# IKLAN BROSUR

***Yang Berminat Sila Hubungi :***

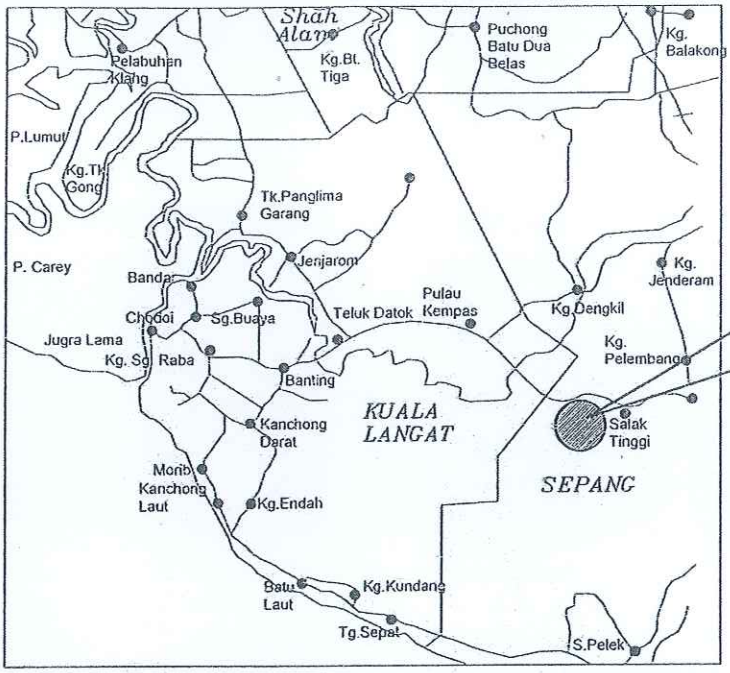
**MEGA BAHAGIA SDN. BHD. (CO.NO. 1088220-P) (201401012141)**
**NO. 1 (1ST FLOOR), JALAN PERDANA 14, TAMAN JUNID PERDANA,**
**JALAN ABDUL RAHMAN, 84000 MUAR, JOHOR.**
**Tel : 06-955 5500 / Faks : 06-955 5800**

| | | | |
|---|---|---|---|
| No. Lesen Pemaju | : 19282/05-2028/0710(R) | Tempoh Sah | : 21/05/2023 sehingga 20/05/2028 |
| No. Permit Jualan Dan Iklan | : | Tempoh Sah | : |

Tarikh Jangka Siap : MEI 2023
Hakmilik Tanah : TANAH SIMPANAN MELAYU
Nombor Rujukan Kelulusan Pelan : MPSEPANG 600-34/7/182
Kelulusan Pelan Pihak Berkuasa : MAJLIS PERBANDARAN SEPANG
Pegangan Tanah : PAJAKAN 99 TAHUN
Tarikh Tamat Pajakan : 03 MEI 2093
Arkitek : KUEK WEE CHIEN ARCHITECT
Sumber Kewangan & Bebanan Tanah : TIADA
SEKATAN-SEKATAN KEPENTINGAN : TANAH INI TIDAK BOLEH DIPINDAHMILIK, DIPAJAK ATAU DIGADAI MELAINKAN DENGAN KEBENARAN PIHAK BERKUASA NEGERI.

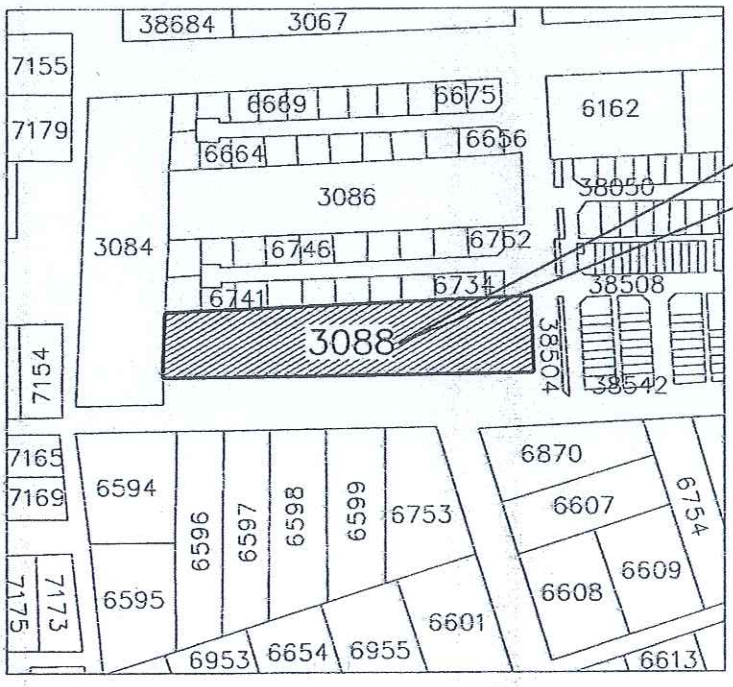
Jenis Rumah : Rumah Teres 1 Tingkat Min. - Max. : RM 534,000.00 - RM 961,778.00 Jumlah : 30 Unit
( Baki 7 unit rumah belum dijual )

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




TAPAK CADANGAN

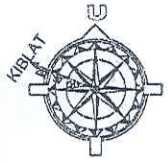
LOT 3088,
TANAH SIMPANAN MELAYU ,
RANCANGAN TANAH LABU LANJUT
MUKIM LABU , DAERAH SEPANG ,
SELANGOR DARUL EHSAN.



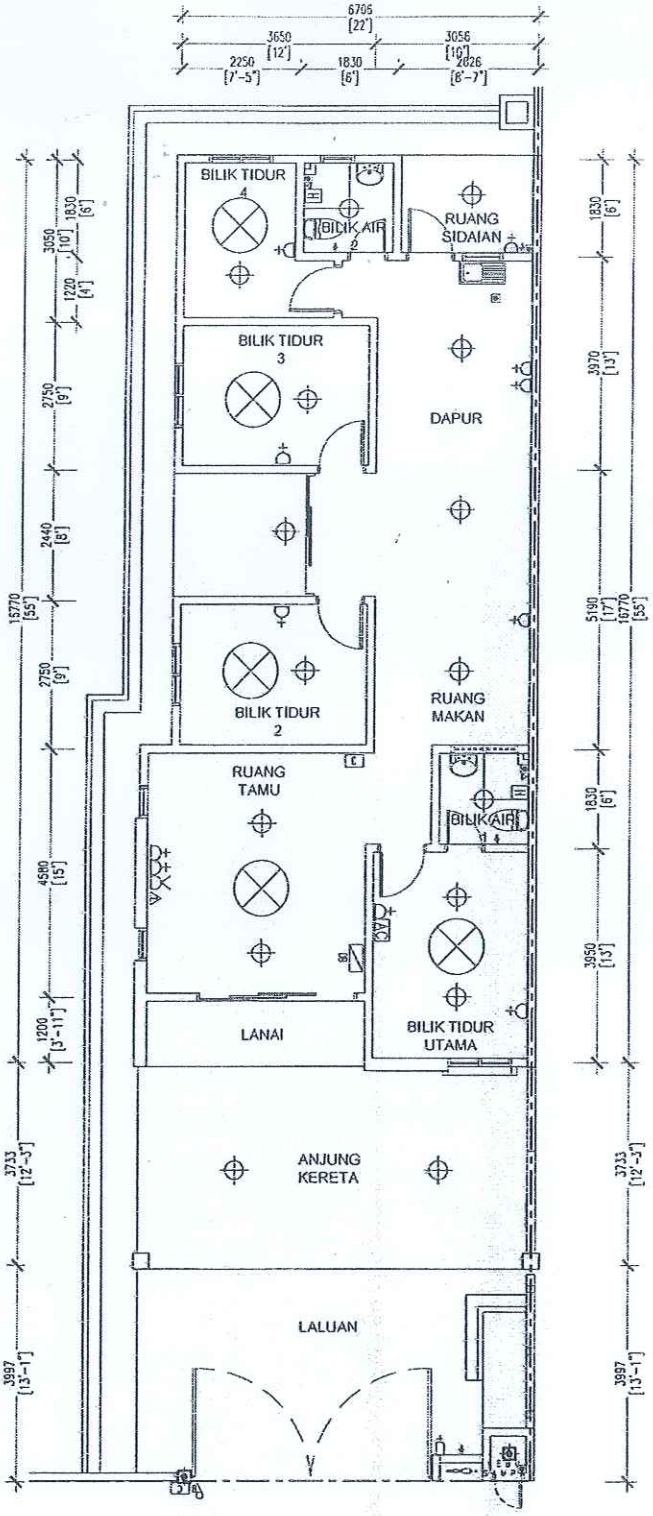

TAPAK CADANGAN

LOT 3088,
TANAH SIMPANAN MELAYU ,
RANCANGAN TANAH LABU LANJUT
MUKIM LABU , DAERAH SEPANG ,
SELANGOR DARUL EHSAN.

KAWASAN LAPANG & ZON PENAMPAN
LORONG AWAM 20'
LORONG AWAM 15'
LOT 3088
LORONG AWAM 20'
LORONG AWAM 15'
JALAN AWAM 40'
PT 9233 60
PT 9232 58
PT 9231 56
PT 9230 54
PT 9229 52
PT 9228 50
PT 9227 48
PT 9226 46
PT 9225 44
PT 9224 42
PT 9223 40
PT 9222 38
PT 9221 36
PT 9220 34
PT 9219 32
PT 9218 30
PT 9217 28
PT 9216 26
PT 9215 24
PT 9214 22
PT 9213 20
PT 9212 18
PT 9211 16
PT 9210 14
PT 9209 12
PT 9208 10
PT 9207 08
PT 9206 06
PT 9205 04
PT 9204 02
JALAN SALAK BUDI 10


U
KIBLAT

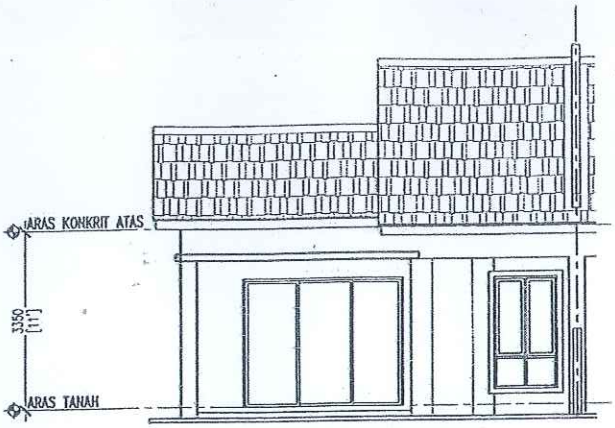
# PELAN TAPAK



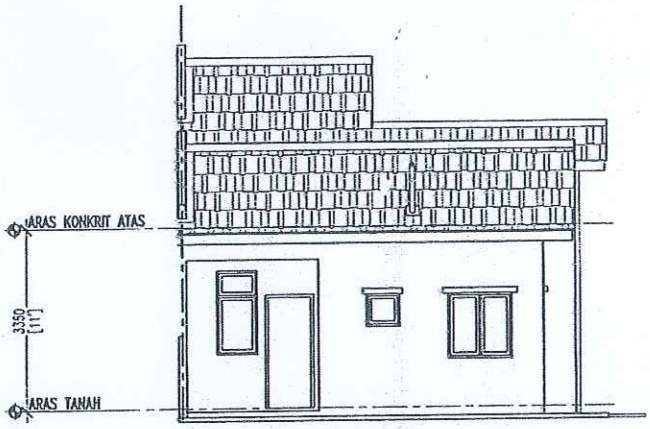

PELAN LANTAI

| PETUNJUK : | | |
|---|---|---|
| PENERANGAN | SIMBOL | UNIT |
| PUNCA LAMPU SILING | ⊕ | 16 |
| PUNCA KIPAS SILING | ⊗ | 5 |
| PUNCA SOKET TV | TV | 1 |
| PUNCA SOKET 13A - 300mm TINGGI | | 7 |
| PUNCA SOKET 13A - 1200mm TINGGI | | 4 |
| PUNCA TELEFON | T | 1 |
| PUNCA PEMANAS AIR | H | 2 |
| D.B | DB | 1 |
| PUNCA PENYAMAN UDARA | AC | 1 |
| PUNCA PINTU PAGAR AUTOMATIK | | 1 |
| PUNCA LOCKING PINTU | LOCK | 1 |
| PUNCA LAMPU PINTU PAGAR | | 2 |

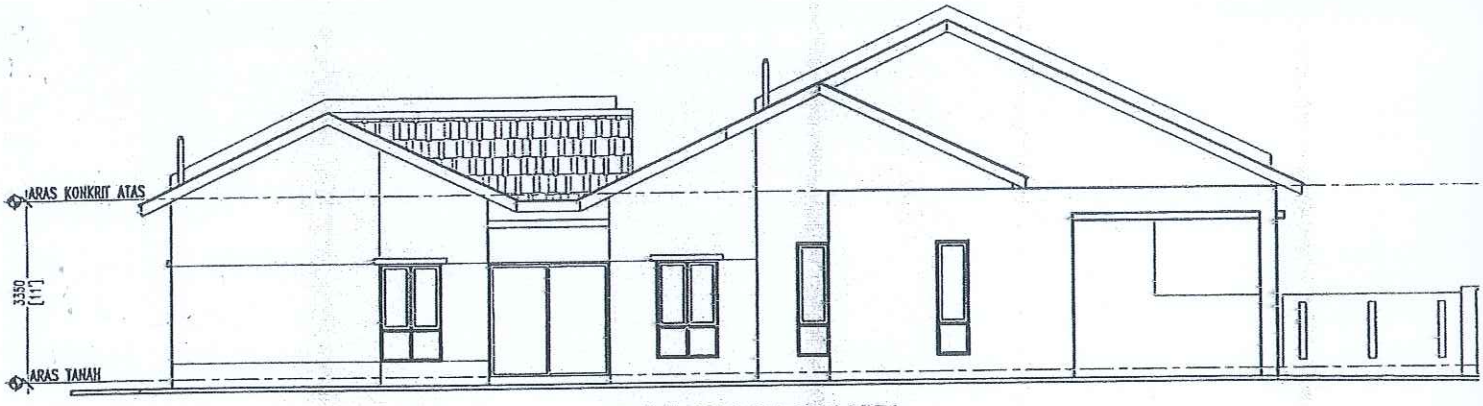
| | |
|---|---|
| KETERANGAN | RUMAH TERES SATU TINGKAT |
| JENIS | LOT TEPI KIRI |
| PT NO. | PT 9218, PT 9233 |




PANDANGAN HADAPAN

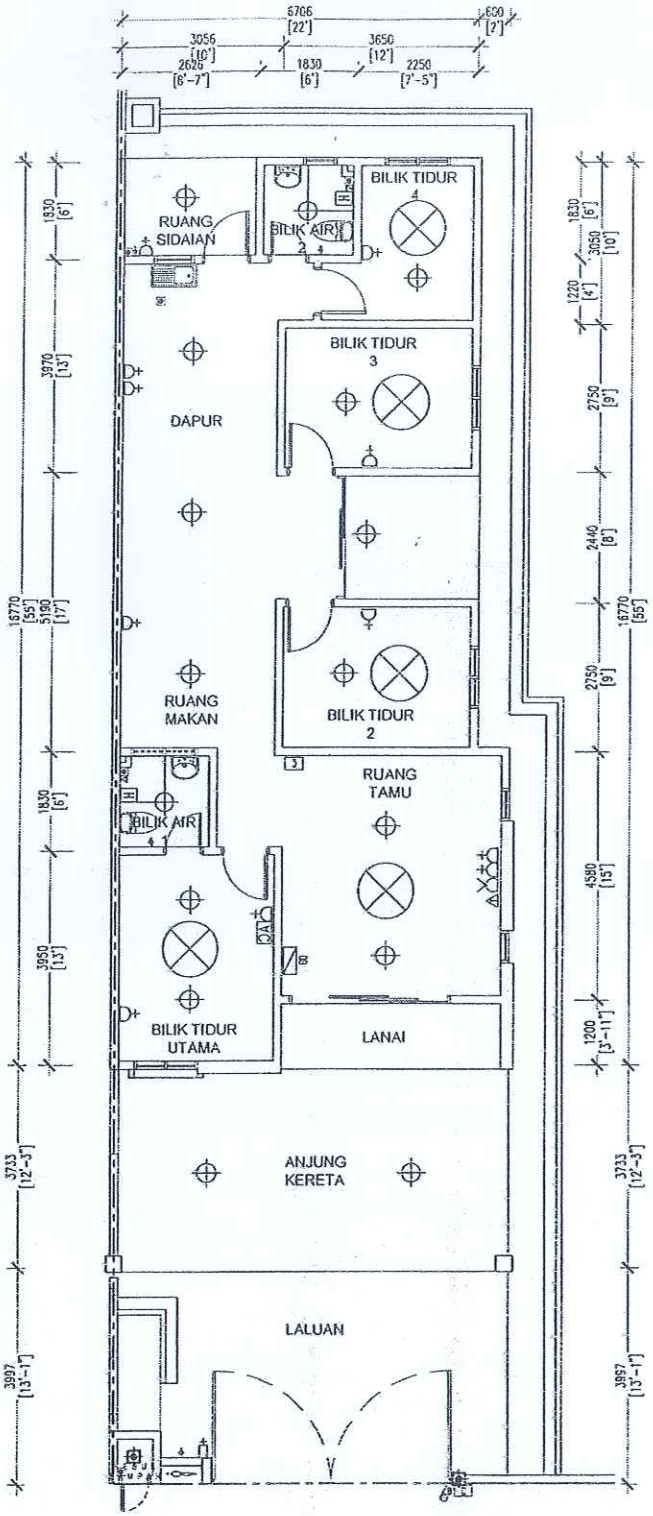



PANDANGAN BELAKANG




PANDANGAN SISI KIRI

| | |
|---|---|
| KETERANGAN | RUMAH TERES SATU TINGKAT |
| JENIS | LOT TEPI KIRI |
| PT NO. | PT 9218, PT 9233 |

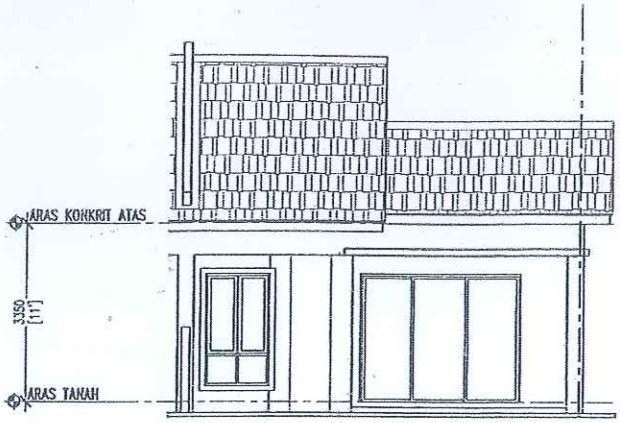



PELAN LANTAI

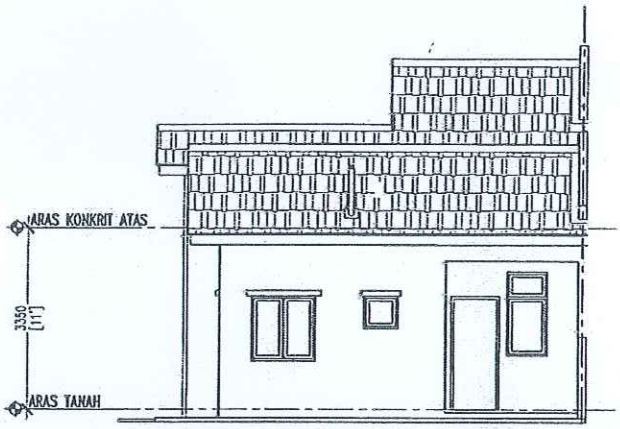
| KETERANGAN | RUMAH TERES SATU TINGKAT |
|---|---|
| JENIS | LOT TEPI KANAN |
| PT NO. | PT 9204, PT 9219 |

PETUNJUK :

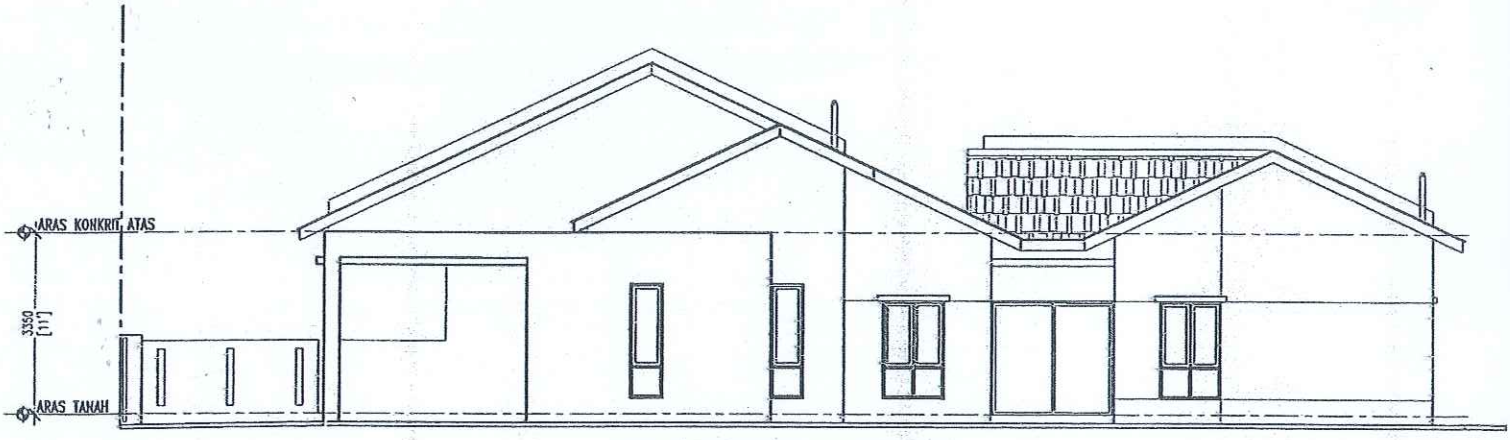
| PENERANGAN | SIMBOL | UNIT |
|---|---|---|
| PUNCA LAMPU SILING | ⊕ | 15 |
| PUNCA KIPAS SILING | ⊗ | 5 |
| PUNCA SOKET TV | TV | 1 |
| PUNCA SOKET 13A – 300mm TINGGI | | 7 |
| PUNCA SOKET 13A – 1200mm TINGGI | | 4 |
| PUNCA TELEFON | T | 1 |
| PUNCA PEMANAS AIR | WH | 2 |
| DB | DB | 1 |
| PUNCA PENYAMAN UDARA | AC | 1 |
| PUNCA PINTU PAGAR AUTOMATIK | | 1 |
| PUNCA LOCENG PINTU | | 1 |
| PUNCA LAMPU PINTU PAGAR | | 2 |




PANDANGAN HADAPAN

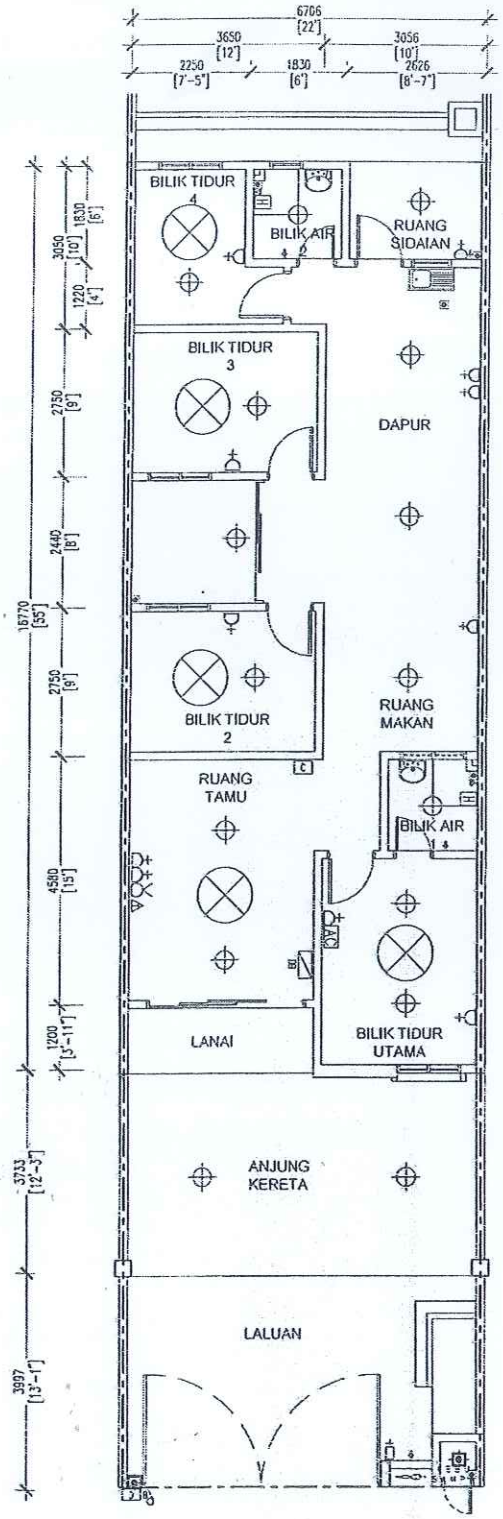



PANDANGAN BELAKANG

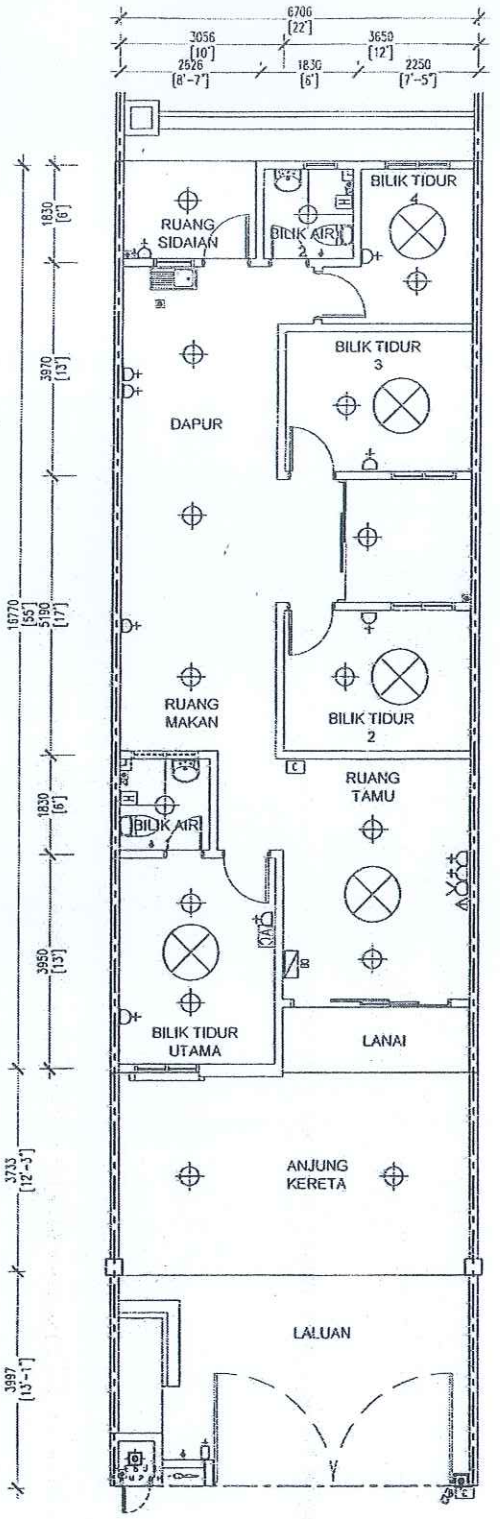



PANDANGAN SISI KANAN

| | |
|---|---|
| KETERANGAN | RUMAH TERES SATU TINGKAT |
| JENIS | LOT TEPI KANAN |
| PT NO. | PT 9204, PT 9219 |




PELAN LANTAI

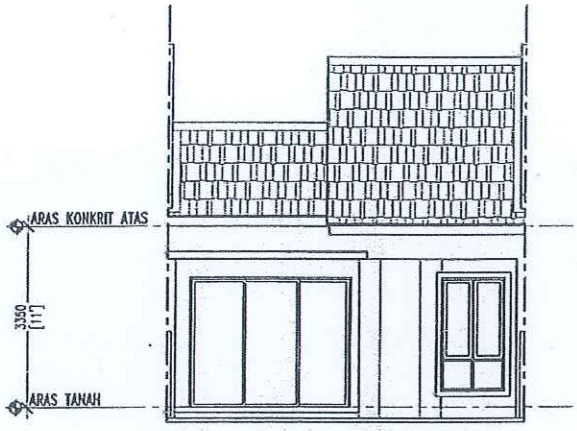



PELAN LANTAI

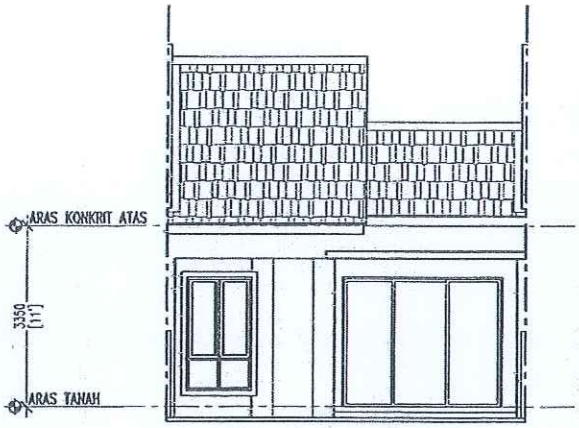
| PETUNJUK : | | |
|---|---|---|
| PENERANGAN | SIMBOL | UNIT |
| PUNCA LAMPU SILING | | 16 |
| PUNCA KIPAS SILING | | 5 |
| PUNCA SOKET TV | | 1 |
| PUNCA SOKET 13A ~ 300mm TINGGI | | 7 |
| PUNCA SOKET 13A ~ 1200mm TINGGI | | 4 |
| PUNCA TELEFON | | 1 |
| PUNCA PEMANAS AIR | | 2 |
| D.B | | 1 |
| PUNCA PENYAMAN UDARA | | 1 |
| PUNCA PINTU PAGAR AUTOMATIK | | 1 |
| PUNCA LOCENG PINTU | | 1 |
| PUNCA LAMPU PINTU PAGAR | | 2 |

| KETERANGAN | RUMAH TERES SATU TINGKAT |
|---|---|
| JENIS | LOT TENGAH KIRI |
| PT NO. | PT 9205, PT 9207, PT 9209, PT 9211, |
| | PT 9213, PT 9215, PT 9217, PT 9220, |
| | PT 9222, PT 9224, PT 9226, PT 9228, |
| | PT 9230, PT 9232, |

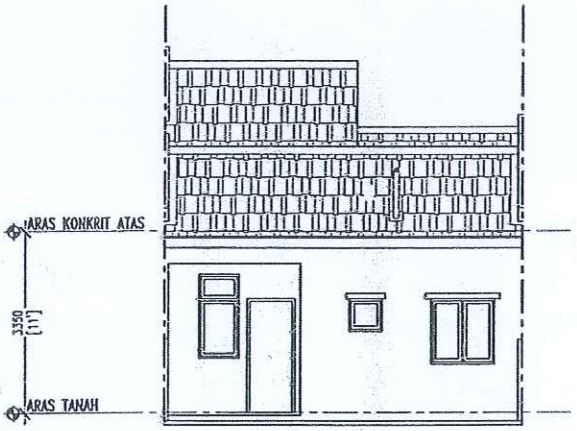
| KETERANGAN | RUMAH TERES SATU TINGKAT |
|---|---|
| JENIS | LOT TENGAH KANAN |
| PT NO. | PT 9206, PT 9208, PT 9210, PT 9212, |
| | PT 9214, PT 9216, PT 9221, PT 9223, |
| | PT 9225, PT 9227, PT 9229, PT 9231, |



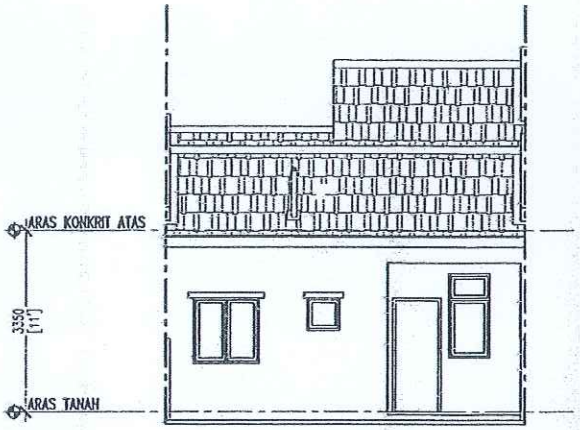

PANDANGAN HADAPAN




PANDANGAN HADAPAN




PANDANGAN BELAKANG




PANDANGAN BELAKANG

| KETERANGAN | RUMAH TERES SATU TINGKAT |
|---|---|
| JENIS | LOT TENGAH KIRI |
| PT NO. | PT 9205, PT 9207, PT 9209, PT 9211, |
| | PT 9213, PT 9215, PT 9217, PT 9220, |
| | PT 9222, PT 9224, PT 9226, PT 9228, |
| | PT 9230, PT 9232, |

| KETERANGAN | RUMAH TERES SATU TINGKAT |
|---|---|
| JENIS | LOT TENGAH KANAN |
| PT NO. | PT 9206, PT 9208, PT 9210, PT 9212, |
| | PT 9214, PT 9216, PT 9221, PT 9223, |
| | PT 9225, PT 9227, PT 9229, PT 9231, |

CADANGAN MEMBINA 30 UNIT RUMAH TERES 1 TINGKAT DI ATAS LOT PT 3088, MUKIM LABU, DAERAH SEPANG, SELANGOR DARUL EHSAN

SPESIFIKASI

22'x 149'-157' / 22'x137'-149' Rumah Teres 1 Tingkat

(a) Struktur : Rangka Konkrit Tetulang
(b) Dinding : Batu Bata Simen
(c) Bumbung : Konkrit Tetulang / Genting Bumbung Konkrit
(d) Bingkai Bumbung : Kekuda Bumbung GI
(e) Siling : "Skim coat" / Kepingan Papan Siling
(f) Tingkap : Tingkap Kaca Berbingkai Aluminium
(g) Pintu : i) Pintu Masuk Utama – Pintu Bergelungsur Kaca Berbingkai Aluminium
ii) Bilik Tidur & Lain-lain – Pintu Kayu
(h) Kunci : Set Kunci Berkualiti

(i) Kemasan Dinding & Lantai:

| Lokasi | Kemasan Dinding | Kemasan Lantai |
|---|---|---|
| Laluan Masuk | Nil | Lepaan Simen |
| Anjung Kereta | Nil | Jubin |
| Ruang Tamu | Cat & Plaster | Jubin |
| Ruang Makan | Cat & Plaster | Jubin |
| Dapur | Jubin (ketinggian 5'0") @ kawasan sinki sahaja | Jubin |
| Bilik Tidur | Cat & Plaster | Jubin |
| Bilik Air | Jubin (ketinggian 5'0") | Jubin |

(j) Pemasangan Sanitari:

| Item | Keterangan | Unit | Kuantiti |
|---|---|---|---|
| 1 | Mangkuk Tandas | Nos. | 2 |
| 2 | Paip Pancur Air/"Shower rose" | Nos. | 2 |
| 3 | Basin Basuh Tangan | Nos. | 2 |
| 4 | Sinki Dapur | Nos. | 1 |
| 5 | Pili Air | Nos. | 4 |

(k) Pemasangan Elektrik:

| Item | Keterangan | Unit | Kuantiti |
|---|---|---|---|
| 1 | Punca Lampu Siling | Nos. | 16 |
| 2 | Punca Kipas Siling | Nos. | 5 |
| 3 | Punca Soket | Nos. | 11 |
| 4 | Punca Penyaman Udara (Bilik Utama) | Nos. | 1 |
| 5 | Punca Pemanas Air | Nos. | 2 |
| 6 | Punca Soket Televisyen | Nos. | 1 |
| 7 | Punca Soket Telefon | Nos. | 1 |
| 8 | Punca Loceng Pintu | Nos. | 1 |
| 9 | Punca Pintu Pagar Automatik | Nos. | 1 |
| 10 | D.B | Nos. | 1 |
| 11 | Punca Lampu Pintu Pagar | Nos | 2 |

(l)Pagar : Dinding Bata (Hadapan)
"Chain Link" (Sisi & Belakang)