



**TAMAN PINGGIRAN KKB**



## **TAMAN PINGGIRAN KKB** Keindahan Yang Mempesankan



Terletak di tengah-tengah ketenangan pemandangan alam yang mempesonakan dan kehijauan yang subur, Taman Pinggiran KKB adalah kediaman berkonsepkan tropika yang dikelilingi oleh hutan semulajadi. Ia adalah komuniti ideal bagi individu yang mahukan gaya hidup sihat dan mesra alam.

Kecekapan susun atur reka bentuk kediaman membolehkan penyatuan ruangan mewah yang luas serta mewujudkan sumber pengudaraan dan pencahayaan semulajadi ke dalam rekaan dalaman kediaman.

Penerapan seni bina neoterik yang berada dalam kedudukan semulajadi menambahkan lagi gabungan kedamaian dan ketenangan. Setiap individu pasti dapat menikmati pemandangan visual yang berbeza dan perspektif yang menarik di setiap sudut dalaman kediaman.

**Taman Pinggiran KKB: “Keindahan Yang Mempesankan”.**



# PINGGIRAN JENIS C PARK HOMES



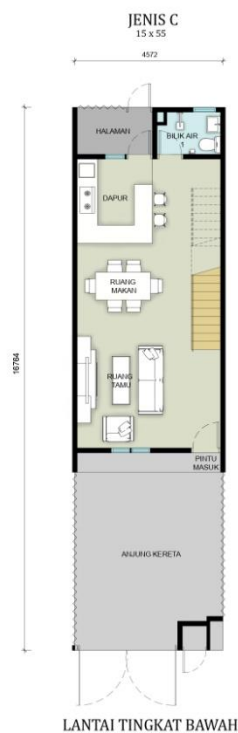
15' x 55'



3



2



Unit Tengah

TINGKAT BAWAH



Unit Tengah

TINGKAT ATAS

# PINGGIRAN JENIS D PARK HOMES



20' x 60'



4



2



Unit Tengah

TINGKAT BAWAH



Unit Tengah

TINGKAT ATAS





## Ciri-ciri

Eksklusif - 63 unit • Rumah teres 2 tingkat  
 Dikelilingi oleh hutan tropika dan semulajadi •  
 Permandangan semulajadi dan kehijauan yang subur •  
 Konsep senibina kontemporari •  
 Balkoni dan Laman • Pelan Lantai Elektik •  
 Kejiranan yang matang dan kemudahan awam •  
 Berdekatan dengan rangkaian lebuh raya,  
 termasuk Persimpangan Bertingkat Sungai  
 Buaya dan Lebuh raya Utara-Selatan (PLUS)



## PINGGIRAN JENIS C

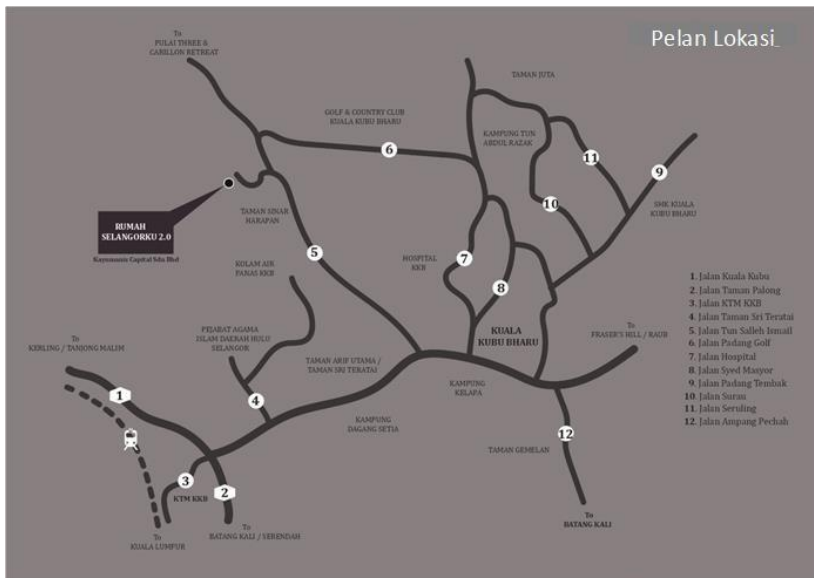
### RUMAH TERES 2 TINGKAT KUALA KUBU BHARU (15'x55') SPESIFIKASI BANGUNAN

| SPESIFIKASI BANGUNAN   |   |                                                     |
|------------------------|---|-----------------------------------------------------|
| Struktur               | : | Konkrit bertetulang                                 |
| Dinding                | : | Dinding bata pasir dengan lepaan simen              |
| Bumbung                | : | Atap dek /Atap Konkrit bertetulang                  |
| Siling                 | : | Plaster siling/Cat dan lepaan simen                 |
| Tingkap                | : | Tingkap kaca gelungsur/top hung rangka aluminium    |
| Pintu                  | : | Pintu kayu keras/pintu papan lapis/ pintu gelongsor |
| Cat                    | : | Dinding dalaman                                     |
| Kemasan Dinding        | : | Dinding luaran                                      |
|                        | : | Dapur                                               |
|                        | : | Bilik air                                           |
|                        | : | Lain-lain                                           |
| Kemasan Lantai         | : | Ruang Legar, tamu, Dapur, ruang makan               |
|                        | : | Bilik tidur                                         |
|                        | : | Tangga, Laluan, balkoni                             |
|                        | : | Bilik Air                                           |
|                        | : | Pintu masuk                                         |
|                        | : | Yard                                                |
|                        | : | Anjung Kereta                                       |
|                        | : | Lain-lain                                           |
|                        | : | Basin dengan paip                                   |
|                        | : | Tandas duduk                                        |
| Kelengkapan Kebersihan | : | Paip taman                                          |
|                        | : | Penyiram mandi                                      |
|                        | : | Paip air                                            |
|                        | : | Sink dapur aluminium                                |
|                        | : | Punca mesin basuh                                   |
|                        | : | Saluran air mesin basuh                             |
|                        | : | Punca lampu                                         |
|                        | : | Punca kipas siling                                  |
|                        | : | Punca kuasa 13 Amp                                  |
|                        | : | Punca pemanas air                                   |
| Pemasangan Elektrikal  | : | Punca telefon                                       |
|                        | : | Punca TV                                            |
|                        | : | Punca Loceng pintu dengan kelengkapan wayar         |
|                        | : |                                                     |

## PINGGIRAN JENIS D

### RUMAH TERES 2 TINGKAT KUALA KUBU BHARU (20'x60') SPESIFIKASI BANGUNAN

| SPESIFIKASI BANGUNAN   |   |                                                     |
|------------------------|---|-----------------------------------------------------|
| Struktur               | : | Konkrit bertetulang                                 |
| Dinding                | : | Dinding bata pasir dengan lepaan simen              |
| Bumbung                | : | Atap dek /Atap Konkrit bertetulang                  |
| Siling                 | : | Plaster siling/Cat dan lepaan simen                 |
| Tingkap                | : | Tingkap kaca gelungsur/top hung rangka aluminium    |
| Pintu                  | : | Pintu kayu keras/pintu papan lapis/ pintu gelongsor |
| Cat                    | : | Dinding dalaman                                     |
| Kemasan Dinding        | : | Dinding luaran                                      |
|                        | : | Dapur                                               |
|                        | : | Bilik air                                           |
|                        | : | Lain-lain                                           |
| Kemasan Lantai         | : | Ruang Legar, tamu, Dapur, ruang makan               |
|                        | : | Bilik tidur                                         |
|                        | : | Tangga, Laluan, balkoni                             |
|                        | : | Bilik Air                                           |
|                        | : | Pintu masuk                                         |
|                        | : | Yard                                                |
|                        | : | Anjung Kereta                                       |
|                        | : | Lain-lain                                           |
|                        | : | Basin dengan paip                                   |
|                        | : | Tandas duduk                                        |
| Kelengkapan Kebersihan | : | Paip taman                                          |
|                        | : | Penyiram mandi                                      |
|                        | : | Paip air                                            |
|                        | : | Sink dapur aluminium                                |
|                        | : | Punca mesin basuh                                   |
|                        | : | Saluran air mesin basuh                             |
|                        | : | Punca lampu                                         |
|                        | : | Punca kipas siling                                  |
|                        | : | Punca kuasa 13 Amp                                  |
|                        | : | Punca pemanas air                                   |
| Pemasangan Elektrikal  | : | Punca telefon                                       |
|                        | : | Punca TV                                            |
|                        | : | Punca Loceng pintu dengan kelengkapan wayar         |
|                        | : |                                                     |



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Pemaju: Kayumanis Capital Sdn Bhd (819344-D). Alamat: No.18, Jalan 6/118C, Desa Tun Razak, Cheras 56000 Kuala Lumpur. Tel: 03-91719911. Fax: 03-9171 0996. No. Lesen Pemaju: 19944/07-2025/0879 (R) Tempoh Sah Laku: 30/7/2022 - 29/7/2025  
No Permit Iklan & Jualan: XXXXX-X/XX-XXXX/XXXX(X) Tempoh Sah Laku: XX/XX/XXXX - XX/XX/XXXX. Pihak Berkuasa Meluluskan: Majlis Perbandaran Hulu Selangor. No. Rujukan Pelan Bangunan: MDHS 431/01/H/19/002-B. Tarikh Dijangka Siap: Oct 2023. Pegangan Tanah: Bebas. Bebanan Tanah: Tiada. Jenis: Rumah Selangorku Jenis C Dua Tingkat. Jumlah Unit: 32 unit. Harga Min. RM200,000 - Max. RM221,100. Baki Unit: Tiada. Jenis: Rumah Selangorku Jenis D Dua Tingkat. Jumlah Unit: 31 Unit. Harga Min. RM250,000 - Max RM260,760. Baki Unit: 1 unit Harga: RM259,040.



**PINGGIRAN KKB GARDEN**





**PINGGIRAN KKB GARDEN**  
The Charming Beauty



Located amidst the serenity of breathtaking natural landscapes and lush greenery, the tropical retreat of Pinggiran KKB Garden is surrounded by natural rainforests. It is an ideal community setting for a timeless and healthy living lifestyle.

The efficient design layout integrates ample luxury spaces and advocates natural ventilation and lighting to the interiors of the building.

The neoteric architectural elevations set in a natural milieu adds to the blend of serenity and tranquility. One is able to enjoy different visuals and delightful perspectives in the interiors of the building.

**Pinggiran KKB Garden: 'The Charming Beauty'**



PINGGIRAN TYPE C  
 PARK HOMES



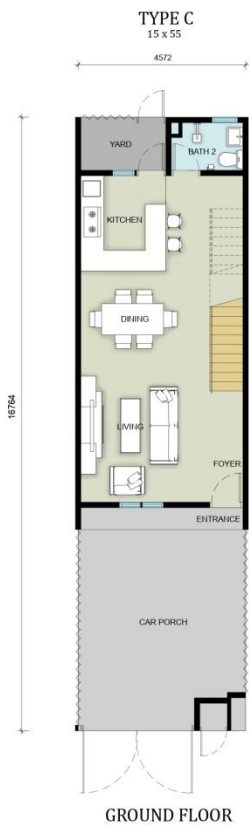
15' x 55'



3



2



Typical Unit  
 GROUND FLOOR



Typical Unit  
 FIRST FLOOR

# PINGGIRAN TYPE D PARK HOMES



20' x 60'



4



2



Typical Unit  
GROUND FLOOR



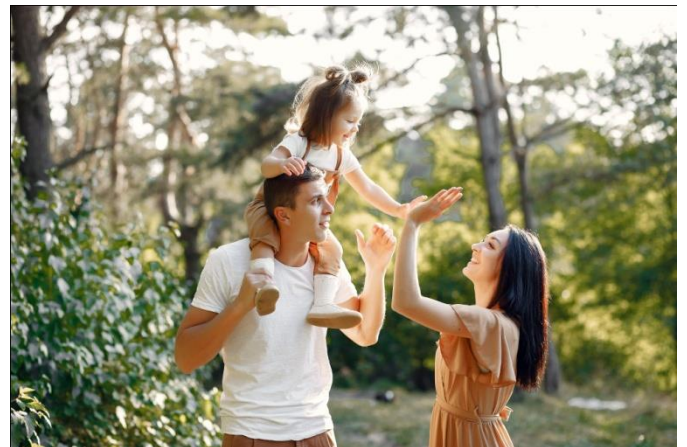
Typical Unit  
FIRST FLOOR





## Features

63 exclusive and limited 2-storey terrace park homes • Surrounded by nature and tropical rainforest • Natural landscape and lush greenery • Contemporary architecture concepts • Balcony and yard • Eclectic floor plans • Matured neighbourhood and public amenities • Well connected within a network of highways, including Sungai Buaya Interchange and PLUS



## PINGGIRAN TYPE C

### 2 STOREY TERRACE KUALA KUBU BHARU (15' X 55')

#### SPECIFICATIONS

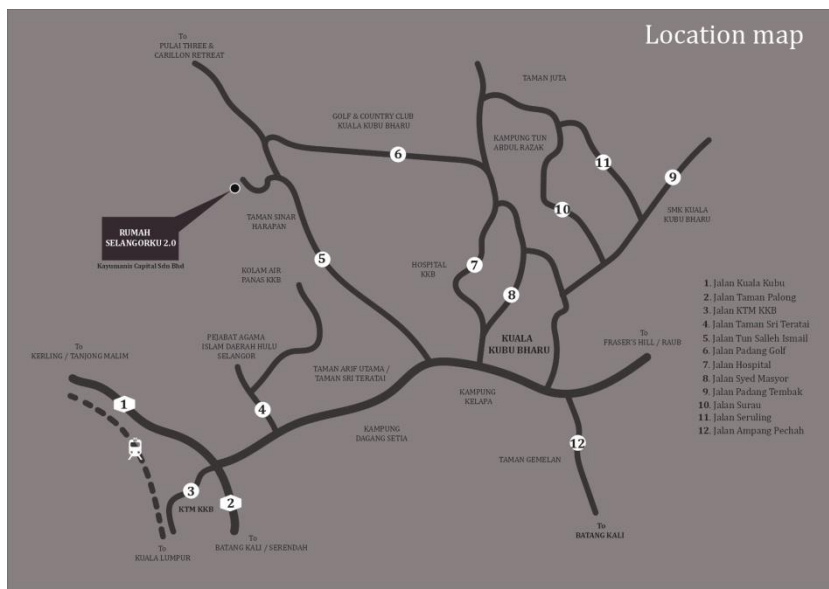
| Building Specifications |   |                                                                                                                              |
|-------------------------|---|------------------------------------------------------------------------------------------------------------------------------|
| Structure               | : | Reinforced concrete structure                                                                                                |
| Wall                    | : | Sand Brick wall with cement plastering/Rc wall                                                                               |
| Roof                    | : | Metal decking roofing                                                                                                        |
| Ceiling                 | : | Plaster ceiling/ Skim coat and paint                                                                                         |
| Window                  | : | Aluminium framed top hung/casement window                                                                                    |
| Door                    | : | Flush/ Swing door/ Sliding door                                                                                              |
| Paint                   | : | Internal Wall<br>External Wall                                                                                               |
| Wall Finishes           | : | Kitchen<br>Bathrooms<br>Others                                                                                               |
| Floor Finishes          | : | Foyer/Living/Kitchen/Dining<br>Bedrooms<br>Staircase/ Walkway/Balcony<br>Bathrooms<br>Entrance<br>Yard<br>Carporch<br>Others |
| Sanitary                | : | Wash basin with tap                                                                                                          |
| Installation            | : | Water closet<br>Garden tap<br>Shower head<br>Bib tap<br>Aluminium sink with tap<br>W/mc tap point<br>W/mc drain point        |
| Electrical              | : | Lighting point<br>Ceiling fan point<br>Power Point<br>Water heater point<br>Telephone point<br>TV point<br>Door bell point   |

## PINGGIRAN TYPE D

### 2 STOREY TERRACE KUALA KUBU BHARU (20' X 60')

#### SPECIFICATIONS

| Building Specifications |   |                                                                                                                              |
|-------------------------|---|------------------------------------------------------------------------------------------------------------------------------|
| Structure               | : | Reinforced concrete structure                                                                                                |
| Wall                    | : | Cement Brick wall with cement plastering/ Rc wall                                                                            |
| Roof                    | : | Metal decking roofing                                                                                                        |
| Ceiling                 | : | Plaster ceiling/ Skim coat and paint                                                                                         |
| Window                  | : | Aluminium framed top hung/casement window                                                                                    |
| Door                    | : | Flush/ Swing door/ Sliding door                                                                                              |
| Paint                   | : | Internal Wall<br>External Wall                                                                                               |
| Wall Finishes           | : | Kitchen<br>Bathrooms<br>Others                                                                                               |
| Floor Finishes          | : | Foyer/Living/Kitchen/Dining<br>Bedrooms<br>Staircase/ Walkway/Balcony<br>Bathrooms<br>Entrance<br>Yard<br>Carporch<br>Others |
| Sanitary                | : | Wash basin with tap                                                                                                          |
| Installation            | : | Water closet<br>Garden tap<br>Shower head<br>Bib tap<br>Aluminium sink with tap<br>W/mc tap point<br>W/mc drain point        |
| Electrical              | : | Lighting point<br>Ceiling fan point<br>Power Point<br>Water heater point<br>Telephone point<br>TV point<br>Door bell point   |



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Developer: Kayumanis Capital Sdn Bhd (819344-D). Address; No.18, Jalan 6/118C, Desa Tun Razak, Cheras 56000 Kuala Lumpur. Tel: 03-91719911. Fax: 03-91710996. Developer License No.19944/07-2025/0879 (R). Validity Period: 30/07/2022 - 29/07/2025. Advertisement & Sales Permit No: XXXXX-X/XX-XXXX/XXXX (X). Validity Period: XX/XX/XXXX - XX/XX/XXXX. Approval Authority: Majlis Perbandaran Hulu Selangor. Building Plan Approval No: MDHS 431/01/H/19/002-B. Expected Completion Date: Oct 2023. Land Tenure: Freehold. Land Encumbrances: Nil. Type: Two Storey Rumah Selangorku Terrace House Type C. Total Units:32 units. Selling Price: Min. RM200,000 - Max. RM221,100. Balance Unit : Nil. Type: Two Storey Rumah Selangorku Terrace House Type D. Selling Price Min. RM250,000 - Max RM260,760. Balance Unit: 1 unit. Price: RM259,040.