

Rumah Teres Dua Tingkat

22' X 75'

106 Unit



Harga bermula dari
RM872,999.00 hingga RM1,266,999.00

Tel : +603-55111333, Fak : +603-55111888

Luas Tanah : 1,646 kaki persegi
Luas Binaan : 2,288 kaki persegi

Tel : +603-55111333, Fax : +603-55111888

 Pemaju : Paksi Gagah Sdn Bhd (664679-D)

Alamat : No.2, Wisma Lebar Daun, Jalan Tengku
Ampuan Zabadah J 9/J, Seksyen 9, 40000
Shah Alam, Selangor Darul Ehsan

Hubungi : Tel : +603-55111333, Fax : +603-55111888

FASA 3B : No. Lesen : 30324/01-2028/0001(N), Tarikh Sah : 03/01/2023 - 02/01/2028, No. Permit :, Tarikh Sah :, Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam, No.Rujukan MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah: Tiada, SEKATAN-SEKATAN KEPENTINGAN: Tiada, Hakmilik Tanah : Kekal, Tarikh Siap : Jun 2025
(Jenis A1) Harga Min. : RM1,088,999.00, Harga Mak. : RM1,266,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit
(Jenis A2) Harga Min. : RM872,999.00, Harga Mak. : RM894,999.00, Jumlah unit : 44 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 44 unit
(Jenis A3) Harga Min. : RM872,999.00, Harga Mak. : RM894,999.00, Jumlah unit : 42 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 42 unit
(Jenis A4) Harga Min. : RM927,999.00, Harga Mak. : RM950,999.00, Jumlah unit : 12 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 12 unit
(Jenis A5) Harga Min. : RM960,999.00, Harga Mak. : RM1,238,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit
Diskaun Bumiputera : 7%

Rumah Teres Dua Tingkat 22' X 75'



☀ Ruang Tamu



☀ Bilik Tidur



☀ Ruang Makan



☀ Ruang Keluarga

FASA 3B : No. Lesen : 30324/01-2028/0001(N), Tarikh Sah : 03/01/2023 - 02/01/2028, No. Permit :, Tarikh Sah :, Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam, No.Rujukan MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah: Tiada, SEKATAN-SEKATAN KEPENTINGAN: Tiada, Hakmilik Tanah : Kekal, Tarikh Siap : Jun 2025
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(Jenis A5) Harga Min. : RM960,999.00, Harga Mak. : RM1,238,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit
 Diskaun Bumiputera : 7%

SPESIFIKASI BAGI UNIT JENIS A1	
STRUKTUR	Konkrit Tetulang
BUMBUNG	Kekuda Besi Ringan Jubin Konkrit
DINDING LUARAN	Cat Luaran
DINDING DALAMAN	Cat Emulsi
Bilik Air 1, 2 & 3	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Dapur	Jubin Seramik
Kebuk Sampah	Jubin Seramik
SILING	
Tingkat Bawah	Plaster Siling & Kot Skim
Bumbung Tempat Letak Kereta	Kot Skim
Teres	Kot Skim
Tingkat Atas	Plaster Siling, Skim Coat
Balkoni	Kot Skim
Bumbung (Overhang)	Plaster Siling
LANTAI	
Tingkat Bawah	
Laluan Kereta	Konkrit Imprint
Bumbung Tempat Letak Kereta	Konkrit Imprint
Teres	Jubin Porcelin
Ruang Tamu, Ruang Makan, Bilik Tetamu, Utiliti & Tangga	Jubin Porcelin
Dapur	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Laman Belakang	Jubin Porcelin
Kebuk Sampah	Jubin Seramik
Tingkat Atas	
Balkoni	Jubin Porcelin
Ruang Keluarga, Bilik Tidur Utama, Bilik Tidur 2 & 3	Lantai Kayu (berlamina)
Bilik Air 1, 2 & 3	Jubin Porcelin
PINTU	
Laman hadapan rumah (foyer)	Pintu Kayu Solid (Bingkai Besi)
Dapur & Semua Bilik Tidur	Pintu Kayu Flush (Bingkai Besi)
Stor	Pintu Kayu Flush (Bingkai Besi)
Semua Bilik Air	Pintu Kayu Flush (Bingkai Besi)
TINGKAP	
Ruang Tamu, Ruang Makan, Dapur, Ruang Keluarga & Semua Bilik Tidur	Bingkai Aluminium dengan Cermin Lutsinar (Bersalut Serbuk)
Semua Bilik Air	Bingkai Aluminium dengan Cermin Kabur (Bersalut Serbuk/Top Hung)
SANITARI WARE & FITTINGS	
Semua Bilik Air	Sitting water closet, Counter Top Basin (Bilik Air 1), Wall hung basin (Bilik Air 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle valve dengan hand bidet, Roll holder di Bilik Air
Dapur	Mangkuk Sink Aluminium (Single), Kitchen tap
Kebuk Sampah	Bib tap
IRONMONGERIES	
Pintu Utama	Kunci Mortise (Lever Handle)
Dapur & Bilik Tidur	Kunci Pintu Utama Cylindrical
Semua Bilik Air	Kunci Privacy Cylindrical
Stor	Kunci Pintu Utama Clindrical Passage
ELEKTRIKAL	Light point, 13A Switch Socket Outlet, Kipas, Penyaman udara, Televisyen, Telefon, Pam Penggalak, Loceng, Pagar Automatik & Sistem Penggera
PAGAR	
Pagar Perimeter	Pagar Bata & Keluli Lembut
Pagar Utama	Pagar (Double swing) & Keluli Lembut
LAIN-LAIN	
Tangki Air	Tangki air berkualiti
Kabel laluan masuk	Laluan bawah tanah bagi bekalan Elektrikal & Telefon



PELAN LANTAI UNIT JENIS A1 UNIT HUJUNG

Luas Tanah : 4,606 kaki persegi
Luas Binaan : 2,388 kaki persegi

BROSUR



FASA 3B : No. Lesen : 30324/01-2028/0001(N), Tarikh Sah : 03/01/2023 - 02/01/2028, No. Permit :, Tarikh Sah :, Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam, No.Rujukan MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah: Tiada, SEKATAN-SEKATAN KEPENTINGAN: Tiada, Hakmilik Tanah : Kekal, Tarikh Siap : Jun 2025
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(Jenis A5) Harga Min. : RM960,999.00, Harga Mak. : RM1,238,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit
 Diskaun Bumiputera : 7%

" IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA "



FASA 3B : No. Lesen : 30324/01-2028/0001(N), Tarikh Sah : 03/01/2023 - 02/01/2028, No. Permit :, Tarikh Sah :, Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam, No.Rujukan MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah: Tiada, SEKATAN-SEKATAN KEPENTINGAN: Tiada, Hakmilik Tanah : Kekal, Tarikh Siap : Jun 2025

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Diskaun Bumiputera : 7%

STRUKTUR	Konkrit Tetulang
BUMBUNG	Kekuda Besi Ringan Jubin Konkrit
DINDING LUARAN	Cat Luaran
DINDING DALAMAN	Cat Emulsi
Bilik Air 1, 2 & 3	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Dapur	Jubin Seramik
Kebuk Sampah	Jubin Seramik
SILING	
<u>Tingkat Bawah</u>	- Plaster Siling & Kot Skim
Bumbung Tempat Letak Kereta	Kot Skim
Teres	Kot Skim
<u>Tingkat Atas</u>	- Plaster Siling, Skim Coat
Balkoni	Kot Skim
Bumbung (Overhang)	Plaster Siling
LANTAI	
<u>Tingkat Bawah</u>	-
Laluan Kereta	Konkrit Imprint
Bumbung Tempat Letak Kereta	Konkrit Imprint
Teres	Jubin Porcelin
Ruang Tamu, Ruang Makan, Bilik Tetamu, Utiliti & Tangga	Jubin Porcelin
Dapur	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Laman Belakang	Jubin Porcelin
Kebuk Sampah	Jubin Seramik
<u>Tingkat Atas</u>	-
Balkoni	Jubin Porcelin
Ruang Keluarga, Bilik Tidur Utama, Bilik Tidur 2 & 3	Lantai Kayu (berlamina)
Bilik Air 1, 2 & 3	Jubin Porcelin
PINTU	
Laman hadapan rumah (foyer)	Pintu Kayu Solid (Bingkai Besi)
Dapur & Semua Bilik Tidur	Pintu Kayu Flush (Bingkai Besi)
Stor	Pintu Kayu Flush (Bingkai Besi)
Semua Bilik Air	Pintu Kayu Flush (Bingkai Besi)
TINGKAP	
Ruang Tamu, Ruang Makan, Dapur, Ruang Keluarga & Semua Bilik Tidur	Bingkai Aluminium dengan Cermin Lutsinar (Bersalut Serbuk)
Semua Bilik Air	Bingkai Aluminium dengan Cermin Kabur (Bersalut Serbuk/Top Hung)
SANITARI WARE & FITTINGS	
Semua Bilik Air	Sitting water closet, Counter Top Basin (Bilik Air 1), Wall hung basin (Bilik Air 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle valve dengan hand bidet, Roll holder di Bilik Air
Dapur	Mangkuk Sink Aluminium (Single), Kitchen tap
Kebuk Sampah	Bib tap
IRONMONGERIES	
Pintu Utama	Kunci Mortise (Lever Handle)
Dapur & Bilik Tidur	Kunci Pintu Utama Cylindrical
Semua Bilik Air	Kunci Privacy Cylindrical
Stor	Kunci Pintu Utama Clindrical Passage
ELEKTRIKAL	
	Light point, 13A Switch Socket Outlet, Kipas, Penyaman udara, Televisyen, Telefon, Pam Penggalak, Loceng, Pagar Automatik & Sistem Penggera
PAGAR	
Pagar Perimeter	Pagar Bata & Keluli Lembut
Pagar Utama	Pagar (Double swing) & Keluli Lembut
LAIN-LAIN	
Tangki Air	Tangki air berkualiti
Kabel laluan masuk	Laluan bawah tanah bagi bekalan Elektrikal & Telefon



FASA 3B : No. Lesen : 30324/01-2028/0001(N), Tarikh Sah : 03/01/2023 - 02/01/2028, No. Permit : , Tarikh Sah : , Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam, No.Rujukan MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah: Tiada, SEKATAN-SEKATAN KEPENTINGAN: Tiada, Hakmilik Tanah : Kekal, Tarikh Siap : Jun 2025

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(Jenis A5) Harga Min. : RM960,999.00, Harga Mak. : RM1,238,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit

Diskaun Bumiputera : 7%

“ IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA ”

SPESIFIKASI BAGI UNIT JENIS A4

STRUKTUR	Konkrit Tetulang
BUMBUNG	Kekuda Besi Ringan Jubin Konkrit
DINDING LUARAN	Cat Luaran
DINDING DALAMAN	Cat Emulsi
Bilik Air 1, 2 & 3	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Dapur	Jubin Seramik
Kebuk Sampah	Jubin Seramik
SILING	
Tingkat Bawah	Plaster Siling & Kot Skim
Bumbung Tempat Letak Kereta	Kot Skim
Teres	Kot Skim
Tingkat Atas	Plaster Siling, Skim Coat
Balkoni	Kot Skim
Bumbung (Overhang)	Plaster Siling
LANTAI	
Tingkat Bawah	
Laluan Kereta	Konkrit Imprint
Bumbung Tempat Letak Kereta	Konkrit Imprint
Teres	Jubin Porcelin
Ruang Tamu, Ruang Makan, Bilik Tetamu, Utiliti & Tangga	Jubin Porcelin
Dapur	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Laman Belakang	Jubin Porcelin
Kebuk Sampah	Jubin Seramik
Tingkat Atas	
Balkoni	Jubin Porcelin
Ruang Keluarga, Bilik Tidur Utama, Bilik Tidur 2 & 3	Lantai Kayu (berlamina)
Bilik Air 1, 2 & 3	Jubin Porcelin
PINTU	
Laman hadapan rumah (foyer)	Pintu Kayu Solid (Bingkai Besi)
Dapur & Semua Bilik Tidur	Pintu Kayu Flush (Bingkai Besi)
Stor	Pintu Kayu Flush (Bingkai Besi)
Semua Bilik Air	Pintu Kayu Flush (Bingkai Besi)
TINGKAP	
Ruang Tamu, Ruang Makan, Dapur, Ruang Keluarga & Semua Bilik Tidur	Bingkai Aluminium dengan Cermin Lutsinar (Bersalut Serbuk)
Semua Bilik Air	Bingkai Aluminium dengan Cermin Kabur (Bersalut Serbuk/Top Hung)
SANITARI WARE & FITTINGS	
Semua Bilik Air	Sitting water closet, Counter Top Basin (Bilik Air 1), Wall hung basin (Bilik Air 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle valve dengan hand bidet, Roll holder di Bilik Air
Dapur	Mangkuk Sink Aluminium (Single), Kitchen tap
Kebuk Sampah	Bib tap
IRONMONGERIES	
Pintu Utama	Kunci Mortise (Lever Handle)
Dapur & Bilik Tidur	Kunci Pintu Utama Cylindrical
Semua Bilik Air	Kunci Privacy Cylindrical
Stor	Kunci Pintu Utama Clindrical Passage
ELEKTRIKAL	Light point, 13A Switch Socket Outlet, Kipas, Penyeaman udara, Televisyen, Telefon, Pam Penggalak, Loceng, Pagar Automatik & Sistem Penggera
PAGAR	
Pagar Perimeter	Pagar Bata & Keluli Lembut
Pagar Utama	Pagar (Double swing) & Keluli Lembut
LAIN-LAIN	
Tangkai Air	Tangkai air berkualiti
Kabel laluan masuk	Laluan bawah tanah bagi bekalan Elektrikal & Telefon



PELAN LANTAI UNIT JENIS A4
UNIT TEPI

Luas Tanah : 2,023 kaki persegi
Luas Binaan : 2,288 kaki persegi

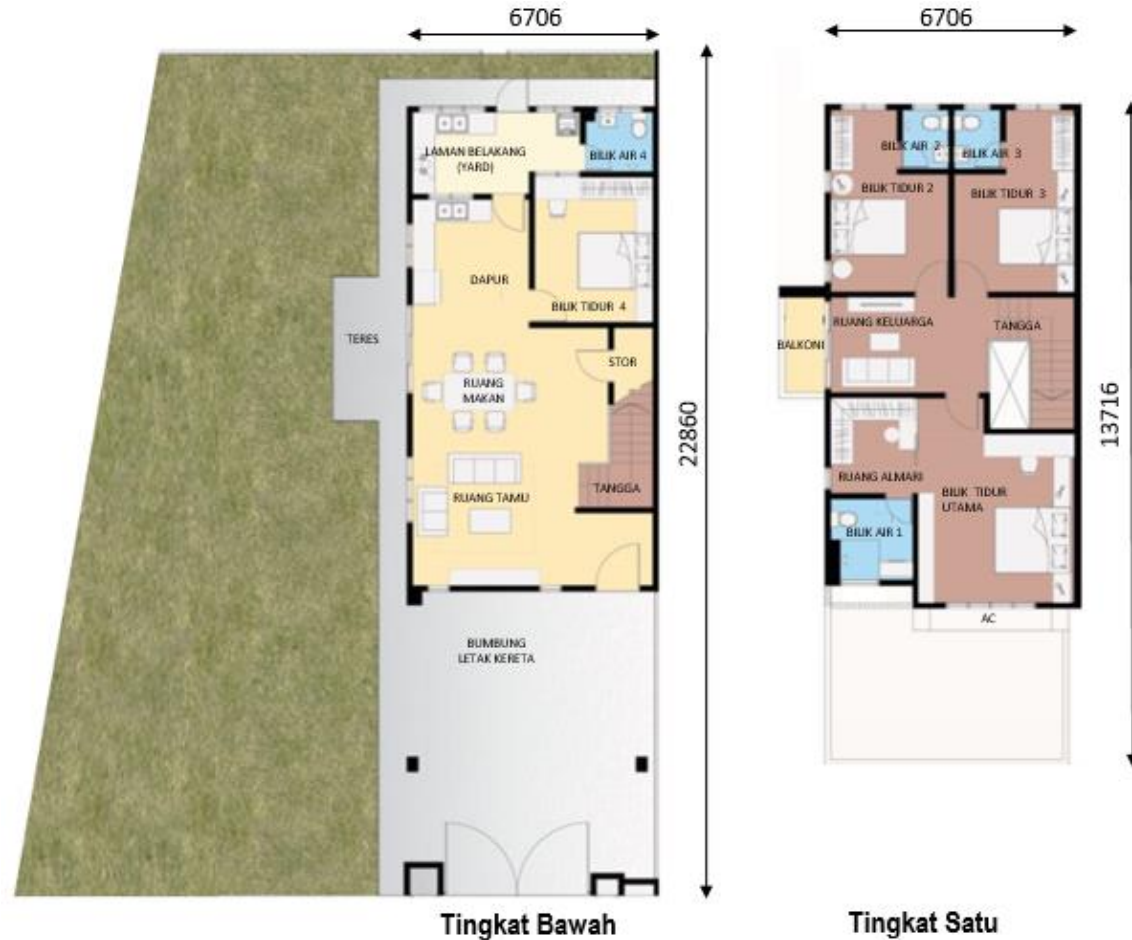


Tingkat Bawah

Tingkat Satu

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Diskaun Bumiputera : 7%

STRUKTUR	Konkrit Tetulang
BUMBUNG	Kekuda Besi Ringan Jubin Konkrit
DINDING LUARAN	Cat Luaran
DINDING DALAMAN	Cat Emulsi
Bilik Air 1, 2 & 3	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Dapur	Jubin Seramik
Kebuk Sampah	Jubin Seramik
SILING	
<u>Tingkat Bawah</u>	- Plaster Siling & Kot Skim
Bumbung Tempat Letak Kereta	Kot Skim
Teres	Kot Skim
<u>Tingkat Atas</u>	- Plaster Siling, Skim Coat
Balkoni	Kot Skim
Bumbung (Overhang)	Plaster Siling
LANTAI	
<u>Tingkat Bawah</u>	-
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Teres	Jubin Porcelin
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Dapur	Jubin Porcelin
Bilik Air 4	Jubin Seramik
Laman Belakang	Jubin Porcelin
Kebuk Sampah	Jubin Seramik
<u>Tingkat Atas</u>	-
Balkoni	Jubin Porcelin
Ruang Keluarga, Bilik Tidur Utama, Bilik Tidur 2 & 3	Lantai Kayu (berlamina)
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PINTU	
Laman hadapan rumah (foyer)	Pintu Kayu Solid (Bingkai Besi)
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Pagar Perimeter	Pagar Bata & Keluli Lembut
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LAIN-LAIN	
Tangki Air	Tangki air berkualiti
Kabel laluan masuk	Laluan bawah tanah bagi bekalan Elektrikal & Telefon



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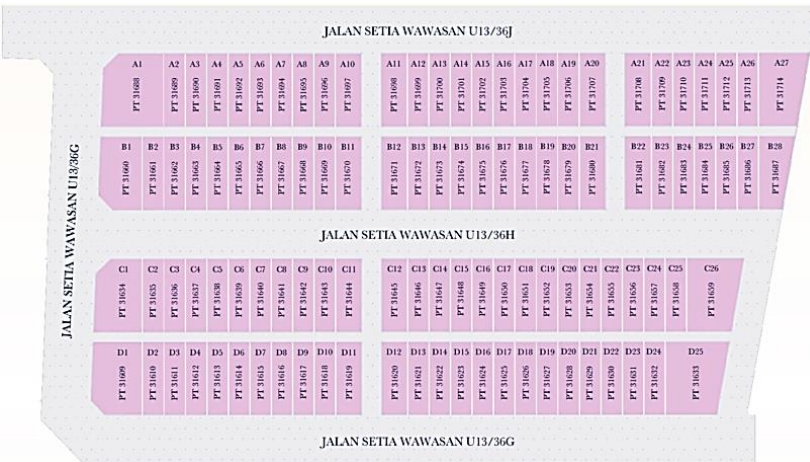
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Diskaun Bumiputera : 7%

“ IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA ”

PELAN LOKASI



 **Pemaju** : Paksi Gagah Sdn Bhd (664679-D)

Alamat : No.2, Wisma Lebar Daun, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor Darul Ehsan

Hubungi : Tel : +603-55111333, Fax : +603-55111888

FASA 3B : No. Lesen : 30324/01-2028/0001(N), Tarikh Sah : 03/01/2023 - 02/01/2028, No. Permit :, Tarikh Sah :, Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam, No.Rujukan MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah: Tiada, SEKATAN-SEKATAN KEPENTINGAN: Tiada, Hakmilik Tanah : Kekal, Tarikh Siap : Jun 2025

(Jenis A1) Harga Min. : RM1,088,999.00, Harga Mak. : RM1,266,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit

(Jenis A2) Harga Min. : RM872,999.00, Harga Mak. : RM894,999.00, Jumlah unit : 44 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 44 unit

(Jenis A3) Harga Min. : RM872,999.00, Harga Mak. : RM894,999.00, Jumlah unit : 42 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 42 unit

(Jenis A4) Harga Min. : RM927,999.00, Harga Mak. : RM950,999.00, Jumlah unit : 12 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 12 unit

(Jenis A5) Harga Min. : RM960,999.00, Harga Mak. : RM1,238,999.00, Jumlah unit : 4 unit, Jumlah terjual : 0 unit, Jumlah belum dijual : 4 unit

Diskaun Bumiputera : 7%

" IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA "



Double Storey Terrace House

22' X 75'

106 Unit



Price start from
RM872,999.00 to RM1,266,999.00

Tel : +603-55111333, Fax : +603-55111888

Land Size : 1,646 sqft
Built up : 2,288 sqft

 Developer : Paksi Gagah Sdn Bhd (664679-D)

Address : No.2, Wisma Lebar Daun, Jalan Tengku
Ampuan Zabadah J 9/J, Seksyen 9, 40000
Shah Alam, Selangor Darul Ehsan

Contact : Tel : +603-55111333, Fax : +603-55111888

FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :

....., Permit's Validity Date :, Building Approval's Authority : Majlis Bandaraya
Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil, SEKATAN-SEKATAN KEPENTINGAN: Nil,
Land Possesion : Freehold, Completion Date : Jun 2025

(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit

(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit

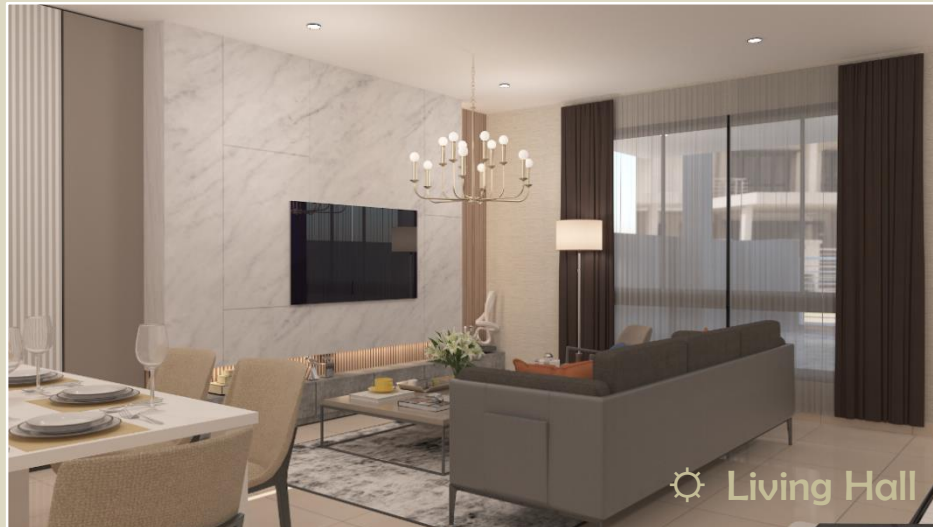
(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit

(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

Double Storey Terrace House 22' X 75'



FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :
 , Permit's Validity Date : , Building Approval's Authority
 : Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,
 SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possession : Freehold, Completion Date : Jun 2025
 (Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit
 (Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit
 (Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit
 (Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit
 (Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit
 Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

SPECIFICATION FOR TYPE A1

STRUCTURE	Reinforced Concrete
ROOF	Light Steel Trusses Concrete Roof Tiles
EXTERNAL WALL	Exterior paint
INTERNAL WALL	Emulsion paint
Bath 1, 2 & 3	Porcelain Tiles
Bath 4	Ceramic Tiles
Kitchen	Ceramic Tiles
Refuse Chamber	Ceramic Tiles
CEILING	
Ground Floor	Palster Board Ceiling, Skim Coat
Car Porch	Skim Coat
Terrace	Skim Coat
First Floor	Palster Board Ceiling, Skim Coat
Balcony	Skim Coat
Roof Overhang	Plaster ceiling
FLOORING	
Ground Floor	
Driveway	Concrete Imprint
Car Porch	Concrete Imprint
Terrace	Porcelain Tiles
Living, Dining, Guest Room, Utility and Staircase	Porcelain Tiles
Kitchen	Porcelain Tiles
Bath 4	Ceramic Tiles
Yard	Porcelain Tiles
Refuse Chamber	Ceramic Tiles
First Floor	
Balcony	Porcelain Tiles
Family Area, Master Bedroom, Bedrmom 2 & 3	Laminated Timber Floor
Bath 1, 2 & 3	Porcelain Tiles
DOOR	
Entrance Foyer	Solid Timber Door with Metal Door Frame
Kitchen & All Bedrooms	Timber Flush Door with Metal Door Frame
Store	Timber Flush Door with Metal Door Frame
All Bathrooms	Timber Flush Door with Metal Door Frame
WINDOW	
Living, Dining, Kitchen, Family Area & All Bedrooms	Powder Coated Aluminium Frame Clear Glass Window
All Bathrooms	Powder Coated Aluminium Frame Frosted Glass Top Hung Window
SANITARYWARE & FITTINGS	
All Bathrooms	Sitting Water Closet, Counter Top Basin (Bath 1), Wall hung basin (Bath 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle Valve with Hand Bidet, Toilet Roll Holder
Kitchen	Aluminium Single Bowl Sink, Kitchen Tap
Refuse Chamber	Bib tap
IRONMONGERIES	
Main entrance	Mortise Lockset with Lever Handle
Kitchen & Bedrooms	Entrance Cylindrical Lockset
All Bathrooms	Privacy Cylindrical Lockset
Store	Passage Cylindrical Lockset
ELECTRICAL INSTALLATION	Light point, 13A Switch Socket Outlet, Fan point, Air Cond point, TV point, Telephone point, Booster Pump point, Bell point, Autogate point, Alarm system.
FENCING	
Perimeter Fence	Brick & Mild steel fencing
Main Gate	Double swing mild steel gate
OTHERS	
Water Tank	Quality Water Tank
Incoming Cable to house	Underground cable for electric & telephone supply



FLOOR PLAN FOR TYPE A1 CORNER UNIT

Land Size : 4,606 sqft
Built up : 2,388 sqft

BROCHURE



Ground Floor

First Floor

FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :
....., Permit's Validity Date :, Building Approval's Authority
: Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,
SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possession : Freehold, Completion Date : Jun 2025
(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit
(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit
(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit
(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit
(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit
Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

SPECIFICATION FOR TYPE A2

STRUCTURE	Reinforced Concrete
ROOF	Light Steel Trusses Concrete Roof Tiles
EXTERNAL WALL	Exterior paint
INTERNAL WALL	Emulsion paint
Bath 1, 2 & 3	Porcelain Tiles
Bath 4	Ceramic Tiles
Kitchen	Ceramic Tiles
Refuse Chamber	Ceramic Tiles
CEILING	
Ground Floor	Palster Board Ceiling, Skim Coat
Car Porch	Skim Coat
Terrace	Skim Coat
First Floor	Palster Board Ceiling, Skim Coat
Balcony	Skim Coat
Roof Overhang	Plaster ceiling
FLOORING	
Ground Floor	
Driveway	Concrete Imprint
Car Porch	Concrete Imprint
Terrace	Porcelain Tiles
Living, Dining, Guest Room, Utility and Staircase	Porcelain Tiles
Kitchen	Porcelain Tiles
Bath 4	Ceramic Tiles
Yard	Porcelain Tiles
Refuse Chamber	Ceramic Tiles
First Floor	
Balcony	Porcelain Tiles
Family Area, Master Bedroom, Bedrom 2 & 3	Laminated Timber Floor
Bath 1, 2 & 3	Porcelain Tiles
DOOR	
Entrance Foyer	Solid Timber Door with Metal Door Frame
Kitchen & All Bedrooms	Timber Flush Door with Metal Door Frame
Store	Timber Flush Door with Metal Door Frame
All Bathrooms	Timber Flush Door with Metal Door Frame
WINDOW	
Living, Dining, Kitchen, Family Area & All Bedrooms	Powder Coated Aluminium Frame Clear Glass Window
All Bathrooms	Powder Coated Aluminium Frame Frosted Glass Top Hung Window
SANITARYWARE & FITTINGS	
All Bathrooms	Sitting Water Closet, Counter Top Basin (Bath 1), Wall hung basin (Bath 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle Valve with Hand Bidet, Toilet Roll Holder
Kitchen	Aluminium Single Bowl Sink, Kitchen Tap
Refuse Chamber	Bib tap
IRONMONGERIES	
Main entrance	Mortise Lockset with Lever Handle
Kitchen & Bedrooms	Entrance Cylindrical Lockset
All Bathrooms	Privacy Cylindrical Lockset
Store	Passage Cylindrical Lockset
ELECTRICAL INSTALLATION	Light point, 13A Switch Socket Outlet, Fan point, Air Cond point, TV point, Telephone point, Booster Pump point, Bell point, Autogate point, Alarm system.
FENCING	
Perimeter Fence	Brick & Mild steel fencing
Main Gate	Double swing mild steel gate
OTHERS	
Water Tank	Quality Water Tank
Incoming Cable to house	Underground cable for electric & telephone supply



FLOOR PLAN FOR TYPE A2 INTERMEDIATE UNIT

Land Size : 1,646 sqft
Built up : 2,288 sqft

BROCHURE



FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :

....., Permit's Validity Date :, Building Approval's Authority

: Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,

SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possesion : Freehold, Completion Date : Jun 2025

(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit

(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit

(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit

(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

SPECIFICATION FOR TYPE A3	
STRUCTURE	Reinforced Concrete
ROOF	Light Steel Trusses Concrete Roof Tiles
EXTERNAL WALL	Exterior paint
INTERNAL WALL	Emulsion paint
Bath 1, 2 & 3	Porcelain Tiles
Bath 4	Ceramic Tiles
Kitchen	Ceramic Tiles
Refuse Chamber	Ceramic Tiles
CEILING	
Ground Floor	Palster Board Ceiling, Skim Coat
Car Porch	Skim Coat
Terrace	Skim Coat
First Floor	Palster Board Ceiling, Skim Coat
Balcony	Skim Coat
Roof Overhang	Plaster ceiling
FLOORING	
Ground Floor	
Driveway	Concrete Imprint
Car Porch	Concrete Imprint
Terrace	Porcelain Tiles
Living, Dining, Guest Room, Utility and Staircase	Porcelain Tiles
Kitchen	Porcelain Tiles
Bath 4	Ceramic Tiles
Yard	Porcelain Tiles
Refuse Chamber	Ceramic Tiles
First Floor	
Balcony	Porcelain Tiles
Family Area, Master Bedroom, Bedrmom 2 & 3	Laminated Timber Floor
Bath 1, 2 & 3	Porcelain Tiles
DOOR	
Entrance Foyer	Solid Timber Door with Metal Door Frame
Kitchen & All Bedrooms	Timber Flush Door with Metal Door Frame
Store	Timber Flush Door with Metal Door Frame
All Bathrooms	Timber Flush Door with Metal Door Frame
WINDOW	
Living, Dining, Kitchen, Family Area & All Bedrooms	Powder Coated Aluminium Frame Clear Glass Window
All Bathrooms	Powder Coated Aluminium Frame Frosted Glass Top Hung Window
SANITARYWARE & FITTINGS	
All Bathrooms	Sitting Water Closet, Counter Top Basin (Bath 1), Wall hung basin (Bath 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle Valve with Hand Bidet, Toilet Roll Holder
Kitchen	Aluminium Single Bowl Sink, Kitchen Tap
Refuse Chamber	Bib tap
IRONMONGERIES	
Main entrance	Mortise Lockset with Lever Handle
Kitchen & Bedrooms	Entrance Cylindrical Lockset
All Bathrooms	Privacy Cylindrical Lockset
Store	Passage Cylindrical Lockset
ELECTRICAL INSTALLATION	Light point, 13A Switch Socket Outlet, Fan point, Air Cond point, TV point, Telephone point, Booster Pump point, Bell point, Autogate point, Alarm system.
FENCING	
Perimeter Fence	Brick & Mild steel fencing
Main Gate	Double swing mild steel gate
OTHERS	
Water Tank	Quality Water Tank
Incoming Cable to house	Underground cable for electric & telephone supply



FLOOR PLAN FOR TYPE A3 INTERMEDIATE UNIT

Land Size : 1,646 sqft
Built up : 2,288 sqft

BROCHURE



FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :

....., Permit's Validity Date :, Building Approval's Authority

: Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,

SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possesion : Freehold, Completion Date : Jun 2025

(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit

(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit

(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit

(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

SPECIFICATION FOR TYPE A4

STRUCTURE	Reinforced Concrete
ROOF	Light Steel Trusses Concrete Roof Tiles
EXTERNAL WALL	Exterior paint
INTERNAL WALL	Emulsion paint
Bath 1, 2 & 3	Porcelain Tiles
Bath 4	Ceramic Tiles
Kitchen	Ceramic Tiles
Refuse Chamber	Ceramic Tiles
CEILING	
Ground Floor	Palster Board Ceiling, Skim Coat
Car Porch	Skim Coat
Terrace	Skim Coat
First Floor	Palster Board Ceiling, Skim Coat
Balcony	Skim Coat
Roof Overhang	Plaster ceiling
FLOORING	
Ground Floor	
Driveway	Concrete Imprint
Car Porch	Concrete Imprint
Terrace	Porcelain Tiles
Living, Dining, Guest Room, Utility and Staircase	Porcelain Tiles
Kitchen	Porcelain Tiles
Bath 4	Ceramic Tiles
Yard	Porcelain Tiles
Refuse Chamber	Ceramic Tiles
First Floor	
Balcony	Porcelain Tiles
Family Area, Master Bedroom, Bedrom 2 & 3	Laminated Timber Floor
Bath 1, 2 & 3	Porcelain Tiles
DOOR	
Entrance Foyer	Solid Timber Door with Metal Door Frame
Kitchen & All Bedrooms	Timber Flush Door with Metal Door Frame
Store	Timber Flush Door with Metal Door Frame
All Bathrooms	Timber Flush Door with Metal Door Frame
WINDOW	
Living, Dining, Kitchen, Family Area & All Bedrooms	Powder Coated Aluminium Frame Clear Glass Window
All Bathrooms	Powder Coated Aluminium Frame Frosted Glass Top Hung Window
SANITARYWARE & FITTINGS	
All Bathrooms	Sitting Water Closet, Counter Top Basin (Bath 1), Wall hung basin (Bath 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle Valve with Hand Bidet, Toilet Roll Holder
Kitchen	Aluminium Single Bowl Sink, Kitchen Tap
Refuse Chamber	Bib tap
IRONMONGERIES	
Main entrance	Mortise Lockset with Lever Handle
Kitchen & Bedrooms	Entrance Cylindrical Lockset
All Bathrooms	Privacy Cylindrical Lockset
Store	Passage Cylindrical Lockset
ELECTRICAL INSTALLATION	Light point, 13A Switch Socket Outlet, Fan point, Air Cond point, TV point, Telephone point, Booster Pump point, Bell point, Autogate point, Alarm system.
FENCING	
Perimeter Fence	Brick & Mild steel fencing
Main Gate	Double swing mild steel gate
OTHERS	
Water Tank	Quality Water Tank
Incoming Cable to house	Underground cable for electric & telephone supply



FLOOR PLAN FOR TYPE A4

END UNIT

Land Size : 2,023 sqft

Built up : 2,288 sqft



FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :

....., Permit's Validity Date :, Building Approval's Authority

: Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,

SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possesion : Freehold, Completion Date : Jun 2025

(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit

(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit

(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit

(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

SPECIFICATION FOR TYPE A5

STRUCTURE	Reinforced Concrete
ROOF	Light Steel Trusses Concrete Roof Tiles
EXTERNAL WALL	Exterior paint
INTERNAL WALL	Emulsion paint
Bath 1, 2 & 3	Porcelain Tiles
Bath 4	Ceramic Tiles
Kitchen	Ceramic Tiles
Refuse Chamber	Ceramic Tiles
CEILING	
Ground Floor	Palster Board Ceiling, Skim Coat
Car Porch	Skim Coat
Terrace	Skim Coat
First Floor	Palster Board Ceiling, Skim Coat
Balcony	Skim Coat
Roof Overhang	Plaster ceiling
FLOORING	
Ground Floor	
Driveway	Concrete Imprint
Car Porch	Concrete Imprint
Terrace	Porcelain Tiles
Living, Dining, Guest Room, Utility and Staircase	Porcelain Tiles
Kitchen	Porcelain Tiles
Bath 4	Ceramic Tiles
Yard	Porcelain Tiles
Refuse Chamber	Ceramic Tiles
First Floor	
Balcony	Porcelain Tiles
Family Area, Master Bedroom, Bedrmom 2 & 3	Laminated Timber Floor
Bath 1, 2 & 3	Porcelain Tiles
DOOR	
Entrance Foyer	Solid Timber Door with Metal Door Frame
Kitchen & All Bedrooms	Timber Flush Door with Metal Door Frame
Store	Timber Flush Door with Metal Door Frame
All Bathrooms	Timber Flush Door with Metal Door Frame
WINDOW	
Living, Dining, Kitchen, Family Area & All Bedrooms	Powder Coated Aluminium Frame Clear Glass Window
All Bathrooms	Powder Coated Aluminium Frame Frosted Glass Top Hung Window
SANITARYWARE & FITTINGS	
All Bathrooms	Sitting Water Closet, Counter Top Basin (Bath 1), Wall hung basin (Bath 2, 3 & 4), Basin tap, Shower Rose & Stop valve, Angle Valve with Hand Bidet, Toilet Roll Holder
Kitchen	Aluminium Single Bowl Sink, Kitchen Tap
Refuse Chamber	Bib tap
IRONMONGERIES	
Main entrance	Mortise Lockset with Lever Handle
Kitchen & Bedrooms	Entrance Cylindrical Lockset
All Bathrooms	Privacy Cylindrical Lockset
Store	Passage Cylindrical Lockset
ELECTRICAL INSTALLATION	Light point, 13A Switch Socket Outlet, Fan point, Air Cond point, TV point, Telephone point, Booster Pump point, Bell point, Autogate point, Alarm system.
FENCING	
Perimeter Fence	Brick & Mild steel fencing
Main Gate	Double swing mild steel gate
OTHERS	
Water Tank	Quality Water Tank
Incoming Cable to house	Underground cable for electric & telephone supply



FLOOR PLAN FOR TYPE A5 CORNER UNIT

Land Size : 3,455 sqft
Built up : 2,389 sqft



FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :

....., Permit's Validity Date :, Building Approval's Authority

: Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,

SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possession : Freehold, Completion Date : Jun 2025

(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit

(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit

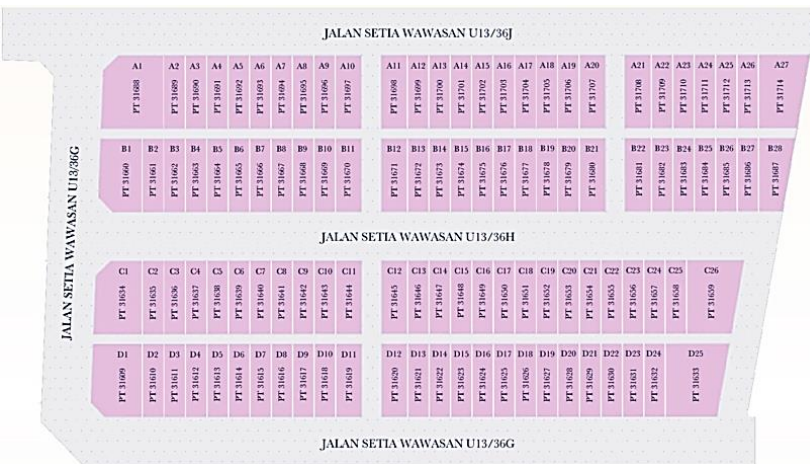
(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit

(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit

Bumiputera's Discount : 7%

" THIS ADVERTISEMENT APPROVED BY JABATAN PERUMAHAN NEGARA "

LOCATION MAP



Developer : Paksi Gagah Sdn Bhd (664679-D)

Address : No.2, Wisma Lebar Daun, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor Darul Ehsan

Contact : Tel : +603-55111333, Fax : +603-55111888

FASA 3B : License No. : 30324/01-2028/0001(N), License's Validity Date: 03/01/2023 - 02/01/2028, Permit No. :
 , Permit's Validity Date : , Building Approval's Authority :
 : Majlis Bandaraya Shah Alam, Reference No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0140-2022, Bebanan Tanah : 'Nil,
 SEKATAN-SEKATAN KEPENTINGAN: Nil, Land Possession : Freehold, Completion Date : Jun 2025
(Type A1) Min. Price : RM1,088,999.00, Max. Price : RM1,266,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit
(Type A2) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 44 Unit, Sold unit : 0 Unit, Unsold unit : 44 Unit
(Type A3) Min. Price : RM872,999.00, Max. Price : RM894,999.00, Total unit : 42 Unit, Sold unit : 0 Unit, Unsold unit : 42 Unit
(Type A4) Min. Price : RM927,999.00, Max. Price : RM950,999.00, Total unit : 12 Unit, Sold unit : 0 Unit, Unsold unit : 12 Unit
(Type A5) Min. Price : RM960,999.00, Max. Price : RM1,238,999.00, Total unit : 4 Unit, Sold unit : 0 Unit, Unsold unit : 4 Unit
 Bumiputera's Discount : 7%

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