



Rumah Berkembar 3 Tingkat 40' x 80'

Rumah Teres 3 Tingkat 22' x 65'



SPESIFIKASI

- STRUKTUR:** Kerangka Konkrit Tetulang
- BUMBUNG:** Kepingan Bumbung Logam / Bumbung Rata Konkrit Tetulang
- SILING:** Plaster siling / Skim Coat / Papan Siling Bebas Asbestos
- KEMASAN DINDING:**
 - Umum: Batu-Bata Berplaster Dan Dicat
 - Dapur / Bilik Air: Jubit Seramik Hingga Ke Paras Siling
- KEMASAN LANTAI:**
 - Ruang Tamu, Ruang Makan, Bilik Air, Bilik Tidur, & Dapur: Jubin Porselin / Jubin Seramik / Kemasan Lantai Laminat
 - Balkon: Jubin Porselin.
 - Anjung Kereta: Jubin Porselin.
 - lain-lain: Lepaan Simen.

- PINTU:** Pintu Gelangsar Berbingkai Aluminium dengan Tingkap Top Hung / Pintu Kayu Berbingkai MS / Pintu Rata Papan Kayu / Pintu Rata PVC
- TINGKAP:** Tingkap Berbingkai Aluminium / Tingkap Top Hung / Tingkap Kaca Jenis Tetap
- PAGAR:** Dinding Bata Pagar Setinggi 1500mm Di Antara Unit / Dinding Bata / Dinding Ringan Dengan MS (Untuk belakang, pagar Unit Hujung dan Unit Sudut) / Tiang Pagar Konkrit (Tanpa Pintu Pagar)

KELENGKAPAN ELEKTRIKAL

	Teres 3 Tingkat	Berkembar 3 Tingkat
UNIT HUJUNG / SUDUT		
- Mata Lampu	48 nos.	46 nos.
- Mata Kuasa	31 nos.	31 nos.
- Mata Kipas Siling	12 nos.	12 nos.
- Kuasa Pintu Pagar Automatik	1 no.	1 no.
- Suis Pengasing Pengecap EV	1 no.	1 no.
- Mata Pemanas Air	6 no.	6 no.
- Mata Loceng	1 no.	1 no.
- Mata Penghawa Dingin	9 no.	9 no.
- Soket Fiber Optik	1 no.	1 no.

	Teres 3 Tingkat	Berkembar 3 Tingkat
KELENGKAPAN SANITARI		
- Basin	6 nos.	7 nos.
- Sinki Dapur	1 no.	1 no.
- Tandas Duduk	6 nos.	7 nos.
- Pancuran Air	6 nos.	6 nos.
- Pili Air	8 nos.	10 nos.
- Pili Mesin Basuh	1 no.	1 no.

	Teres 3 Tingkat	Berkembar 3 Tingkat
LAIN-LAIN		
- Lif Kediaman - 3 Hentian	1 no.	1 no.
- Pam Air	1 no.	1 no.



PELAN TINGKAT BAWAH Lot Tengah 22' x 65'

PELAN TINGKAT 1

PELAN TINGKAT 2



Location

JAYMUDA GROUP
 06-283 5442 | 06-284 8333
 013-358 3535

1, Jalan KLJ 2, Taman Kota Laksamana Jaya,
 75200 Melaka.

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

DEVELOPER: POLYTECH PROPERTIES SDN BHD (CO NO: 199401022323 007991-P), No. 1, Jalan KLJ 2, Taman Kota Laksamana Jaya, 75200 Melaka - TEL: 06-284 8333 - Developer License No: 13560/12-2022(0357A) - Validity Period: 08/12/2018 - 07/12/2027 - Advertising Permit No: 13560-2/04-2029(0300N)-CS - Validity Period: 20/04/2026 - 19/04/2029 - Approving Authority: Majlis Bandaraya Melaka Bersejarah - Building Plan Approval No: MBM/JMB/0304/70/2024 - Land Tenure: Leasehold 99 years expiring on 9 Dec 2124 - Restriction in Interest: Tanah ini tidak boleh dipindahmilik, dipajak atau digadaikan kecuali dengan kebenaran Pihak Berkuasa Negeri - Land Encumbrances: Charged to United Overseas Bank (Malaysia) Bhd - Expected Completion Date: April 2029 - Total Units: 25 Units 3-Storey Terrace / 10 Units 3-Storey Semi-Detached - Selling Price: 3-Storey Terrace: RM1,585,000 (min) - RM2,146,000 (max) / 3-Storey Semi-Detached: RM2,188,000 (min) - RM4,020,000 (max) - 10% Orang Melayu Discount.

Villa 35

GATED · GUARDED · LANDED STRATA

City Living · Timeless Elegance

- BIGTREE CONNECTIVITY**
Blissful Sensor in every unit
- Modern SECURITY**
24/7 Gated & Guarded with guardhouse
- Lifelong VIABILITY**
BIGTREE 5Cs integration + monitoring
- Built-in QUALITY**
QLASSIC construction standards - third-party verified



3 Storey Semi D 40' x 80'

3 Storey Link House 22' x 65'



SPECIFICATIONS

STRUCTURE	: Reinforced concrete	DOORS	: Aluminum Frame Sliding Door With Top Hung Window : Ms Frame Timber Door / Plywood Doors / PVC Door	ELECTRICAL INSTALLATION	3 Storey Link House CORNER / END LOT : 48 nos. INTER : 46 nos. 3 Storey Semi D 55 nos.	SANITARY FITTING	3 Storey Link House - Wash Basin : 6 nos. - Kitchen Sink : 1 no. - Sitting type W.C. : 6 nos. - Shower Rose : 6 nos. - Water Tap : 8 nos. - Washing Machine Tap : 1 no	3 Storey Semi D 7 nos. 1 no. 7 nos. 6 nos. 10 nos. 1 no
ROOF COVERING	: Metal Roof on Light Weight Steel Trusses / RC Flat Roof	WINDOWS	: Aluminum Frame Casement : Top Hung Window / Fixed Glass Window	- Lighting Point : 31 nos. - Power Points : 12 nos. - Fan Point : 1 no. - Auto Gate Point : 1 no. - EV Charger Isolator : 1 no. - Water Heater Point : 6 no. - Door Bell Point : 1 no. - A/C Point : 9 no. - Fibre Wall Socket : 1 no.		OTHERS	- Home Lift-3 stops : 1 no. - Water Pump : 1 no.	
CEILING	: Plaster ceiling / Skim Coat / Asbestos Free Ceiling Sheet	FENCING	: 1500mm ht. Brickwall / Brickwall / Light weight wall with M.S. Grille (for back, end & corner fencing) : P.C Gate Pillars (without gate)					
WALL FINISHES	- General : Cement plaster and painted. - Kitchen / Bathroom : Ceramic Tiles up To Ceiling Heights							
FLOOR FINISHES	- Living, Dining, Bedroom : Porcelain Tiles / Ceramic Tiles / Laminated Floor - Bathroom & Kitchen : Porcelain Tiles - Balcony : Porcelain Tiles - Porch : Porcelain Tiles - Others : Cement Render.							