

## Hak Milik Kekal



**Pemaju :**

**Prisma Bumiraya Sdn Bhd** 877026-X

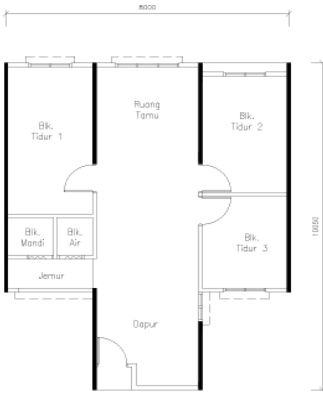
C-7-1 Bay Avenue, Lorong Bayan Indah 3, 11900 Penang

Tel : 04-6411333 Fax : 04-6421333

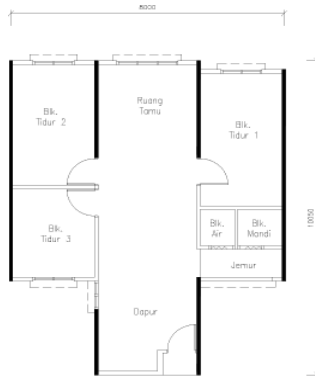
**Sila Hubungi**

**04-6411333**

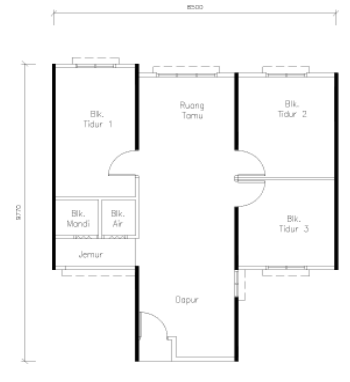
**untuk maklumat selanjutnya**



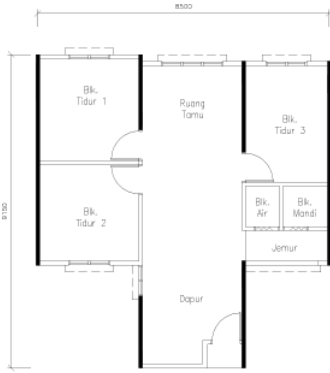
**Unit Plan Type A**  
Floor Area: 700SQ.FT



**Unit Plan Type A1**  
Floor Area: 700SQ.FT



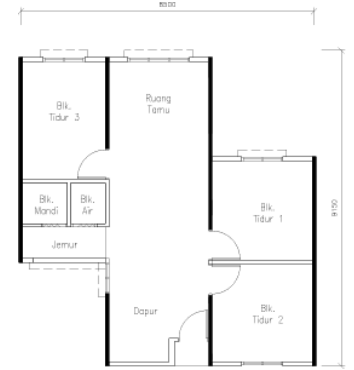
**Unit Plan Type A2**  
Floor Area: 700SQ.FT



**Unit Plan Type B**  
Floor Area: 650SQ.FT



**Unit Plan Type B1**  
Floor Area: 650SQ.FT



**Unit Plan Type B2**  
Floor Area: 650SQ.FT

**Spesifikasi**

<b>Struktur</b>	: Konkrit bertulang	<b>Pemasangan Sanitari</b>	<b>No</b>
<b>Dinding</b>	: Dinding RC / autoklaf dinding konkrit berudara	-Sinki Dapur Aluminium	1
<b>Bumbung</b>	: Konkrit bertulang / metal dek	-Tandas Jenis Duduk	1
<b>Siling</b>	: Plasterglass siling di bilik air	-Basin Cuci	1
<b>Kemasan Dinding</b>		-Pancuran Mandi	1
-Bahagian Dalam & Luaran	: Kot skim / memberi dengan cat	<b>Pemasangan Elektrik</b>	
- Dapur	: Kot skim / memberi dengan cat	-Punca Lampu	8
-Bilik Mandi	: Jubin seramik dgn ketinggian sehingga 5'	-Kipas siling dengan cangkuk	4
<b>Kemasan Lantai</b>		-13Amp. Outlet / Socket	10
-Ruangan Tamu / Makan	: Power float pada permukaan konkrit	-Punca MATV	1
-Dapur	: Power float pada permukaan konkrit	-Punca outlet telefon	1
-Bilik Tidur	: Power float pada permukaan konkrit	<b>Kemasan Cat</b>	
-Bilik Mandi	: Jubin seramik	-Bahagian Dalam	: Cat emulsi
<b>Pintu</b>		-Bahagian Luaran	: Cat kalis air
-Utama	: Pintu kayu lapis siram	-Besi & Kayu	: Cat yang diluluskan
-Lain-lain	: Pintu kayu lapis siram / Pintu lipat PVC		
-Kunci / Locks	: Peralatan kunci (locksets) yang diluluskan		
<b>Tingkap</b>			
-Lain-lain	: Naco Louvers (keluli lembut / tingkap bingkai aluminium)		

•No Lesen Pemaju Perumahan : 14734/07-2027/0473(R)

Tempoh Sah: 31/05/2022 – 4/7/2027

•No Permit Iklan dan Jualan:

Tempoh Sah:

•Pihak Berkuasa yang meluluskan Pelan: Majlis Bandaraya Pulau Pinang

No. Rujukan : MBPP/OSC/PB9557/17(LB)

•Tarikh Dijangka Siap : Jun 2025

•Tanah Digadai Kepada: OCBC Bank (Malaysia) Berhad

•Jumlah Unit : Kos Sederhana Rendah (Type A) 700 kaki persegi: 132 Units

Kos Sederhana Rendah (Type A1) 700 kaki persegi: 24 Units

Kos Sederhana Rendah (Type A2) 700 kaki persegi: 10 Units

•Harga: RM72,500.00

Baki unit belum dijual: 44 unit

•Jumlah Unit : Kos Rendah (Type B) 650 kaki persegi : 40 units

Kos Rendah (Type B1) 650 kaki persegi : 30 units

Kos Rendah (Type B2) 650 kaki persegi : 10 units

Harga: RM42,000.00

Baki unit belum dijual: 3 unit

•Jenis Hakmilik Tanah: Hakmilik Kekal

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

Freehold Land

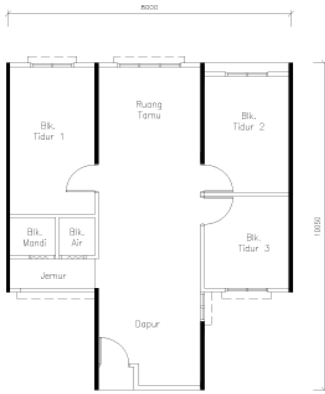


Developer :

**Prisma Bumiraya Sdn Bhd** 877026-X

C-7-1 Bay Avenue, Lorong Bayan Indah 3, 11900 Penang  
 Tel : 04-6411333 Fax : 04-6421333

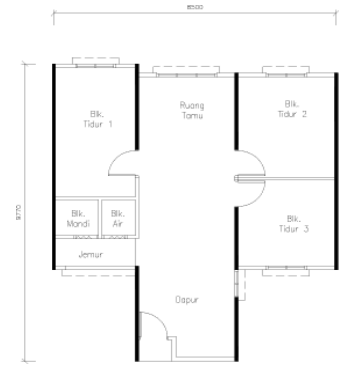
Call us at  
**04-6411333**  
 for more information



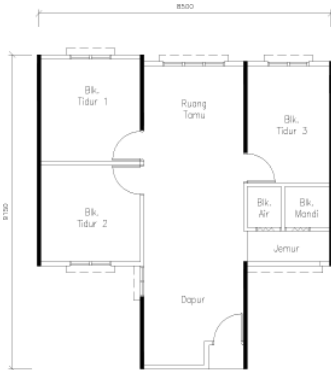
**Unit Plan Type A**  
Floor Area: 700SQ.FT



**Unit Plan Type A1**  
Floor Area: 700SQ.FT



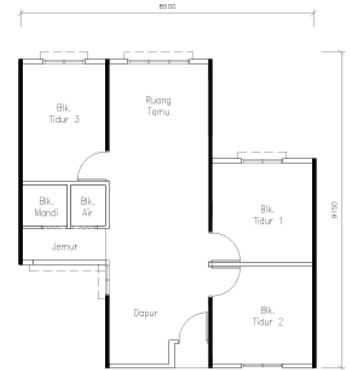
**Unit Plan Type A2**  
Floor Area: 700SQ.FT



**Unit Plan Type B**  
Floor Area: 650SQ.FT



**Unit Plan Type B1**  
Floor Area: 650SQ.FT



**Unit Plan Type B2**  
Floor Area: 650SQ.FT

### Specification

<b>Structure</b>	: Reinforced concrete frame
<b>Wall</b>	: RC wall / Autoclaved aerated concrete wall
<b>Roof</b>	: Metal deck / Concrete Roof
<b>Ceiling</b>	: Skimcoat to soffit of slabs Skimcoat to ceiling bathrooms
<b>Wall Finishes</b>	
-Interior & Exterior	: Skimcoat / Render with Paint
-Kitchen	: Skimcoat / Render with Paint
-Bathrooms	: Up to 5' Height Ceramic Tiles
<b>Floor Finishes</b>	
-Living / Dining	: Power Float on Concrete Surface Finishes
-Kitchen	: Power Float on Concrete Surface Finishes
Bedrooms	: Power Float on Concrete Surface Finishes
-Bathrooms	: Ceramic Tiles
<b>Door &amp; Locks</b>	
-Main entrance	: Plywood flush door
-Others	: Plywood flush door / PVC Folding Door
-Locks	: Approved locksets

<b>Windows</b>	- Naco Louvers (Mild Steel / Aluminium Frame Window)
<b>Sanitary Fitting</b>	<b>No</b>
-Aluminium kitchen sink	1
-Pedestal W.C.	1
-Wash hand basin	1
-Shower heads	1
<b>Electrical Installation</b>	
-Lighting point	8
-Ceiling fan point c/w hook	4
-13 Amp. Switch Socket outlet	10
-MATV point	1
-Telephone outlet point	1

<b>Painting</b>	
-Interior	: Emulsion paint
-External	: Water resistant paint
-Steel & wood	: Approved paint

- Developer's Licence No: 14734/07-2027/0473(R)
- Advert & Sales Permit No:
- Approving Authority: Majlis Bandaraya Pulau Pinang
- Expected date of completion: June 2025
- Total Units: Low Medium Cost (Type A) 700sqft : 132 units  
Low Medium Cost (Type A2) 700sqft : 10 Units
- Price: RM72,500.00
- Total units: Low Cost (Type B) 650sqft : 40 units  
Low Cost (Type B2) 650sqft : 10 units
- Price: RM42,000.00
- Land Tenure : FREEHOLD

Validity: 31/05/2022 – 4/7/2027  
 Validity:  
 Building Plan Approval No: MBPP/OSC/PB9557/17(LB)  
 Land Encumbrances: OCBC Bank (Malaysia) Berhad  
 Low Medium Cost (Type A1) 700sqft : 24 units  
 Unit available for sale: 44 units  
 Low Cost (Type B1) 650sqft : 30 units  
 Unit available for sale: 3 units