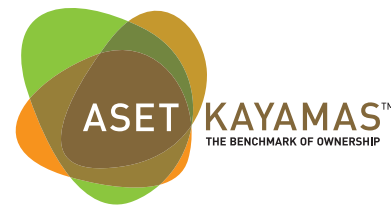


PETA LOKASI



LALUAN MASUK & KEMUDAHAN SEKITAR

RESIDENSI RIAMAS terletak berhampiran dengan pelbagai lebuh raya dan bersebelahan dengan persimpangan lebuh raya NPE. Kediaman ini juga berdekatan dengan pelbagai kemudahan yang berkualiti seperti institusi pendidikan, pusat beli-belah, pasar raya dan pusat perubatan untuk keperluan seisi keluarga.



Syarikat Bersekutu/ Pemaju:

KUNCI MUHIBAH SDN. BHD. Registration No: 201601011068 [1181999-T]

Lot 33545, Batu 5, Jalan Klang Lama,
58000 Kuala Lumpur.

F: +603-7972 0888

E: info@asetkayamas.com

+603 7989 9888
www.asetkayamas.com

RESIDENSI RIAMAS • No. Lesen Pemaju: 19962/08-2027/0901(R) • Tempoh Sah Lesen: 19/8/2022-18/8/2027 • Tarikh Dijangka Siap: Februari 2025 (48 bulan) • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No. Rujukan Pelan Bangunan: BP S3 OSC 2017 2710 • No. Permit Iklan & Jualan: XXXX • Tempoh Sah Permit: XXXX • Hakmilik Tanah: Pajak 99 Tahun • Tarikh Luput Pajak: 27 SEPTEMBER 2116 • Bebanan Tanah Dicagarkan kepada: Tiada • Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak, dicagar atau digadai tanpa kebenaran Jawatan Kuasa Kerja Tanah W.P. • Perihal Rumah Tempat Tinggal: Pangsupuri • Jumlah Unit: 646 unit (Jenis A/A1 - 850 kps) • Baki Unit Untuk Dijual: 4 unit • Jumlah Tingkat: 46 tingkat (1 Blok) • Harga Jualan: Jenis A/A1(min: RM230,000.00 - max: RM248,000.00) • Dimajukan oleh: KUNCI MUHIBAH SDN. BHD.

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



Nilai
KEHIDUPAN SELESA
Harga dari **RM230,000-RM248,000**
Termasuk ruang parkir

• Mampu Milik • Selesa • Kemudahan

RESIDENSI Riamas

adalah selaras dengan aspirasi Kerajaan untuk memenuhi keperluan penduduk bandar yang berhak untuk memiliki kediaman mampu milik dengan kesesuaian and kemudahan tiada tandingan di bawah Residensi Wilayah Persekutuan Skim.

REKA BENTUK & LOKASI

Terletak di kawasan kediaman Klang Lama yang pesat membangun, **RESIDENSI RIAMAS** menampilkan 646 unit pangsapuri serba lengkap setinggi 46 tingkat. **RESIDENSI RIAMAS** yang berharga dari RM230,000 - RM248,000 ini bakal menjadi tarikan utama kepada golongan professional muda dan keluarga yang mencari kediaman ideal mampu milik.

KEMUDAHAN

RESIDENSI RIAMAS yang direka untuk memenuhi keperluan anda menampilkan kemudahan moden untuk seisi keluarga.

KOLAM RENANG

Santai sambil berenang bersama anak-anak setelah seharian bekerja.

KAWASAN REKREASI

Luangkan lebih masa berkualiti dan menyeronokkan bersama keluarga.

DEWAN SERBAGUNA

Sambut majlis keramian dengan harga sewa dewan yang berpatutan

KAWALAN KESELAMATAN

Nikmati kehidupan nyaman kerana keselamatan anda dan keluarga terjamin sepanjang masa.



PELAN LANTAI

JENIS A Berkeluasan 850 kps
3 Bilik Tidur
2 Bilik Air



SPEKSIKASI

STRUKTUR

Struktur Konkrit Bertetulang

DINDING

Dinding berstruktur bertetulang / Batu-bata

BUMBUNG

Bumbung Rata konkrit Bertetulang

SILING

Lapisan Skim Dan Cat / Fibrous Plaster

TINGKAP

Tingkap Berbingkai / Tingkap Sisip Ke Atas / Tingkap laras 'Louvres'

PINTU

Pintu Utama - Pintu Rintangan Api
Bilik Tidur - Pintu Kayu
Bilik Air - Pintu Kayu / Pintu "Flush"
Beranda - Kerangka Aluminium / Pintu Gelongsor

IRONMONGERIES

Set Pengunci Berkualiti

KEMASAN DINDING

Dalaman : Ruang Tamu/ Makan /
Bilik Tidur : Lapisan Skim & Cat /
Bilik Air : Jubin Seramik Sehingga 2100 mm Tinggi /
Plaster & Cat
Dapur : Jubin Seramik Sehingga 1500 mm Tinggi /
Plaster & Cat
Luaran : Plaster & Cat

KEMASAN LANTAI

Pintu Masuk : Jubin Seramik
Ruang Tamu / Makan : Jubin Seramik
Beranda : Jubin Seramik
Bilik Tidur / Utiliti : Jubin Seramik
Bilik Air : Jubin Seramik
Dapur / Ruang Ampaian : Jubin Seramik

KELELENGKAPAN BILIK AIR & DAPUR

- Sinki Dapur 1 no
- Tandas Duduk 2 no
- Besen Cuci Tangan 2 no
- Pemancur Mandi 2 no
- Pemegang Tisu Tandas 2 no
- Basin Tap 2 no
- Bid Tap 3 no
- Tap Dapur 1 no

PEMASANGAN ELEKTRIK

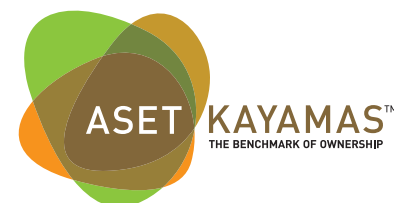
- Mata Kuasa Lampu 11 no
- Mata Kuasa Soket 13A 8 no
- Mata Kuasa Pemanas Air 2 no
- Mata Kuasa SMATV 1 no
- Papan Agihan 1 no
- Soket Dinding Fiber 1 no
- Mata Kuasa Kipas Angin Siling 3 no
- Loceng Pintu 1 no

LOCATION MAP



ACCESSIBILITY & SURROUNDING AMENITIES

RESIDENSI RIAMAS close proximity to various highways and right next to the intersection of **NPE Highway**. It is abundant with quality amenities such as education institution, shopping mall, supermarket as well as medical centre for the family's needs.



Associate/ Developer:

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RESIDENSI RIAMAS • Developer's License No.:19962/08-2027/0901[R] • Validity Period:19/8/2022-18/8/2027 • Expected of Completion: February 2025 (48 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S3 OSC 2017 2710 • Sales Permit No.:XXXX • Validity Period: XXXX • Tenure of Land: 99 years Leasehold (27 SEPTEMBER 2116) • Encumbrances: NIL • Restriction-in-Interest: This land cannot be transferred, pledged, or charged without consent from Jawatan Kuasa Kerja Tanah W.P. • Type of Residential: Apartment • Total No. of Units: 646 units [Type A/A1 - 850 sqft] • Balance Available Unit : 4 units • No. of Level : 46-storey (1 Block) • Selling Price: Type A/A1 (min: RM230,000.00 - max: RM248,000.00) • Developed by : KUNCI MUHIBAH SDN. BHD.

***THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT**

RESIDENSI
Riamas
KLANG LAMA

The value of
CONVENIENT LIVING

from
RM230,000-RM248,000
Including 1 covered car park

• Affordability • Comfortable • Convenient

RESIDENSI Riamas

Is in line with the Government's aspirations to fulfil the needs of urbanites in owning an affordable home, offering unparalleled comfort and convenience to those entitled under the Residensi Wilayah Persekutuan scheme.

DESIGN & LOCATION

Located in the fast-growing township of Old Klang Road, **RESIDENSI RIAMAS** featuring 646 units well-appointed apartment units built over 46-storeys. Priced from RM230,000 - RM248,000, **RESIDENSI RIAMAS** is set to be the star attraction for young professionals and families in search of the ideal affordable home.

FACILITIES

Designed with your needs in mind, **RESIDENSI RIAMAS** features modern facilities to be enjoyed by the whole family.

SWIMMING POOL

Relax with a swim or splash around with your kids after a hard day's work.

CHILDREN PLAYGROUND

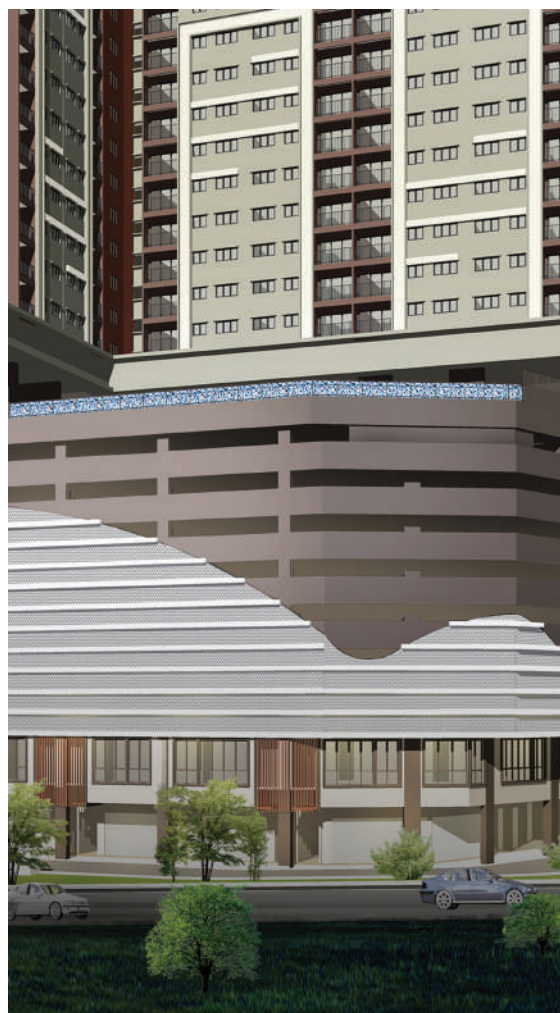
Spend even more quality and fun times with your family.

MULTIPURPOSE HALL

Celebrate auspicious days without the steep price of renting a ballroom.

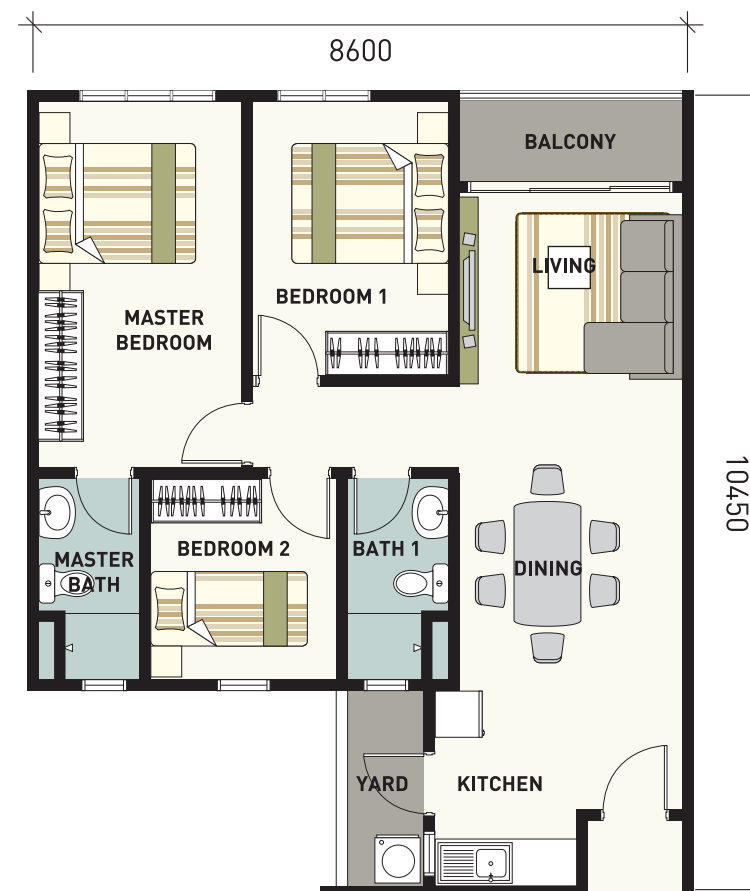
SECURITY

Have peace of mind knowing you and your family are secure at all times.



FLOOR PLAN

TYPE A Built up area
850 sqft
3 Bedrooms
2 Bathrooms



SPECIFICATIONS

STRUCTURE

Reinforced Concrete

WALL

Concrete Shear Wall / Masonry

ROOFING

Reinforced Concrete Slab

CEILING

Skim Coat & Paint / Fibrous Plaster

WINDOW

Casement / Top Hung / Adjustable Louvres

DOORS

Main Entrance - Fire Rated Door
Bedrooms - Timber Door
Bathrooms - Timber Door / Flush Door
Balcony - Aluminum Frame / Glass Sliding Door

IRONMONGERIES

Quality Lockset

WALL FINISHES

Living / Dining / Bedrooms : Skim Coat / Plaster & Paint / Cement Plaster Emulsion Paint
Bathrooms : 2100mm Height Ceramic Tiles / Skim Coat / Plaster & Paint
Kitchen : 1500mm Height Ceramic Tiles / Skim Coat / Plaster & Paint
External : Plaster & Paint

FLOOR FINISHES

Entrance : Ceramic Tiles
Living / Dining : Ceramic Tiles
Balcony : Ceramic Tiles
Bedrooms / Utility : Ceramic Tiles
Bathrooms : Ceramic Tiles
Kitchen / Yard : Ceramic Tiles

SANITARY FITTINGS

- Kitchen Sink 1 no
- Water Closet 2 nos
- Wash Basin 2 nos
- Shower Rose 2 nos
- Toilet Paper Holder 2 nos
- Basin Tap 2 nos
- Bib Tap 3 nos
- Kitchen Tap 1 no

ELECTRICAL INSTALLATION

- Lighting Wiring Point 11 nos
- 13A Switch Socket Outlet 8 nos
- Water Heater Point 2 nos
- SMATV Point 1 no
- Distribution Board 1 no
- Fiber Wall Socket Outlet 1 no
- Ceiling Fan Point 3 nos
- Door Bell Point 1 no

Peta Lokasi



The Harmony Old Klang Road



Associate / Developer:

KUNCI MUHIBAH SDN. BHD. Registration No: 201601011068 (1181999-T)
Lot 33545, Batu 5, Jalan Klang Lama, 58000 Kuala Lumpur.
F : +603-7972 0888 E : info@asetkayamas.com

603 7989 9888
www.asetkayamas.com

THE HARMONY • No. Lesen Pemaju: 19962/08-2027/0901(R) • Tempoh Sah Lesen : 19/8/2022-18/8/2027 • Tarikh Dijangka Siap: Mei 2025 (48 bulan) • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No. Rujukan Pelan Bangunan: BP S3 OSC 2017 2710 • No. Permit Iklan & Jualan: XXXX • Tempoh Sah Permit: XXXX • Hakmilik Tanah: Pajakan 99 Tahun • Tarikh Luput Pajakan: 27 SEPTEMBER 2116 • Bebanan Tanah Dicagarkan kepada: Tiada • Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak, dicagar atau digadal tanpa kebenaran Jawatan Kuasa Kerja Tanah W.P. • Perihal Rumah Tempat Tinggal : Pangsapuri • Jumlah Unit: 766 unit (Type A/A1 – 1,033sqft, Type A-G/A1-G – 1,328sqft) Blok A:383 unit, Blok B:383 unit • Baki Unit Untuk Dijual : Blok A: 1 unit, Blok B: 1 unit • Jumlah Tingkat: 41 tingkat (2 Blok) • Harga Jualan: Blok A (min: RM605,000.00 - max: RM737,000.00), Blok B (min:RM618,000.00 – max:RM749,000.00) • Dimajukan oleh : KUNCI MUHIBAH SDN. BHD.

*IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





Kemudahan Berpusatkan Keluarga

Waktu petang diisi dengan istirahat dan bermain, di mana kemudahan yang dilengkapi dengan pelbagai ciri yang bersesuaian untuk seisi keluarga. Nikmati pembangunan komuniti dengan kejiranan yang bersependapat sambil berenang, bersenam, berjoging dan banyak lagi.



Spesifikasi

STRUKTUR ASAS	Asas berpandukan Spesifikasi Jurutera		
STRUKTUR	Kerangka Konkrit Bertetulang/ Dinding Ricih		
DINDING	Kerangka Konkrit Bertetulang/ Dinding Bata		
BUMBUNG	Bumbung Konkrit Bertetulang		
SILING	Lapisan Berskim dan Cat/ Papan Siling		
KEMASAN LANTAI	Bilik Tidur Utama/ Bilik Tidur 1 & 2	:	Jubin Porselin
	Ruang Tamu/ Dapur/ Ruang Makan/ Foyer	:	Jubin Porselin
	Bilik Air Utama/ Bilik Air 1	:	Jubin Seramik
	Balkoni/ Laman	:	Jubin Seramik
	Stor	:	Jubin Porselin
	Langkan A/C	:	Buatan Simen
KEMASAN DINDING	Teres Terbuka (Jenis A-G, AI-G Sahaja)	:	Jubin Seramik
	Dinding Luaran	:	Plaster & Cat
	Dinding Dalaman	:	Lapisan Berskim & Cat/ Plaster & Cat
	Dapur	:	1500mm Jubin Seramik
PINTU	Bilik Air	:	Jubin Seramik sehingga Bahagian Bumbung
	Pintu Masuk Utama	:	Pintu Kalis Api
	Balkoni	:	Pintu Gelongsor Rangkai Aluminium
TINGKAP	Lain-lain	:	Pintu Flush Kayu
	Tingkap Rangkai Aluminium		
PEMBUATAN KELULI	Kunci Berkualiti		

PEMASANGAN BILIK AIR

No.	Penerangan	Spesifikasi			
		A	A-G	AI	AI-G
1.	Basin Basuh Tangan	2	2	2	2
2.	Tap Basin	2	2	2	2
3.	Tandas Duduk	2	2	2	2
4.	Air Pancur	2	2	2	2
5.	Bidet Tangan	2	2	2	2
6.	Sinki Dapur	1	1	1	1
7.	Paip Sinki Dapur	1	1	1	1
8.	Paip Halaman	1	1	1	1
9.	Paip Taman	-	1	-	1

PEMASANGAN ELEKTRIK

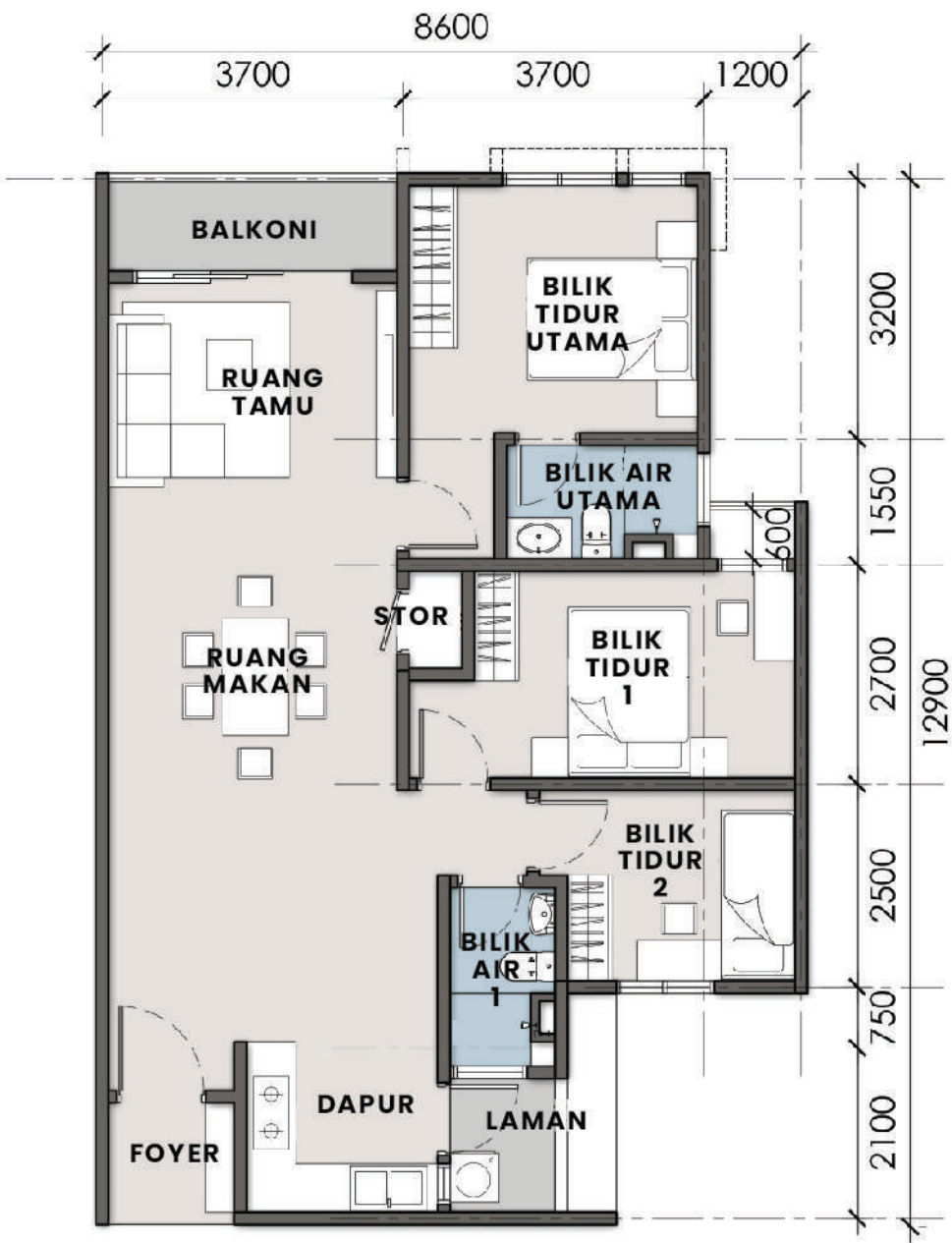
No.	Penerangan	Spesifikasi			
		A	A-G	AI	AI-G
1.	Poin Lampu	15	17	15	17
2.	13A Suis Soket Keluar	10	11	10	11
3.	15A Poin A/C	4	4	4	4
4.	15A Poin Pemanas Air	2	2	2	2
5.	Poin SMATV	1	1	1	1
6.	Dinding Fiber Bersoket	1	1	1	1
7.	Poin Kipas Siling	3	3	3	3
8.	Poin Loceng Pintu	1	1	1	1
9.	Poin Pengagihan	1	1	1	1

Jenis A

Berkeluasan: 1,033 kps

3 Bilik Tidur

2 Bilik Air



Location Map



The
Harmony
Old Klang Road



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Family-Centric Facilities



Evenings are filled with rest and play, as the facilities deck is complete with a variety of features fit for the family. Enjoy community building with like-minded neighbours whilst swimming, gymming, jogging, and many more.



Specifications

FOUNDATION	Foundation to Engineer's specification		
STRUCTURE	Reinforced Concrete Framework/ Shear Wall		
WALL	Reinforced Concrete Wall/ Brick Wall		
ROOF	Reinforced Concrete Flat Roof		
CEILING	Skim Coat & Paint/ Ceiling Board		
FLOOR FINISHES	Master Bedroom/ Bedroom 1 & 2	:	Porcelain Tiles
	Living/ Kitchen/ Dining/ Entry Court	:	Porcelain Tiles
	Master Bathroom/ Bathroom 1	:	Ceramic Tiles
	Balcony/ Yard	:	Ceramic Tiles
	Store	:	Porcelain Tiles
	Air-cond Ledge	:	Cement Render
	Open Terrace (Type A-G, A1-G only)	:	Ceramic Tiles
WALL FINISHES	External Wall	:	Plaster & Paint
	Internal Wall	:	Skim Coat & Paint/ Plaster & Paint
	Kitchen	:	Ceramic Tiles up to 1500mm Height
	Bathroom	:	Ceramic Tiles up to Ceiling Height
DOORS	Main Entrance	:	Fire Rated Solid Door
	Balcony	:	Aluminium Frame Sliding Door
	Others	:	Timber Flush Door
WINDOWS	Aluminium Frame Window		
IRONMONGERIES	Quality Locksets		

SANITARY WARES & FITTINGS

No.	Description	Specification			
		A	A-G	A1	A1-G
1.	Wash Basin	2	2	2	2
2.	Basin Tap	2	2	2	2
3.	Water Closet	2	2	2	2
4.	Shower Head	2	2	2	2
5.	Hand Bidet	2	2	2	2
6.	Kitchen Sink	1	1	1	1
7.	Kitchen Sink Tap	1	1	1	1
8.	Yard Tap	1	1	1	1
9.	Garden Tap	-	1	-	1

ELECTRICAL INSTALLATION

No.	Description	Specification			
		A	A-G	A1	A1-G
1.	Lighting Point	15	17	15	17
2.	13A Switch Socket Outlet	10	11	10	11
3.	15A Air Conditioner Point	4	4	4	4
4.	15A Water Heater Point	2	2	2	2
5.	SMATV Point	1	1	1	1
6.	Fibre Wall Socket	1	1	1	1
7.	Ceiling Fan Point	3	3	3	3
8.	Door Bell Point	1	1	1	1
9.	Distribution Board	1	1	1	1

Type A

Build-up Area: 1,033 sqft

3 Bedrooms

2 Bathrooms

