

# PELAN TAPAK



## Kehidupan Mesra Alam Bermula Di Sini

Kawasan hijau dengan taman permainan kanak-kanak disediakan khusus untuk keluarga bergaul mesra dan untuk kanak-kanak bermain dalam suasana yang selamat. Kediaman juga disediakan dengan panel solar bagi kos tenaga yang lebih cekap.



## Dekat Dengan Segala Kemudahan

Taman Azalea terletak 4.5km dari bandar Bentong. Oleh itu, anda dapat menikmati akses yang mudah ke Plaza Tol Bentong, Laluan Rel Pantai Timur (ECRL) dan laluan utama bandar. Ini memudahkan perjalanan ke pelbagai kemudahan seperti sekolah, kedai runcit dan lain-lain.

## Peta Lokasi



**DYNAMIC HOPE SDN BHD** (199201000067 / 231571-U)  
 Anak syarikat Idaman Ikhlas Sdn. Bhd.,  
 TINGKAT 5, WISMA MIRAMAS,  
 NO. 1, JALAN 2/109E, TAMAN DESA,  
 JALAN KLANG LAMA, 58100 KUALA LUMPUR.

09-223 9988

[www.idamangroup.my](http://www.idamangroup.my)

• Pemaju: Dynamic Hope Sdn. Bhd. (199201000067 / 231571-U) • Alamat: Tingkat 5, Wisma Miramas, No. 1, Jalan 2/109E, Taman Desa, Jalan Klang Lama, 58100 Kuala Lumpur. • No. Telefon: 09-223 9988 • Emel: [sales@idamangroup.my](mailto:sales@idamangroup.my) • No. Lesen Pemaju: 10230/01-2029/0383(R) • Tempoh Sah Laku: 22/01/2012 – 21/01/2029 • No. Permit Iklan & Jualan: 10230/10-2027/0000(P) • Tempoh Sah Laku: 00/00/2025 – 00/00/2027 • Jenis Pegangan: Kekal • Bebanan Tanah: Digadaikan kepada CIMB Bank Berhad • Pihak Berkuasa Tempatan: Majlis Perbandaran Bentong • Rujukan Pelan Bangunan: MPB/JKB/BB/4/03/2024 (44) • Tarikh Dijangka Siap: Dis 2027 • Rumah Teres Dua Tingkat: Jenis A – 20' x 70' (Unit Tengah): 71 unit (Min) RM529,000.00 – (Maks) RM529,000.00 • Jenis A1 – 20' x 70' (Unit Hujung): 10 unit (Min) RM559,000.00 – (Maks) RM649,000.00 • Jenis B – 30' x 70' (Unit Sudut): 2 unit (Min) RM899,000.00 – (Maks) RM899,000.00 • Jenis C – 24' x 70' (Unit Sudut): 2 unit (Min) RM749,000.00 – (Maks) RM749,000.00 • Sekatan-sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak, digadai melainkan setelah mendapat kebenaran bertulis daripada Pihak Berkuasa Negeri.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**

**TAMAN AZALEA**  
 Bentong, Pahang

*Kehidupan Desa,  
 Kemudahan Kota*

Rumah Teres 2 Tingkat  
 20' X 70' • Hakmilik Kekal

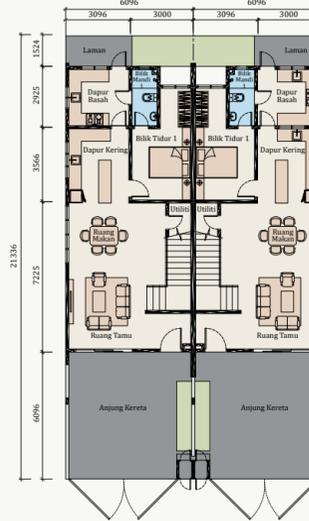
# KEDIAMAN MODERN REKAAN BERGAYA



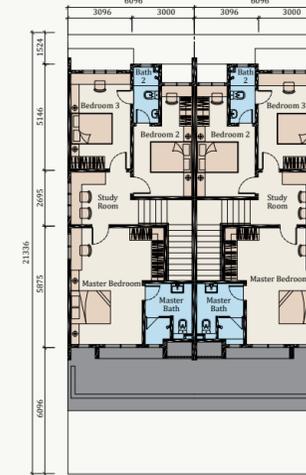
## JENIS A + A1

20' x 70' | Luas binaan: 2,180 kps

4 Bilik Tidur  
3 Bilik Mandi



Jenis A1  
Unit Hujung  
Aras Bawah



Jenis A1  
Unit Hujung  
Aras Satu

Jenis A  
Unit Tengah  
Aras Bawah

Jenis A  
Unit Tengah  
Aras Satu

## JENIS B

30' x 70' | Luas binaan: 3,143 kps

4 Bilik Tidur  
5+1 Bilik Mandi



Unit Sudut  
Aras Bawah



Unit Sudut  
Aras Satu

## JENIS C

24' x 70' | Luas binaan: 2,590 kps

4 Bilik Tidur  
4 Bilik Mandi



Unit Sudut  
Aras Bawah



Unit Sudut  
Aras Satu

# SPESIFIKASI

**Struktur**  
**Dinding**  
**Perlindungan Atap**

Rangka Konkrit Tetulang  
Batu-bata  
Kepingan Bumbung Konkrit /  
Papak Bumbung Konkrit  
Kekuda Keluli Ringan  
Lapisan Skim / Papan Siling

**Rangka Bumbung**  
**Siling**  
**Tingkap**  
**Pintu**

Tingkap Kaca Berbingkai Aluminium  
Pintu Masuk  
Pintu Bilik Tidur  
Pintu Bilik Mandi  
Utiliti  
Laman  
Ruang Tamu  
Pintu Dekoratif  
- Pintu Papan  
- Pintu Papan  
- Pintu Papan  
- Pintu Papan  
- Pintu Kaca Gelungsur Berbingkai Aluminium

**Barang-barang Besi**  
**Kemasan Dinding**

Set Kunci Berkualiti  
Dinding Luar  
Dinding Dalam  
Dapur  
Bilik Mandi  
Bilik Mandi Utama  
- Cat  
- Cat  
- Jubin Seramik Setinggi 1500mm / Cat  
- Jubin Seramik Setinggi Siling  
- Jubin Seramik Setinggi Siling

**Kemasan Lantai**

Ruang Tamu / Makan / Dapur  
Bilik Tidur (Aras Bawah)  
Bilik Tidur (Tingkat 1)  
Bilik Mandi  
Tangga  
Laman / Utiliti  
Anjung Kereta  
- Jubin Seramik  
- Lantai SPC  
- Jubin Seramik  
- Lantai SPC  
- Render Simen  
- Render Simen & Kemasan Penyapu

**Lengkapan Kebersihan**  
**Dan Kerja Paip**

	Jenis A/A1	Jenis B	Jenis C
Tandas Duduk	3	6	4
Basin Tangan	3	7	4
Pancuran Mandi	3	5	4
Sinki Dapur Bermangkuk	2	2	2
Tunggal			

**Pepasangan Elektrik**

	Jenis A/A1	Jenis B	Jenis C
Punca Kuasa 13Amp	18	22	22
Punca Lampu	21	34	28
Punca Kipas	6	7	7
Punca Hawa Dingin	2	2	2
Punca Pemanas Air	3	4	4
Punca Televisyen	1	1	1
Punca Loceng Pintu	1	1	1
Punca Pintu Pagar Automatik	1	1	1
Panel Solar	Ya	Ya	Ya

**Penyaluran**  
**serta Pengkabelan**  
**Telekomunikasi Dalaman**  
**Pagar**

Soket Dinding Fiber  
Dinding Batu-bata & Pagar Dawai  
Berkait Setinggi 5'  
Rumput Bertompok

**Tanah Rumput**

# SITE PLAN



## Sustainable Living Starts Here

A dedicated green space with a playground invites families to gather, children to play freely, and neighbours to connect in a safe, vibrant environment. Homes are equipped with Solar Panels for a more efficient energy cost.



## Connectivity & Everyday Convenience

Located 4.5km from Bentong, Taman Azalea offers quick access to the Bentong Toll Plaza, ECRL, and main town routes. Daily essentials are just minutes away - from schools, mini market and more. Enjoy the charm of countryside living without sacrificing urban ease.

## Location Map



**DYNAMIC HOPE SDN BHD** (199201000067 / 231571-U)  
Subsidiary of Idaman Ikhlas Sdn Bhd

LEVEL 5, WISMA MIRAMAS,  
NO. 1, JALAN 2/109E, TAMAN DESA,  
JALAN KLANG LAMA, 58100 KUALA LUMPUR.

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• Developer: Dynamic Hope Sdn. Bhd. (199201000067 / 231571-U) • Address: Level 5, Wisma Miramas, No. 1, Jalan 2/109E, Taman Desa, Jalan Klang Lama, 58100 Kuala Lumpur. • Contact No.: 09-223 9988 • Email: [sales@idamangroup.my](mailto:sales@idamangroup.my) • Developer's Licence No.: 10230/01/2029/0383(R) • Validity Period: 22/01/2012 – 21/01/2029 • Advertising & Sale Permit No.: 10230/10-2027/0000(P) • Validity Period: 00/00/2025 – 00/00/2027 • Land Tenure: Freehold • Encumbrances: Charged to CIMB Bank Berhad • Approving Authority: Majlis Perbandaran Bentong • Ref. No.: MPB/JKB/BB/4/03/2024 (44) • Expected Date Of Completion: Dec 2027 • Double Storey Terrace: Type A – 20' x 70' (Int): 71 units (Min) RM529,000.00 – (Max) RM529,000.00 • Type A1 – 20' x 70' (End): 10 units (Min) RM559,000.00 – (Max) RM649,000.00 • Type B – 30' x 70' (Cor): 2 units (Min) RM899,000.00 – (Max) RM899,000.00 • Type C – 24' x 70' (Cor): 2 units (Min) RM749,000.00 – (Max) RM749,000.00 • Restriction-In-Interest: This piece of land cannot be transferred, leased, or charged except with the consent from State Authority.

**THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. PROGRESS INFORMATION AND APPROVED ADVERTISEMENTS CAN BE CHECKED ON TEDUH.KPKT.GOV.MY PORTAL**

**TAMAN AZALEA**  
Bentong, Pahang

**COUNTRY LIVING  
WITH URBAN CONVENIENCE**

**DOUBLE STOREY TERRACE  
20' X 70' • FREEHOLD**

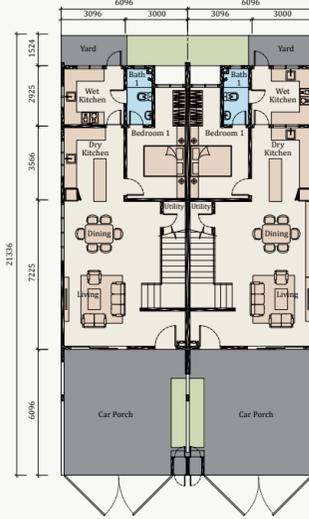
# THE ELEGANCE OF A MODERN HOME



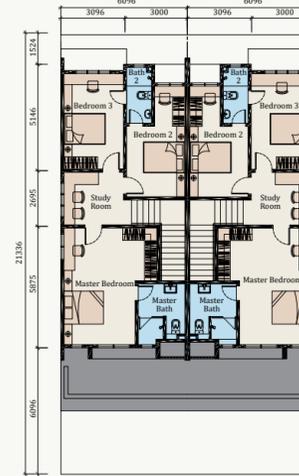
## TYPE A + A1

20' x 70' | Built-Up: 2,180 sq. ft.

- 4 Bedrooms
- 3 Bathrooms



Type A1 (End Lot) Type A (Intermediate)  
**Ground Floor**



Type A1 (End Lot) Type A (Intermediate)  
**First Floor**

## TYPE B

30' x 70' | Built-Up: 3,143 sq. ft.

- 4 Bedrooms
- 5+1 Bathrooms



Corner Lot  
**Ground Floor**

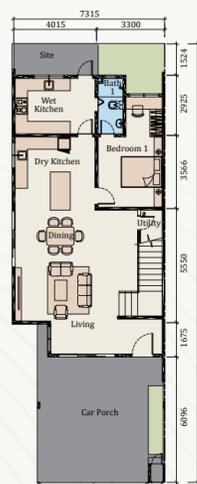


Corner Lot  
**First Floor**

## TYPE C

24' x 70' | Built-Up: 2,590 sq. ft.

- 4 Bedrooms
- 4 Bathrooms



Corner Lot  
**Ground Floor**



Corner Lot  
**First Floor**

# SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete Frame	
<b>Wall</b>	Brick	
<b>Roofing Covering</b>	Concrete Roof Tiles / Concrete Roof Slab	
<b>Roof Framing</b>	Lightweight Truss	
<b>Ceiling</b>	Skim Coat / Ceiling Board	
<b>Windows</b>	Powder Coated Aluminium Frame Glass Window	
<b>Doors</b>	Main Entrance All Bedrooms All Bathrooms Utility Yard Living Area	- Decorative Door - Plywood Door - Plywood Door - Plywood Door - Plywood Door - Aluminium Frame Sliding Glass Door
<b>Ironmongery</b>	Quality Lockset	
<b>Wall Finishes</b>	External Walls Internal Walls Kitchen Bathrooms Master Bathroom Living / Dining / Kitchen Bedrooms (Ground Floor) Bedrooms (First Floor) All Bathrooms Staircase Yard / Utility Car Porch	- Paint - Paint - Tiles Up to 1500mm Height/Paint - Tiles Up to Ceiling Height - Tiles Up to Ceiling Height - Tiles - Tiles - SPC Floor - Tiles - SPC Floor - Cement Render - Broom Finish & Cement Render
<b>Floor Finishes</b>		

Sanitary and Plumbing Fittings	Type A/A1	Type B	Type C
Water Closet	3	6	4
Wash Basin	3	7	4
Shower	3	5	4
Single Bowl	2	2	2
Kitchen Sink			

Electrical Installation	Type A/A1	Type B	Type C
13 Amp Power Point	18	22	22
Lighting Point	21	34	28
Fan Point	6	7	7
A/C Point	2	2	2
Water Heater Point	3	4	4
TV Point	1	1	1
Door Bell Point	1	1	1
Auto Gate Point	1	1	1
Solar Panel	Yes	Yes	Yes

<b>Internal Telecommunication Trunking and Cabling</b>	Fibre Wall Socket
<b>Fencing</b>	5' Brickwall & Chain Link
<b>Turfing</b>	Spot Turfing