



## A dream home surrounded by **PEACE & PERFECTION**

Happiness is more than a good feeling or a yellow smiley face. It's the feeling of truly enjoying your life, and the desire to make the very best of it. Happiness is the "secret sauce" that can help us be and do our best.



GOOD TIMES, APPRECIABLE PEOPLE  
& GREAT SETTINGS

## Tower 2 City View

Type F1, F2 / E1, E2, E3, E4 / D1 / C1,C2

Level 2 - 32



## Tower 1 City View

Type G1 / B1,B2,B3 / A1

Level 4 - 32

## Tower 3 City View

Type F1, F2 / E1, E2, E3, E4 / D1 / C1,C2

Level 2 - 32



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# LEVEL 2A FACILITIES, AMENITIES AND FEATURES



## Outdoor

- 1 Swimming Pool
- 2 Aqua Physio Pool W/ Aqua Fitness Stations
- 3 Jacuzzi W/ Gazebo : Male & Female
- 4 Wading Pool
- 5 Water Features : Water Spouts, Pool Weir Waterfall
- 6 Children Playground
- 7 BBQ Court
- 8 Fitness Stations
- 9 Half Basketball Court
- 10 Tai Chi Practice Area
- 11 Multi Purpose Area
- 12 Aerobic Exercise Area
- 13 Integrated Landscape Courtyard Areas
- 14 Gazebos
- 15 Pergolas
- 16 Parasols
- 17 Outdoor Cafe Area
- 18 Green House for Herbs
- 19 OKU Ramps

## Indoor

- 1 Clinic
- 2 Gym room
- 3 Kidz zone Area
- 4 Multipurpose Area
- 5 Multipurpose Hall
- 6 Cafe w/ Function/Karaoke
- 7 Sauna : Male and Female
- 8 Public Toilets W/ OKU Friendly
- 9 Lobbies
- 10 Lounges
- 11 Demo Kitchen
- 12 Pantry
- 13 Lifts



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AQUA PHYSIO POOL W/ AQUA FITNESS STATIONS

TAI CHI PRACTICE AREA



BBQ COURT



GREEN HOUSE FOR HERBS

## A dream home surrounded by PEACE & PERFECTION



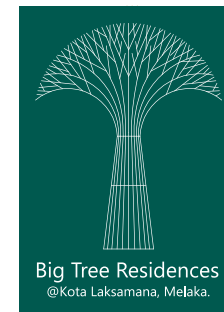
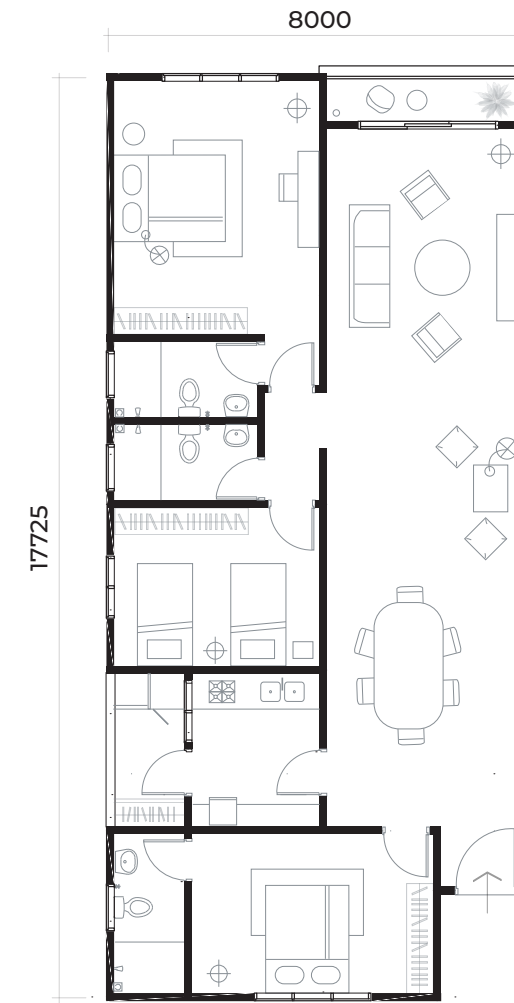
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## ELEGANCE INTERIORS

Happiness is more than a good feeling or a yellow smiley face. It's the feeling of truly enjoying your life, and the desire to make the very best of it. Happiness is the "secret sauce" that can help us be and do our best.

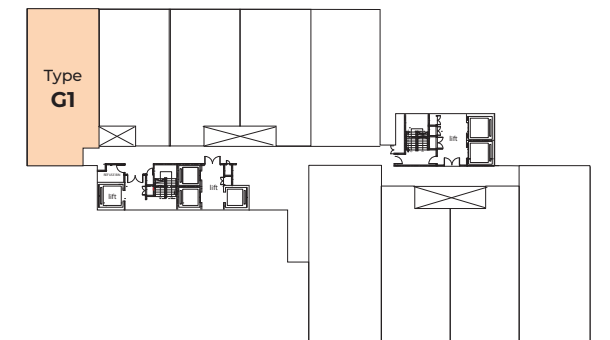


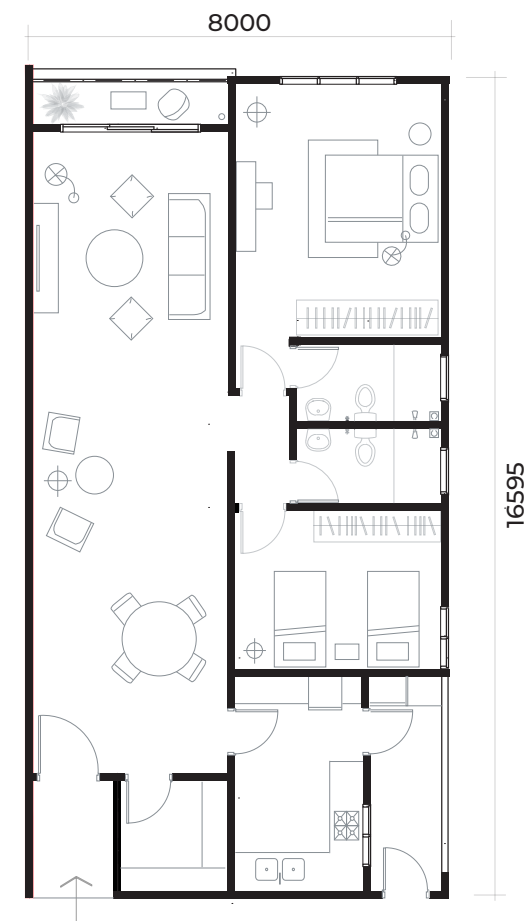
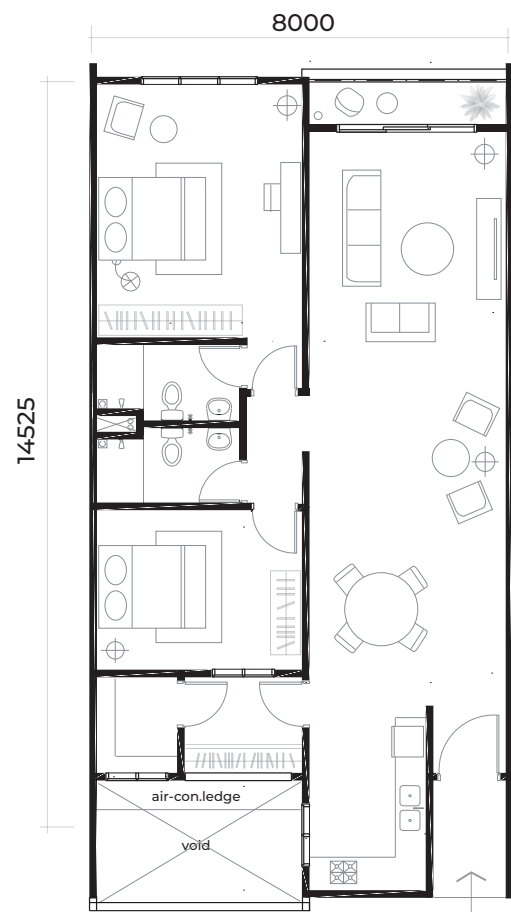
## Tower 1

Type G1  
Level 4 - 5

3 Bedroom  
3 Baths

Approx. floor area : 1,677 sq.ft



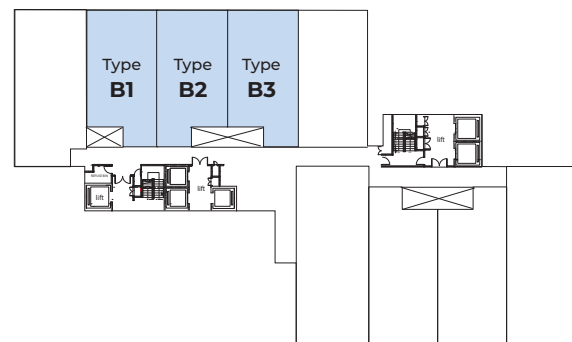


## Tower 1

Type B1 / B2 / B3  
Level 4 - 32

2 Bedroom  
2 Baths

Approx. floor area : 1,250 sq.ft

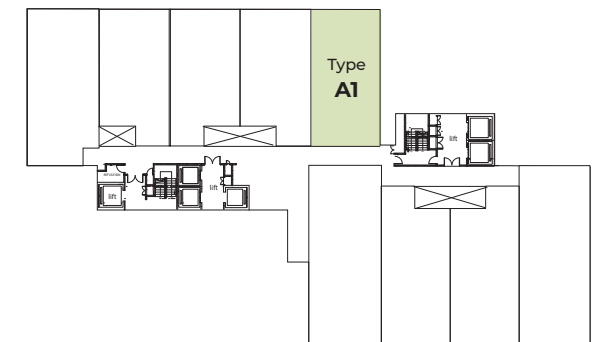


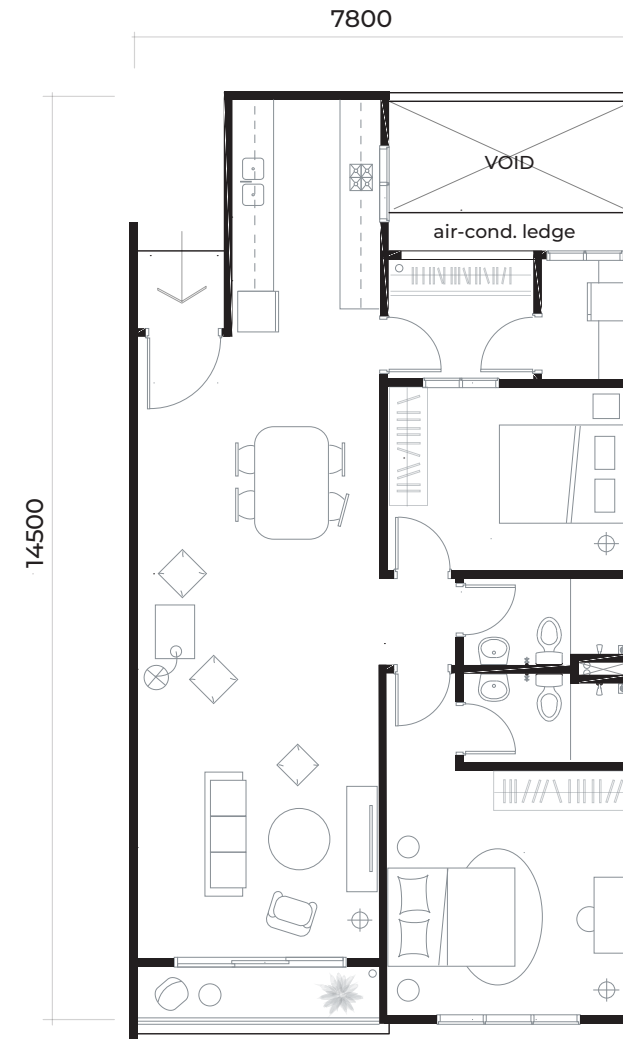
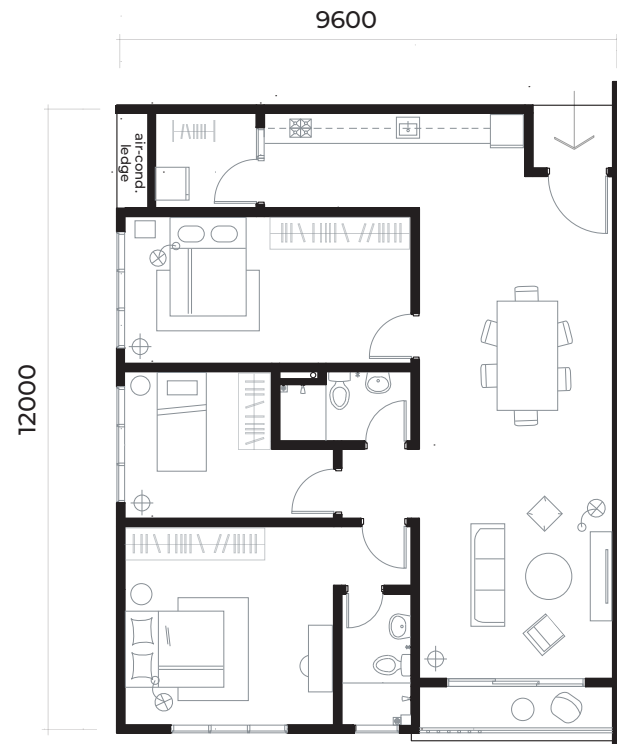
## Tower 1

Type A1  
Level 4 - 32

2 Bedroom  
2 Baths

Approx. floor area : 1,350 sq.ft



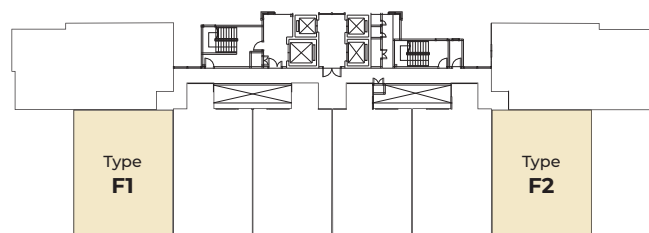


## Tower 2 & 3

Type F1 / F2  
Level 2 - 22

3 Bedroom  
2 Baths

Approx. floor area : 1,227 sq.ft

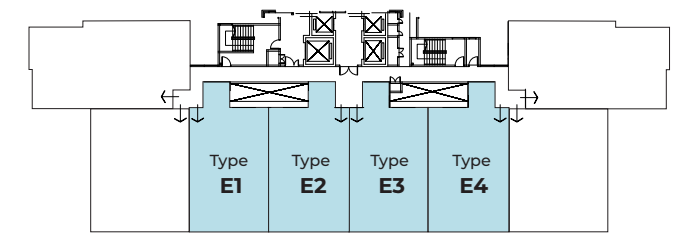


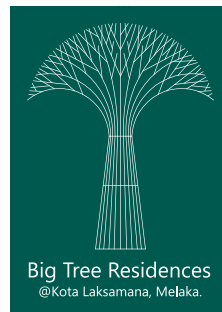
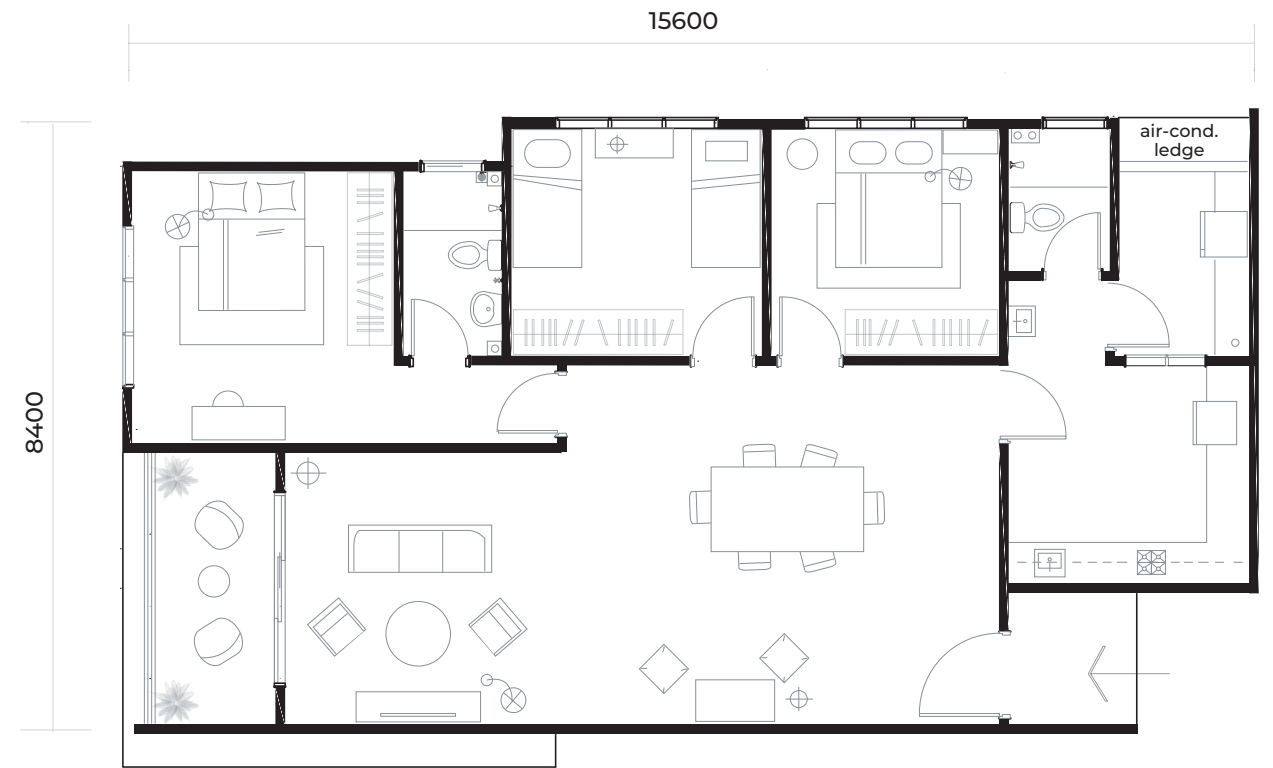
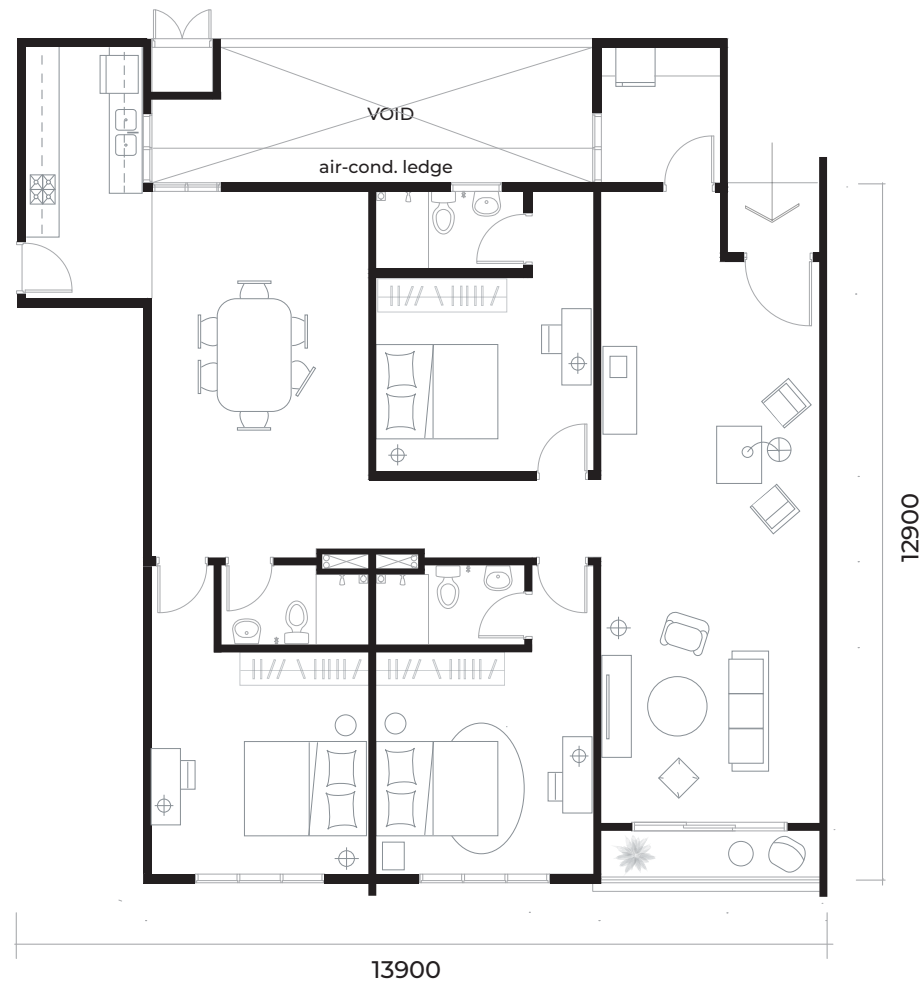
## Tower 2 & 3

Type E1 / E2 / E3 / E4  
Level 2 - 22

2 Bedroom  
2 Baths

Approx. floor area : 1,072 sq.ft



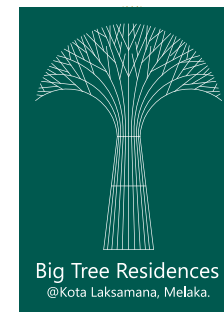
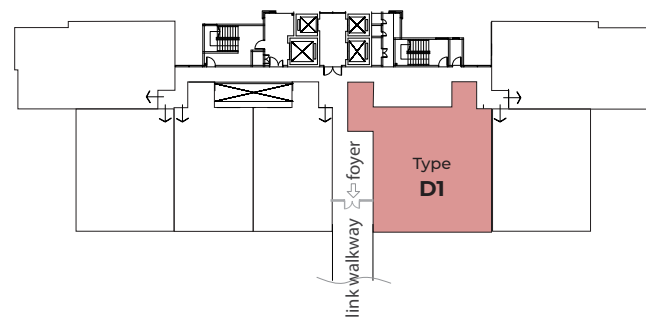


## Tower 2 & 3

Type 4 & 5  
Level 2 - 22

3 Bedroom  
3 Baths

Approx. floor area : 1,677 sq.ft

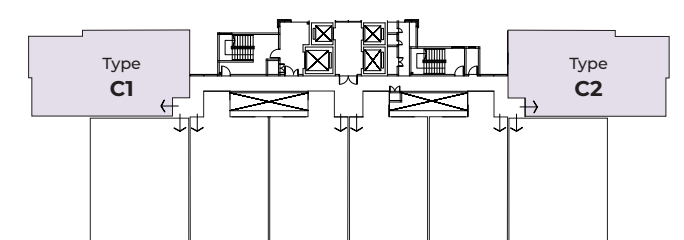


## Tower 2 & 3

Type C1 / C2  
Level 3 - 22

3 Bedroom  
2 Baths

Approx. floor area : 1,315 sq.ft



# Tower 1

Storey Plan

Level	SKV1 (02)		SKV2 (05)		SKV3 (06)		SKV4 (01)	
36	SKV1 (02)		SKV2 (05)		SKV3 (06)		SKV4 (01)	
35	SKV1 (02)		SKV2 (05)		SKV3 (06)		SKV4 (01)	
34	D1 (02)	STATE OF SERENITY		C3 (06)		FITNESS FACTOR		
33	D1 (02)	STATE OF SERENITY		C3 (06)		FITNESS FACTOR		
32	D1 (02)	C2 (05)	C3 (06)		C4	C1		
31	D1 (02)	C2 (05)	C3 (06)		C4	C1		
30	D1 (02)	C2 (05)	C3 (06)		C4	C1		
29	D1 (02)	C2 (05)	C3 (06)		C4	C1		
28	D1 (02)	C2 (05)	C3 (06)		C4	C1		
27	D1 (02)	C2 (05)	C3 (06)		C4	C1		
26	D1 (02)	C2 (05)	C3 (06)		C4	C1		
25	GAMES ARENA		C2 (05)	GOURMET'S DOMAIN			C1	
24	GAMES ARENA		C2 (05)	GOURMET'S DOMAIN			C1	
23	C2 (02)	C2 (05)	A2	B2	B3	C1		
22	C2 (02)	C2 (05)	A2	B2	B3	C1		
21	C2 (02)	C2 (05)	A2	B2	B3	C1		
20	C2 (02)	C2 (05)	A2	B2	B3	C1		
19	C2 (02)	C2 (05)	A2	B2	B3	C1		
18	C2 (02)	C2 (05)	A2	B2	B3	C1		
17	C2 (02)	IDEA LAB		A2	B2	B3	C1	
16	C2 (02)	IDEA LAB		A2	B2	B3	C1	
15	WELLNESS STUDIO		A1	B1	A2	B2	B3	C1
14	WELLNESS STUDIO		A1	B1	A2	B2	B3	C1
13	B1	A1	A1	B1	A2	B2	B3	C1
12	B1	A1	A1	B1	A2	B2	B3	C1
11	B1	A1	A1	B1	A2	B2	B3	C1
10	B1	A1	A1	B1	A2	B2	B3	C1
09	B1	A1	A1	B1	A2	B2	B3	C1
08	B1	A1	A1	B1	A2	B2	B3	C1
07	B1	A1	A1	B1	A2	B2	B3	C1
06	B1	A1	A1	B1	A2	B2	B3	C1
05	B1	A1	A1	B1	A2	B2	B3	C1
04								
03								
02								
01								

Legend

1-Bedroom 2-Bedroom 3-Bedroom 4-Bedroom Sky Villa

# Tower 2 & 3

Storey Plan

Level	SKV1 (02)		SKV2 (05)		SKV3 (06)		SKV4 (01)	
36	SKV1 (02)		SKV2 (05)		SKV3 (06)		SKV4 (01)	
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32	D1 (02)	C2 (05)	C3 (06)		C4	C1		
31	D1 (02)	C2 (05)	C3 (06)		C4	C1		
30	D1 (02)	C2 (05)	C3 (06)		C4	C1		
29	D1 (02)	C2 (05)	C3 (06)		C4	C1		
28	D1 (02)	C2 (05)	C3 (06)		C4	C1		
27	D1 (02)	C2 (05)	C3 (06)		C4	C1		
26	D1 (02)	C2 (05)	C3 (06)		C4	C1		
25	GAMES ARENA		C2 (05)	GOURMET'S DOMAIN			C1	
24	GAMES ARENA		C2 (05)	GOURMET'S DOMAIN			C1	
23	C2 (02)	C2 (05)	A2	B2	B3	C1		
22	C2 (02)	C2 (05)	A2	B2	B3	C1		
21	C2 (02)	C2 (05)	A2	B2	B3	C1		
20	C2 (02)	C2 (05)	A2	B2	B3	C1		
19	C2 (02)	C2 (05)	A2	B2	B3	C1		
18	C2 (02)	C2 (05)	A2	B2	B3	C1		
17	C2 (02)	IDEA LAB		A2	B2	B3	C1	
16	C2 (02)	IDEA LAB		A2	B2	B3	C1	
15	WELLNESS STUDIO		A1	B1	A2	B2	B3	C1
14	WELLNESS STUDIO		A1	B1	A2	B2	B3	C1
13	B1	A1	A1	B1	A2	B2	B3	C1
12	B1	A1	A1	B1	A2	B2	B3	C1
11	B1	A1	A1	B1	A2	B2	B3	C1
10	B1	A1	A1	B1	A2	B2	B3	C1
09	B1	A1	A1	B1	A2	B2	B3	C1
08	B1	A1	A1	B1	A2	B2	B3	C1
07	B1	A1	A1	B1	A2	B2	B3	C1
06	B1	A1	A1	B1	A2	B2	B3	C1
05	B1	A1	A1	B1	A2	B2	B3	C1
04								
03								
02								
01								

Legend

1-Bedroom 2-Bedroom 3-Bedroom 4-Bedroom Sky Villa

# Specifications and Finishes

<b>STRUKTUR</b>	: Rangka Konkrit Tetulang
<b>BUMBUNG</b>	: Genting konkrit
<b>SILING</b>	: Siling Plaster
<b>DINDING</b>	: Batu-Bata

## KEMASAN LANTAI

Ruang Tetamu	: Jubin Seramik
Ruang Makan	: Jubin Seramik
Bilik Mandi / Tandas	: Jubin Seramik
Dapur	: Jubin Seramik
Lain-Lain	: Leraan Simen

## KEMASAN DINDING

Lain-lain	: Skim coat dengan cat emulsi
Dapur & Bilik Mandi / Tandas	: Jubin Seramik Setinggi 5'0"

## PINTU

	: Pintu Kayu
	: Pintu Gelongsor Berbingkai Aluminium
	: Pintu Rata Papan Lapis
	: Pintu PVC

## TINGKAP

	: Tingkap Berbingkai Aluminium / Besi
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## PAGAR

	: Pagar Dawai Berkait / Pagar Batu-Bata
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## KELENGKAPAN KEBERSIHAN

Basin Basuh	: 2 bil.
Singki Dapur	: 1 bil.
Tandas Duduk	: 2 bil.
Pancuran Air	: 2 bil.
Air Paip	: 2 bil.

## KELENGKAPAN ELEKTRIK

### INTERMEDIATE UNIT

Punca Lampu	: 14 Bil
Palam Kuasa 13 AMP	: 11 Bil
Punca Kipas	: 4 Bil
Punca Kipas Dinding	: 2 Bil
PuncaTelefon	: 1 Bil
Punca Televisyen	: 1 Bil
Door Bell	: 1 Bil
Aircon Point	: 1 Bil
Water Heater Point	: 1 Bil
Elect. Box	: 1 Bil

### CORNER UNIT

Punca Lampu	: 15 Bil
Palam Kuasa 13 AMP	: 11 Bil
Punca Kipas	: 6 Bil
PuncaTelefon	: 1 Bil
Punca Televisyen	: 1 Bil
Door Bell	: 1 Bil
Aircon Point	: 1 Bil
Water Heater Point	: 1 Bil
Elect. Box	: 1 Bil

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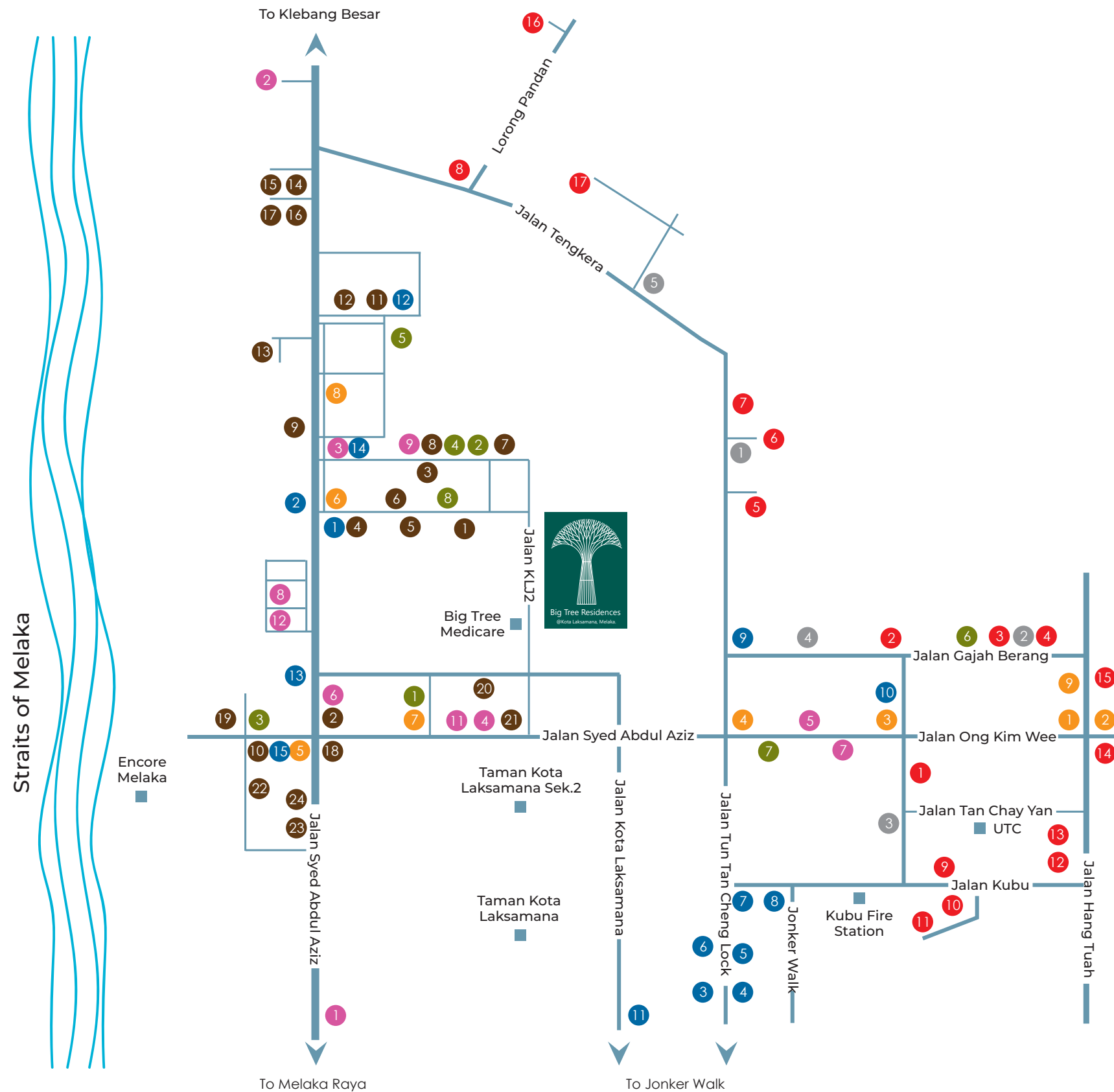
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### CORNER UNIT

Punca Lampu	: 15 Bil
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Punca Kipas	: 6 Bil
PuncaTelefon	: 1 Bil
Punca Televisyen	: 1 Bil
Door Bell	: 1 Bil
Aircon Point	: 1 Bil
Water Heater Point	: 1 Bil
Elect. Box	: 1 Bil

# LOCATION MAP



## EAT & DRINK

- 1 Lu Yeh Yen Restaurant
- 2 Saigon Ivy Cafe
- 3 Home Taste Melaka
- 4 The Windmill Station (TWS)
- 5 Zhong Guo Dim Sum
- 6 XuZhuang Fish Steamboat
- 7 EggExtra
- 8 Unzen Yoshoku Sushi
- 9 Yee Bao Bao
- 10 The KamCheng
- 12 The Alley
- 13 Just Berry Dessert
- 14 New Lagoon Restaurant
- 15 McDonald
- 16 Starbucks Coffee
- 17 Burger King
- 18 Coffee Bean
- 19 Bei Zhan
- 20 The Brew House
- 21 Casa Cucina Italian
- 22 Domino Pizza
- 23 Modern World Restaurant
- 24 Ichi Zen Japanese Sushi
- 25 Simply Fish

## PLACE TO STAY

- 1 Marvelux Hotel
- 2 Grand Flora Hotel
- 3 Baba House
- 4 Puri Hotel
- 5 Heeren Straits
- 6 Heeren Palms Suites
- 7 Swiss Hotel Heritage
- 8 The Blanc Boutique
- 9 The Nines Hotel
- 10 Hotel Arissa
- 12 Casa Del Rio
- 13 Kapitan Kongsi Hotel
- 14 Terra Nova Hotel
- 15 Hotel 707
- 16 Swan Garden Hotel

## BANKS

- 1 HSBC
- 2 MayBank
- 3 Hong Leong Bank
- 4 Public Bank
- 5 Bank of China
- 6 OCBC
- 7 CIMB
- 8 UOB
- 9 BSN

## EDUCATION

- 1 Pay Fong Middle School
- 2 SMK Gajah Berang
- 3 SMJK Katholik
- 4 SMJK Notre Dame Convent
- 5 SJK(C) Chung Kuo
- 6 SMK Methodist (ACS)
- 7 SMK(P) Methodist (MGS)
- 8 SK Tengker 1 & 2
- 9 SJK(C)Yok Bin
- 10 Cosmopoint College
- 12 SJK(C) Pay Teck
- 13 Melaka International College of Science and Technology (MiCoST)
- 14 Yayasan Melaka
- 15 UiTM
- 16 Kolej MARA
- 17 Planetarium School
- 18 Melaka International School

## PLACE OF WORSHIP

- 1 Wesley Methodist Church
- 2 St.Theresa Church
- 3 Malacca Chinese Methodist Church
- 4 Seck Kia Eenh Temple
- 5 Tengker Mosque

## PERSONAL GROOMING

- 1 Uniqueen Nail Saloon
- 2 Montage Saloon
- 3 M Concept Hair Salon
- 4 Monsant Hair Salon
- 5 Her Maison
- 6 DeReve Hair Salon
- 7 Scissors Champ Hair Salon
- 8 Nail Buddies & Beauty

## HEALTHCARE & PHARMACY

- 1 Mahkota Medical Centre
- 2 Oriental Medical Centre
- 3 Straits Pharmacy
- 4 Caring Pharmacy
- 5 Prime Pharmacy
- 6 Metro IVF Fertility Clinic
- 7 Cosmetic Skin Care
- 8 Mary Eve Women Health Clinic
- 9 Ella Bache Beauty Salon (Nutridermology)
- 10 Comfort Clinic & Physiotherapy Center
- 12 Laksamana Pharmacy
- 13 Pace Physiotherapy Center

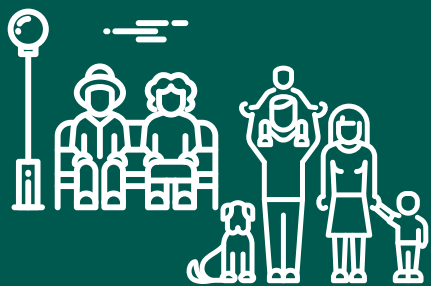
# YOUR LIFE IS OUR INSPIRATION

The best way to embrace life is to live in the heart of growing community.

Build the life of your dreams right here at

## Big Tree Residences

@Kota Laksamana, Melaka.



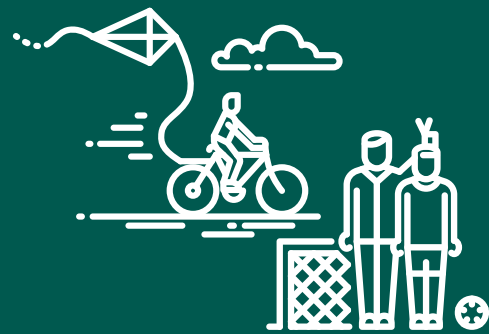
Multi-Generational & Versatile Living Space



Walking Distance to Convent Store and Cafe



Low Density



>20 Indoor & Outdoor Facilities for All Ages



Eco-friendly Materials & Biophilic Design