

PARAGON SIGNATURE SUITES - FAQ

Location	Jalan Abdul Samad, JB (Same row with Citywood & The Straits)
Land size	1.14 acres
Total units	484 units International - 290 Bumi - 194
Tenure	Freehold
Apartment type	Serviced Apartment (Commercial title)
Completion year	Target Q1 or Q2 2029 (48 months after SPA signed) <i>*Target signing March'25</i>
Car Park floor	Level 1 - 8
Facilities floor	Level 9 - 10
Residential floor	Level 11 - 32
Maintenance fee	Estimated RM0.38 PSF (incl. sinking fund)
Free shuttle bus service to CIQ	2 years complimentary
Unit Type	Type A (645 sqft) 1+1 Bedroom, 1 Bathroom Type B (649sqft) 1 Bedroom 1 Bathroom All corner units
Unit Per Floor	22 units (No unit no.4, 14 &24)
Free car park	Type A - 1 Type B - 1

Sales Promotional Package:

Rebate	Type A & B (10% + 5% + 2% + RM30K FF Vouchers) - effective 5.5.2025 onwards Standard Rebate 10% Move in bonus 5% Signing Incentive 2% (only applicable for SPA signing before 30.6.2025) RM30,000 Fully Furnishing Vouchers <i>*MIB, Signing incentive & Fully Furnishing voucher will be given during VP stage.</i>
Sales Package	RM1,000 Booking Fee (into Agency's account) Free SPA & LA Legal Fee Free LA Stamp Duty By Purchaser: MOT (Based on SPA Price) Foreigner Consent Levy Downpayment: Loan buyer - zero downpayment during SPA signing Cash buyer - 10% downpayment during SPA signing
Remark:	Foreigners eligible to buy RM500K and above
Floor Premium	RM1,000

Booking Remarks:	<p>1) Place booking into MHUB system with:</p> <ol style="list-style-type: none"> RM1,000 booking proof Purchaser IC bank LO cash buyer undertaking letter <p>Target PSS SPA signing early June onwards End of June - PSS SPA signing ceremony</p> <p><i>*actual date will be updated soon.</i></p>
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Specification:

Showroom	Type B only
Ceiling Heights	3 meters (floor to floor)
Entrance	1 main entrance only
EV Charger	Developer will ready electric point (Installation after building completion)
M&E, Water tank	Basement: M&E and pump room Roof top: Water tank and lift motor room
Type A	<ol style="list-style-type: none"> Hot and cold water heater for shower (no shower screen) Bedroom wardrobe with box up Kitchen cabinet with hod and hoob Digital lock 2nos air-cond <p>*Master room with porcelain floor tiles</p>
Type B	<ol style="list-style-type: none"> Kitchen cabinet with hod and hoob Digital lock 2nos air-cond Bathroom provided (as per show room): <ul style="list-style-type: none"> - Shower screen - Bathtub - Hot and cold water heater for shower - Counter top with basin - Sanitary wares <p>*Master bathroom no sliding door *Type B master bedroom with SPC floor tiles</p>
Floor tiles	Marble effect porcelain tiles
Electrical items brand	Elba or equivalent brand (tbc)
Air con HP brand	1.5 HP Daikin Brand (given by voucher)
Balcony frame	Stainless steel frame with tempered glass
Corridor distance	2000mm
How many tiers security?	<p>Tier 1- Guard House</p> <p>Tier 2- Car Park</p> <p>Tier 3- Lift & Lobby</p> <p>Tier 4- Digital lock at the unit</p>
No of lifts	4 lifts (3 passengers lifts + 1 service lift)
End Financier	<p>PSS EF as below:</p> <ul style="list-style-type: none"> - Alliance Bank - Maybank - Ambank - Affin - RHB - CIMB - MBSB