS AS RECOMMENDED BY THE ARCHITECT

3 STOREY LINK HOUSE

LAND AREA : 72' x 22'

BUILT-UP AREA: 3,073 SF

4 BEDROOMS | 5 BATHROOMS | 1 UTILITY ROOM



FLOOR PLAN



GROUND FLOOR PLAN
3 STOREY TERRACE



1ST FLOOR PLAN
3 STOREY TERRACE



2ND FLOOR PLAN
3 STOREY TERRACE



Gated & Guarded Community Living



Swimming Pool View



FREEHOLD PROFILE SDN BHD (589047-P)

LOT 338, No. 2561 KAMPUNG BARU, 13400 BUTTERWORTH, PENANG, MALAYSIA.

enquiry@shunheng.com.my | (604)-332 2659 | (604)-323 2669 | 016-452 5225 | 012-475 2313

APDL : 9681-2/08-2018/02082 Date of completion : 04/2022 Land charge : OCBC bank Approving Authority : MPSP/15/U14-1212/0462 (BGN) Price : Min RM425,000.00 Max RM656,000.00
Price 3 storey : Min RM870,000.00. Max RM1,400,000.00

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