

a
almãs
Puteri Harbour

SUITES

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An integrated development by

A member of UEM Group

A signature development of

NUSAJAYA
Malaysia

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A LIVING, LAVISH

AND TRANQUIL

almās homes cater to different lifestyles and needs.

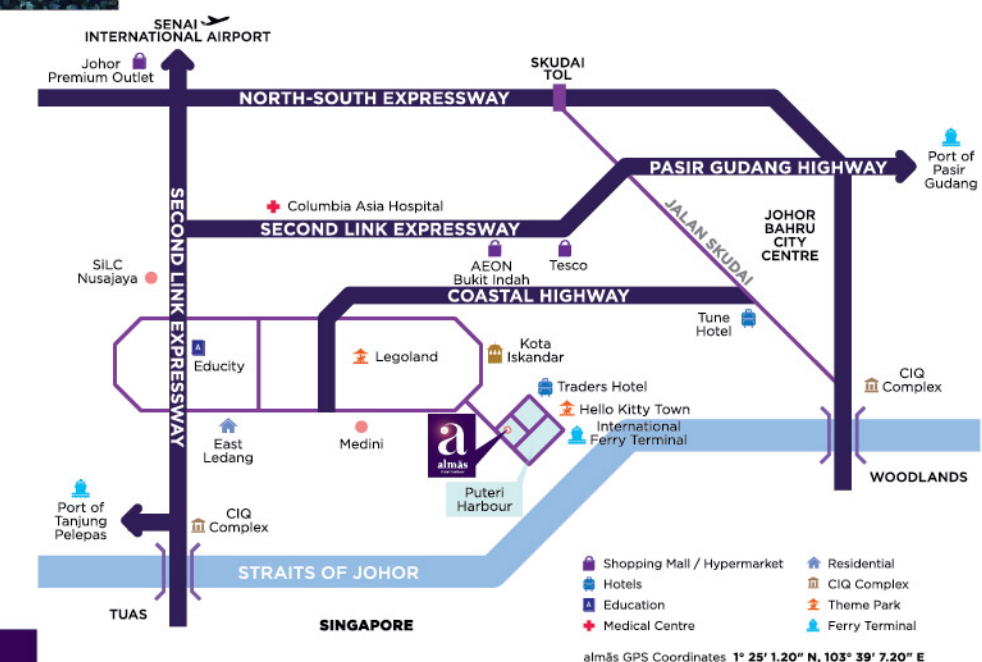
But one thing is common throughout: a surrounding that embodies resort style living, with total home comforts.

almās Suites offers well appointed spaces that are designed to optimise views and your living.

Further heightening this experience is a 1.1-acre elevated eco deck consisting landscaped boulevard gardens dotted with pavilions, calming water features, swimming and wading pools, outdoor and indoor gyms, reflexology path, wellness terrace, indoor basketball court and a multipurpose hall.

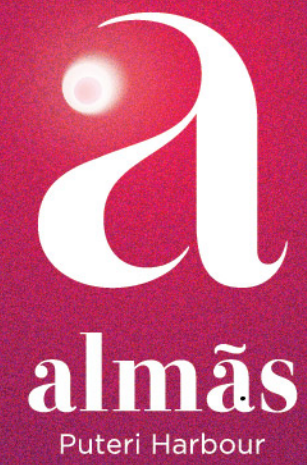
But for true inspired living, the 33rd floor's Sky Garden is ever ready for residents to entertain family and guests.

Knowing the utmost importance of peace of mind, every step here can be taken care free thanks to multi-tiered security from the carpark all the way to the main lobby and units above.





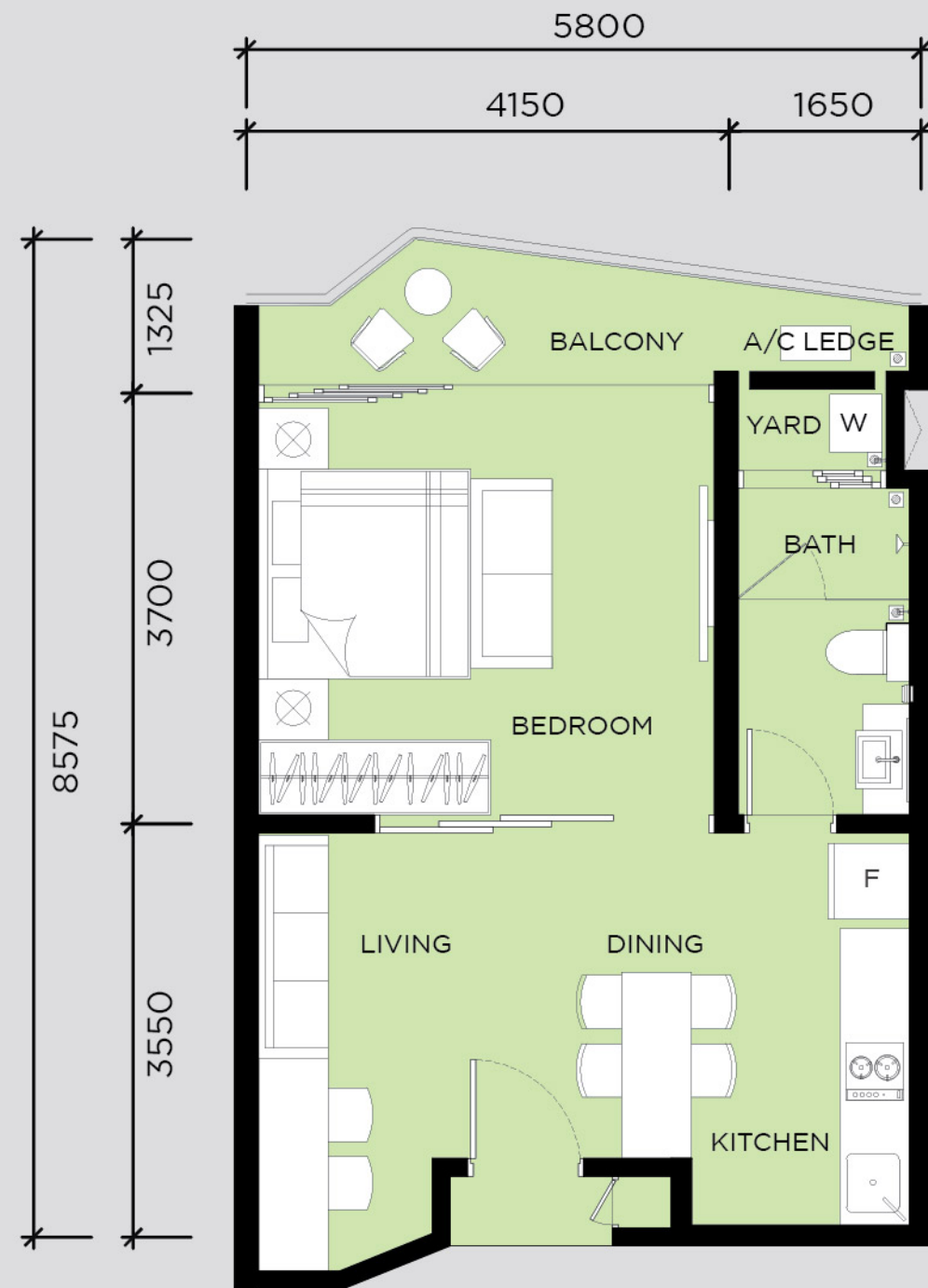
SITE PLAN



SUITES FLOOR PLAN AND SPECIFICATIONS

SPECIFICATIONS

Structure	: Generally reinforced concrete structure	
Walls	: Generally concrete wall/ brickwall with cement plaster	
Roofing	: Generally reinforced concrete flat roof/ roof tiles/ metal deck roofing system	
Ceiling	: Generally skim coat and paint, plaster ceiling where applicable	
Windows	: Generally aluminium framed with glazing	
Doors	: Main entrance : Internal doors	: Fire rated door approved by Jabatan Bomba dan Penyelamat Malaysia ("JBPM") : Timber flush door : Aluminium framed sliding door : or any other door selected by Architect where applicable
Ironmongery	: Main entrance : Internal doors	: Locksets/ ironmongeries approved by Jabatan Bomba dan Penyelamat Malaysia ("JBPM") : Selected quality locksets and accessories
Wall Finishes	: Foyer/Living/Dining/Bedroom/Yard/Balcony/ A/C ledge : Bath : Pantry/Kitchen	: Skim coat/ plaster and paint where applicable : Selected quality tiles up to ceiling height : Selected quality tiles
Floor Finishes	: Foyer/Living/Dining/Pantry/Kitchen : Bedroom : Bathroom/Yard/Balcony	: Selected quality tiles : Engineered timber flooring : Selected quality tiles
Sanitary & Plumbing Fittings	: Wash basin with vanity top c/w mixer tap : Water closet c/w hand bidet : Shower c/w mixer tap : Toilet roll holder : Single bowl kitchen sink with tap : Bip tap for washing machine	: 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos
Electrical Installation	: Lighting point : Power point : Kitchen hood point : Cooker point : Air-cond point : Water heater point : Fiber wallsocket : Air-cond unit : SMATV point : Visitor call module : Doorbell point : Storage water heater : Distribution board	: 14 nos : 8 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos : 1 nos
Built-in Furniture	Kitchen cabinet to pantry/kitchen where applicable	



Built-up area 520sq.ft.

Legend

- ① Lift lobby
- ② Refuse chamber
- ③ Service lift



Level 1,3,5,7,9,11,13,15, 17,19,21,23,25,27,29,31

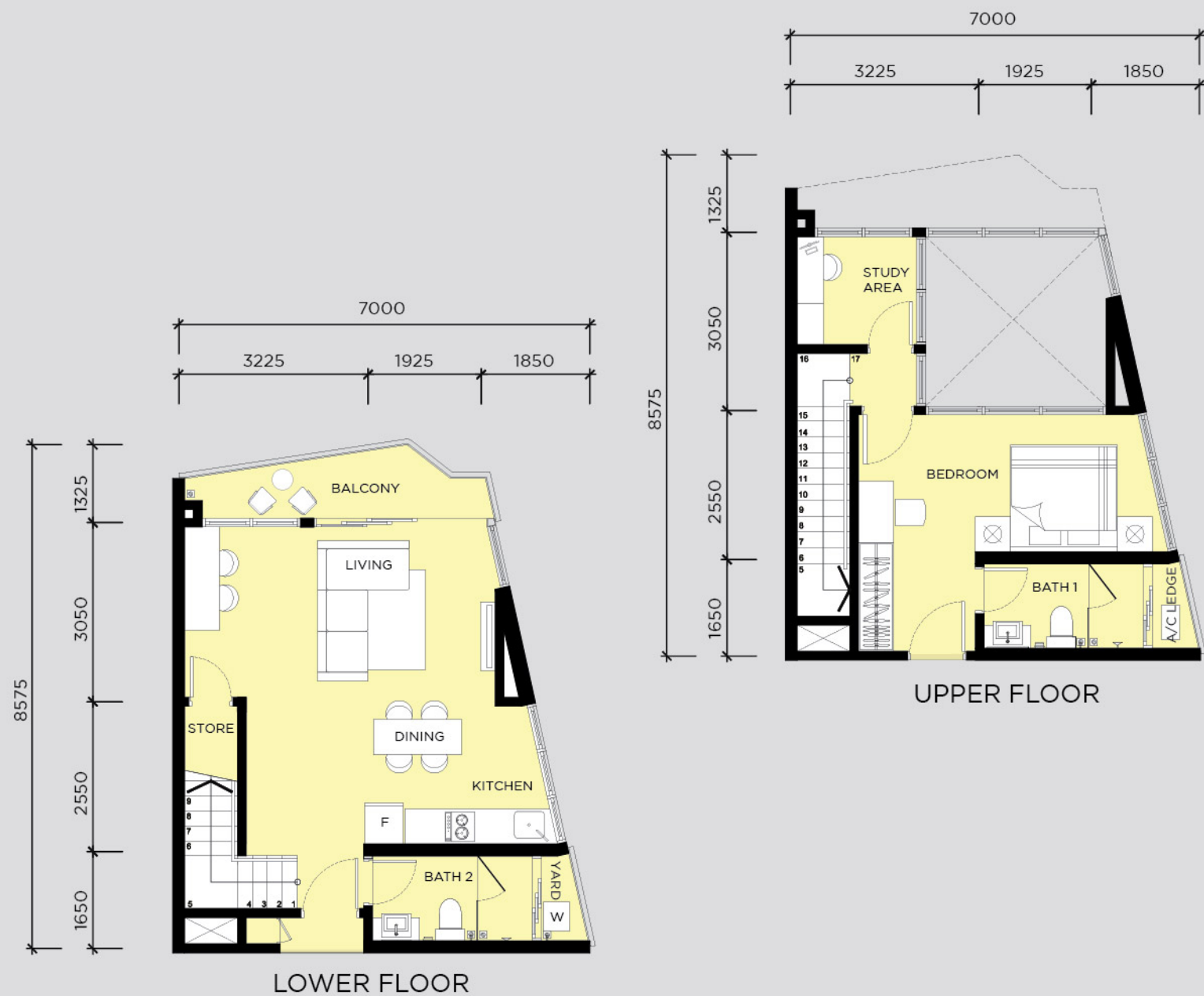
Level 2,4,6,8,10,12,16, 18,20,22,24,26,28,30,32

Level 14

TYPE C1

FLOOR PLAN

(MIRROR IMAGE)



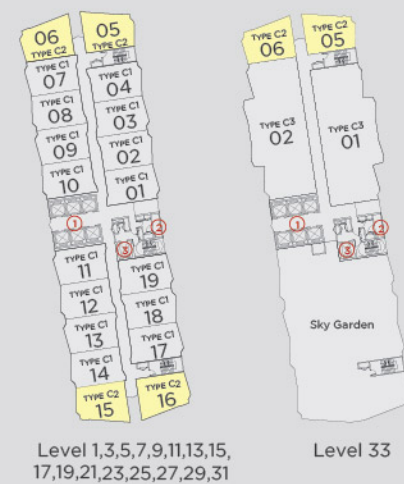
LOWER FLOOR

UPPER FLOOR

Built-up area 896sq.ft.

Legend

- ① Lift lobby
- ② Refuse chamber
- ③ Service lift



TYPE C2

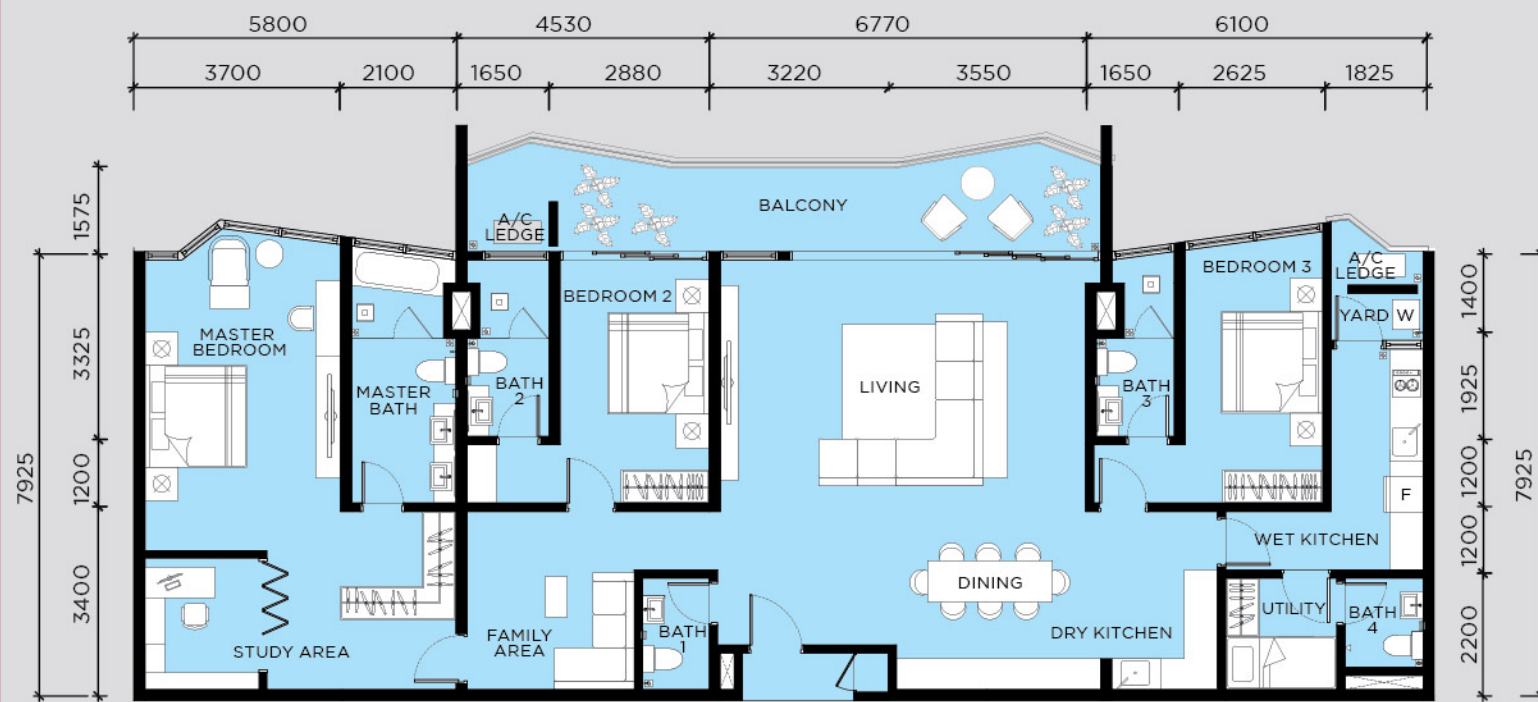
FLOOR PLAN

(MIRROR IMAGE)

SPECIFICATIONS

Structure	: Generally reinforced concrete structure	
Walls	: Generally concrete wall/ brickwall with cement plaster	
Roofing	: Generally reinforced concrete flat roof/ roof tiles/ metal deck roofing system	
Ceiling	: Generally skim coat and paint, plaster ceiling where applicable	
Windows	: Generally aluminium framed with glazing	
Doors	: Main entrance : Internal doors	: Fire rated door approved by Jabatan Bomba dan Penyelamat Malaysia ("JBPM") : Timber flush door : Aluminium framed sliding door : or any other door selected by Architect where applicable
Ironmongery	: Main entrance : Internal doors	: Locksets/ ironmongeries approved by Jabatan Bomba dan Penyelamat Malaysia ("JBPM") : Selected quality locksets and accessories
Wall Finishes	: Foyer/Living/Dining/Bedroom/Study/ Yard/Balcony/ /A/C ledge/ Staircase : Bath : Pantry/Kitchen	: Skim coat/ plaster and paint where applicable : Selected quality tiles up to ceiling height : Selected quality tiles
Floor Finishes	: Foyer/Living/Dining/Kitchen/Store : Bedroom/Study/Staircase : Bath/Yard/Balcony/A/C ledge	: Selected quality tiles : Engineered timber flooring : Selected quality tiles
Sanitary & Plumbing Fittings	: Wash basin with vanity top c/w mixer tap : Water closet c/w hand bidet : Shower c/w mixer tap : Toilet roll holder : Wash basin with c/w basin tap : Single bowl kitchen sink with tap : Bip tap for washing machine	: 2 nos : 2 nos : 2 nos : 2 nos : 1 nos : 1 nos : 1 nos
Electrical Installation	: Lighting point : Power point : Kitchen hood point : Cooker point : Air-cond point : Water heater point : Fiber wallsocket : Air-cond unit : SMATV point : Visitor call module : Data point : Doorbell point : Storage water heater : Distribution board	: 22 nos : 12 nos : 1 nos : 1 nos : 3 nos : 2 nos : 1 nos : 2 nos : 2 nos : 1 nos : 2 nos : 1 nos : 2 nos : 1 nos
Built-in Furniture	Kitchen cabinet to pantry/ kitchen where applicable	

SPECIFICATIONS



Built-up area 2221sq.ft.

TYPE C3 FLOOR PLAN (MIRROR IMAGE)

Legend

- ① Lift lobby
- ② Refuse chamber
- ③ Service lift



Structure	: Generally reinforced concrete structure	
Walls	: Generally concrete wall/ brickwall with cement plaster	
Roofing	: Generally reinforced concrete flat roof/ roof tiles/ metal deck roofing system	
Ceiling	: Generally skim coat and paint, plaster ceiling where applicable	
Windows	: Generally aluminium framed with glazing	
Doors	: Main entrance	: Fire rated door approved by Jabatan Bomba dan Penyelamat Malaysia ("JBPM")
	: Internal doors	: Timber flush door : Aluminium framed sliding door : or any other door selected by Architect where applicable
Ironmongery	: Main entrance	: Locksets/ ironmongeries approved by Jabatan Bomba dan Penyelamat Malaysia ("JBPM")
	: Internal doors	: Selected quality locksets and accessories
Wall Finishes	: Foyer/Living/Dining/Bedroom/Yard/Utility/ Balcony/A/C ledge	: Skim coat/ plaster and paint where applicable
	: Bath/Powder	: Selected quality tiles up to ceiling height
	: Pantry/Kitchen	: Selected quality tiles
Floor Finishes	: Foyer/Living/Dining/Kitchen/Utility : Bedroom	: Selected quality tiles : Engineered timber flooring
	: Bath/Powder/Yard/Balcony/A/C ledge	: Selected quality tiles
Sanitary & Plumbing Fittings	: Wash basin with vanity top c/w mixer tap : Water closet c/w hand bidet : Shower c/w mixer tap : Long bath c/w mixer tap : Toilet roll holder : Wash basin c/w basin tap : Shower c/w tap : Single bowl kitchen sink with tap : Bip tap for washing machine	: 4 nos : 5 nos : 3 nos : 1 nos : 5 nos : 2 nos : 1 nos : 2 nos : 1 nos
Electrical Installation	: Lighting point : Power point : Kitchen hood point : Cooker point : Air-cond point : Water heater point : Fiber wallsocket : Air-cond unit : SMATV point : Visitor call module : Data point : Doorbell point : Storage water heater : Distribution board	: 43 nos : 27 nos : 1 nos : 1 nos : 6 nos : 4 nos : 1 nos : 6 nos : 2 nos : 1 nos : 2 nos : 1 nos : 3 nos : 1 nos
Built-in Furniture	Kitchen cabinet to pantry/ kitchen where applicable	