



Sales gallery open daily  
10am - 6pm

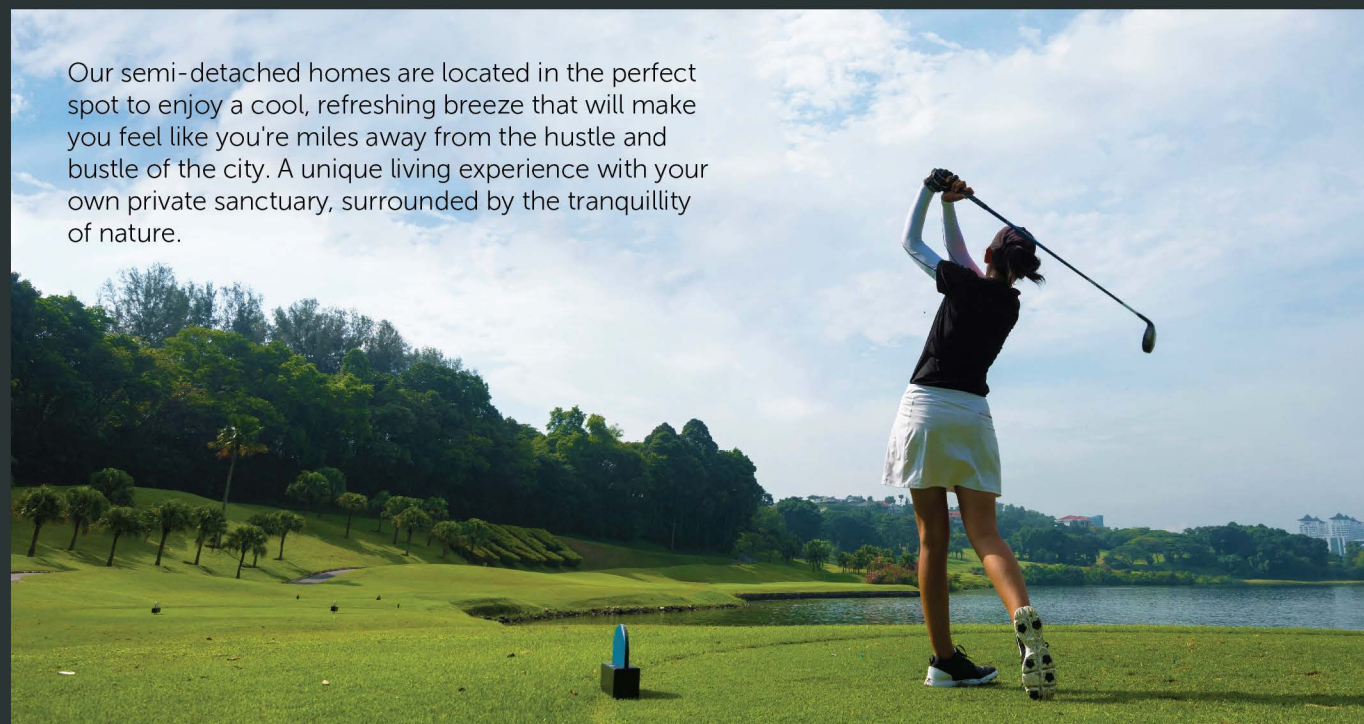
Address: B3-31-G,  
Brinchang Square, Jalan  
Besar Brinchang, 39100  
Cameron Highlands,  
Pahang Darul Makmur.

**waze**  
LBS Bina Sales Gallery  
@ Brinchang



LOCATION  
MAP

Our semi-detached homes are located in the perfect spot to enjoy a cool, refreshing breeze that will make you feel like you're miles away from the hustle and bustle of the city. A unique living experience with your own private sanctuary, surrounded by the tranquillity of nature.



Another project by



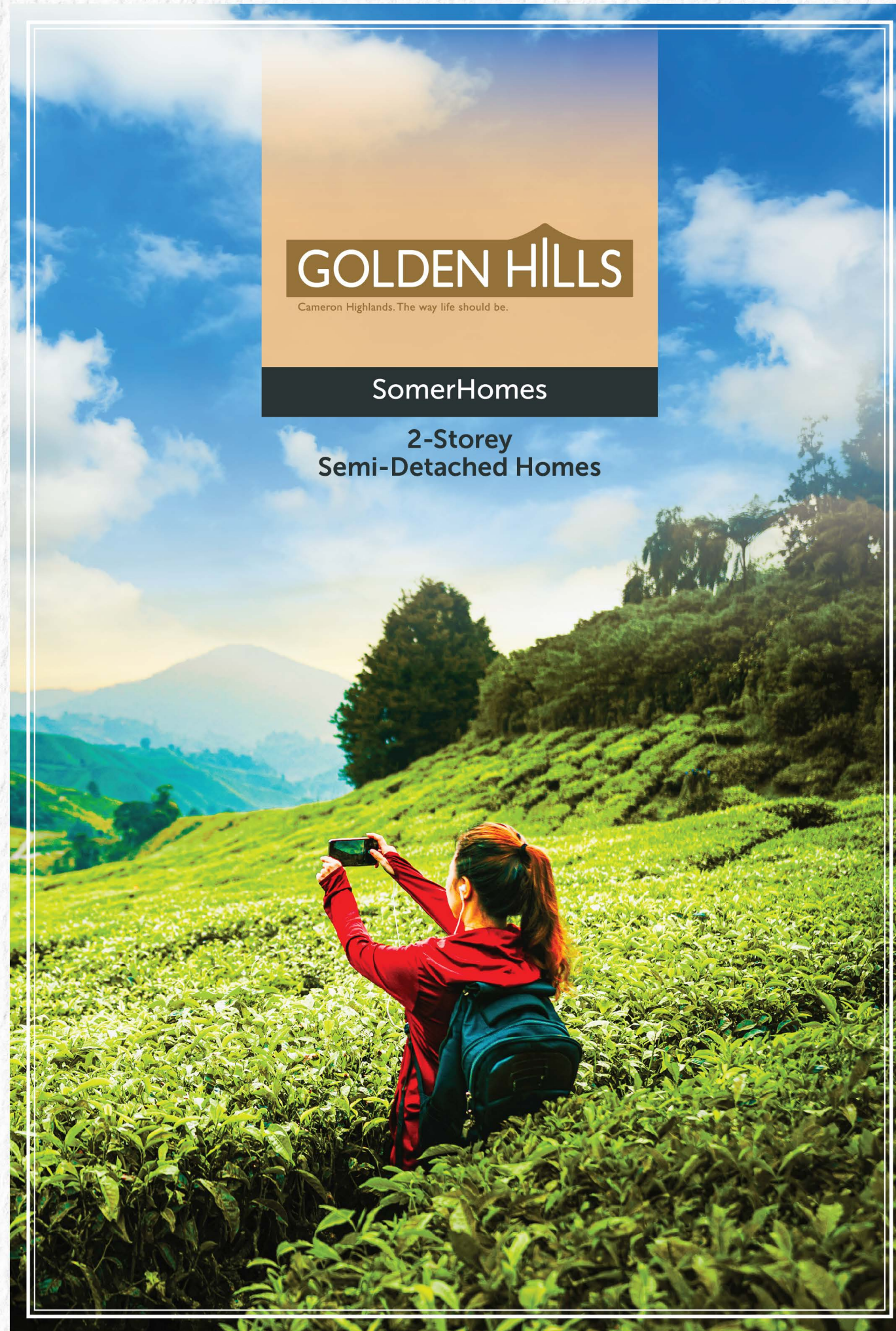
林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875  
**PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS**  
HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA  
[www.lbs.com.my](http://www.lbs.com.my)

**1700 81 8998**

FOLLOW LBS BINA ON:    

Developer: Cergas Asal (M) Sdn Bhd 199201003562 (235066-W) A member of LBS Bina Group Bhd. | Developer's License No: 8752/06-2025/0494(A) | Validity Period: 10/06/2022 - 11/06/2025 | Advertising Permit No: 8752-13/03-2025/0289(N)-(L) | Validity Period: 17/03/2023 - 16/03/2025 | Approving Authority: Majlis Daerah Cameron Highlands | Building Plan Ref. No: MDCH/BKBW/B/200-3/2/1/PB/22/038 | Tenure of Land: Leasehold 99 year (Expiry Date: 16 March 2121) | Land Encumbrances: Free from Encumbrances | Expected Date of Completion: July 2025 | Total Unit: 14 units | Price: RM 1,456,000.00 (Min) - RM 1,922,000.00 (Max) | Restriction in Interest: This land title cannot be transferred or changed without prior consent from the State Authority. Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans, specification information contained herein may be subject to change as may be required by the Authorities/Engineer/Architect and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All visuals are artist impressions and used for illustrative purposes only. Terms and conditions apply.

empowering individuals • enhancing communities



**GOLDEN HILLS**

Cameron Highlands. The way life should be.

**SomerHomes**

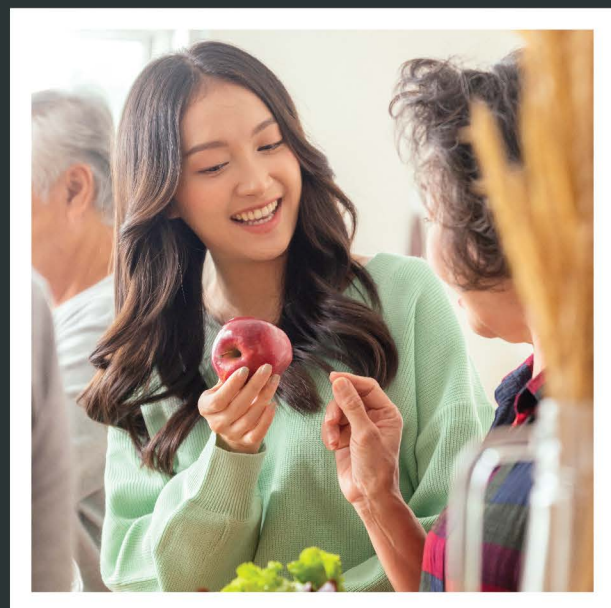
**2-Storey  
Semi-Detached Homes**



# GROW TOGETHER UNDER ONE ROOF, IN ONE SPACIOUS SEMI-D.

Set in the beautiful backdrop of Cameron Highlands, SomerHomes is located in the lush enclave of Cameron Golden Hills. Architecturally designed, these English Tudor 2-storey semi-detached homes sit in tranquil greenery.

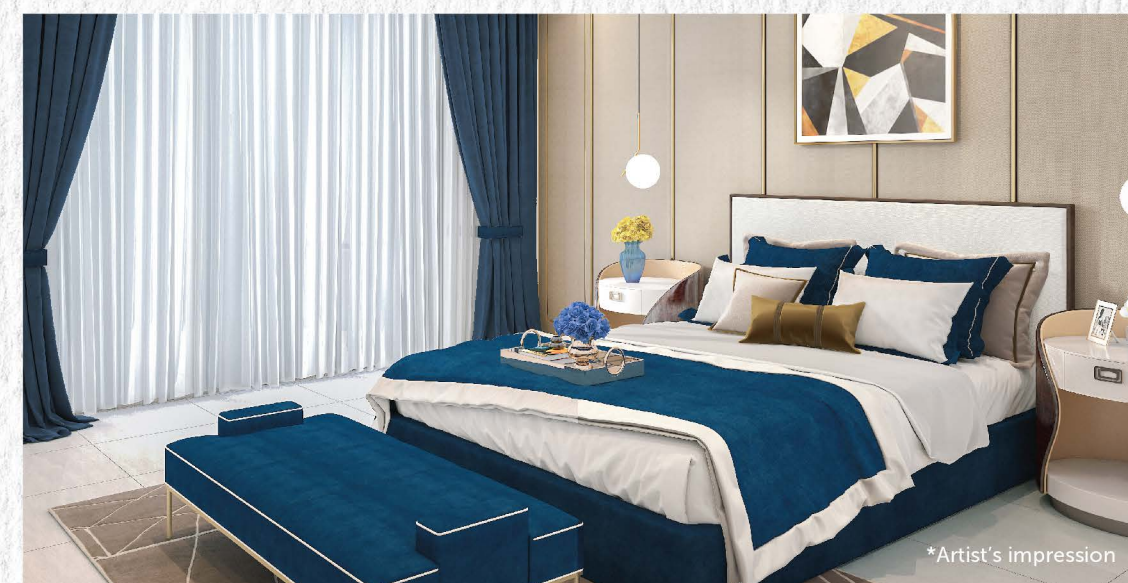
A premium country residence for your entire family, SomerHomes fulfills your exquisite desire for country living in a harmonious location. Complete with quality finishes inside out, it is a coveted dream home for a discerning few.



MANY  
GENERATIONS

MANY  
BLESSINGS

ONE  
SPECTACULAR  
HOME

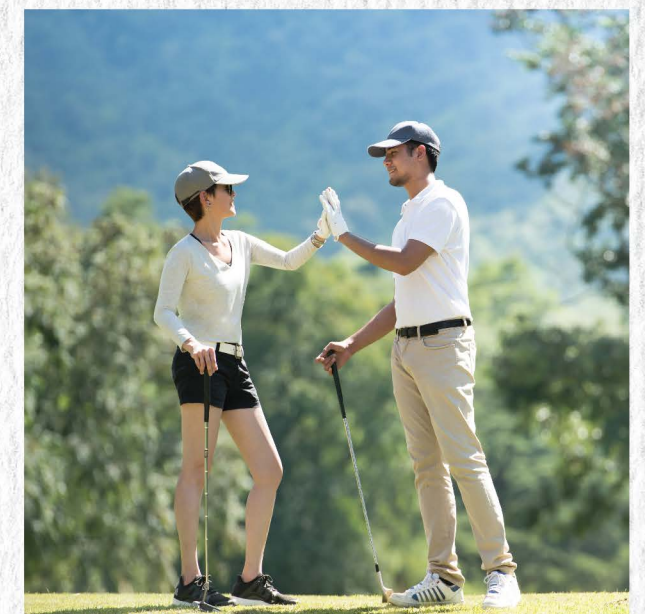
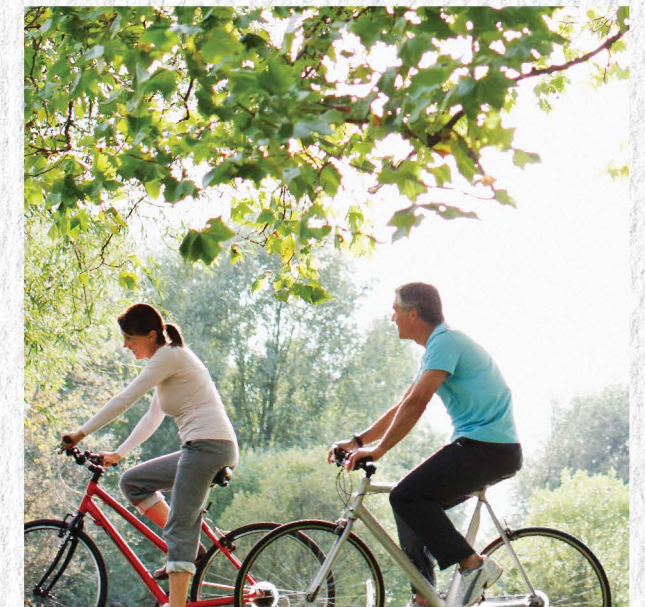






## BETTER QUALITY OF LIFE FOR THE ENTIRE FAMILY

- Strategically located in between well-developed townships, Tanah Rata and Brinchang.
- Enjoy serene walks at English Park, Alfresco Boulevard, Golden Hills Park & Lake Promenade.
- Good mix of commercial and residential homes-apartments, bungalows, link homes, semi-detached and shops.
- Enjoy a cool climate surrounded by breathtaking scenery that makes it the perfect living environment for you.
- Nearby golf course for golf enthusiasts.



\*Artist's impression





\*Artist's impression

## Floor Plans



GROUND FLOOR



FIRST FLOOR

### Specifications 14 UNITS SEMI-D (2 STOREY)

Structure	Reinforced Concrete Framework
Wall	Cement Sand Brick with Plaster
Roof	Concrete Roof Tiles
Ceiling	Plaster Board Ceiling / Skim Coat
Window	Casement Window / Top Hung Window
Door	Flush Door / Aluminum Sliding Door
Fencing	1500mm High Anti Climb Fencing

FLOOR FINISHES	
Car Porch & Driveway	Concrete Imprint
Living & Dining	Tiles
Kitchen	Tiles
Bathrooms	Tiles
Bedrooms	Tiles
Staircase	Tiles
Balcony	Tiles
Utility	Tiles
Terrace	Tiles
Others	Cement Render

WALL FINISHES	
External	Plaster & Paint
Internal	Plaster & Paint
Kitchen	Full High Tiles
Bathrooms	Full High Tiles

SANITARY INSTALLATION		ELECTRICAL INSTALLATION	
Sitting WC	4 nos	Lighting Point	20 nos
Hands Wash Basin	4 nos	Wall Lighting Point	5 nos
Shower Rose	4 nos	Power Point	19 nos
Basin Tap	4 nos	Ceiling Fan Point	6 nos
Bib Tap	6 nos	Telephone Point	1 nos
Kitchen Sink	1 nos	TV Point	2 nos
		Door Bell Point	1 nos
		Distribution Board	2 nos

(SUBJECT TO CHANGES BY RELEVANT AUTHORITIES / ENGINEERS / ARCHITECTS)