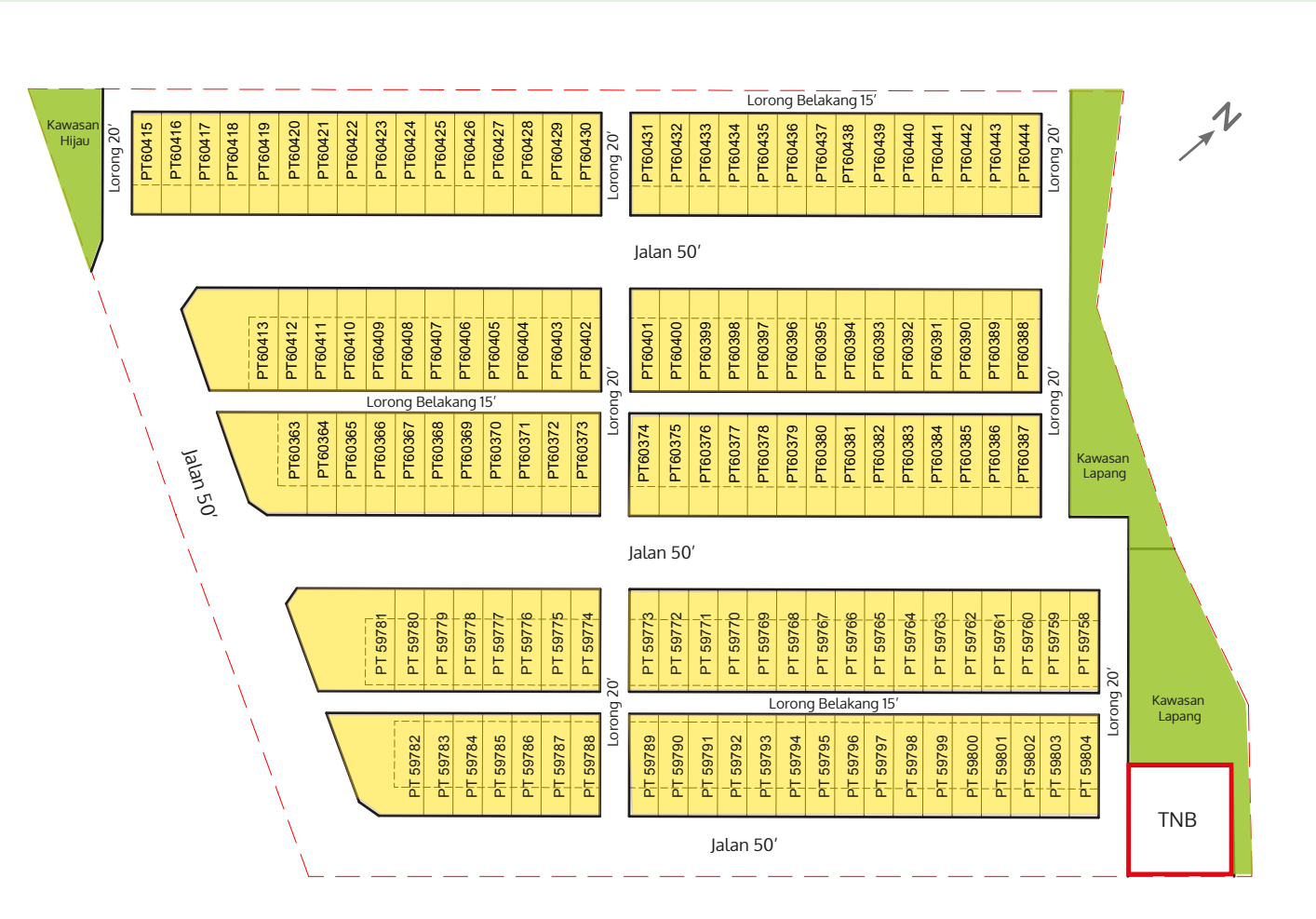


SITE PLAN



Our track record speak for itself



TAMAN TAMING MUTIARA 3 @ BDR.SUNGLAI LONG
50 units, 3 Storey Bungalow Houses, Completed in 2013



TAMAN TAMING INDAH 2 @ BDR.SUNGLAI LONG
157 units, 3 Storey Super Link House, Completed in 2015



TAMAN TAMING MUTIARA 2 @ BDR.SUNGLAI LONG
41 units, Phase 1, 3 Storey Bungalow House, Completed in 2013; 36 units, Phase 2, 3 Storey Bungalow House, Completed in 2015



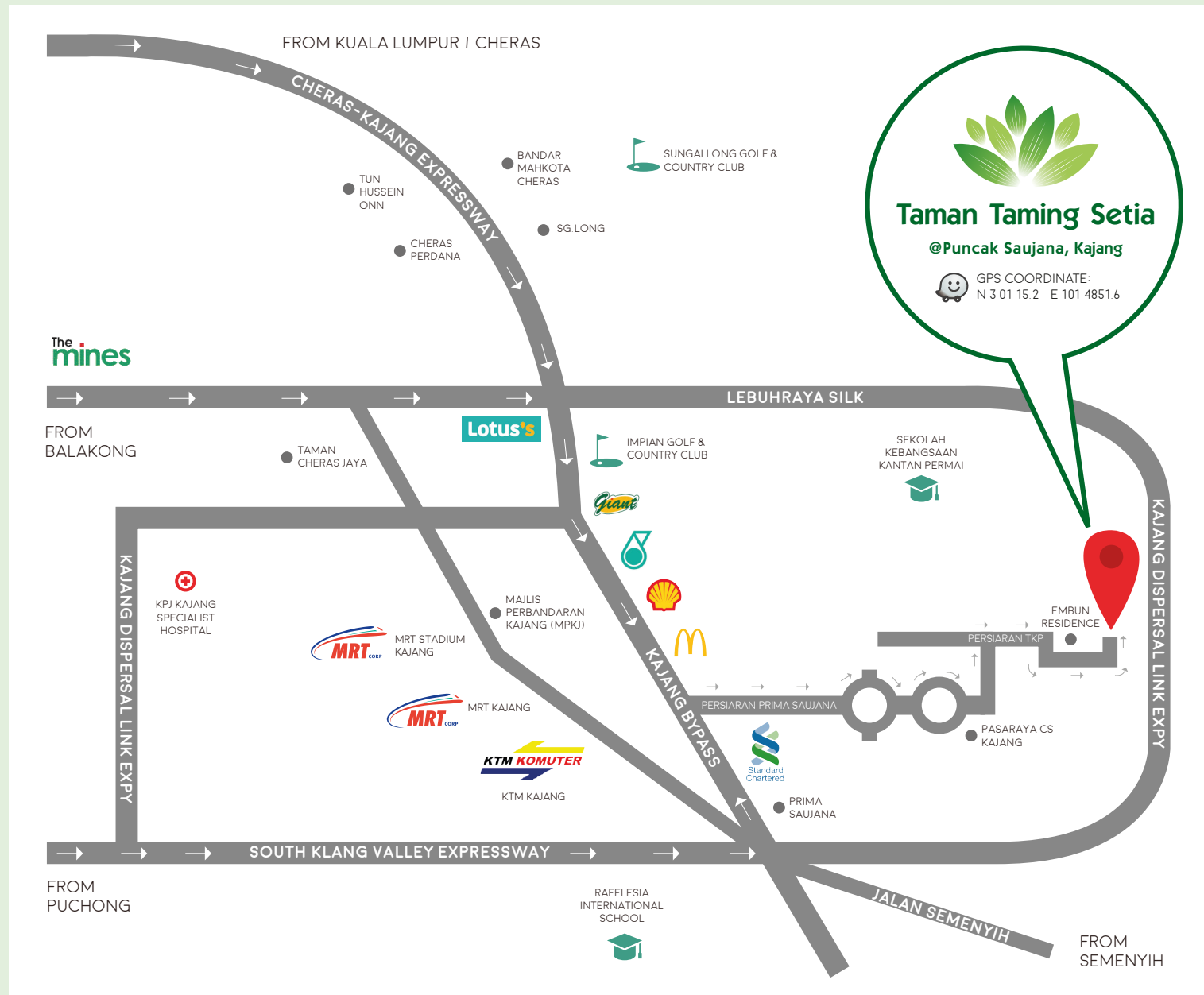
TAMAN MERANTI JAYA @ PUCHONG
19 units, 3 Bungalow Houses, Completed in 2018



CHERAS SELATAN 118 @ BALAKONG
49 units, 2 Storey Shop Office + Mezzanine Floor, Completed in 2016



PANGSAPURI JENDERAM INDAH @ DENGKIL
198 units, 12 Storey Apartments (Rumah Selatongku), Completed in 2017



HYPERMARKET / SUPERMARKET / WHOLESALE
PASARAYA CS KAJANG 2.5 KM
KAMRAT (KAJANG) 3.3 KM
GIANT 3.7 KM
TESCO EXTRA KAJANG 5.7 KM

EATERIES
KEDAI AYAMAS @ PRIMA SAUJANA 3.2 KM
McDONALD'S 3.4 KM
PAPPARICH 6.7 KM

BANKS
STANDARD CHARTERED KAJANG 3.3 KM
BANK MUAMALAT 3.9 KM

HEALTH CARE
KLINIK PERCIGIAN DAN SURGERI AINA 3.4 KM
KPJ KAJANG SPECIALIST HOSPITAL 6.2 KM

PUBLIC TRANSPORT
MRT STADIUM KAJANG 4.9 KM
MRT KAJANG 7.2 KM
ETS / KTM KAJANG 7.5 KM

EDUCATION
HULU LANGAT COMMUNITY COLLEGE 2.9 KM
SEKOLAH KEBANGSAAN KANTAN PERMAI 3.1 KM
SMK SAUJANA IMPIAN 5.1 KM

For information, please contact

012 2288 702 | 012 3799 299



SETARABINA SDN BHD (198001011810)
[A wholly owned subsidiary of TANMING Group of Companies] www.tanming.com.my
7-2, Tingkat 2, The Boulevard Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur, Tel: 03 2282 6633 Fax: 03 2282 6448 email: sales@tanming.com.my
• Developer's License: 19710/11-2025/1028(R) • Validity Date: 07/11/2022 - 06/11/2025 • Sales & Advertising Permit: • Validity Date: • Building Plan
Approving Authority: Majlis Perbandaran Kajang • Plan Approval No: MPKJ 6/P/11/2016 • Expected Completion Date: May 2023 • Land Tenure: Freehold • Land Encumbrance: Nil • Balance unit for sale: 30 • Minimum Price: RM866,700 • Maximum Price: RM1,411,100 • 7% Discount for Bumiputra
"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"

FREEHOLD

Taman Taming Setia
@ Puncak Saujana, Kajang

- Developer's License: 19710/11-2025/1028(R) • Validity Date: 07/11/2022 - 06/11/2025 • Sales & Advertising Permit: • Validity Date:
- Building Plan Approving Authority: Majlis Perbandaran Kajang • Plan Approval No: MPKJ 6/P/11/2016 • Expected Completion Date: May 2023 • Land Tenure: Freehold
- Land Encumbrance: Nil • Balance unit for sale: 30 • Minimum Price: RM866,700 • Maximum Price: RM1,411,100 • 7% Discount for Bumiputra



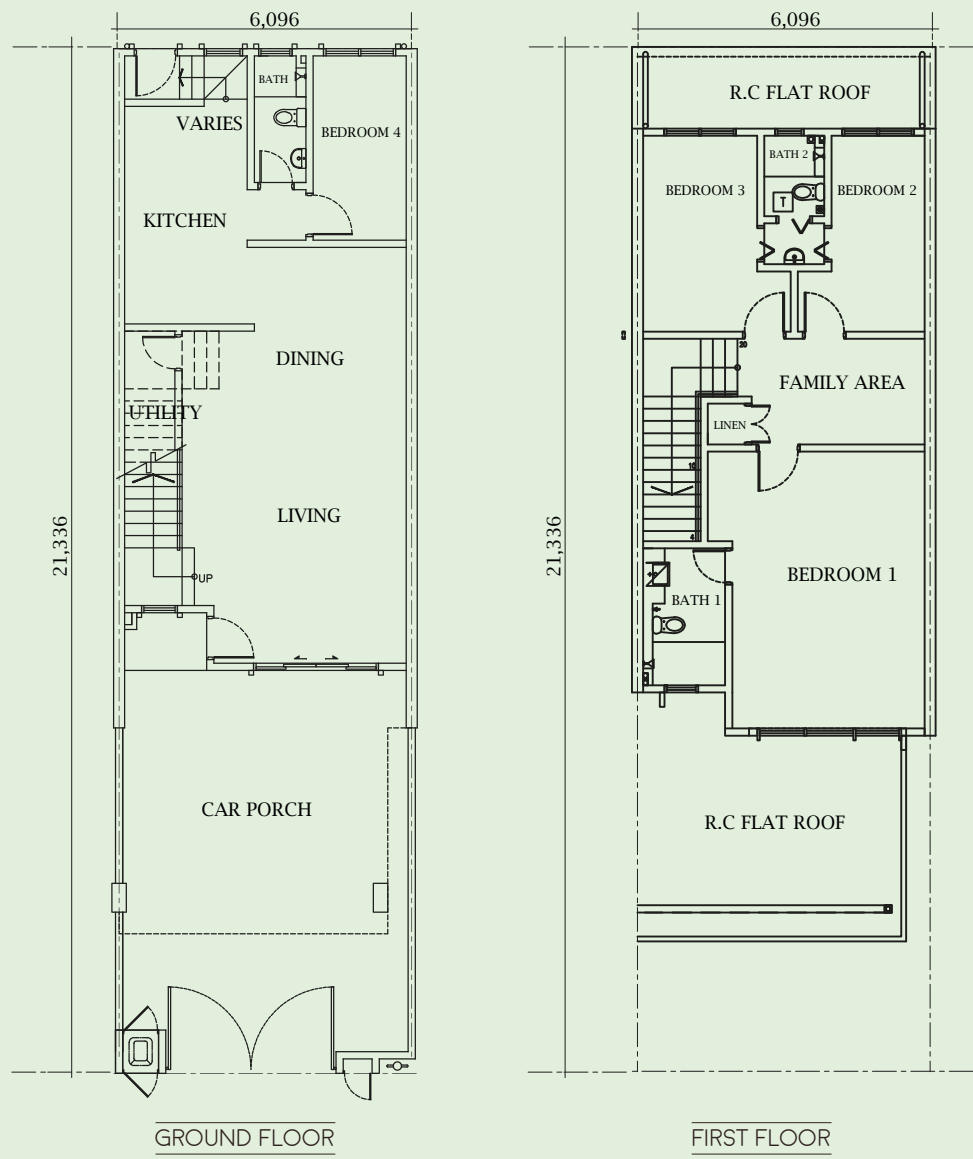
2 Storey Terrace Houses

Taman Taming Setia is an exclusive development with spacious modern homes strategically located in an established neighbourhood in Puncak Saujana, Kajang. Well connected to major highways including Kajang-Cheras Highway, SILK Highway and Kajang Bypass. It is a low density housing development totaling 128 units only. A single entry and exit point with 24-hour guarded security. It is truly an impressive combination of comfort, peaceful and complete secured home to live in.

Special features

- Spacious living and dining area
- Extended backyard
- Large windows for ample natural lightings
- 24-hour Guarded Security with perimeter fencing
- 50 ft. Wide internal roads
- 3 phase power supply
- Concealed underground cables & covered drains
- Unifi cable ready

FLOOR PLAN



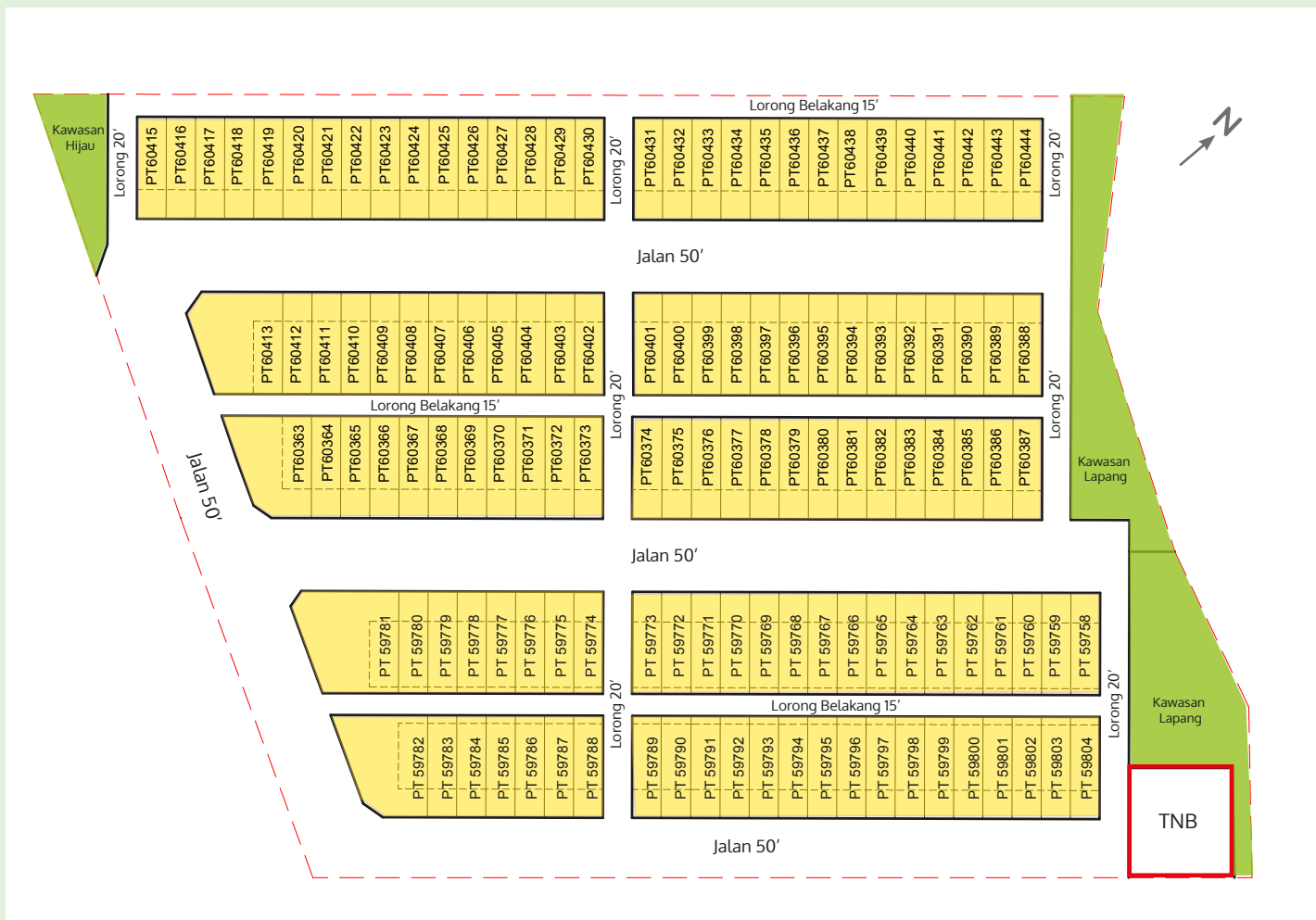
LAND AREA
20'X 70'
BUILT-UP AREA
1,970 SQ. FT.
■ 4 BEDROOMS
■ 3 BATHROOMS

SPECIFICATIONS

STRUCTURE	REINFORCED CONCRETE FRAMEWORK	PAINTING	EMULSION PAINT	
WALLS	CEMENT SAND BRICK	PLUMBING & SANITARY FITTINGS	PEDESTAL W.C. TAP OUTLET FOR KITCHEN SINK WASH BASIN WATER STORAGE TANK SHOWER HEAD BIB TAP	- 3NOS - 1NO - 3NOS - 1NO - 3NOS - 5NOS
WALL FINISHES	BATHROOMS & KITCHEN OTHER AREAS	ELECTRICAL	LIGHT POINT FAN POINT 13 AMP POWER POINT TELEPHONE POINT DATA POINT SMARTY POINT BELL POINT AIR-CON POINT (WITH COPPER PIPING & CONDENSATE OUTLET) WATER HEATER POINT AUTO GATE POINT PILLAR LIGHT POINT	- 28NOS - 7NOS - 19NOS - 3NOS - 2NOS - 3NOS - 1NO - 2NOS - 2SET - 1NO - 2NOS
ROOF	CONCRETE ROOF TILES REINFORCED CONCRETE TO CAR PORCH	FENCING	CEMENT SAND BRICK WALL	
CEILING	PLASTER CEILING AND 1 OR SKIM COAT IN GENERAL CEMENT BOARD TO ROOF EAVES	DATES	MILD STEEL GATE	
WINDOWS	ALUMINIUM FRAMED GLASS WINDOW IN GENERAL	OTHERS	LETTER BOX AND GARBAGE COMPARTMENT AT THE FRONT	
DOORS	TIMBER DOOR IN GENERAL MILD STEEL GRILLE DOOR TO BACK LANE			
IRONMONGERY	QUALITY LOCKSETS			
FLOOR FINISHES	LIVING, DINING, KITCHEN, STORE, FOYER, TERRACE GROUND FLOOR BEDROOMS FAMILY AREA & 1ST FLOOR BEDROOMS. CAR PORCH & DRIVEWAY APRON, FLAT ROOF			
STAIRS	TIMBER BOARD ON REINFORCED CONCRETE			



PELAN TAPAK



Rekod prestasi kami yang cemerlang amat menakutkan



TAMAN TAMING MUTIARA 3 @ BDR.SUNGLAI LONG
50 unit, Rumah Banglo 3 Tingkat
Slap 2013



TAMAN TAMING INDAH 2 @ BDR.SUNGLAI LONG
157 unit, Rumah Teres 3 Tingkat
Slap 2016



TAMAN TAMING MUTIARA 2 @ BDR.SUNGLAI LONG
41 unit Fasa 1 Rumah Banglo 3 Tingkat Slap 2013; 36 unit Fasa 2 Rumah Banglo 3 Tingkat Slap 2015



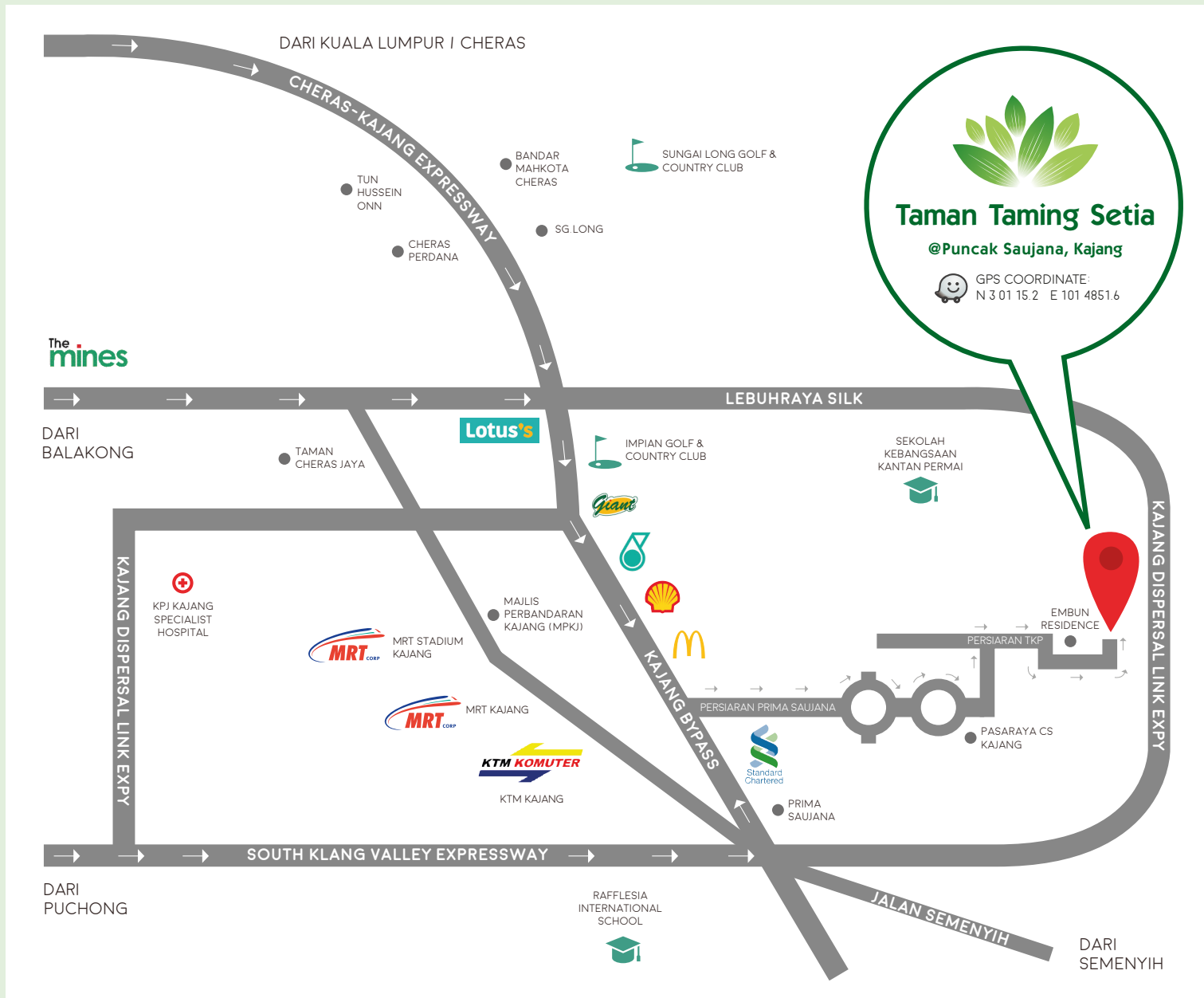
TAMAN MERANTI JAYA @ PUCHONG
19 unit, Rumah Banglo 3 Tingkat
Slap 2018



CHERAS SELATAN 118 @ BALAKONG
49 unit, Kedai Pejabat 2 Tingkat + Mezzanine
Slap 2016



PANGSA PURI JENDERAM INDAH @ DENGKIL
198 unit 12 Tingkat Apartmen (Rumah Selangorku)
Slap 2017



PASARAYA/PEMBORONG		PUSAT KESIHATAN	
PASARAYA CS KAJANG	2.5 KM	KLINIK PERGIGIAN DAN SURGERI AINA	3.4 KM
KAMANDAR (KAJANG)	3.3 KM	KPJ KAJANG SPECIALIST HOSPITAL	6.2 KM
GIANT	3.7 KM		
TESCO EXTRA KAJANG	5.7 KM	PENGANGKUTAN AWAM	
		MRT STADIUM KAJANG	6.9 KM
KEDAI MAKAN		MRT KAJANG	7.2 KM
KEDAI AYAMAS @ PRIMA SAUJANA	3.2 KM	ETS / KTM KAJANG	7.5 KM
MCDONALD'S	3.4 KM		
PAPPARICH	6.7 KM	PENDIDIKAN	
		HULU LANGAT COMMUNITY COLLEGE	2.9 KM
BANK		SEKOLAH KEBANGSAAN KANTAN PERMAI	3.1 KM
STANDARD CHARTERED KAJANG	3.3 KM	SMK SAUJANA IMPIAN	5.1 KM
BANK MUAMALAT	3.9 KM		

Sila hubungi **012 2288 702 | 012 3799 299**



SETARABINA SDN BHD [19801011810]
(Sebuah anak syarikat milik penuh Kumpulan Syarikat Tanming) www.tanming.com.my
7-2, Tingkat 2, The Boulevard Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur, Tel: 03 2282 6633 Fax: 03 2282 6448 email: sales@tanming.com.my

• Lesen Pemaju: 19710/11-2025/1028(R) • Tempoh Sah: 07/11/2022 - 06/11/2025 • Permit Iklan dan Jualan: • Pihak Berkuasa Yang Meluluskan Pelan: • Majlis Perbandaran Kajang • Kelulusan Pelan Bangunan: MPKJ 6/P/11/2016 • Tarikh Dijangka Siap: Mei 2023 • Pegangan Tanah: Bebas • Bebanan: Tidak gadai kepada institusi kewangan • Baki unit untuk jualan: 30 • Harga: Min RM866,700 Maks RM1,411,100 • 7% Diskaun untuk Bumiputera

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"

PEGANGAN BEBAS


Taman Taming Setia
@ Puncak Saujana, Kajang

• Lesen Pemaju: **19710/11-2025/1028(R)** • Tempoh Sah: **07/11/2022 - 06/11/2025** • Permit Iklan dan Jualan: • Tempoh Sah: •
Pihak Berkuasa Yang Meluluskan Pelan : **Majlis Perbandaran Kajang** • Kelulusan Pelan Bangunan: **MPKJ 6/P/11/2016** • Tarikh Dijangka Siap: **Mei 2023** • Pegangan Tanah: **Bebas** •
Bebanan: **Tidak gadai kepada institusi kewangan** • Baki unit untuk jualan: **30** • Harga: Min **RM866,700** Maks **RM1,411,100** • 7% Diskaun untuk Bumiputera



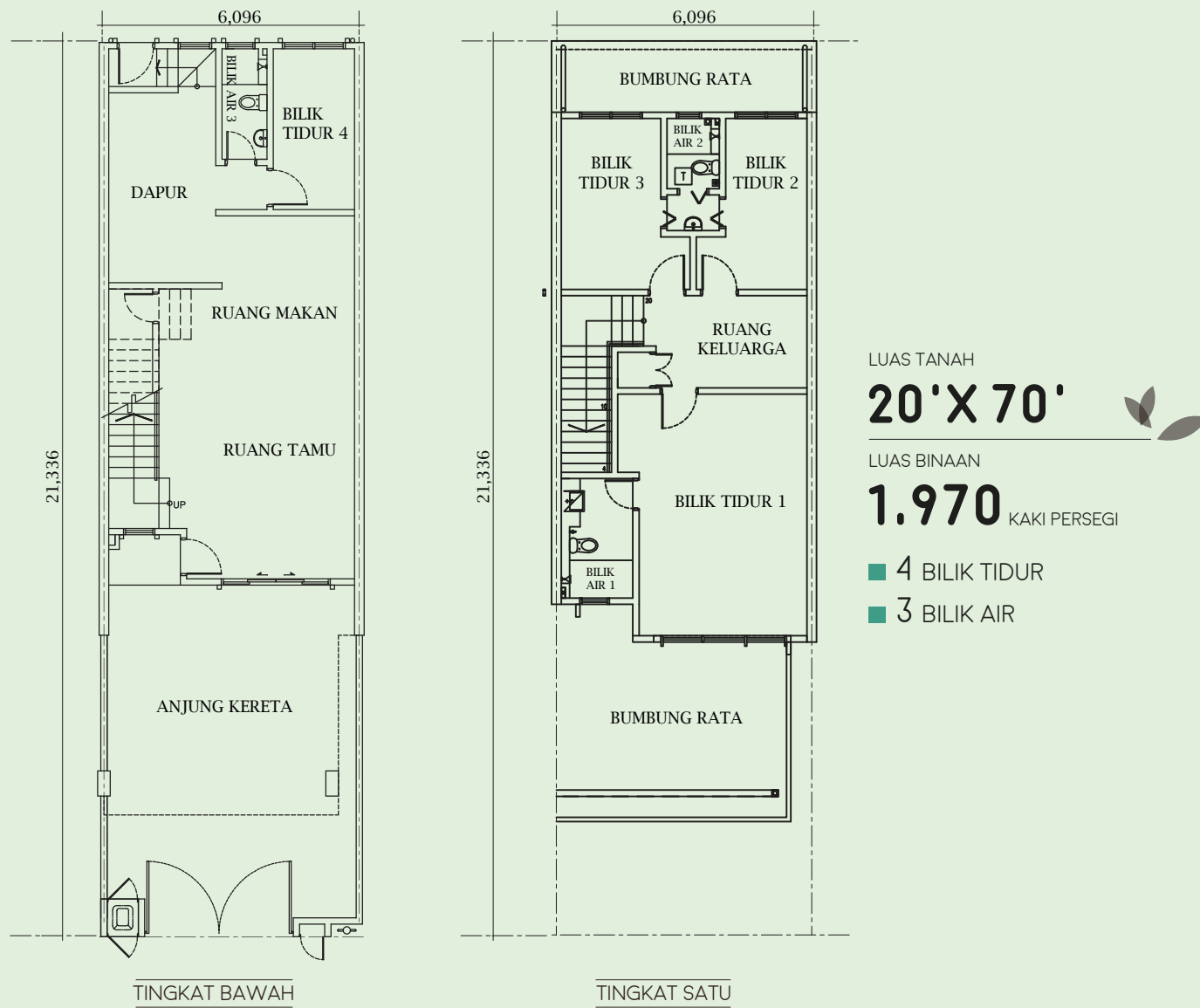
Rumah Teres 2 Tingkat

Taman Taming Setia di Puncak Saujana Kajang merupakan projek pembangunan eksklusif dengan rumah yang luas dan moden terletak strategik di kawasan perumahan yang sudah membangun.Dihubungi dengan baik ke lebuhraya utama termasuk Lebuhraya Cheras Kajang, SILK dan Kajang Bypass. Projek perumahan ini deniti rendah berjumlah hanya 128 unit. Satu pintu masuk dan keluar dengan 24 jam pengawal keselamatan. Ia adalah gabungan rumah dengan keselesaan, aman, lengkap dan selamat diduduki.

Ciri-ciri Utama

- > Ruang tetamu dan makan yang luas
- > Belakang rumah dibina sepenuhnya
- > Tingkap yang besar cukup cahaya matahari
- > 24 jam pengawal keselamatan berpagar
- > 50 kaki luas jalan dalaman
- > Bekalan elektrik 3 fasa
- > Kabel bawah tanah tersembunyi dan longkang dilindungi
- > Siap kabel Unifi

PELAN LANTAI STANDARD



SPEKIFIKASI BANGUNAN

STRUKTUR	RANGKA KONKRIT BERTETULANG	CAT	CAT EMULSI	
DINDING	BATU BATA CAMPURAN PASIR DAN SIMEN	PERPAIPAN	MANGKUK TANDAS DUDUK	- 3NOS
KEMASAN DINDING	BILIK MANDI & DAPUR KAWASAN-KAWASAN LAIN	KELANJUTAN	KEPALA PAIP BASIN DAPUR	- 1NO
		SANITARI	KEPALA PAIP BASIN BASUH	- 3NOS
			BASIN BASUH	- 1NO
			TANGKI SIMPANAN AIR	- 3NOS
			KEPALA PANCURAN AIR	- 6NOS
			PAIP BIB	
BUMBUNG	JUBIN BUMBUNG KONKRIT KONKRIT BERTETULANG PADA BUMBUNG DI ANJUNG KERETA	KELENKAPAN ELEKTRIK	PUNCA LAMPU (29 NOS: RUHAH PENIURU)	- 28NOS
SILING	LEPAAN SILING DAN I ATAU KOT SKIM SECARA UMUM PAPAN SIMEN PADA CUCUR BUMBUNG		PUNCA KIPAS	- 7NOS
TINGKAP	TINGKAP KACA BERBINGKAI ALUMINIUM SECARA UMUM		PUNCA BERKUASA 13 AMP	- 19NOS
PINTU	PINTU KAYU SECARA UMUM PINTU GRIL KELULU RINGAN DI BELAKANG		PUNCA TELEFON	- 3NOS
KUNCI	SET KUNCI KELULU		PUNCA DATA	- 2NOS
KEMASAN LANTAI	RUANG TAMU, RUANG MAKAN, DAPUR, BILIK STOR, LEGAR, TERES BILIK TIDUR TINGKAT BAWAH RUANG KELUARGA, BILIK TIDUR TINGKAT ATAS ANJUNG KERETA & JALAN MASUK APRON, BUMBUNG RATA		PUNCA SAMATV	- 3NOS
			PUNCA LOCENG	- 1NO
			PUNCA PENDINDING HAWA	- 2NOS
			PUNCA PEMANAS AIR	- 2SET
			PUNCA PINTU GERBANG AUTOMATIK	- 1NO
			PUNCA LAMPU PASAR	- 2NOS
TANGGA	PAPAN KAYU PADA KONKRIT BERTETULANG	PAGAR	BATU BATA CAMPURAN PASIR DAN SIMEN	
		PINTU BERBANG	PINTU KELULU RINGAN	
		LAIN-LAIN	PETI SURAT DAN KEBUK SAMPAH DI HADAPAN	

