

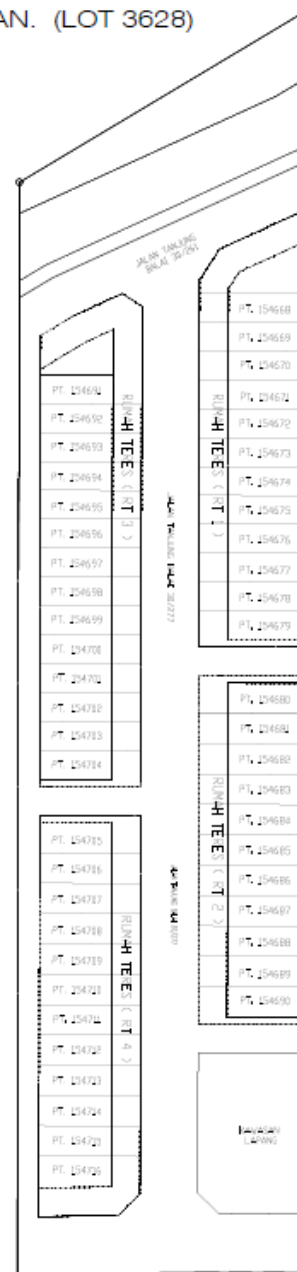


RUMAH TERES 2 TINGKAT

@ Lot 3628, Jalan Tanjung Balai 30/277, Seksyen 30 Shah Alam



JALAN KEBUN, SEKSYEN 30, 40460 SHAH ALAM
SELANGOR DARUL EHSAN. (LOT 3628)



RUMAH TERES 2 TINGKAT

PELAN TAPAK

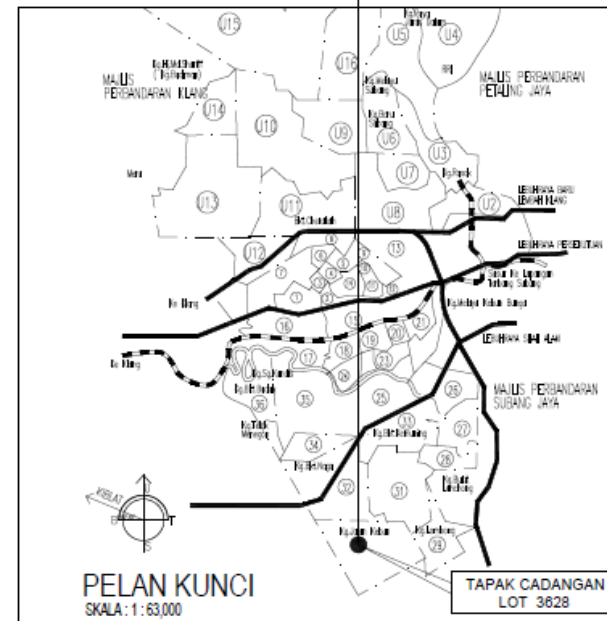
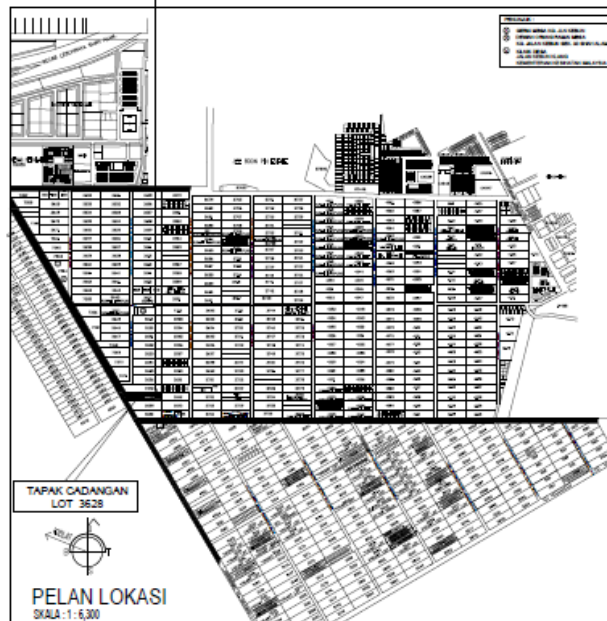
ALL DRAWING ARE SUBJECT TO CHANGES AS DIRECTED
BY THE RELEVANT AUTHORITIES OR THE DEVELOPERS ARCHITECT

1

37

JALAN KEBUN, SEKSYEN 30, 40460 SHAH ALAM SELANGOR DARUL EHSAN. (LOT 3628)

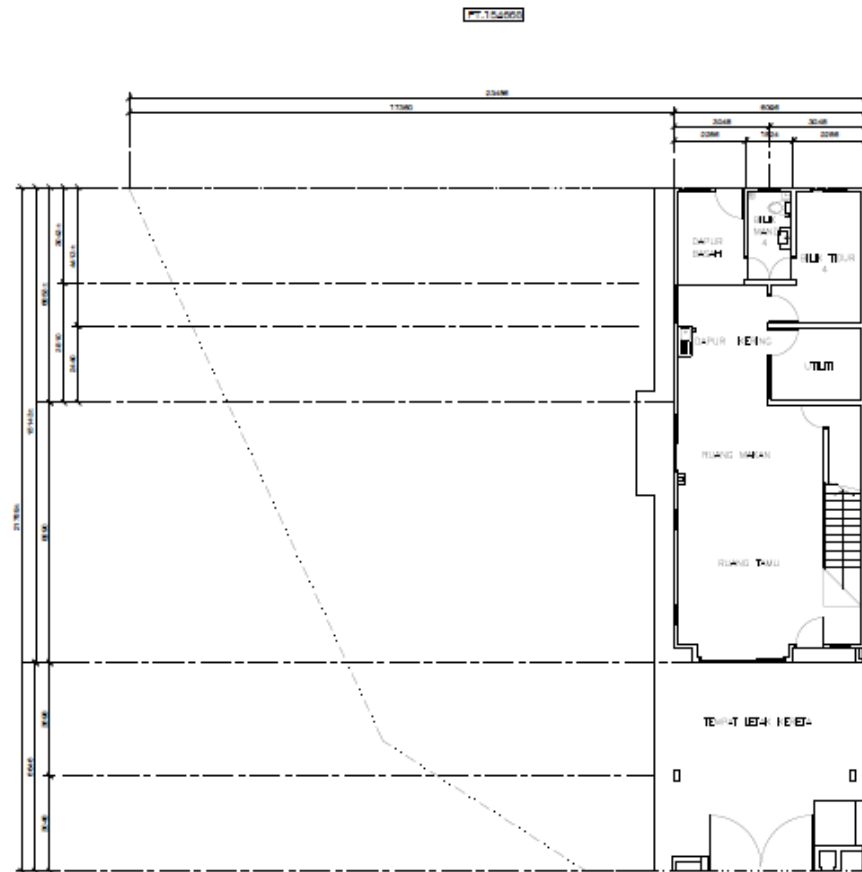
PROPOSED
LOT 3628



TYPE : KEY & LOCATION PLAN

NOT TO SCALE

NOTE : All Items Stated Above are subject to variations, modifications and substitution as to comply with the relevant authorities/ engineers/ architect and By Laws as they arise.



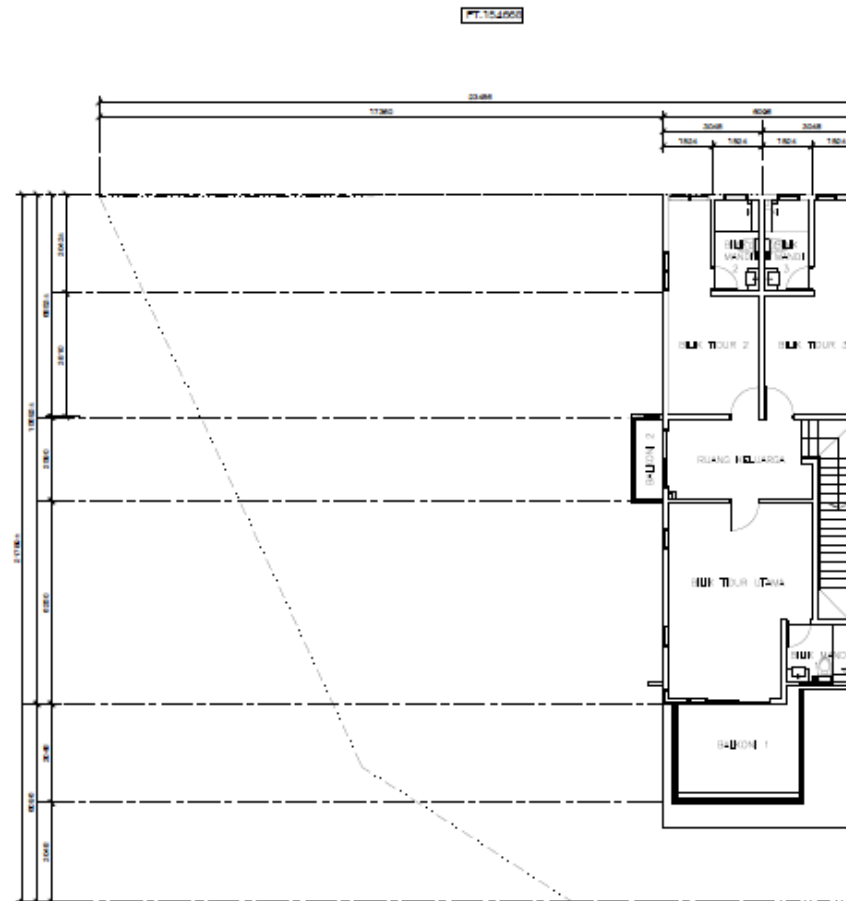
RUMAH TERES 2 TINGKAT

PELAN TINGKAT BAWAH

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2

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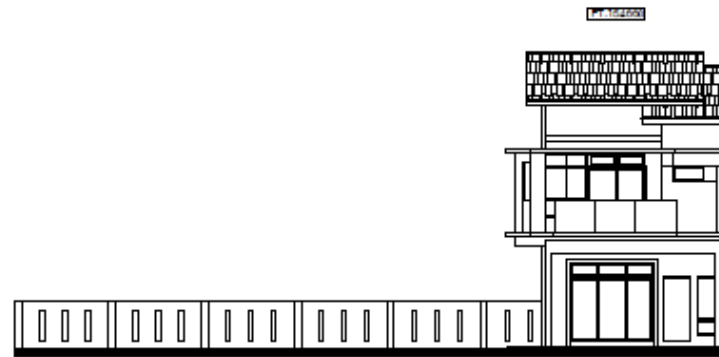
RUMAH TERES 2 TINGKAT

PELAN TINGKAT SATU

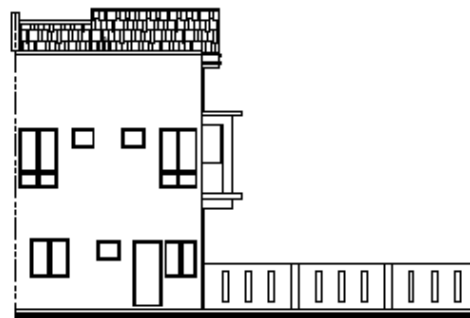
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3

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PANDANGAN HADAPAN



PANDANGAN BELAKANG



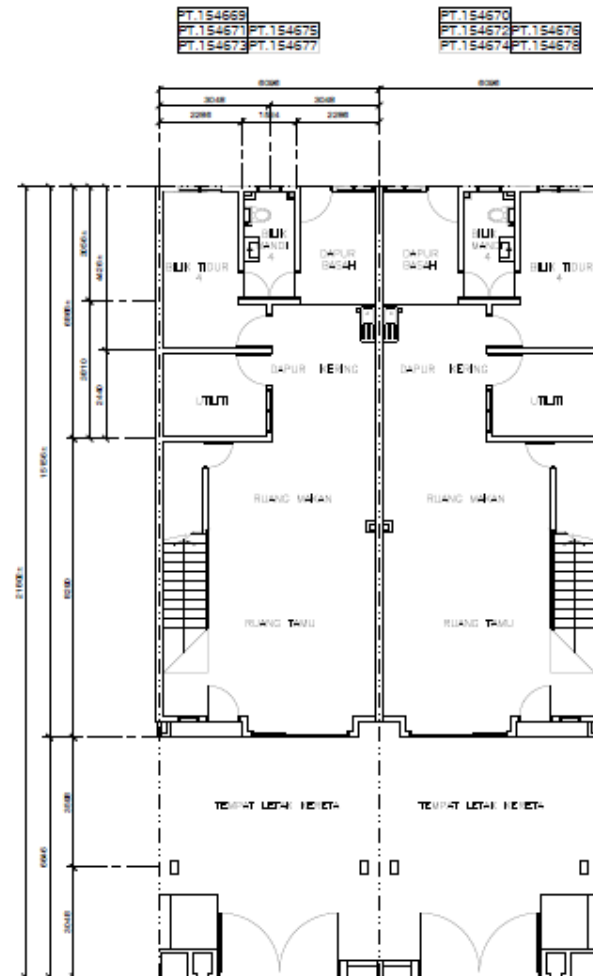
PANDANGAN SISI KIRI

RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KIRI

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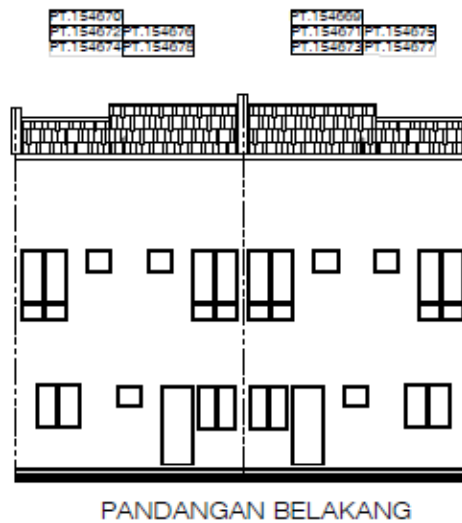
4
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RUMAH TERES 2 TINGKAT

PELAN TINGKAT BAWAH

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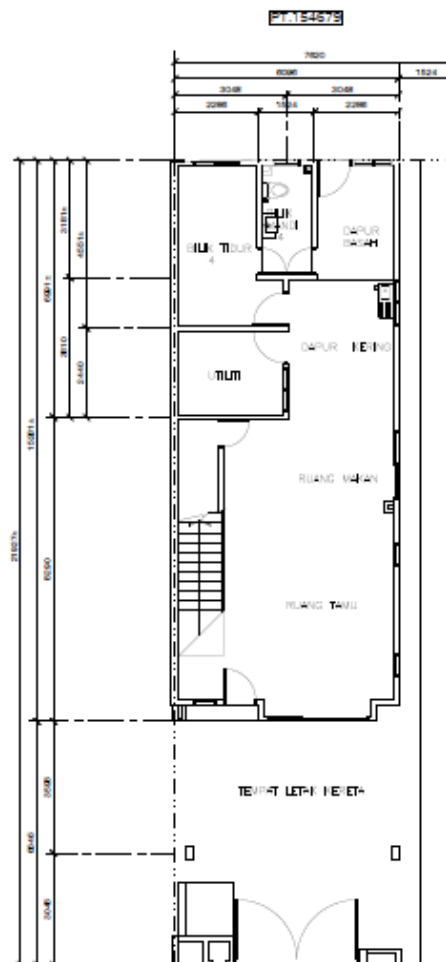


RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG

ALL DRAWING ARE SUBJECTED TO CHANGES AS DIRECTED
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7
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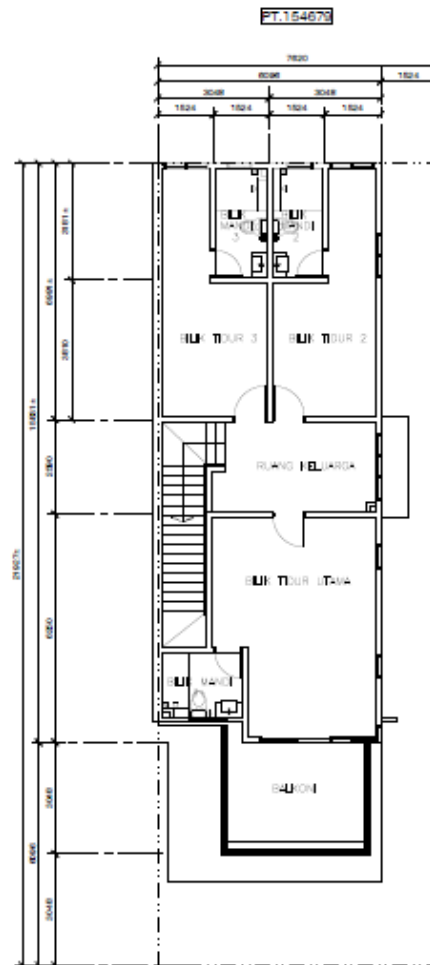
RUMAH TERES 2 TINGKAT

PELAN TINGKAT BAWAH

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8

37



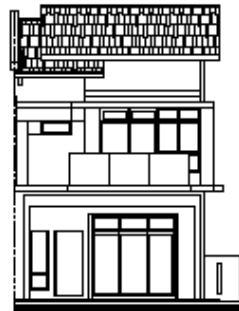
RUMAH TERES 2 TINGKAT

PELAN TINGKAT SATU

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BY THE RELEVANT AUTHORITIES OR THE DEVELOPERS ARCHITECT

9
37

PT. 15.4675



PANDANGAN HADAPAN



PANDANGAN BELAKANG



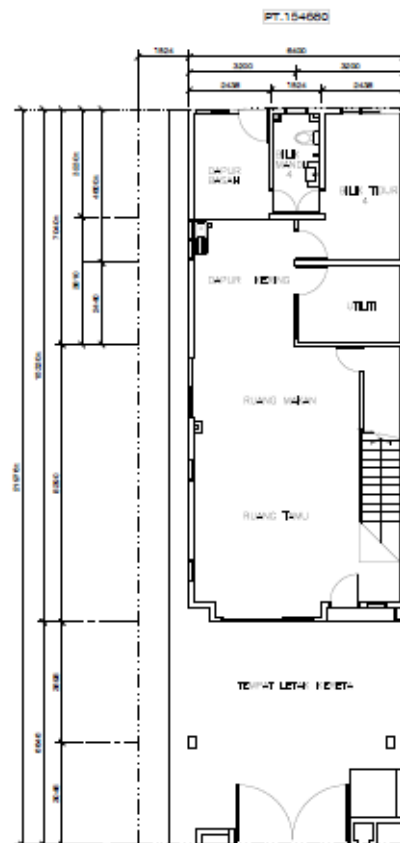
PANDANGAN SISI KANAN

RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KANAN

ALL DRAWING ARE SUBJECTED TO CHANGES AS DIRECTED
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10
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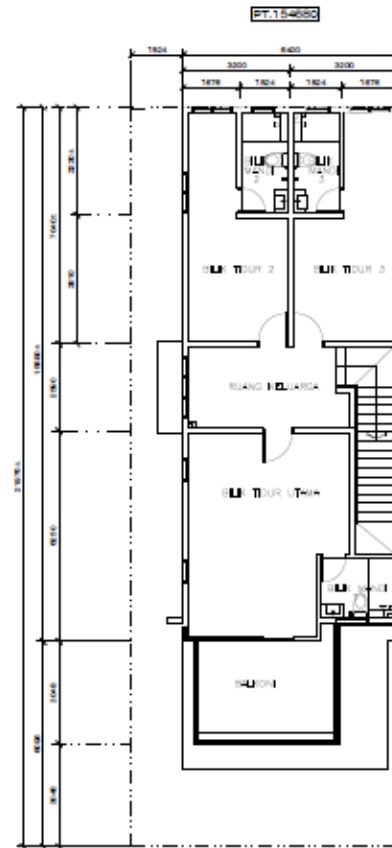


RUMAH TERES 2 TINGKAT

PELAN TINGKAT BAWAH

ALL DRAWING ARE SUBJECTED TO CHANGES AS DIRECTED
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11	37
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RUMAH TERES 2 TINGKAT

PELAN TINGKAT SATU

ALL DRAWING ARE SUBJECTED TO CHANGES AS DIRECTED
BY THE RELIVANT AUTHORITIES OR THE DEVELOPERS ARCHITECT

12
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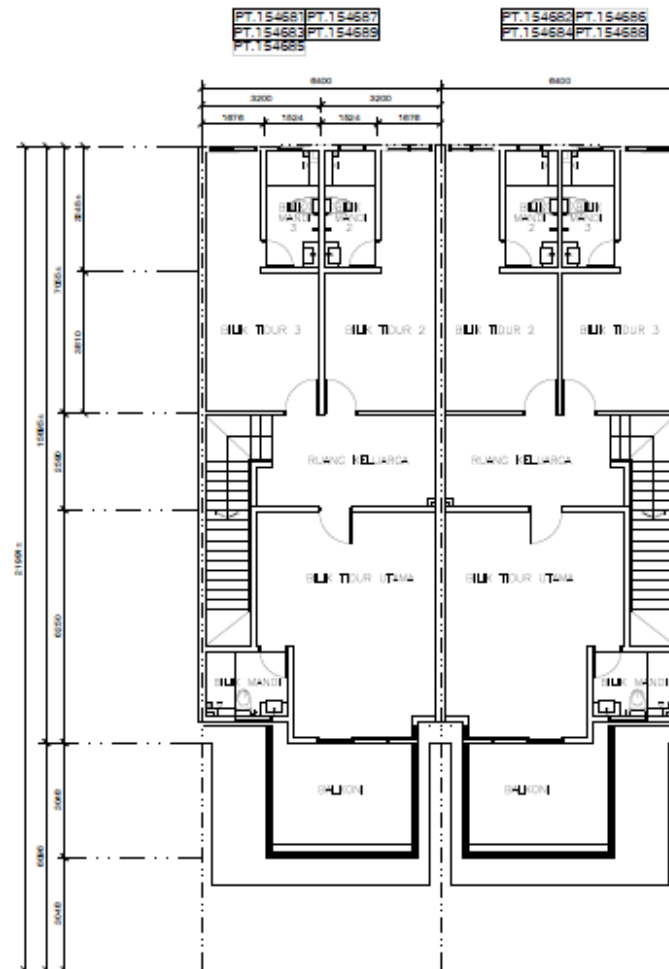


RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KIRI

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13
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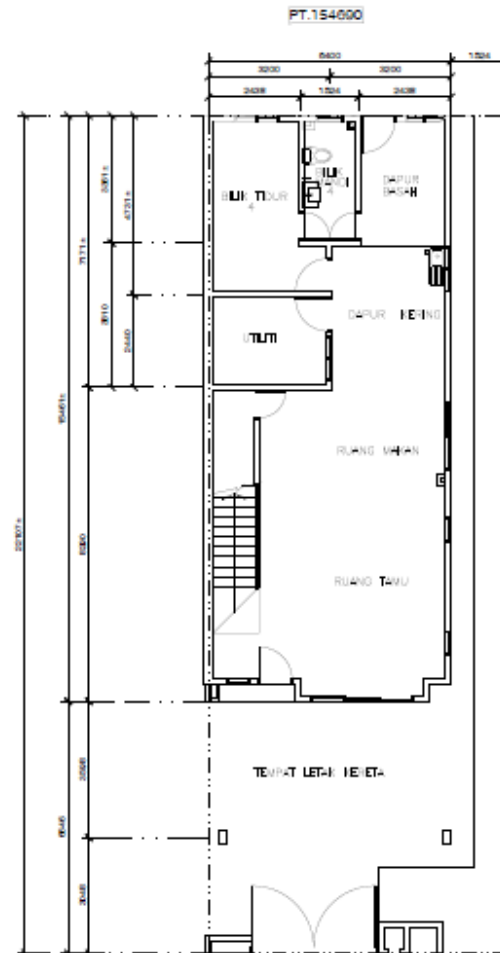


RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG

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16
37

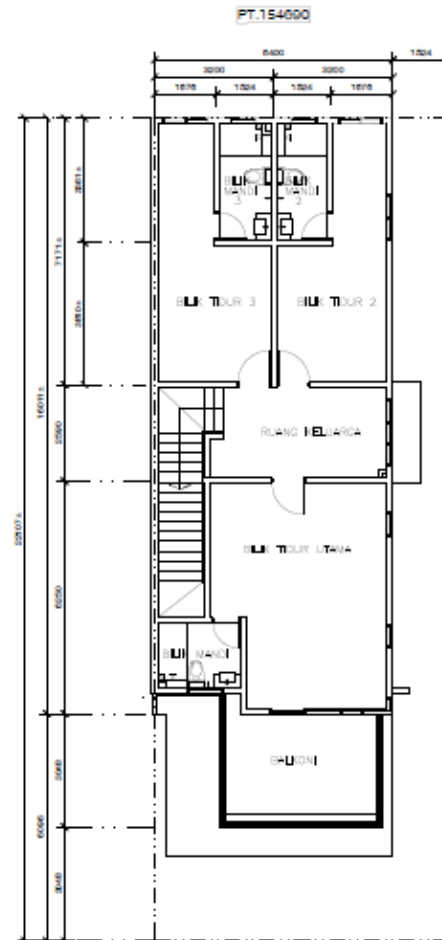


RUMAH TERES 2 TINGKAT

PELAN TINGKAT BAWAH

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17	37
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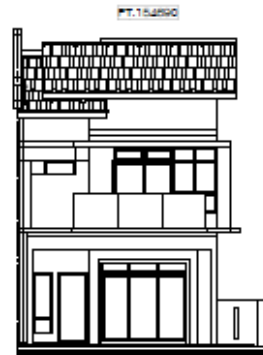


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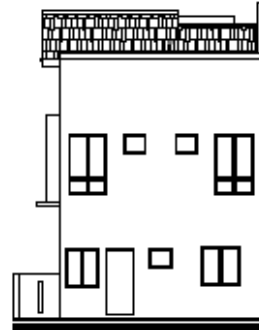
PELAN TINGKAT SATU

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18
37



PANDANGAN HADAPAN



PANDANGAN BELAKANG



PANDANGAN SISI KANAN

RUMAH TERES 2 TINGKAT

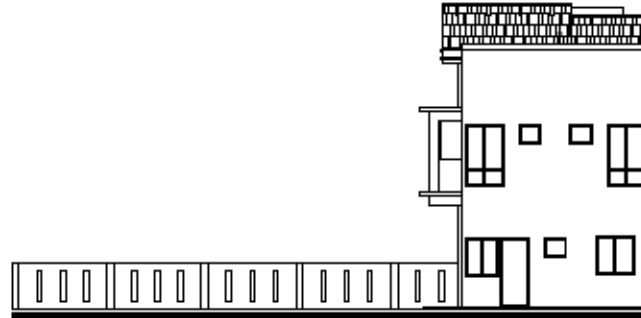
PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KANAN

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19
37



PANDANGAN HADAPAN



PANDANGAN BELAKANG



PANDANGAN SISI KANAN

RUMAH TERES 2 TINGKAT

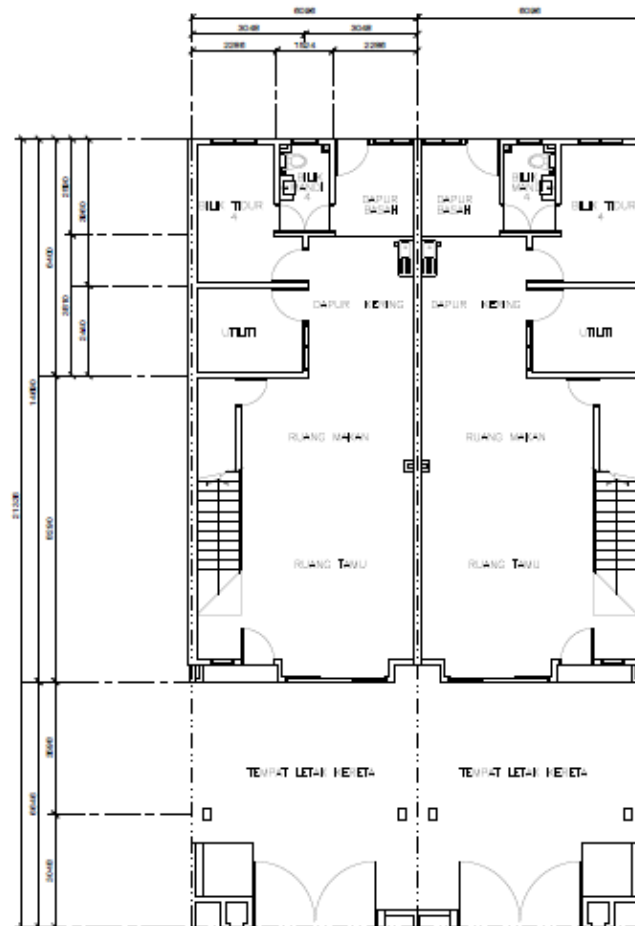
PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KANAN

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22
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PT.154693	PT.154699
PT.154695	PT.154701
PT.154697	PT.154703

PT.154692	PT.154698
PT.154694	PT.154700
PT.154696	PT.154702



RUMAH TERES 2 TINGKAT

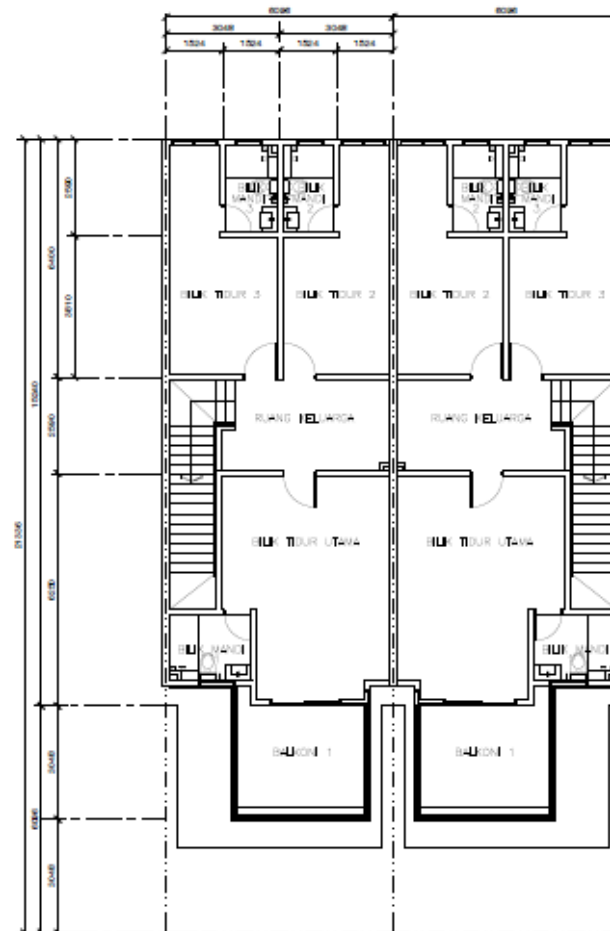
PELAN TINGKAT BAWAH

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BY THE RELEVANT AUTHORITIES OR THE DEVELOPERS ARCHITECT

23	37
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PT.154693 PT.154693
PT.154693 PT.154701
PT.154693 PT.154703

PT.154693 PT.154693
PT.154693 PT.154703
PT.154693 PT.154703



RUMAH TERES 2 TINGKAT

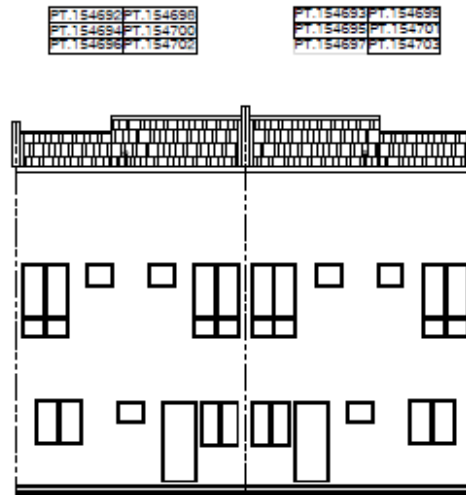
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ALL DRAWING ARE SUBJECT TO CHANGES AS DIRECTED
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PANDANGAN HADAPAN



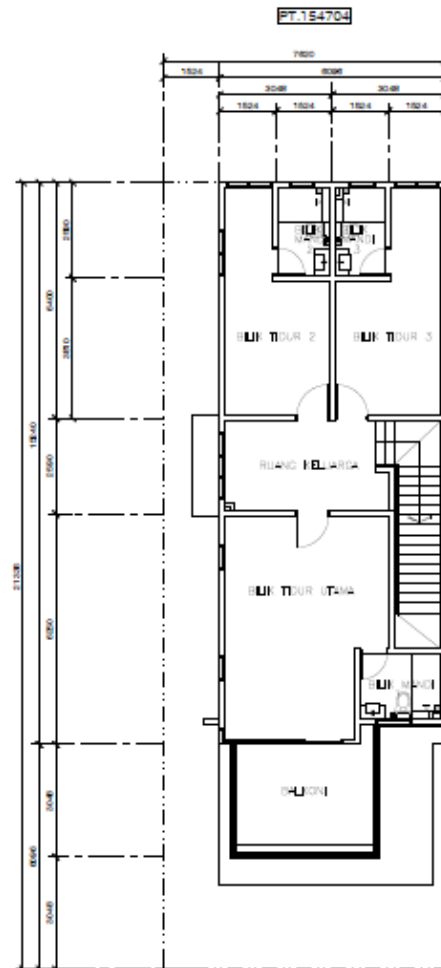
PANDANGAN BELAKANG

RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG

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RUMAH TERES 2 TINGKAT

PELAN TINGKAT SATU

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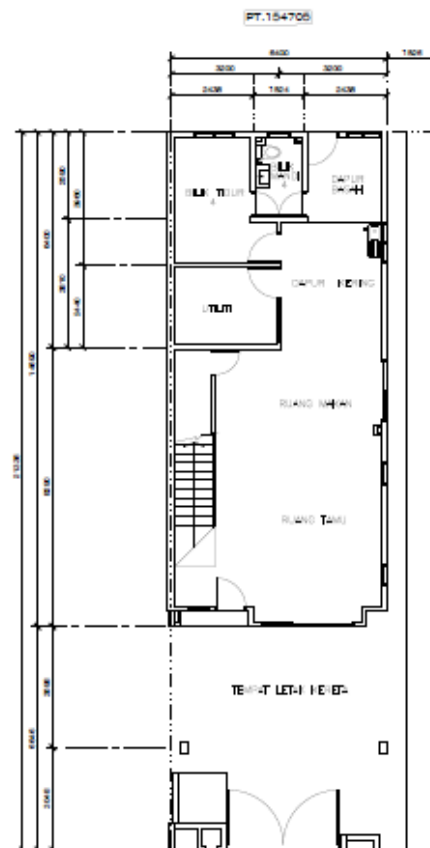


RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KIRI

ALL DRAWINGS ARE SUBJECTED TO CHANGES AS DIRECTED
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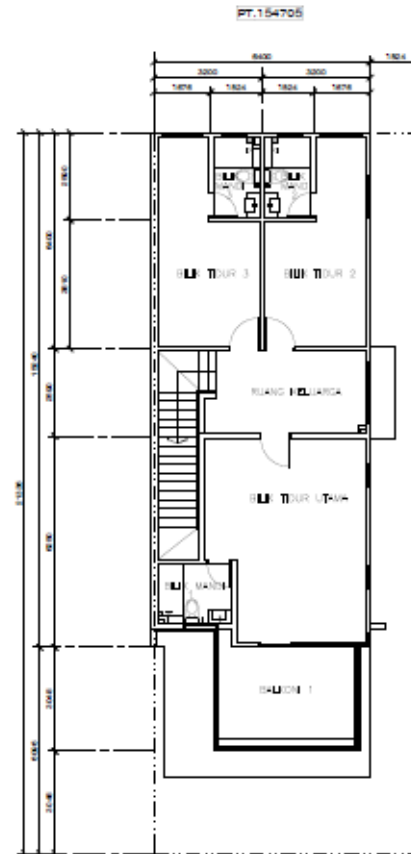


RUMAH TERES 2 TINGKAT

PELAN TINGKAT BAWAH

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RUMAH TERES 2 TINGKAT

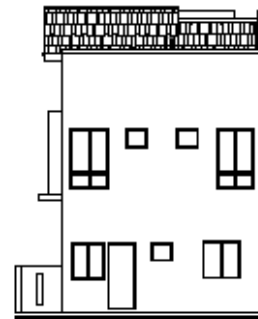
PELAN TINGKAT SATU

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PANDANGAN HADAPAN



PANDANGAN BELAKANG



PANDANGAN SISI KANAN

RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KANAN

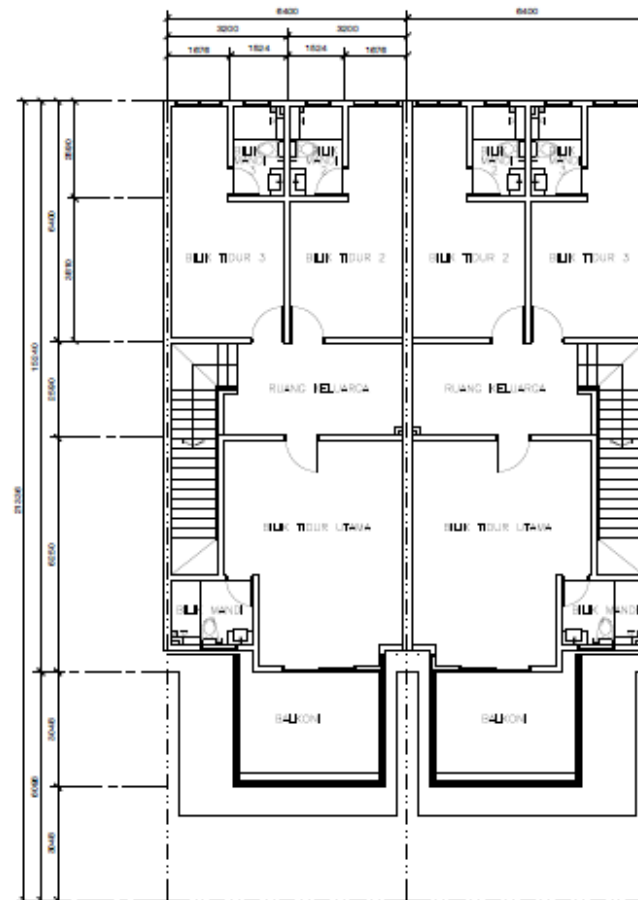
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31

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PT.154707	PT.154713
PT.154708	PT.154715
PT.154711	

PT.154706	PT.154712
PT.154708	PT.154714
PT.154710	



RUMAH TERES 2 TINGKAT

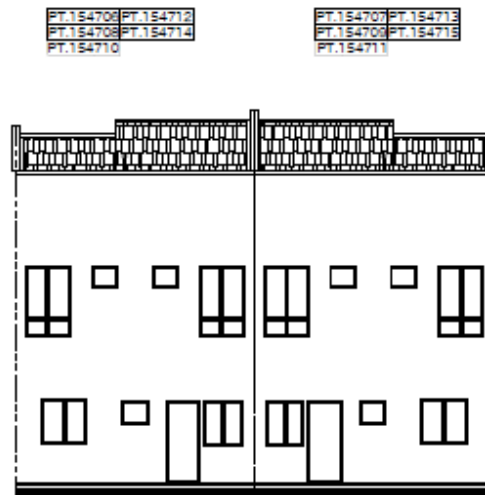
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ALL DRAWING ARE SUBJECTED TO CHANGES AS DIRECTED
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PANDANGAN HADAPAN



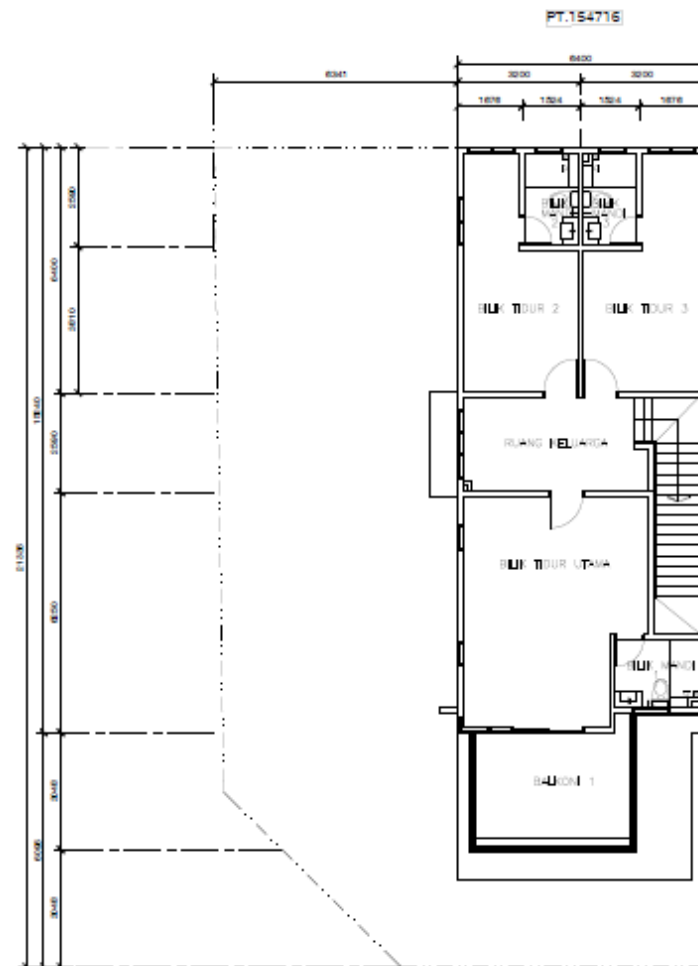
PANDANGAN BELAKANG

RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG

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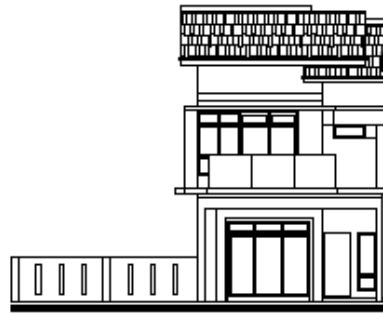
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PELAN TINGKAT SATU

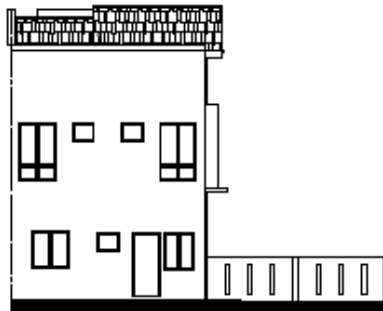
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36
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PT.154716



PANDANGAN HADAPAN



PANDANGAN BELAKANG



PANDANGAN SISI KIRI

RUMAH TERES 2 TINGKAT

PANDANGAN HADAPAN
PANDANGAN BELAKANG
PANDANGAN SISI KIRI

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SPEKIFIKASI RUMAH TERES 2 TINGKAT

Struktur	: Rangka konkrit bertulang
Dinding	: Batu bata
Bumbung	: Jubin bumbung konkrit
Siling	: Siling plaster/Plaster saluan skim
Tingkap	: a) Tingkap kasmen aluminium dengan kaca : b) Tingkap gantungan atas aluminium dengan kaca
Pintu	: Pintu kayu
Kunci	: Set kunci berbentuk silinder berkualiti

Kemasan dinding : lepaan simen / jubin seramik

Kemasan lantai : jubin seramik / simen konkrit

TINGGAL 17 UNIT SAHAJA LAGI!

Pemasangan Sanitari:

Pemasangan Elektrik:

No	Butiran	Kuantiti	No	Butiran	Kuantiti
A	Besen basuh	4	A	Mata lampu	14
B	Pili air besen	4	B	Mata kipas	4
C	Mangkuk tandas	4	C	Soket 13amp	10
D	Pancuran mandian	4	D	Mata pemanas air	3
E	Pili air	4	E	Mata TV	1
F	Sink mangkuk	1	F	Mata telefon	1
			G	Mata penghawa dingin	4



SEMPENA PURI DEVELOPMENT SDN BHD (1170316-D)

No. 24B, Lorong Bayu Tinggi 1B,

Batu Unjur, 41200, Klang, Selangor Darul Ehsan

Email: gelombangwarga@yahoo.com

Tel : 03-3325 8363

Fax : 03-3323 1836

No Lesen Pemaju : 19733/10-2022/0855(R)

Tempoh Sahlaku : 25/10/2022-24/10/2025

No. Kelulusan Pelan Bangunan : MBSA/BGN/BB/600-1(PS)/SEK.30/0100-2019

Pihak Berkuasa Yang Meluluskan : Majlis Bandaraya Shah Alam

Tarikh Dijangka Siap : JUN 2023

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Harga Min Rumah : RM 574,118.00

Harga Maks Rumah: RM 750,589.00

Jumlah Unit Rumah: 49 unit rumah teres

2 tingkat (Baki 17 unit)

No. Permit Iklan & Jualan :

Tempoh Sahlaku :

Pegangan Tanah : Rizab Melayu (kekali)

Bebanan Tanah : Tiada

Sekatan kepentingan : Tiada

RUMAH TERES 2 TINGKAT DI LOT 3628, JALAN TANJUNG BALAI 30/277, SEKSYEN 30, SHAH ALAM



SENARAI HARGA 49 UNIT RUMAH TERES 2 TINGKAT

LOT 3628 , MUKIM KLANG, SEKSYEN 30 SHAH ALAM UNTUK TETUAN SEMPENA PURI DEVELOPMENT SDN BHD

No	PT	LUAS TANAH (m2)	LUAS BINAAN (sq ft)	JENIS	HARGA (RM)	
1	154668	392.32	2020	RUMAH TERES 2 TINGKAT (JENIS 1)	750,589.00	harga max
2	154669	132.87	2020	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	harga min
3	154670	132.95	2020	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
4	154671	133.03	2024	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
5	154672	133.12	2024	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
6	154673	133.2	2028	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
7	154674	133.29	2028	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
8	154675	133.37	2032	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
9	154676	133.46	2032	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
10	154677	133.54	2036	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
11	154678	133.63	2036	RUMAH TERES 2 TINGKAT (JENIS 1)	574,118.00	
12	154679	167.15	2040	RUMAH TERES 2 TINGKAT (JENIS 1)	607,059.00	
1	154680	174.07	2142	RUMAH TERES 2 TINGKAT (JENIS 2)	624,706.00	
2	154681	140.7	2146	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
3	154682	140.79	2146	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
4	154683	140.88	2150	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
5	154684	140.97	2150	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
6	154685	141.07	2155	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
7	154686	141.16	2155	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
8	154687	141.25	2159	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
9	154688	141.35	2159	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
10	154689	141.44	2163	RUMAH TERES 2 TINGKAT (JENIS 2)	591,765.00	
11	154690	175.25	2163	RUMAH TERES 2 TINGKAT (JENIS 2)	637,648.00	
1	154691	418.62	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	768,236.00	
2	154692	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
3	154693	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
4	154694	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
5	154695	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
6	154696	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
7	154697	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
8	154698	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
9	154699	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
10	154700	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
11	154701	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
12	154702	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
13	154703	130.06	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	574,118.00	
14	154704	162.58	1960	RUMAH TERES 2 TINGKAT (JENIS 3)	605,883.00	
1	154705	169.07	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	617,648.00	
2	154706	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	585,883.00	
3	154707	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	585,883.00	
4	154708	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	585,883.00	
5	154709	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	585,883.00	
6	154710	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	585,883.00	
7	154711	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	585,883.00	
8	154712	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	597,648.00	
9	154713	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	597,648.00	
10	154714	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	597,648.00	
11	154715	136.55	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	597,648.00	
12	154716	258.07	2058	RUMAH TERES 2 TINGKAT (JENIS 4)	685,883.00	
49 unit					29,160,023.00	

