

MASTER PLAN

Saffron is a landmark residence poised to turn into a crown jewel of Alor Setar. Inspired by lush greenery, this 11-acre, low-density enclave is a wonderland offering the best of cultivated living. Experience life to the fullest in the perfect medley of nature and architecture where every aspect of your well-being easily fulfilled.

DOUBLE STOREY SEMI-DETACHED
SINGLE STOREY TERRACE

THE EXCLUSIVE

76

UNITS OF DESIGNER SEMI-DETACHED

Experience luxury in the truest sense of the world in a first-of-its-kind semi-detached development in Alor Setar. It's minimalist design and elegant architecture inspire a life of sophistication fitting for the most discerning in taste. With all 76 units being distinctively unique from one another, only a selected few will be able to call this exclusive masterpiece their own.



Artist's Impression

LOCATION MAP

Saffron is strategically located with easy access to a network of highways including the North-South Highway and amenities such as schools, financial institutions, medical centres and shopping malls are all within a stone's throw away.



NEARBY AMENITIES



SMK Tunku Abdul Aziz
SJK (C) Yih Min
SJK (C) Eik Choon
SMK D'Wan Md. Saman
SMJK Keat Hwa



Bank Simpan Nasional
Maybank
RHB Bank
CIMB Bank



Klinik BERJAYA
Kuaters Klinik Kesihatan
Simpang Empat
Putra Medical Centre



Alor Setar Mall
Stargate (Tesco)
Aman Central

A Prestige Project by:



Developer By:

VIRTUE PLUS SDN. BHD. 1069431-T
Level 1, 80-A, Jalan SS 21/39, Damansara Utama, 47400 Petaling Jaya, Selangor

marcna.com

010 258 0100

Developer License: 19288-1/01-2020/94(L) • Advertising Permit No.: 19288-1/01-2020/94(P) • Validity Period: 25/01/2018 - 24/01/2020 • Advertising Approval By: Jabatan Perumahan Negara • Selling Price: RM553,530 (Min) - RM913,795 (Max) • Low Cost Single Storey Terrace: RM45,000 (Min) - RM 76,020 (Max) • Tenure of Land: Freehold • Approval Authority: Majlis Perbandaran Alor Setar (MBAS) • Approval Building Plan No.: MBAS/B/24/17/20A(1)-20A(6) • Total Unit: Low Cost Single Storey Terrace: 85 Units & 2 Storey Semi-D: 40 Units • Expected Date of Completion: July 2020

Disclaimer: The information contained herein is subject to change without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer, owner and managers cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architects or Engineer. For avoidance of doubt on all plans, layout, information and specifications, please always refer to the Sales and Purchase Agreement.



SAFFRON
御榕庄

KANGKONG-SIMPANG EMPAT
ALOR SETAR
HAKMILIK KEKAL



Price From
RM 498,177.00

5%
BUMIPUTRA
DISCOUNT

INCLUDE S&P
LEGAL FEE AND
LOAN



A SATISFYING LIFE SPANNING GENERATIONS.

Nestled in a quiet precinct, Saffron is the epitome of tranquility as it offers unrivalled privacy in a relaxed, resort-like landscape. Each unit's expansive design ensures that there is more than enough room for a family of 3 generations to live and thrive together.

Create lasting memories in a home where its internal and external spaces seamlessly integrate with one another.

6  3 



SPECIFICATION

Structure	: Reinforced Concrete
Wall	: Brickwork
Roof Covering	: Roof Tiles / Reinforced Concrete Roof
Roof Framing	: Metal
Ceiling	: Skim Coat / Plaster Ceiling
Windows	: Aluminium Framed Window
Doors	: Timber Door / Aluminium Framed Door
Ironmongery	: Quality Lockset
Wall Finishes	
All Bath	: Tiles Up To 5'
Kitchen	: Tiles Up To 5'
Internal / External Wall	: Plaster & Paint
Flooring Finishes	
Living / Dining / Kitchen	: Porcelain Tiles
Master Bedroom / Bedroom 1	
Bedroom 2 / Bedroom 3	
Bedroom 4 / Bedroom 5	
Family Room / Staircase	
Bath 1 / Bath 2 / Bath 3	: Porcelain Tiles / Ceramic Tiles
Terrace yard / Balcony	
Utility	: Cement Render
Car Porch	: Broom Brush Finish

TYPE	TYPE A&B	TYPE C
Single Bowl Kitchen Sink	1	1
Wash Basin	4	2
Shower Rose	3	2
Toilet Roll Holder	3	2
Water Closet	3	2
Tap Point	5	4

TYPE	TYPE A&B	TYPE C
Light Points	26	13
Gate Light Points	1	1
Fan Points	6	2
Air-Conditioned Electrical Points	2	1
Water Heater Point	2	1
Power Points	17	12
TV Points	2	1
Phone Point	1	1
Door Bell Point	1	1



Fencing	: Brickwall / Mild Steel Fencing Chain Link Fencing
---------	--

TYPE A

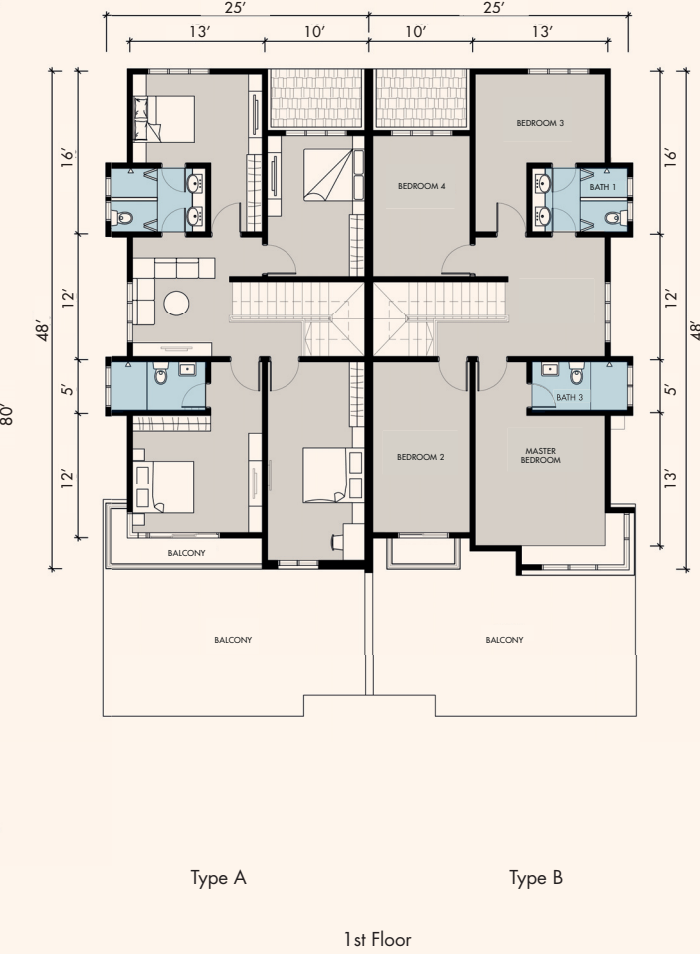
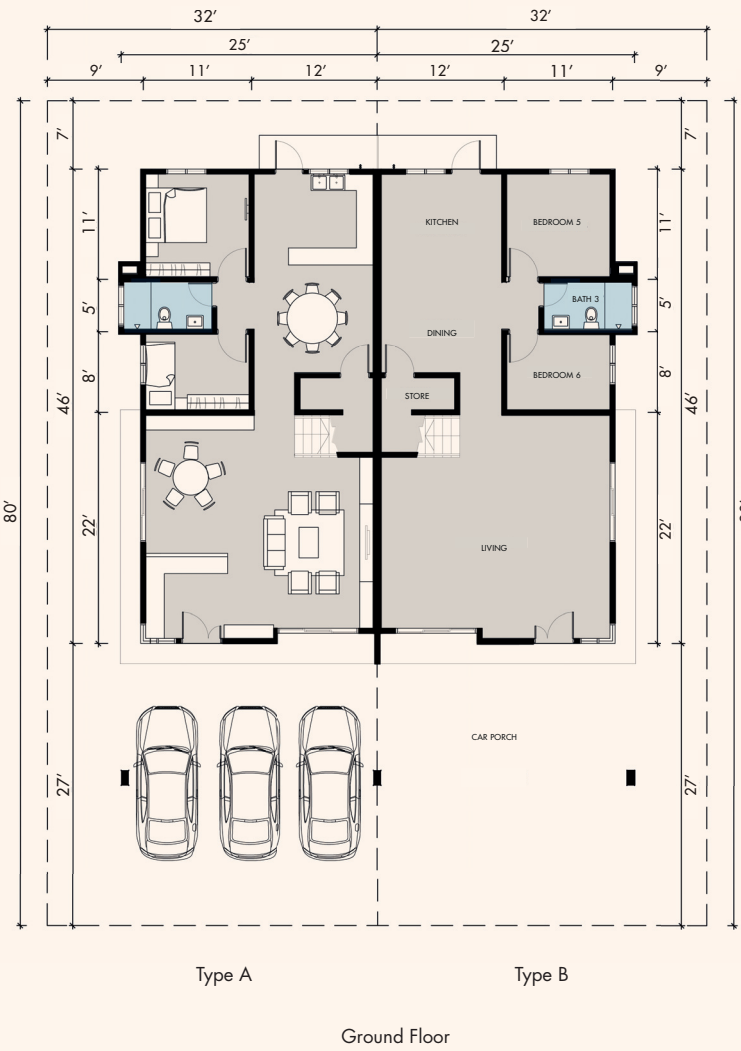


TYPE B



DOUBLE STOREY
SEMI-DETACHED | 6  3  | LAND SIZE FROM 32'x 80'

TYPE A&B



TYPE C



SINGLE STOREY
SEMI-DETACHED | 4  2  | LAND SIZE FROM 32'x 80'

