

RUMAH BERKEMBAR SETINGKAT

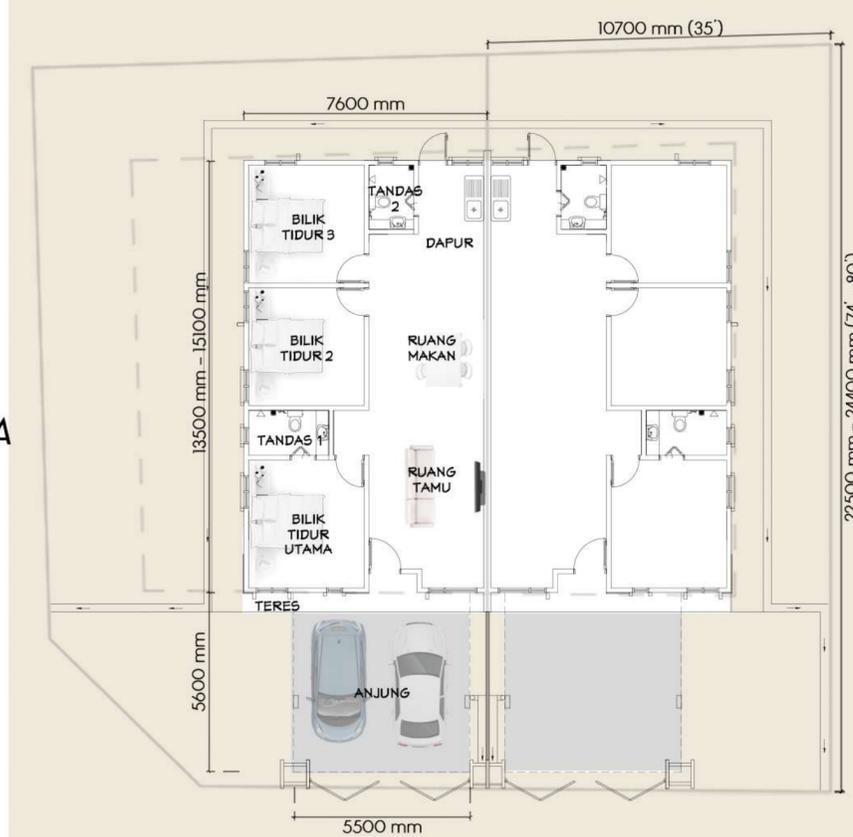
JENIS UNIT
BERKEMBAR SETINGKAT
JUMLAH UNIT : 10

JENIS A

SAIZ LOT (74' x 35') MINIMA
22500mm x 10700mm
LUAS BINAAN
102 METER PERSEGI
KUANTITI
4 UNIT

JENIS B

SAIZ LOT (80' x 35') MAKSIMA
24400mm x 10700mm
LUAS BINAAN
116 METER PERSEGI
KUANTITI
6 UNIT



PELAN LANTAI

HARGA	RM 501,800 (MINIMA)
	RM 541,800 (MAKSIMA)
JENIS A	RM 501,800
	RM 535,800
JENIS B	RM 538,800
	RM 541,800



RUMAH SESEBUAH SETINGKAT



JENIS UNIT RUMAH SESEBUAH SETINGKAT

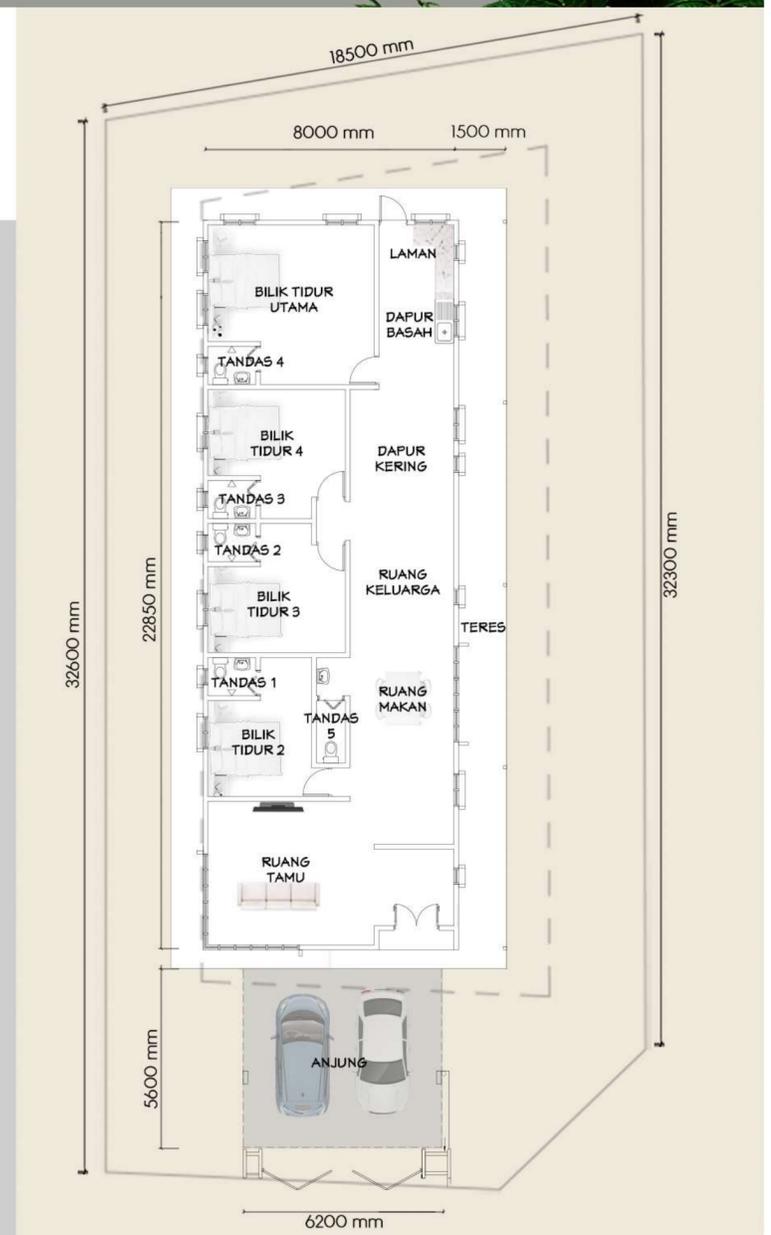
SAIZ LOT (106' x 61') 32300mm X 18500mm

LUAS BINAAN 234 METER PERSEGI

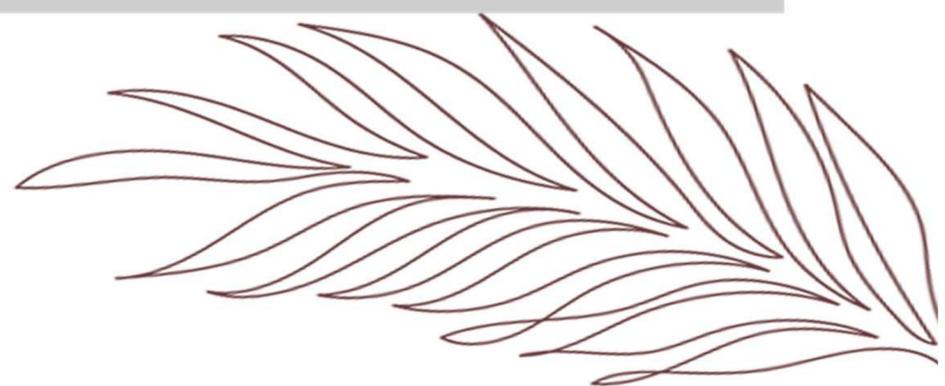
KUANTITI I UNIT

HARGA

RM 804,800



PELAN LANTAI



RUMAH BERKEMBAR
2 TINGKAT



JENIS UNIT

RUMAH BERKEMBAR
2 TINGKAT

JUMLAH UNIT : 10 UNIT

JENIS A

SAIZ LOT (75' x 35') MAKSIMA
23600mm X 10800mm

LUAS BINAAN

222 METER PERSEGI

KUANTITI 4 UNIT

JENIS B

SAIZ LOT (72' x 35') MINIMA
22000mm X 10800mm

LUAS BINAAN

199 METER PERSEGI

KUANTITI 4 UNIT

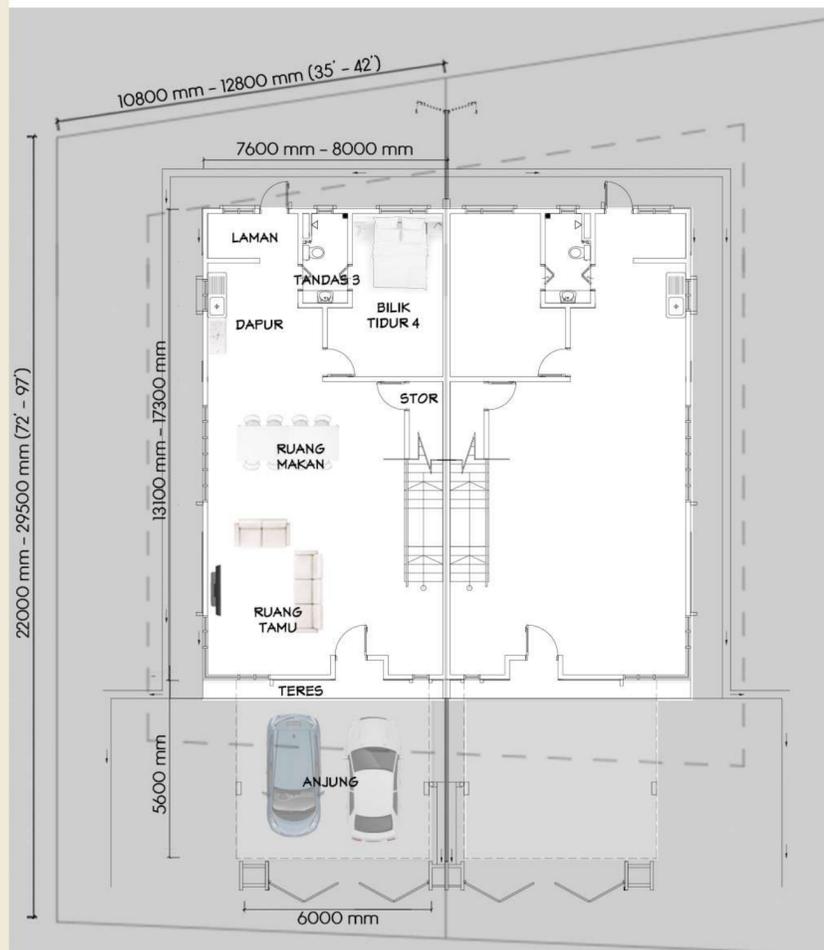
JENIS C

SAIZ LOT (97' x 42') MAKSIMA
29500mm X 12800mm

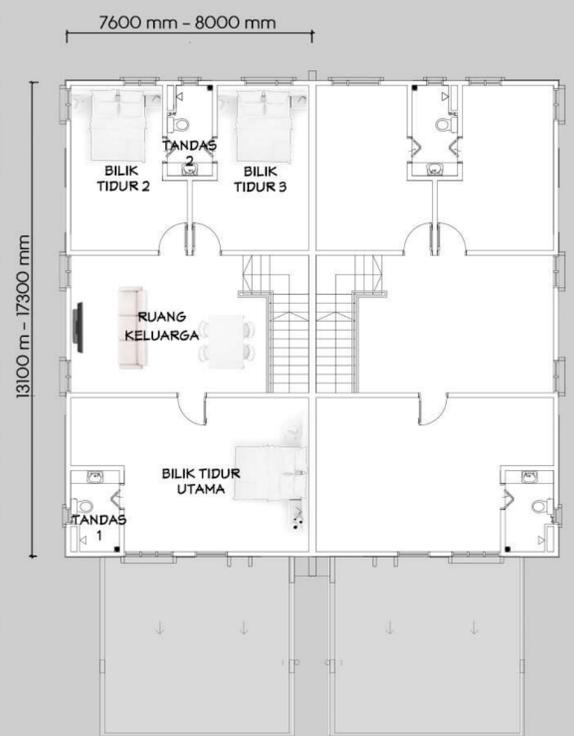
LUAS BINAAN

275 METER PERSEGI

KUANTITI 2 UNIT



PELAN LANTAI TINGKAT BAWAH



PELAN LANTAI TINGKAT 1

HARGA RM 652,800 (MINIMA) - RM 883,800 (MAKSIMA)

JENIS A RM 701,800 - RM 704,800

JENIS B RM 652,800 - RM 696,800

JENIS C RM 868,800 - RM 883,800

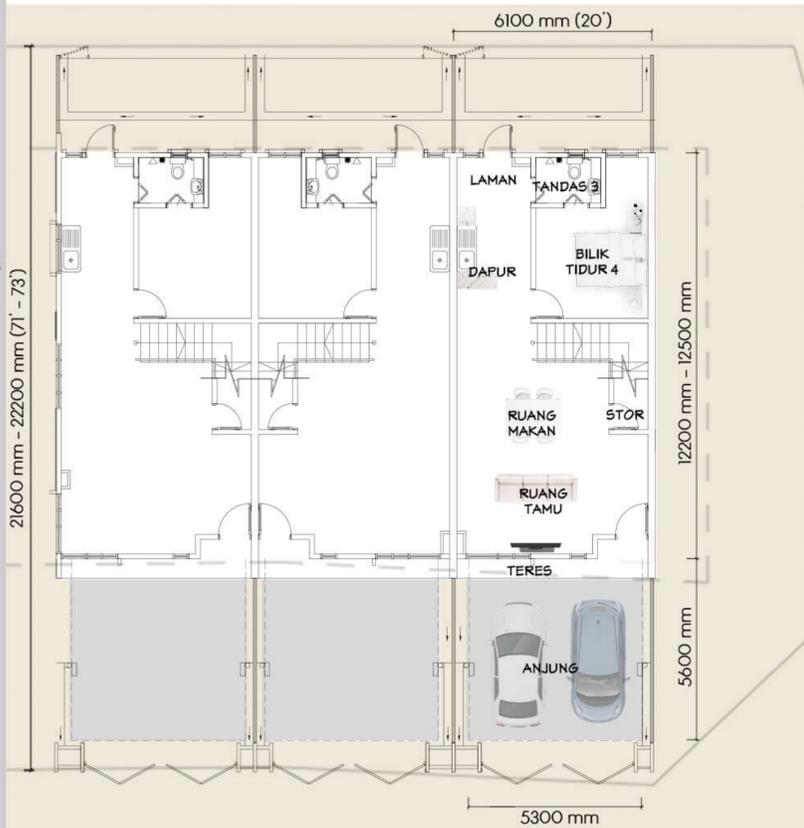
**RUMAH TERES
2 TINGKAT**



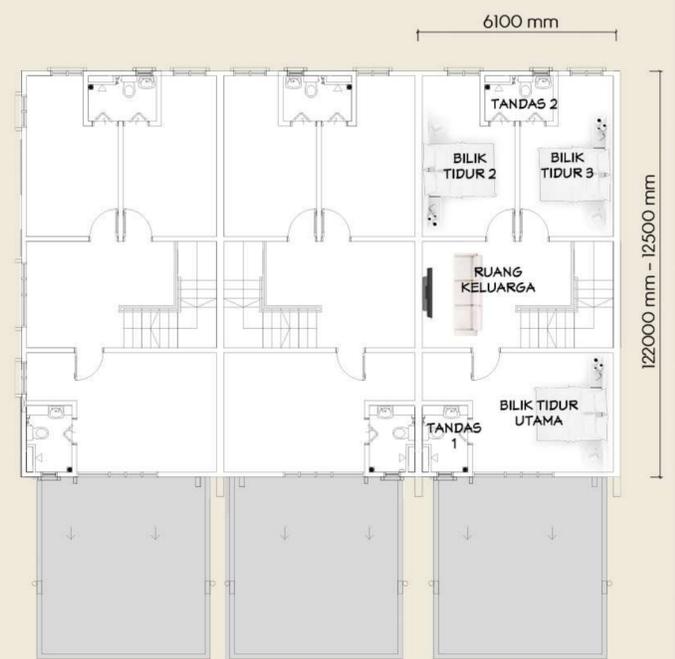
JENIS UNIT
TERES 2 TINGKAT
JUMLAH UNIT : 17

JENIS A
SAIZ LOT (73' x 20') MAKSIMA
22200mm x 6100mm
LUAS BINAAN
152 METER PERSEGI
KUANTITI
8 UNIT

JENIS B
SAIZ LOT (71' x 20') MINIMA
21600mm x 6100mm
LUAS BINAAN
148 METER PERSEGI
KUANTITI
9 UNIT



PELAN LANTAI TINGKAT BAWAH

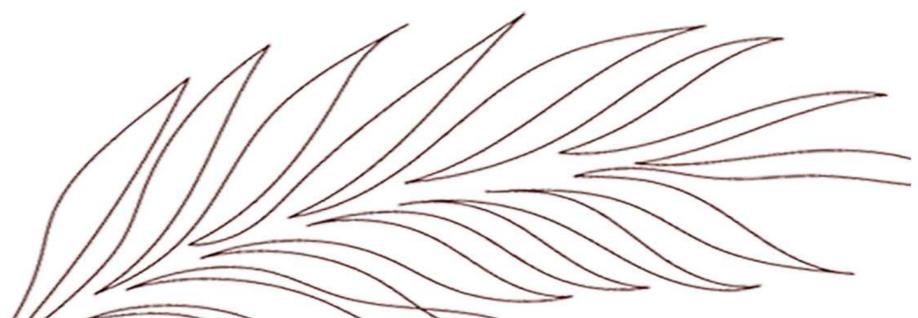


PELAN LANTAI TINGKAT 1

HARGA RM 564,800 (MINIMA) - RM 618,800 (MAKSIMA)

JENIS A RM 580,800 - RM 618,800

JENIS B RM 564,800 - RM 618,800



RUMAH TERES
SETINGKAT



JENIS UNIT
TERES SETINGKAT

SAIZ LOT (73' x 20')
22100mm x 6100mm

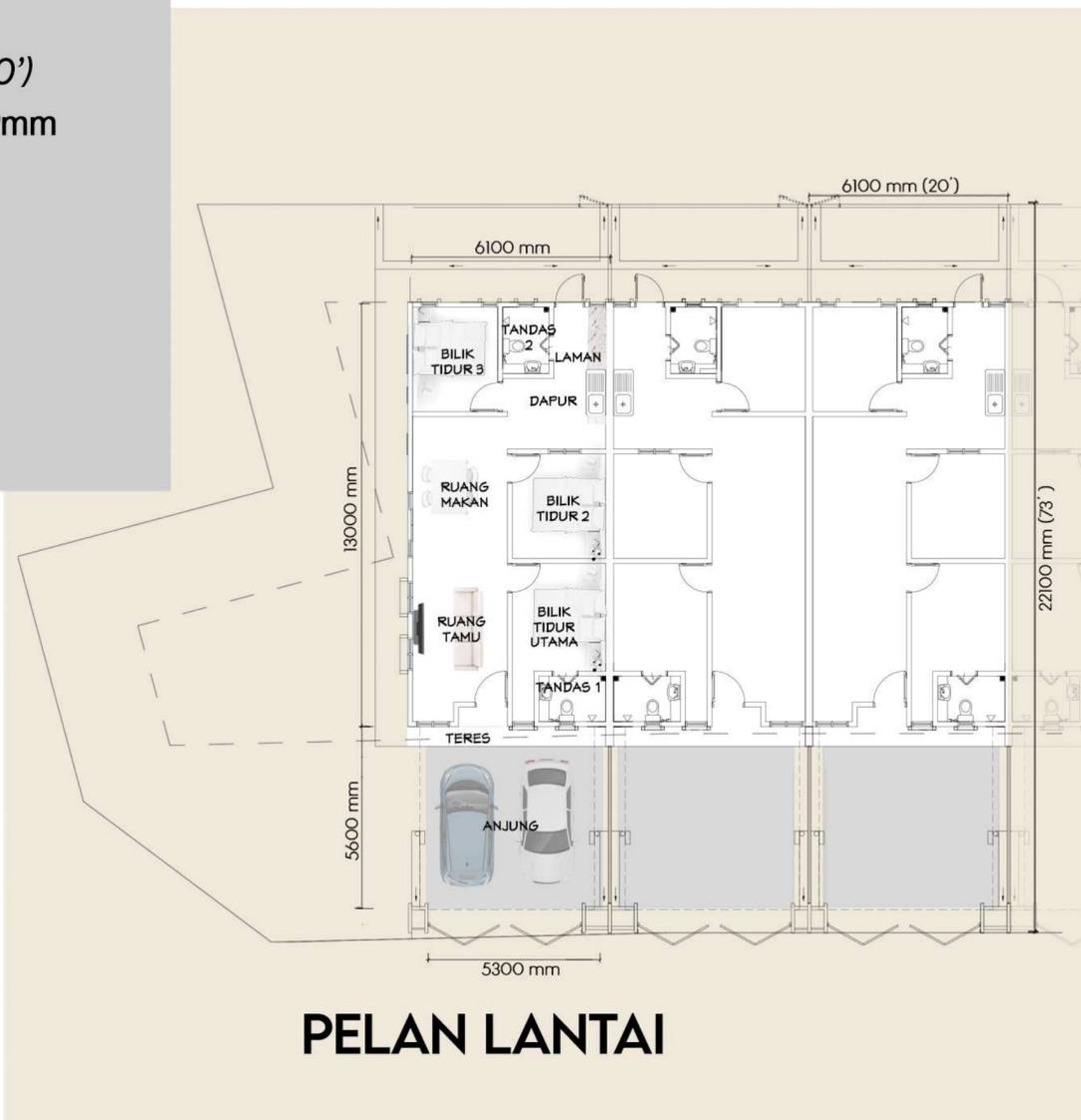
LUAS BINAAN
79 METER PERSEGI

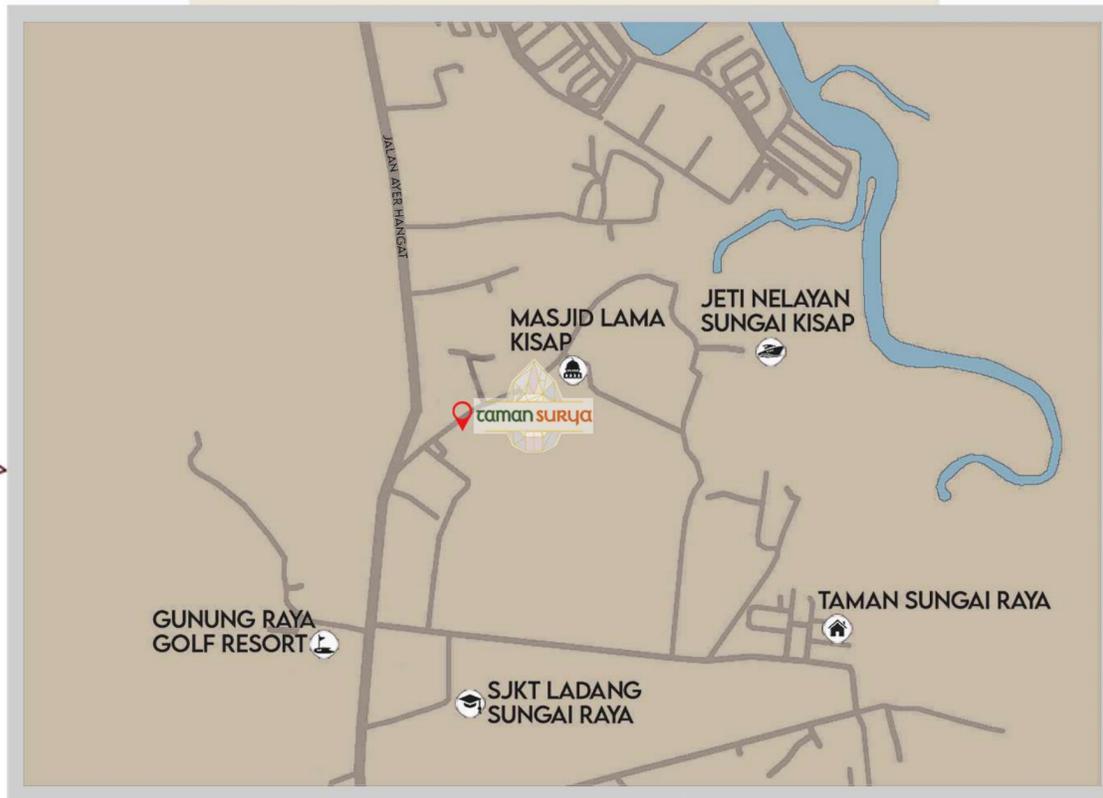
KUANTITI
16 UNIT

HARGA

RM 425,800
(MINIMA)

RM 521,800
(MAKSIMA)





SPESIFIKASI

STRUKTUR	KONKRIT TETULANG
DINDING	BATA SIMEN PASIR
KEMASAN BUMBUNG	ATAP GENTING SIMEN / LEPAAN SIMEN
STRUKTUR BUMBUNG	KONKRIT TETULANG / KEKUDA BESI RINGAN
SILING	LEPAAN SKIM / SILING PLASTER DAN CAT
TINGKAP	BINGKAI ALUMINIUM DAN KACA
PINTU	KAYU PADAT / PAPAN LAPIS / GELANGSAR ALUMINIUM / LIPAT / KELULI LEMBUT
BAHAN BESI	SELUSUR KELULI LEMBUT / KUNCI
KEMASAN DINDING	LEPAAN SIMEN, JUBIN DAN CAT
KEMASAN LANTAI	LEPAAN SIMEN DAN JUBIN
PAGAR	PAGAR KELULI LEMBUT DAN DAWAI BERANGKAI

KELENGKAPAN KEBERSIHAN DAN KERJA PAIP

	SESEBUAH	TERES		RUMAH BERKEMBAR	
		2 TINGKAT	1 TINGKAT	2 TINGKAT	1 TINGKAT
BASIN DAN PILI AIR	5	3	2	3	2
TANDAS DUDUK & BIDET	5	3	2	3	2
PANCURAN MANDIAN	4	3	2	3	2
SINKI	1	1	1	1	1

PEPASANGAN ELEKTRIK

	SESEBUAH	TERES		RUMAH BERKEMBAR	
		2 TINGKAT	1 TINGKAT	2 TINGKAT	1 TINGKAT
PUNCA LAMPU	24	20	14	21	14
PUNCA KIPAS	7	7	5	7	5
SOKET SUIS 13A	20	19	12	19	12
PUNCA PENGHAWA DINGIN 15A	4	3	2	4	3
PUNCA PEMANAS AIR 15A	3	3	2	3	2
PUNCA LOCENG	1	1	1	1	1
KONDUIT PENDAWAIAN PAGAR	1	1	1	1	1

KABEL DAN UNIT KOMUNIKASI DALAMAN

	SESEBUAH	TERES	RUMAH BERKEMBAR
SOKET DINDING JALUR LEBAR	1	1	1

PROJEK OLEH:



KAWALAN JAYA SDN. BHD. (397638-V)

PEJABAT JUALAN:

KAWALAN JAYA SDN. BHD.
B2, TINGKAT 2, JALAN SEKERAT,
08000 SUNGAI PETANI, KEDAH.

CAWANGAN LANGKAWI:

D'GALERIA, NO. 3787,
JALAN SRI LAGENDA, JALAN PENARAK,
MUKIM KUAH 07000 LANGKAWI, KEDAH.

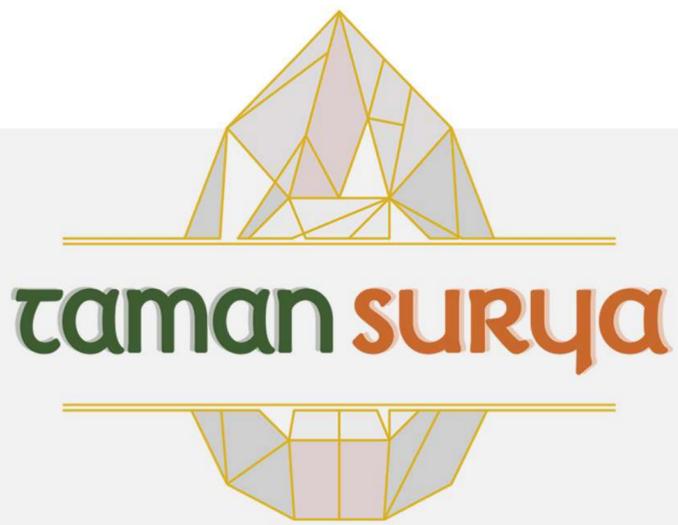
UNTUK MAKLUMAT LANJUT:

+604-421 8588

+6012-405 2788

kawalanjaya@dsr.com.my

Kawalan Jaya Sdn Bhd (397638-V) B2, Tingkat 2, Jalan Sekerat, 08000 Sungai Petani, Kedah • Tel: 04-421 8588 • Taman Surya • No. Lesen Pemaju : 11583/06-2027/0991(R) • Tempoh Sahlaku: 12 Tahun (10/06/2015-09/06/2027) • Permit Jualan & Iklan • Tempoh Sahlaku • Pihak Berkuasa Tempatan Setempat: Majlis Perbandaran Langkawi Bandaraya Pelancongan • Kelulusan Pelan Bangunan No.: MPLBP/D/3/17/2020 (38) • Jenis Pegangan Tanah: KEKAL • Harga Jualan : 1 Unit Rumah Sesebuah, RM804,800.00 , 10 Unit Rumah Berkembar 2 Tingkat, RM652,800.00 (Minima) RM883,800.00 (Maksima), 10 Unit Rumah Berkembar 1 Tingkat, RM501,800.00 (Minima) RM541,800.00 (Maksima), 17 Unit Rumah Teres 2 Tingkat RM564,800.00 (Minima) RM 618,800.00 (Maksima) & 16 Unit Rumah Teres 1 Tingkat RM425,800.00 (Minima) RM521,800.00 (Maksima) • Tarikh Pemajuan Dijangka Siap: Ogos 2026 • Diskaun untuk lot-lot Melayu: 5% • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



SEMI DETACHED
SINGLE STOREY

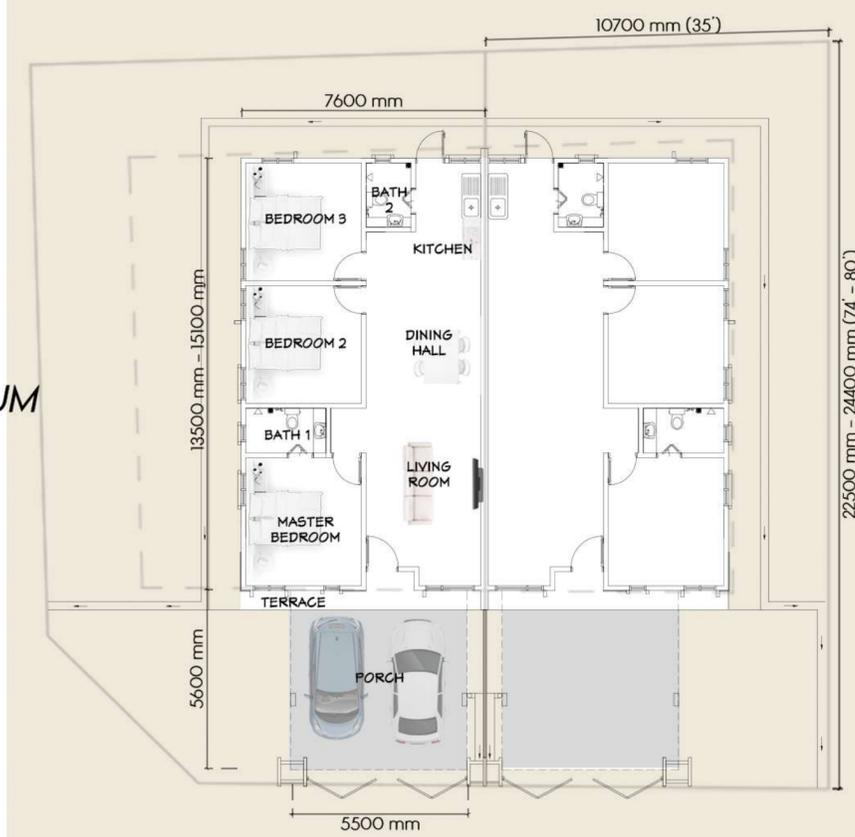
TYPE OF UNIT
SEMI DETACHED
SINGLE STOREY
TOTAL UNIT : 10

TYPE A

LOT SIZE (74' x 35') **MINIMUM**
22500mm x 10700mm
BUILT-UP AREA
102 SQUARE METER
QUANTITY
4 UNITS

TYPE B

LOT SIZE (80' x 35') **MAXIMUM**
24400mm x 10700mm
BUILT-UP AREA
116 SQUARE METER
QUANTITY
6 UNITS



FLOOR PLAN

PRICE	RM 501,800 (MINIMUM)
	RM 541,800 (MAXIMUM)
TYPE A	RM 501,800
	RM 535,800
TYPE B	RM 538,800
	RM 541,800



**BUNGALOW
SINGLE STOREY**



TYPE OF UNIT BUNGALOW SINGLE STOREY

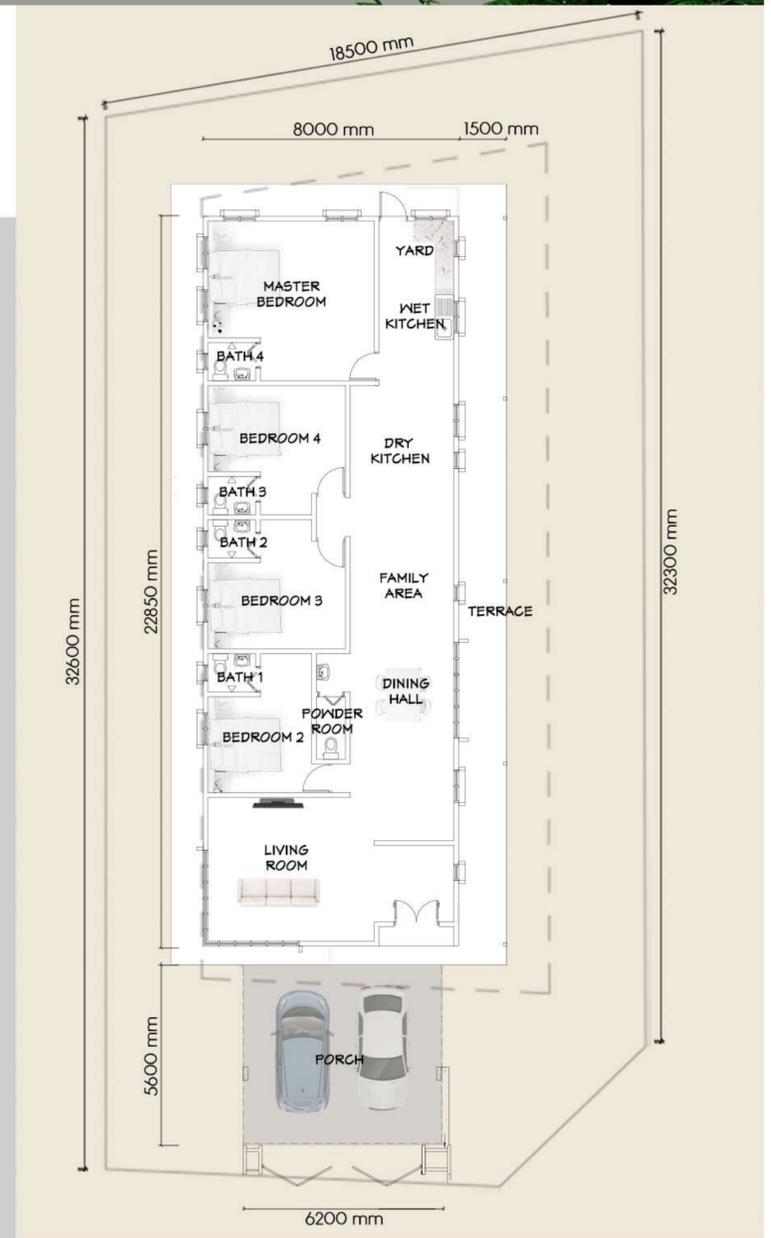
LOT SIZE (106' x 61') 32300mm X 18500mm

BUILT-UP AREA 234 SQUARE METER

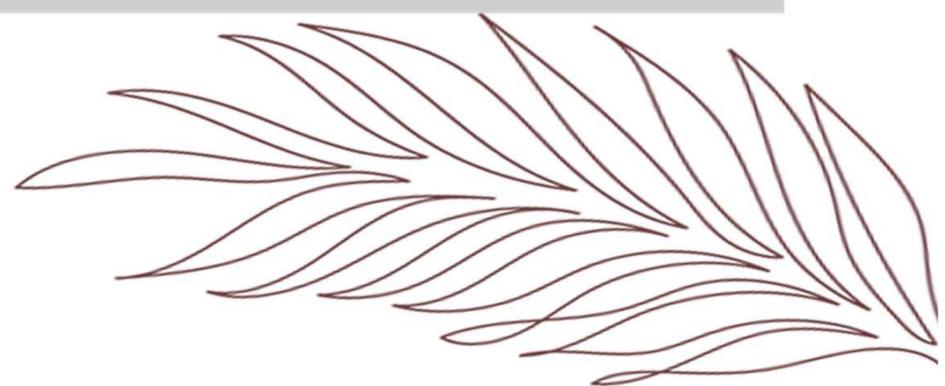
QUANTITY 1 UNIT

PRICE

RM 804,800



FLOOR PLAN



**SEMI DETACHED
DOUBLE STOREY**

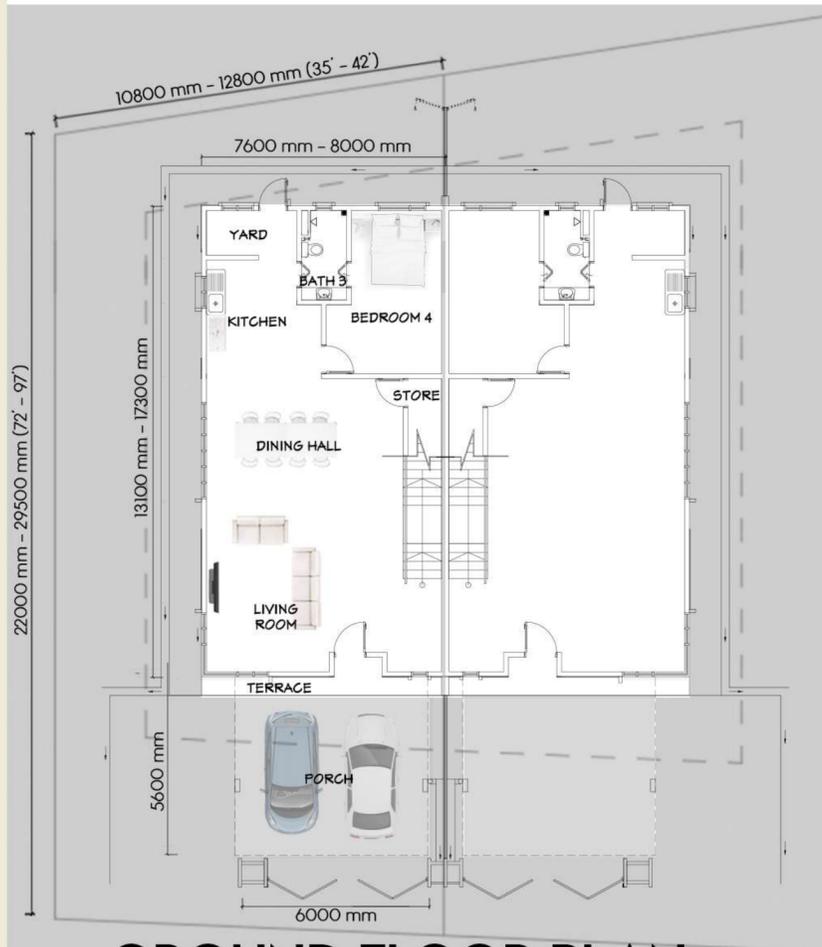


TYPE OF UNIT
SEMI DETACHED
DOUBLE STOREY
TOTAL UNIT : 10

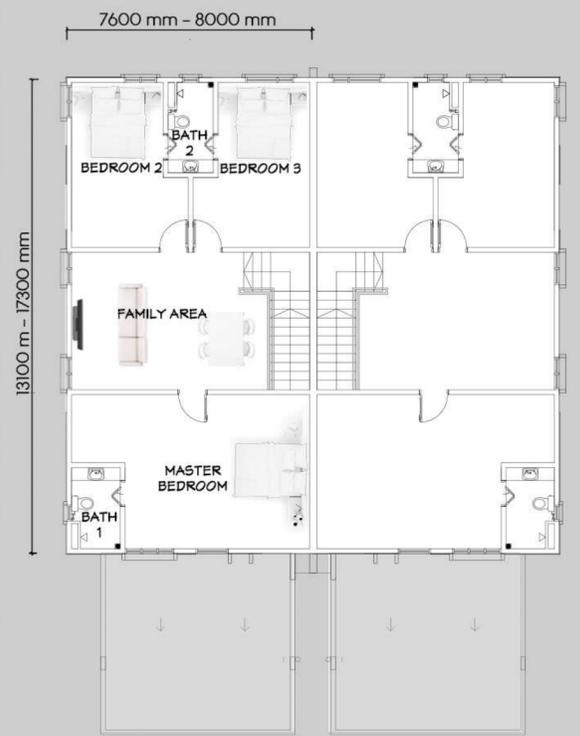
TYPE A
LOT SIZE (75' x 35') MAXIMUM
23600mm X 10800mm
BUILT-UP AREA
222 SQUARE METER
QUANTITY 4 UNITS

TYPE B
LOT SIZE (72' x 35') MINIMUM
22000mm X 10800mm
BUILT-UP AREA
199 SQUARE METER
QUANTITY 4 UNITS

TYPE C
LOT SIZE (97' x 42') MAXIMUM
29500mm X 12800mm
BUILT-UP AREA
275 SQUARE METER
QUANTITY 2 UNITS



GROUND FLOOR PLAN



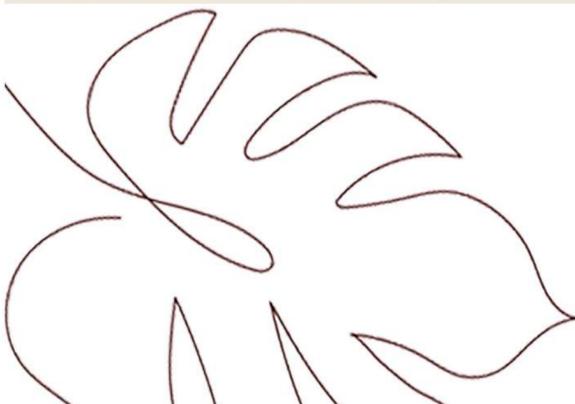
FIRST FLOOR PLAN

PRICE RM 652,800 (MINIMUM) - RM 883,800 (MAXIMUM)

TYPE A RM 701,800 - RM 704,800

TYPE B RM 652,800 - RM 696,800

TYPE C RM 868,800 - RM 883,800



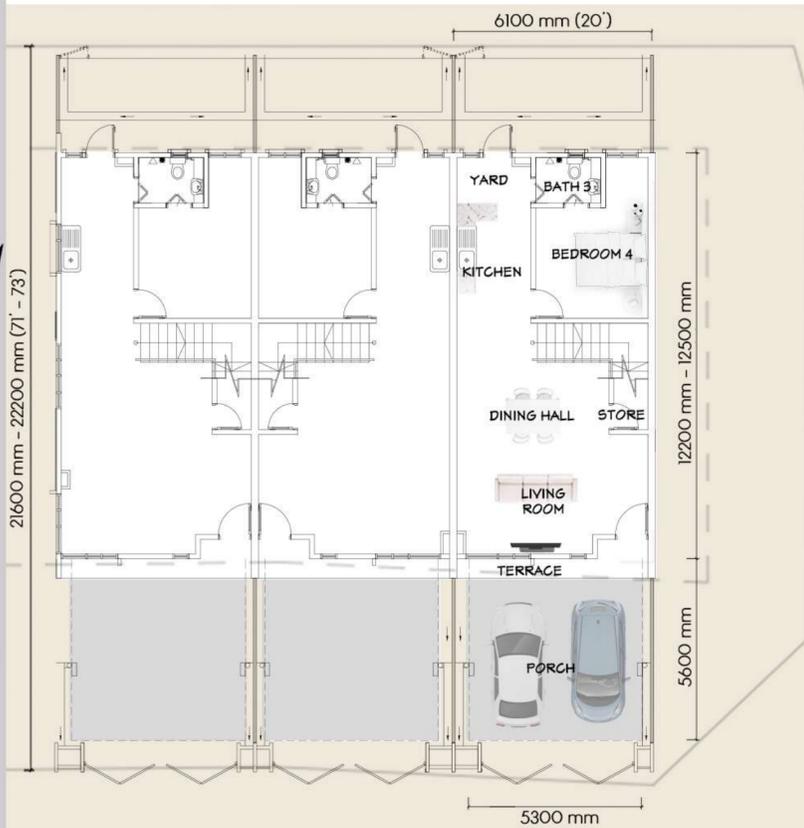
TERRACE DOUBLE STOREY



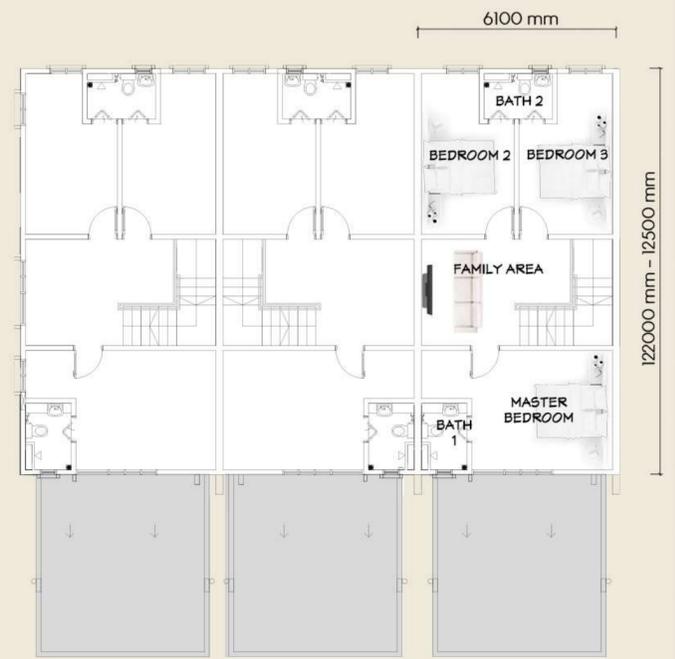
TYPE OF UNIT
TERRACE DOUBLE STOREY
TOTAL UNIT : 17

TYPE A
LOT SIZE (73' x 20') MAXIMUM
22200mm x 6100mm
BUILT-UP AREA
152 SQUARE METER
QUANTITY
8 UNITS

JENIS B
LOT SIZE (71' x 20') MINIMUM
21600mm x 6100mm
BUILT-UP AREA
148 SQUARE METER
QUANTITY
9 UNITS



GROUND FLOOR PLAN

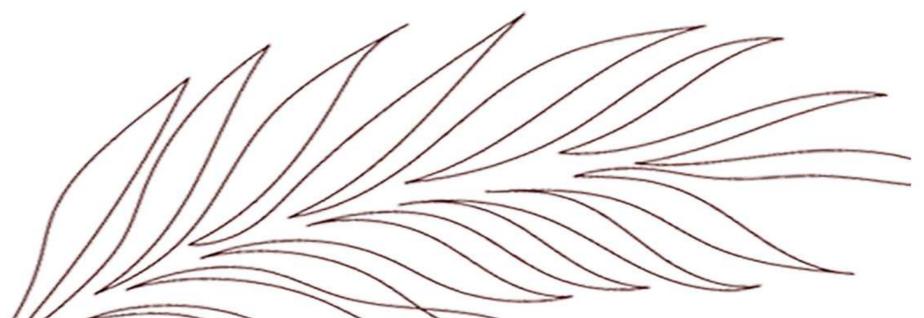


FIRST FLOOR PLAN

PRICE RM 564,800 (MINIMUM) - RM 618,800 (MAXIMUM)

TYPE A RM 580,800 - RM 618,800

TYPE B RM 564,800 - RM 618,800



TERRACE SINGLE STOREY



TYPE OF UNIT
TERRACE SINGLE STOREY

PRICE

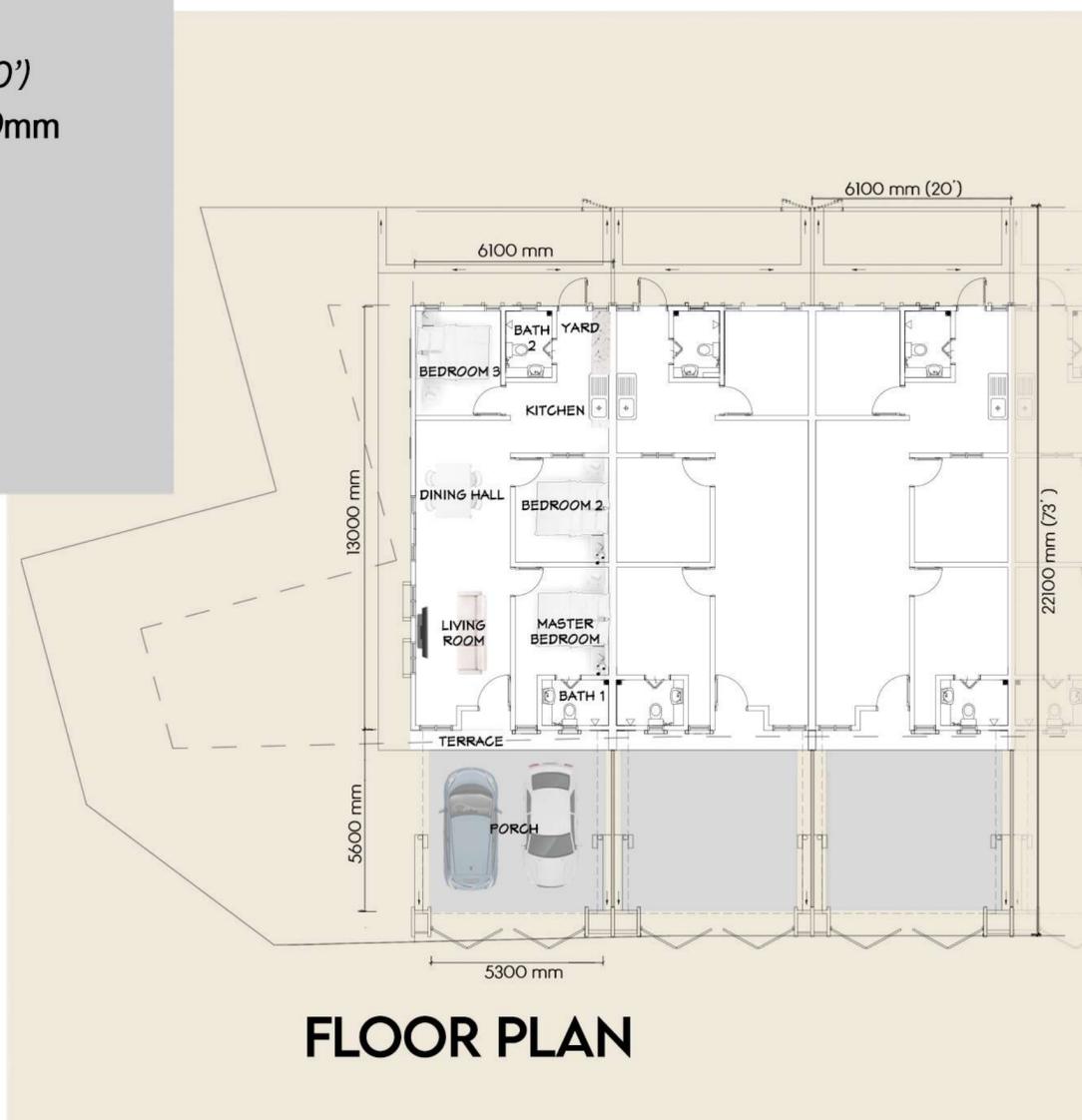
LOT SIZE (73' x 20')
22100mm x 6100mm

RM 425,800
(MINIMUM)

BUILT-UP AREA
79 SQUARE METER

RM 521,800
(MAXIMUM)

QUANTITY
16 UNITS



FLOOR PLAN





SPECIFICATION

STRUCTURE	REINFORCE CONCRETE
WALLS	CEMENT SAND BRICK
ROOF COVERING	CONCRETE ROOF TILES / CEMENT PLASTER
ROOF STRUCTURE	REINFORCE CONCRETE / LIGHT WEIGHT TRUSSES
CEILING	SCHEME COAT / PLASTER CEILING AND PAINT
WINDOWS	ALUMINIUM FRAME AND GLASS
DOORS	SOLID DOOR / PLYWOOD DOOR / ALUMINIUM FRAME SLIDING DOOR / FOLDING DOOR / MILD STEEL DOOR
IRONMONGORIES	MILD STEEL RAILING / LOCKSET
WALL FINISHES	CEMENT PLASTER, TILES AND PAINT
FLOOR FINISHES	CEMENT RENDER AND TILES
FENCE	MILD STEEL GATE AND CHAINLINK

SANITARY FITTINGS

	BUNGALOW	TERRACE		SEMI DETACHED	
		DOUBLE STOREY	SINGLE STOREY	DOUBLE STOREY	SINGLE STOREY
BASIN & FAUCET	5	3	2	3	2
WATER CLOSET & BIDET	5	3	2	3	2
SHOWER	4	3	2	3	2
SINK	1	1	1	1	1

ELECTRICAL INSTALLATION

	BUNGALOW	TERRACE		SEMI DETACHED	
		DOUBLE STOREY	SINGLE STOREY	DOUBLE STOREY	SINGLE STOREY
LIGHTING POINT	24	20	14	21	14
FAN POINT	7	7	5	7	5
13A POWER SOCKET	20	19	12	19	12
15A AIR CONDITION POINT	4	3	2	4	3
15A WATER HEATER POINT	3	3	2	3	2
DOOR BELL POINT	1	1	1	1	1
AUTO GATE WIRING CONDUIT	1	1	1	1	1

INTERNAL COMMUNICATION TRUNKING AND CABLING

	BUNGALOW	DOUBLE STOREY	SINGLE STOREY	DOUBLE STOREY	SINGLE STOREY
FIBRE WALL SOCKET	1	1	1	1	1

A PROJECT BY:



KAWALAN JAYA SDN. BHD. (397638-V)

SALES OFFICE:

KAWALAN JAYA SDN. BHD.
B2, TINGKAT 2, JALAN SEKERAT,
08000 SUNGAI PETANI, KEDAH.

LANGKAWI BRANCH:

D'GALERIA, NO. 3787,
JALAN SRI LAGENDA, JALAN PENARAK,
MUKIM KUAH 07000 LANGKAWI, KEDAH.

FOR FURTHER INFORMATION:

+604-421 8588

+6012-405 2788

kawalanjaya@dsr.com.my

Kawalan Jaya Sdn Bhd (397638-V) B2, Tingkat 2, Jalan Sekerat, 08000 Sungai Petani, Kedah • Tel: 04-421 8588 • Taman Surya • Developer License No. : 11583/06-2027/0991(R) • Validity Period: 12 Years (10/06/2015-09/06/2027) • Advertising & Sales Permit • Validity Period • Approving Authority: Majlis Perbandaran Langkawi Bandaraya Pelancongan • Building Plan Approval No.: MPLBP/D/3/17/2020 (38) • Land Tenure: Freehold • Harga Jualan : 1 Unit Bungalow, RM804,800.00 , 10 Units Semi Detached Double Storey, RM652,800.00 (Minimum) RM883,800.00 (Maximum), 10 Units Semi Detached Single Storey, RM501,800.00 (Minimum) RM541,800.00 (Maximum), 17 Units Terrace Double Storey, RM564,800.00 (Minimum) RM 618,800.00 (Maximum) & 16 Units Terrace Single Storey RM425,800.00 (Minimum) RM521,800.00 (Maximum) • Expected Date of Completion: Ogos 2026 • Discount for Malay lots: 5% • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.