

# RUSSTINI

Real Estate

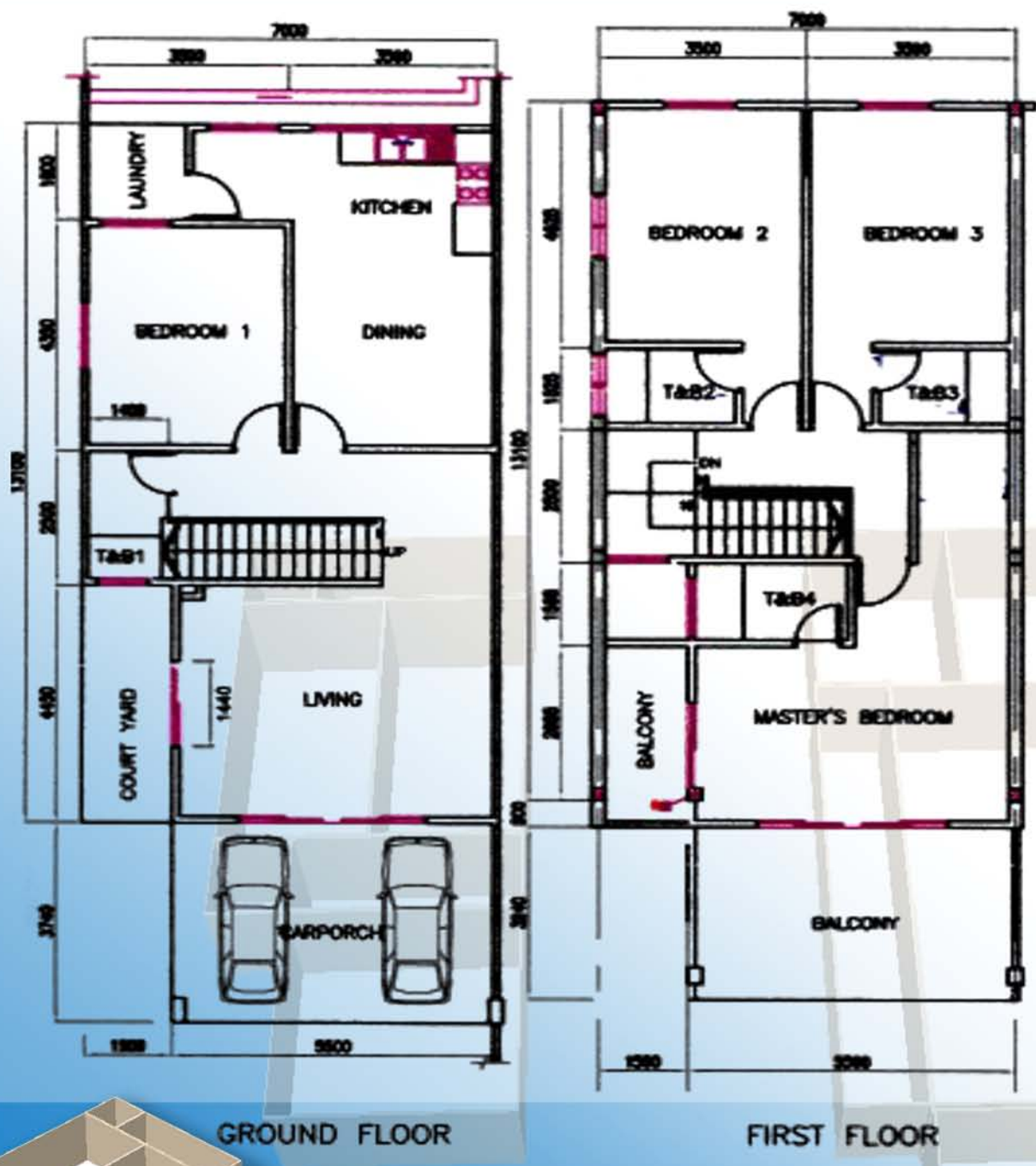
Ideal Investment or a  
GREAT family home.

With a spacious  
living room, kitchen,  
laundry area,  
FOUR bedrooms and  
FOUR bathrooms



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TYPICAL FLOOR PLAN

**RUSSTINI REAL ESTATE**  
C3, 2<sup>nd</sup> Floor, Block C, Shakirin Complex, Kiulap  
CALL: Aisah 8720284 / Ron 8810624 / Eli 8747512 / Russel 8762502 /  
Erwan 8988389 (rental) | Office/Fax: 2237443 | email: russtini@yahoo.com  
<http://russtini.weebly.com> or [facebook.com/Russtini](https://www.facebook.com/Russtini)

## SPECIFICATIONS

Floor area	Approximately 2000 Sq. Ft (Built up area)
Car Porch & Balcony	Approximately 400 Sq. Ft (2 cars)
Structure & Wall	15 cm x 15 cm concrete piles to set reinforced concrete slab/ concrete wall / red brick (fireproof standard)
Roofing	Seamless profile metal roofing without nails (water proof)
Aluminum Windows & Sliding door	Colour powder coated Aluminum system with tinted glass by Sincere Aluminum Works Sdn Bhd
Toilet and Bedroom doors	High Quality steel skin wood edge with steel frame complete with door architrave
Floor Tiling	Living/Dinning/Kitchen/Bedroom – 60 cm x 60 cm x 12 mm porcelain tiles for floor Kitchen/Bathroom/Toilet – 30 cm x 60 cm x 12 mm porcelain tiles for wall Bathroom/Toilet – 30 cm x 60 cm x 12 mm porcelain tiles for floor
Kitchen	Kitchen exhaust hood stainless Steel sink with glazed porcelain tile top
Toilet without window	Powerful Silent Ventilation fan
Air Conditioner	6 Units of Panasonic Inverter (S-Model) for kitchen, living, and kitchen with 40% energy saving <sup>1</sup> with eco-air patrol sensor by AEC Sdn Bhd
Concealed Piping works for air conditioners	Air-Con/Electrical/Drain pipes are fully insulated with Aeroflex Insulation by AEC Sdn Bhd
Paint	Internal Wall – Juton brand emulsion paint External wall – ICI Brand Weather-shield Paint
Sanitary Fittings	High quality sanitary fittings High quality ceramic single bowl and single basin
Gate and fencing	Mid steel swing gate Artificial wood fencing for front, side and rear.

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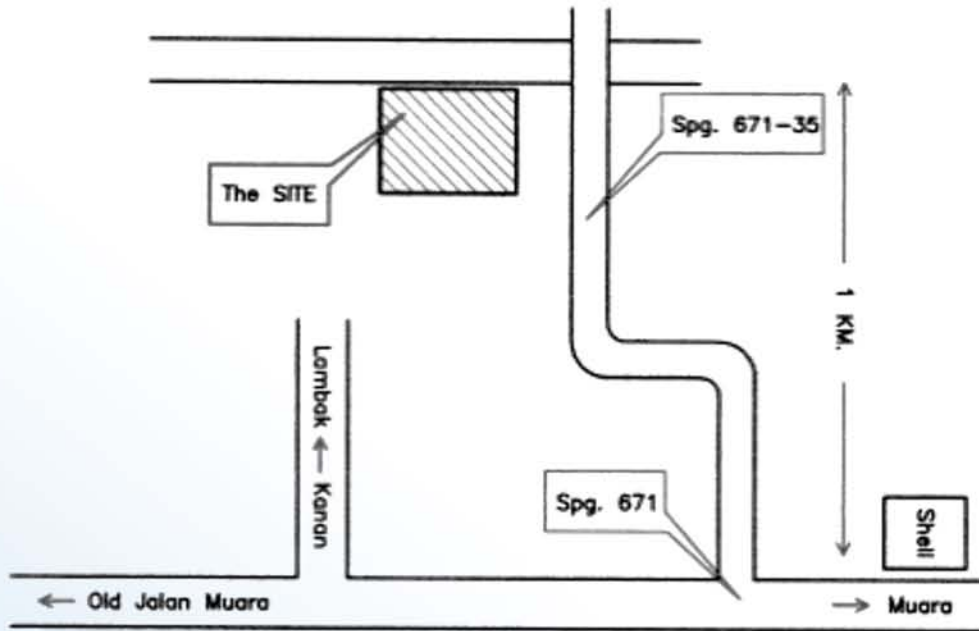
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1 \*1 Comparison of 1.5HP Inverter model and 1.5HP Non-Inverter model (Cooling).

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LOCATION PLAN

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