



LIMITED PROMOTION IN KLANG VALLEY

3D Drawing + Defect Inspection

One package for new homeowners, renovation planning and property handover — a clear 3D design concept paired with a qualified defect inspection, done to a professional checklist.



RM **1,200**

3D design concept + qualified defect inspection

Promo rate for homes below 1,200 sq ft

PROMO
SLOT

QUALIFIED INSPECTOR · PHOTO DOCUMENTATION · KLANG VALLEY COVERAGE · PDF + IMAGE

01 WHAT YOU RECEIVE

- ✓ **3D Drawing & Concept**
A realistic 3D visual built around your preferred style, so you see the space before money is spent on site.
- ✓ **Defect Inspection**
A structured check for handover or before purchase: finishes, fittings, leaks, alignment and workmanship.
- ✓ **Design Consultation**
Clear direction on colour, material and concept style, matched to your budget and the unit.
- ✓ **Space Planning & Layout**
A practical layout proposal mapping furniture, flow and zoning to how you live in or rent the unit.
- ✓ **Photo Report & Summary**
Every defect photographed, tagged and compiled into a clean PDF you can forward to the developer.
- ✓ **Handover Bundle**
3D visual and defect report delivered together in PDF / image format, ready for vacant possession submission.

02 WHO IT'S FOR

i. New homeowners

Buyers receiving keys or vacant possession who want defects logged before the liability window closes.

ii. Renovation planners

Owners wanting a 3D concept and condition check before appointing a contractor.

iii. Condo & landed owners

Apartment, condominium and landed house owners checking a unit, room by room.

iv. Property investors

Investors verifying unit condition before renting out or selling, with documentation.

03 HOW IT WORKS

1

Share details

Send your floor plan, location and preferred design style.

2

Confirm & book

Lock your appointment with a booking deposit.

3

Site visit

We inspect the unit and collect design information.

4

Receive bundle

Get your 3D drawing and defect report in PDF / image.

WHY TRUST THE REPORT

Inspected by qualified people, documented properly.

- ✓ Qualified inspector on site
- ✓ Registered BEM Engineer
- ✓ Clear checklist method
- ✓ QCLASSIC / CIDB knowledge
- ✓ Ready for developer submission
- ✓ Written summary report

04 OUR WORK



Lounge & feature wall

Mood, lighting & materials



Master bedroom suite

Wardrobe & detailing



Bedroom retreat

Calm, finished space

05 COVERAGE & TERMS

RM 1,200 covers units below 1,200 sq ft, across the Klang Valley: Kuala Lumpur, Selangor, Putrajaya, Cyberjaya, Shah Alam, Subang Jaya, Petaling Jaya, Puchong, Kajang, Bangi and Dengkil. Larger units, additional areas, extra revisions or repeat inspection are quoted as a simple extra. Final scope may vary with size, location and requirements.



Book your **promo slot** today.

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WHATSAPP / CALL

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GRAD GENIUS DESIGN & RENOVATION



DESIGN & RENOVATION
"IMAGINATION TO REAL"



PACKAGE DETAILS

Bespoke Design & Planning

- FREE 3D Design Visualization (Worth RM 2,500!)
- Stylish solutions from our experts
- Detail 2D design drawings

Kitchen Mastery

- 12ft cabinet with luxurious quartzstone top & 6ft island table
- Featuring premium blockboard laminate & HDMR membrane press doors
- Superior durability & soft close inches

Bedroom Bliss

- Bedroom 1 with 8 ft wardrobe & dressing table
- Bedroom 2 with 6 ft wardrobe & study table
- Cabinet storage with a custom touch.

Complete Electrical

- Installation light & fan for living and 3 rooms
- 5 unit electric points
- Extra LED lights for kitchen area & tv cabinet
- Hanging lights for entrance & dining

Living Essentials

- L-box plaster ceiling for a sleek finish
- TV cabinet 10ft with storage
- Smart storage near staircase
- Custom storage cabinets

Extra topping

- 4 pax dining table
- Rubine hood/hob for cooking

SCAN
TO WALK THROUGH
OUR 3D MODEL



FULL PACKAGE FOR DOUBLE STOREY
(1600-2000 SQFT)

PRICE: RM 5X,XXX
(TERMS & CONDITION APPLY)



GRAD GENIUS DESIGN & RENOVATION



PACKAGE DETAILS

Bespoke Design & Planning

- FREE 3D Design Visualization (Worth RM 2,500!)
- Stylish solutions from our experts
- Detail 2D design drawings

Living Glow

- L-box plaster ceiling for a clean, modern finish
- TV cabinet – 8 ft with integrated storage
- Smart built-in storage units
- Custom storage cabinets

Complete Electrical

- Installation light & fan for living & 3 rooms
- 1 unit electric point provided for each spaces
- Extra LED lights for kitchen area & tv cabinet
- Hanging lights for entrance & dining

Royale Kitchen

- 10ft cabinet with luxurious quartzstone top & 4ft island table
- Featuring premium blockboard laminate & HDMR membrane press doors
- Soft-close hinges & drawer systems for smooth, silent operation.

Bedroom Essence

- Master Bedroom: 6ft wardrobe with integrated dressing table
- Bedroom 2: 4ft wardrobe & mirror
- Bedroom 3: 4ft study table with hanging shelves

Extra topping

- 4 pax dining table
- Rubine hood/hob for cooking

SCAN
TO WALK THROUGH
OUR 3D MODEL



FULL PACKAGE FOR DOUBLE STOREY
(1000-1300 SQFT)

PRICE: RM 4X,XXX
(TERMS & CONDITION APPLY)