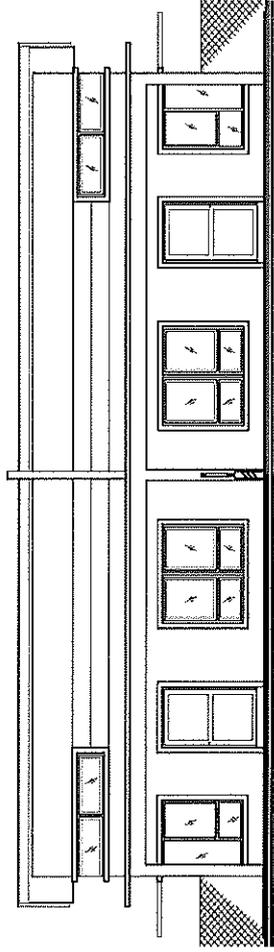
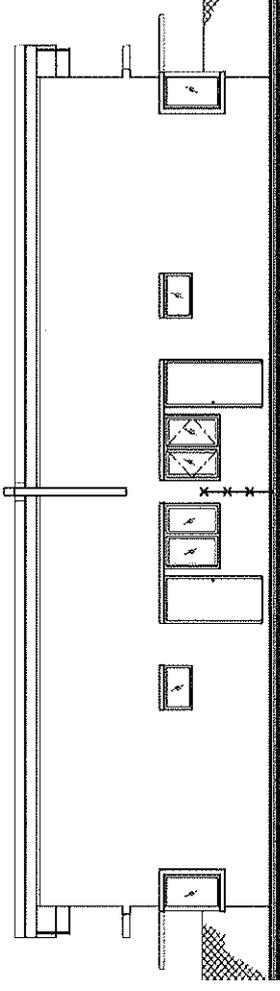


BROSUR

TAMAN BAYU HARMONI, MUKIM SEPANG DAERAH SEPANG, SELANGOR DI ATAS LOT 1112



PANDANGAN HADAPAN



PANDANGAN BELAKANG

6 UNIT RUMAH BERKEMBAR SATU TINGKAT (36.5' - 47.6' X 73.79' - 74') RM 425,500.00 (min) - RM 500,500.00 (mak)

PEMAJU:

CITRA BINA SDN BHD

(CO. NO. 1522462-H)

NO. 34, JALAN JASMIN 6,

BANDAR BOTANIC,

41200 KLANG, SELANGOR.

(T) 03-3324 9186

NO. LESEN PEMAJU PERUMAHAN : 30968/02-2030/0024(N)

TEMPOH SAH LAKU : DARI 13/02/2025 HINGGA 12/02/2030

NO. PERMIT IKLAN DAN JUALAN : XXXX/XX-XXXX/XXXX(X)

TEMPOH SAH LAKU : DARI XXXX/XXXX HINGGA XX/XX/XXXX

JENIS PEGANGAN TANAH : TANAH SIMPANAN MELAYU

JENIS HAKMILIK TANAH : GERAN UNTUK SELAMA-LAMANYA

SEKATAN-SEKATAN KEPENTINGAN : TIADA

BEBANAN TANAH : TIADA

TARIKH JANGKA SIAP : JULAI 2027

PELAN BANGUNAN : PIHAK BERKUASA MELULUS :

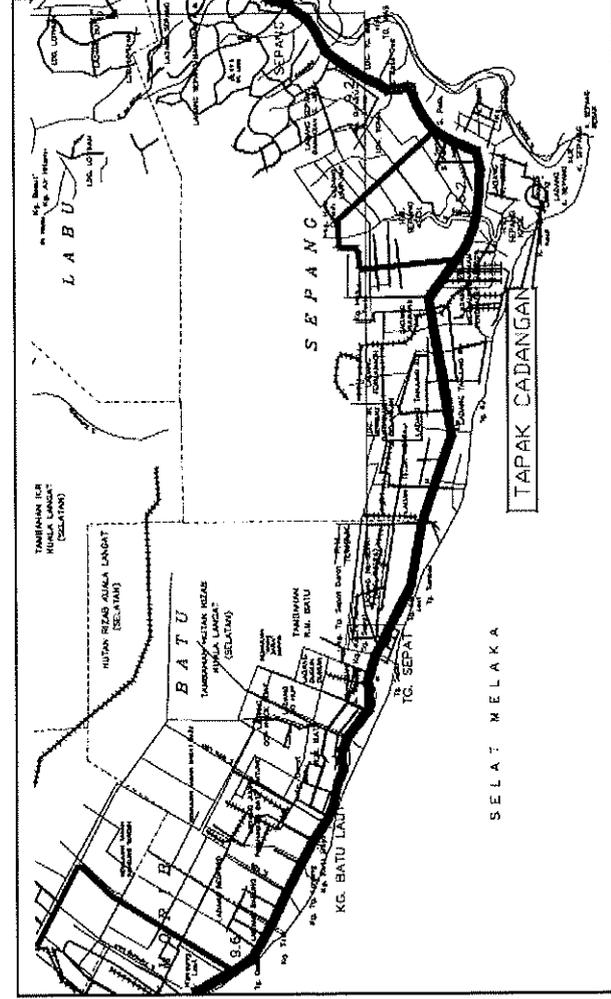
MAJLIS PERBANDARAN SEPANG

: MPSEPANG 600-34/8/35

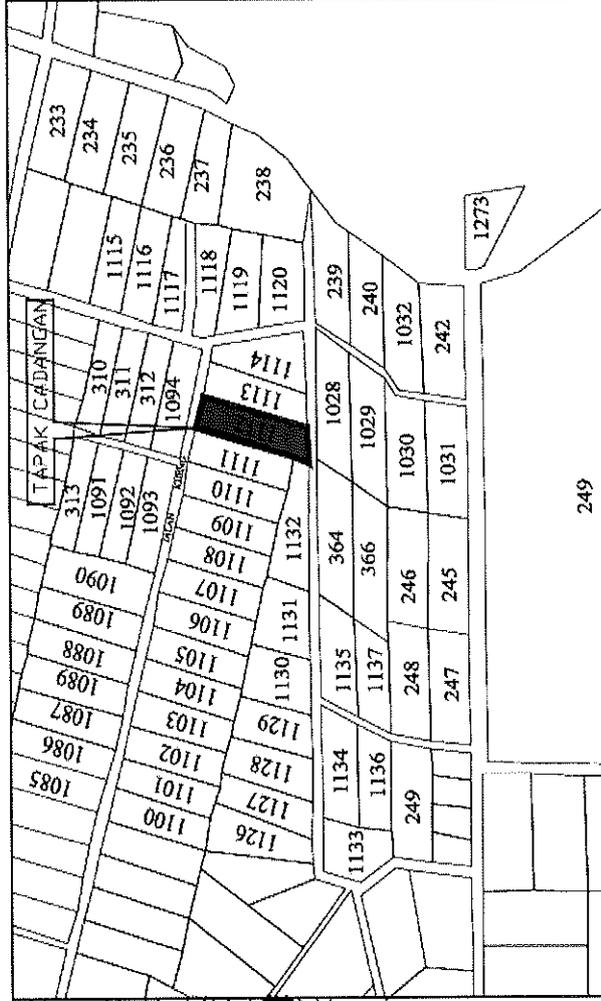
NO. RUJUKAN PELAN BANGUNAN : 6 UNIT

BILANGAN UNIT

TAMAN BAYU HARMONI, MUKIM SEPANG DAERAH SEPANG, SELANGOR DI ATAS LOT 1112



PELAN KUNCI
SKALA: SATU BATU SEINCI
PELAN GAZETTE: 531

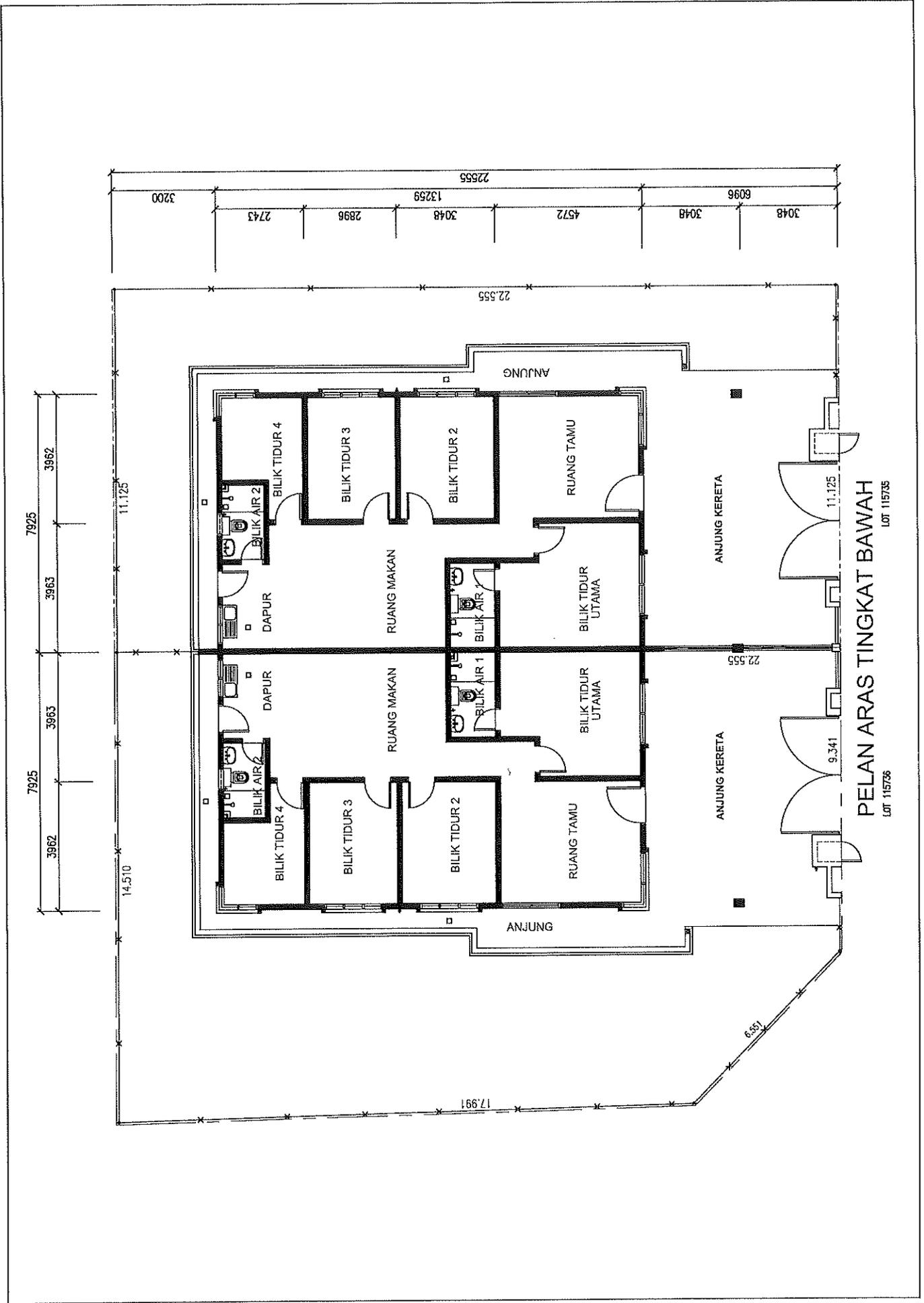


PELAN LOKASI
SKALA: LAPAN BANTU SEINCI
SYT: PAWAL: 131 - A

SPESIFIKASI BANGUNAN ~ LOT 1112

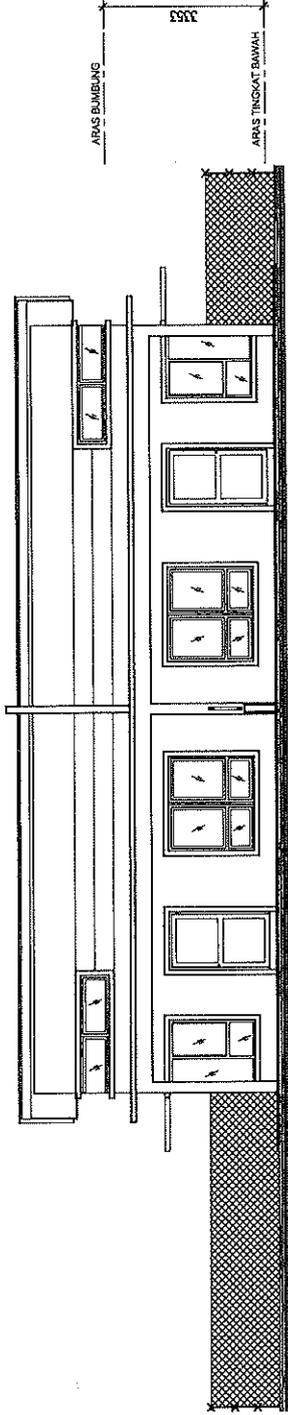
Rumah Berkembar Satu Tingkat (4 bilik)

1. **STRUKTUR**
Rangka konkrit bertetulang
2. **DINDING**
Batu-bata
3. **BUMBUNG**
Kekuda besi "Metal Roofing"
4. **SILING**
Plaster Siling " Skim coat"
5. **KEMASAN LANTAI**
Ruang Tamu / Ruang Makan : Jubin seramik
Dapur : Jubin seramik
Bilik Air 1 & 2 : Jubin seramik
Bilik Tidur Utama : Jubin seramik
Bilik Tidur 2, 3 & 4 : Jubin seramik
Lain-lain kawasan : Leraan simen
6. **KEMASAN DINDING**
Dapur / Bilik Air : Jubin seramik ketinggian 1500mm
Luaran : Simen Plaster dengan cat tahan cuaca
Dalaman : Simen Plaster dengan cat emulsi
7. **PINTU**
Pintu Utama : Pintu perhiasan kayu keras
Pintu Tepi : Pintu gelongsur rangka aluminium dengan kaca terang
Lain-lain : Pintu Rata Papan Lapis/ PVC
8. **TINGKAP**
Lain-lain Tingkap : Tingkap Berbingkai Aluminium / Besi
9. **PASANGAN SANITARI & PLUMBING**
Bilik Air : 02 nos pancur air
: 02 nos tandas duduk
: 02 nos besen tangan
Pili Air : 03 nos
Sinki Dapur : 01 nos
10. **PASANGAN ELEKTRIK**
Suis Lampu : 10 nos
Suis 13 Amps : 08 nos
Suis Kipas : 01 nos
Suis Telefon : 01 nos
Suis TV : 01 nos
11. **PAGAR**
Hadapan : 3' Tembok Batu berserta 2' pagar besi
Belakang : Pagar dawai rangkaian setinggi 5'0" bersalut PVC dengan pintu besi

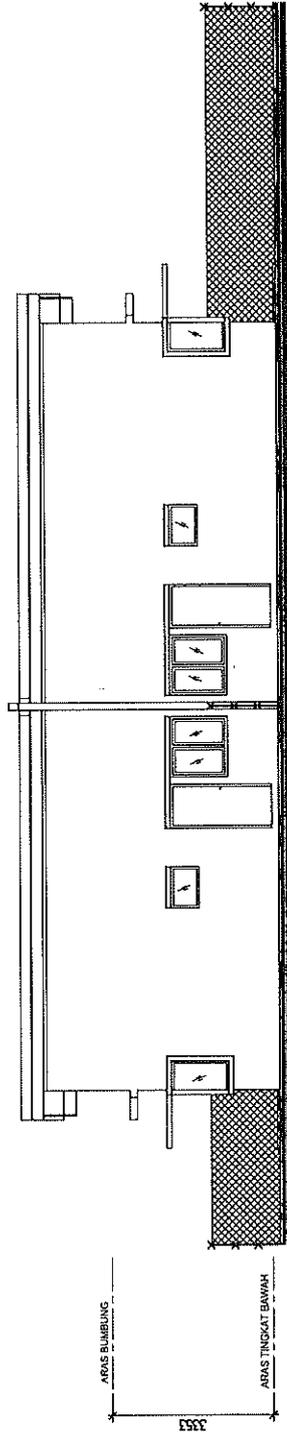


PELAN ARAS TINGKAT BAWAH
 LOT 115726

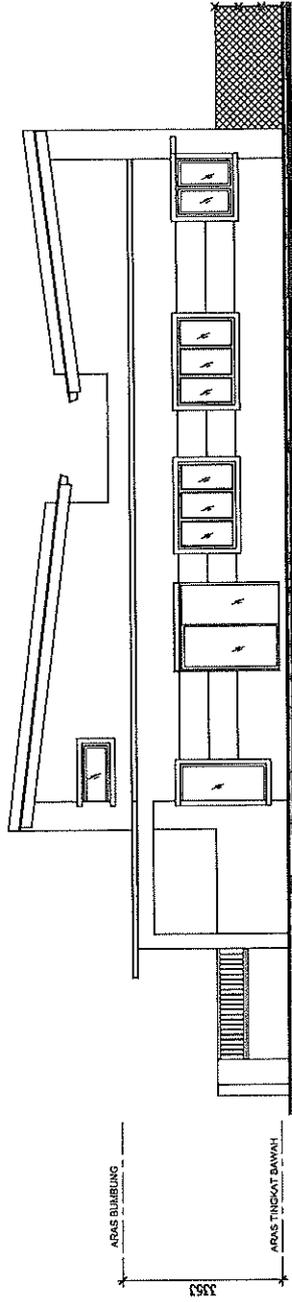
LOT 115735



PANDANGAN HADAPAN
LOT 115736

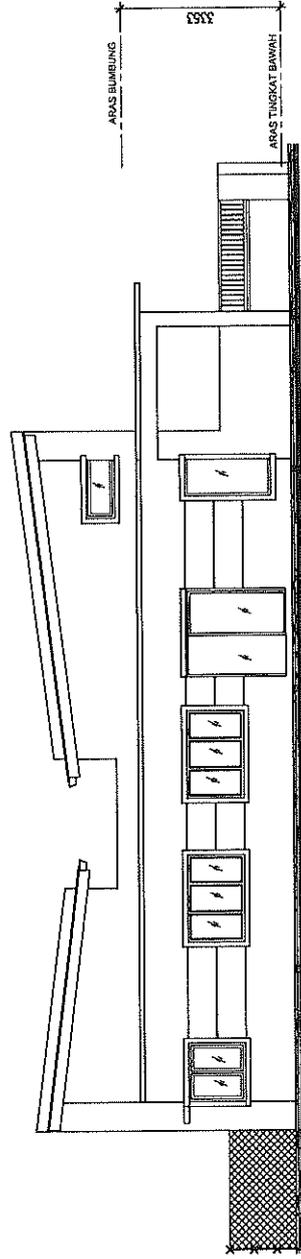


PANDANGAN BELAKANG
LOT 115736



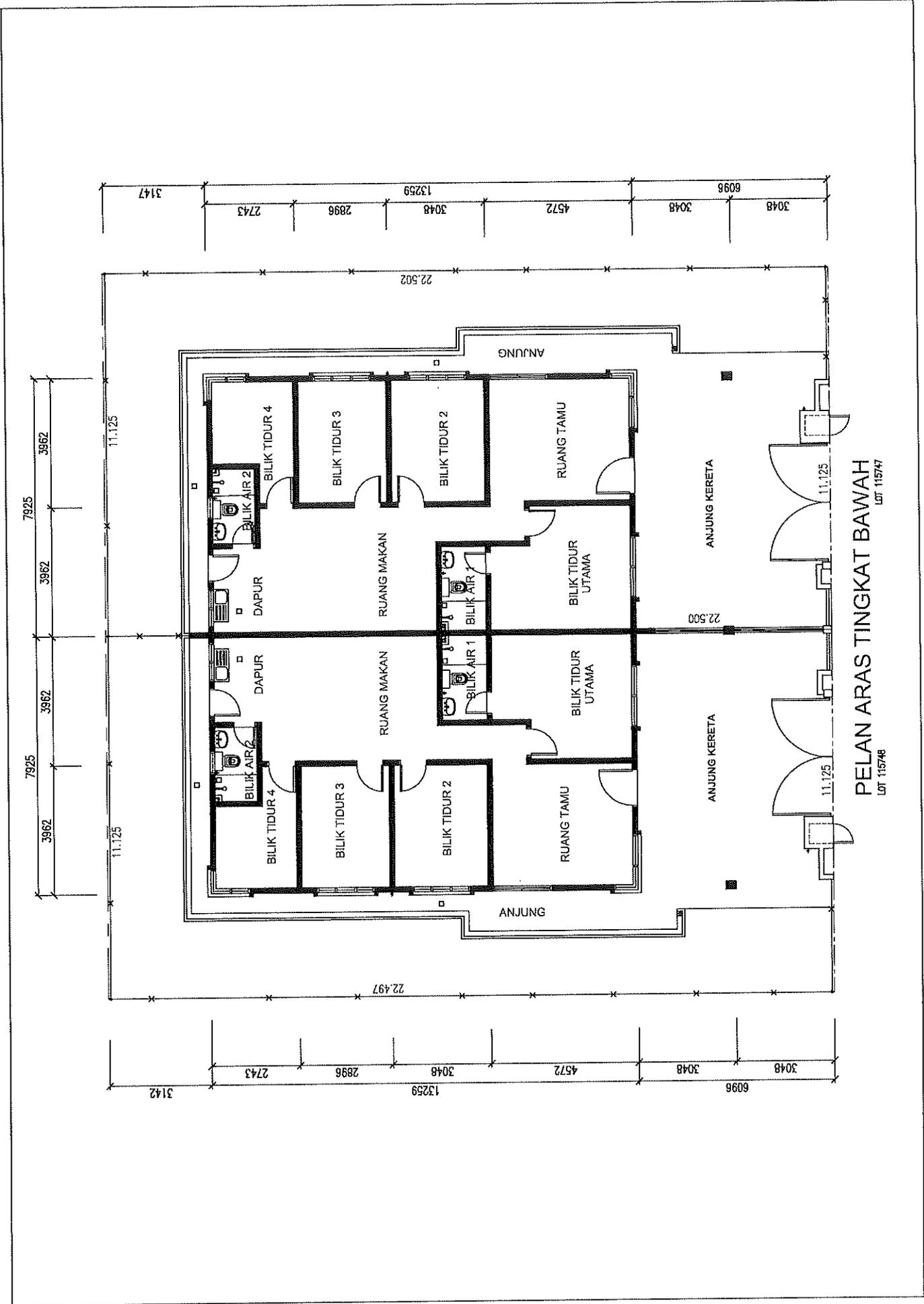
PANDANGAN SISI KANAN

LOT 115735



PANDANGAN SISI KIRI

LOT 115735



PELAN ARAS TINGKAT BAWAH
 LOT 115748

LOT 115747

3048 6096 3048 4572 3048 13259 2896 2743 3147

22.502

11.125

7925

3962

3962

3962

3962

3962

11.125

22.497

3048 6096 3048 4572 3048 13259 2896 2743 3142

22.500

11.125

11.125

ANJUNG

ANJUNG

ANJUNG KERETA

ANJUNG KERETA

RUANG TAMU

RUANG TAMU

RUANG TAMU

RUANG TAMU

BILIK TIDUR 2

BILIK TIDUR 2

BILIK TIDUR 2

BILIK TIDUR 2

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BILIK TIDUR 3

BILIK TIDUR 3

BILIK TIDUR 3

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BILIK TIDUR 4

BILIK TIDUR 4

BILIK AIR 2

BILIK AIR 2

BILIK AIR 2

BILIK AIR 2

RUANG MAKAN

RUANG MAKAN

RUANG MAKAN

RUANG MAKAN

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DAPUR

DAPUR

DAPUR

BILIK AIR 1

BILIK AIR 1

BILIK AIR 1

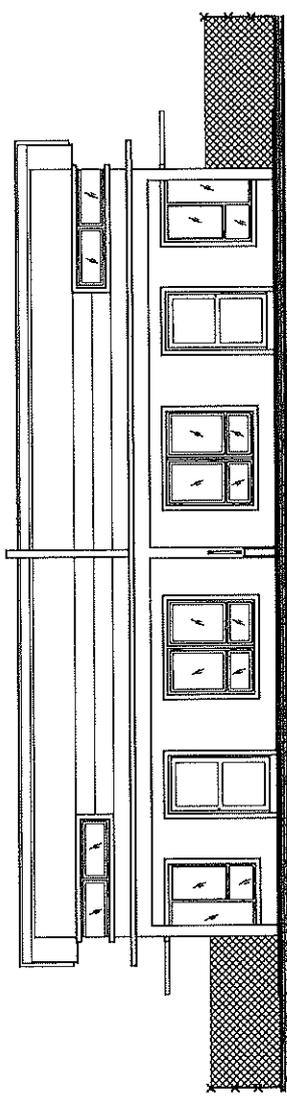
BILIK AIR 1

BILIK TIDUR UTAMA

BILIK TIDUR UTAMA

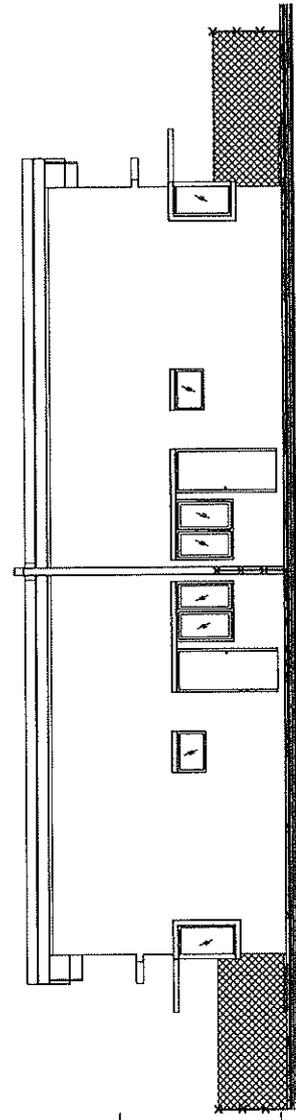
BILIK TIDUR UTAMA

BILIK TIDUR UTAMA



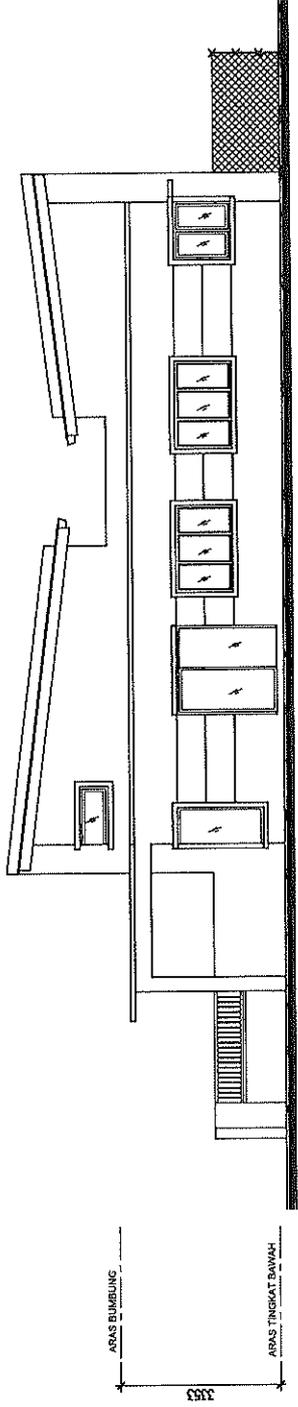
PANDANGAN HADAPAN
LOT 115748

ARAS BUNBUNG
3353
ARAS TINGKAT BAWAH

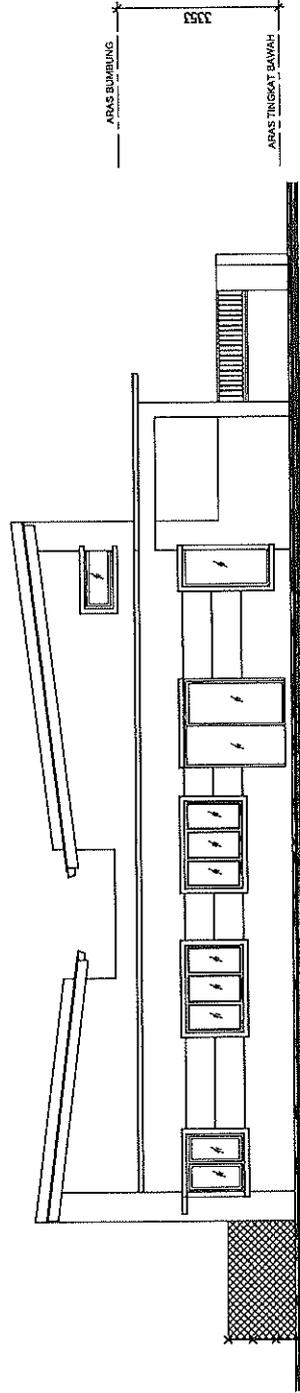


PANDANGAN BELAKANG
LOT 115748

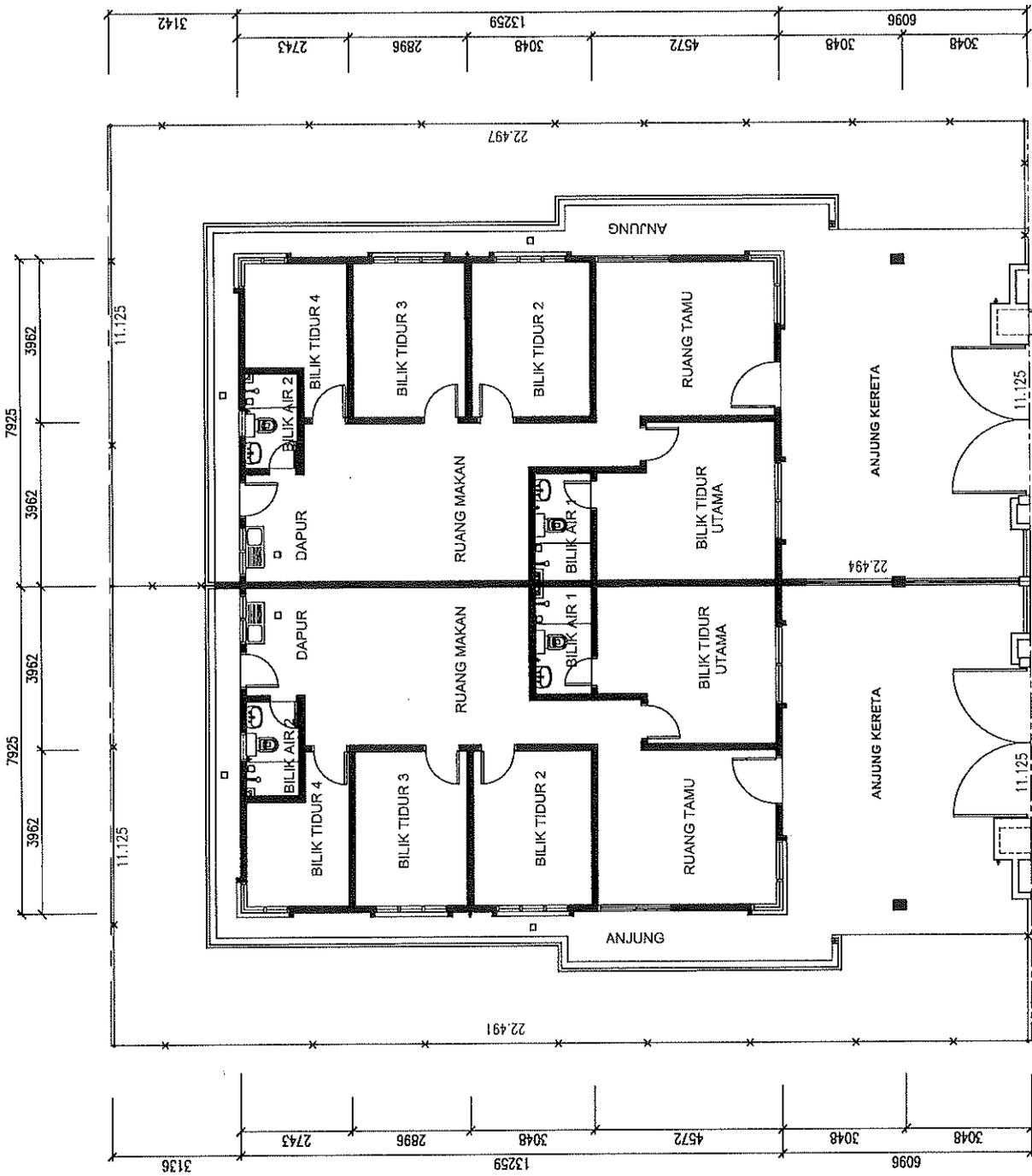
ARAS BUNBUNG
3353
ARAS TINGKAT BAWAH



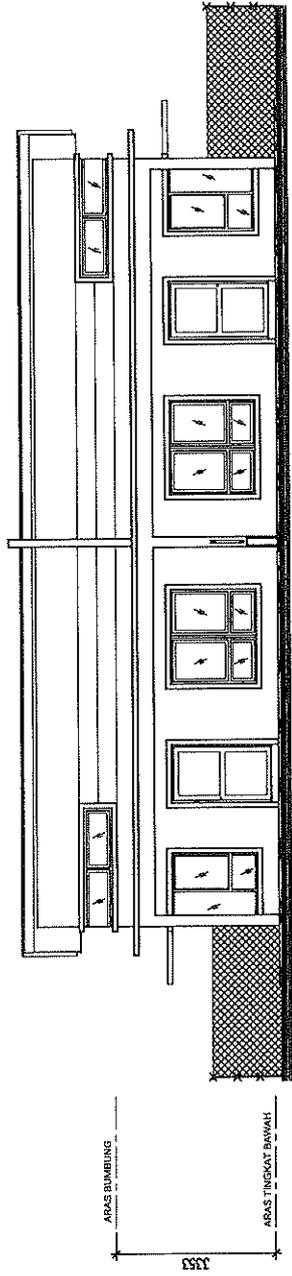
PANDANGAN SISI KANAN
LOT 115747



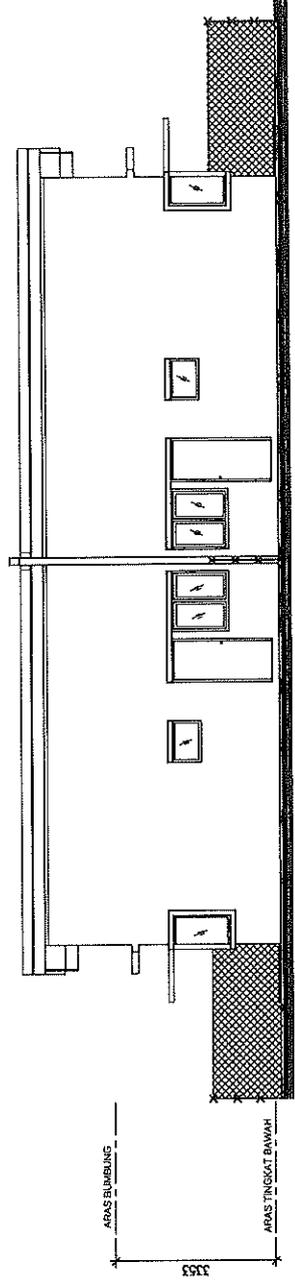
PANDANGAN SISI KIRI
LOT 115748



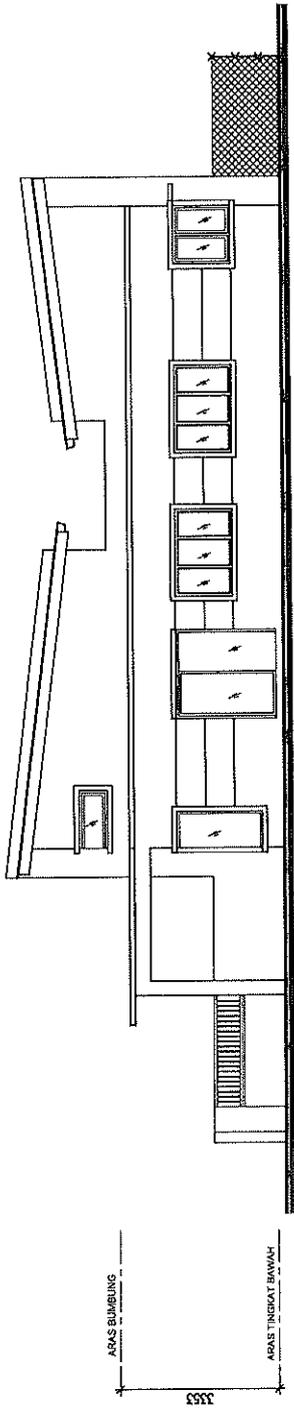
PELAN ARAS TINGKAT BAWAH
 LOT 115750
 LOT 115748



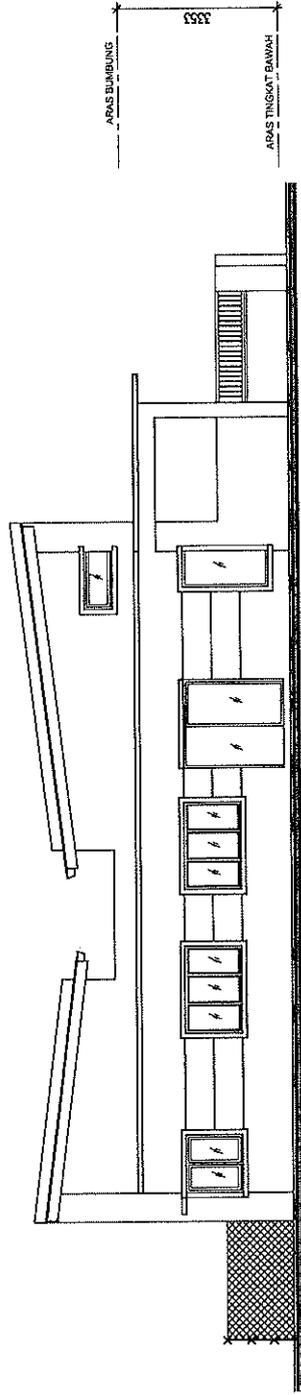
PANDANGAN HADAPAN
LOT 115750
LOT 115749



PANDANGAN BELAKANG
LOT 115749
LOT 115750



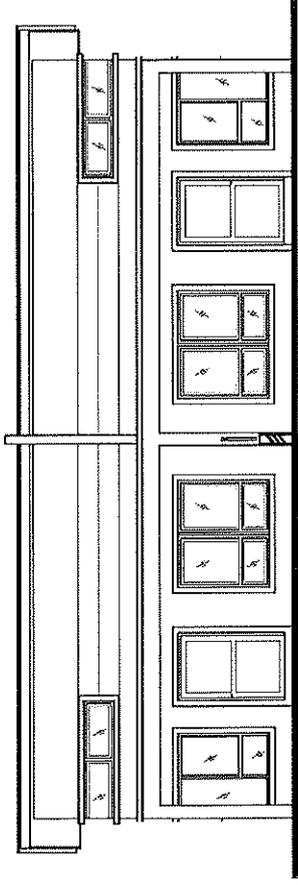
PANDANGAN SISI KANAN
LOT 115749



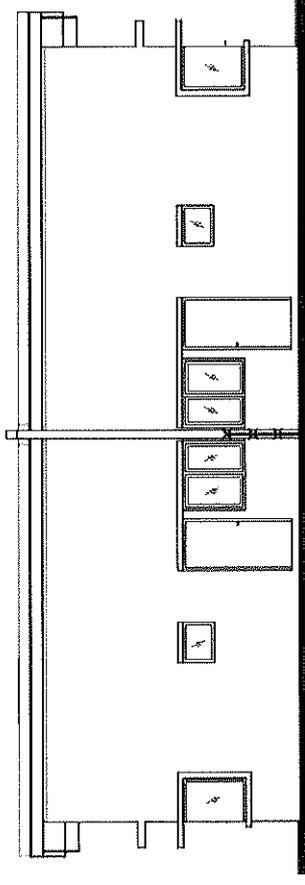
PANDANGAN SISI KIRI
LOT 115750

BROSUR

TAMAN BAYU HARMONI, MUKIM SEPANG DAERAH SEPANG, SELANGOR DI ATAS LOT 1112



PANDANGAN HADAPAN



PANDANGAN BELAKANG

24 UNIT RUMAH BERKEMBAR SATU TINGKAT (36.5' - 50.1' X 73.83' - 74') RM 425,500.00 (min) - RM 500,500.00 (mak)

PEMAJU :

CITRA BINA SDN BHD

(CO. NO. 1522462-H)

NO. 34, JALAN JASMIN 6,
BANDAR BOTANIC,
41200 KLANG, SELANGOR.

(T) 03-3324 9186

NO. LESEN PEMAJU PERUMAHAN

: 30968/02-2030/0024(N)

TEMPOH SAH LAKU

: DARI 13/02/2025 HINGGA 12/02/2030

NO. PERMIT IKLAN DAN JUALAN

: XXXX/XX-XXXX/XXXX(X)

TEMPOH SAH LAKU

: DARI XX/XX/XXXX HINGGA XX/XX/XXXX

JENIS PEGANGAN TANAH

: TANAH SIMPANAN MELAYU

JENIS HAKMILIK TANAH

: GERAN UNTUK SELAMA-LAMANYA

SEKATAN-SEKATAN KEPENTINGAN

: TIADA

BEBANAN TANAH

: TIADA

TARIKH JANGKA SIAP

: JULAI 2027

PELAN BANGUNAN

: PIHAK BERKUASA MELULUS :

MAJLIS PERBANDARAN SEPANG

NO. RUJUKAN PELAN BANGUNAN

: MPSEPANG 600-34/8/35

BILANGAN UNIT

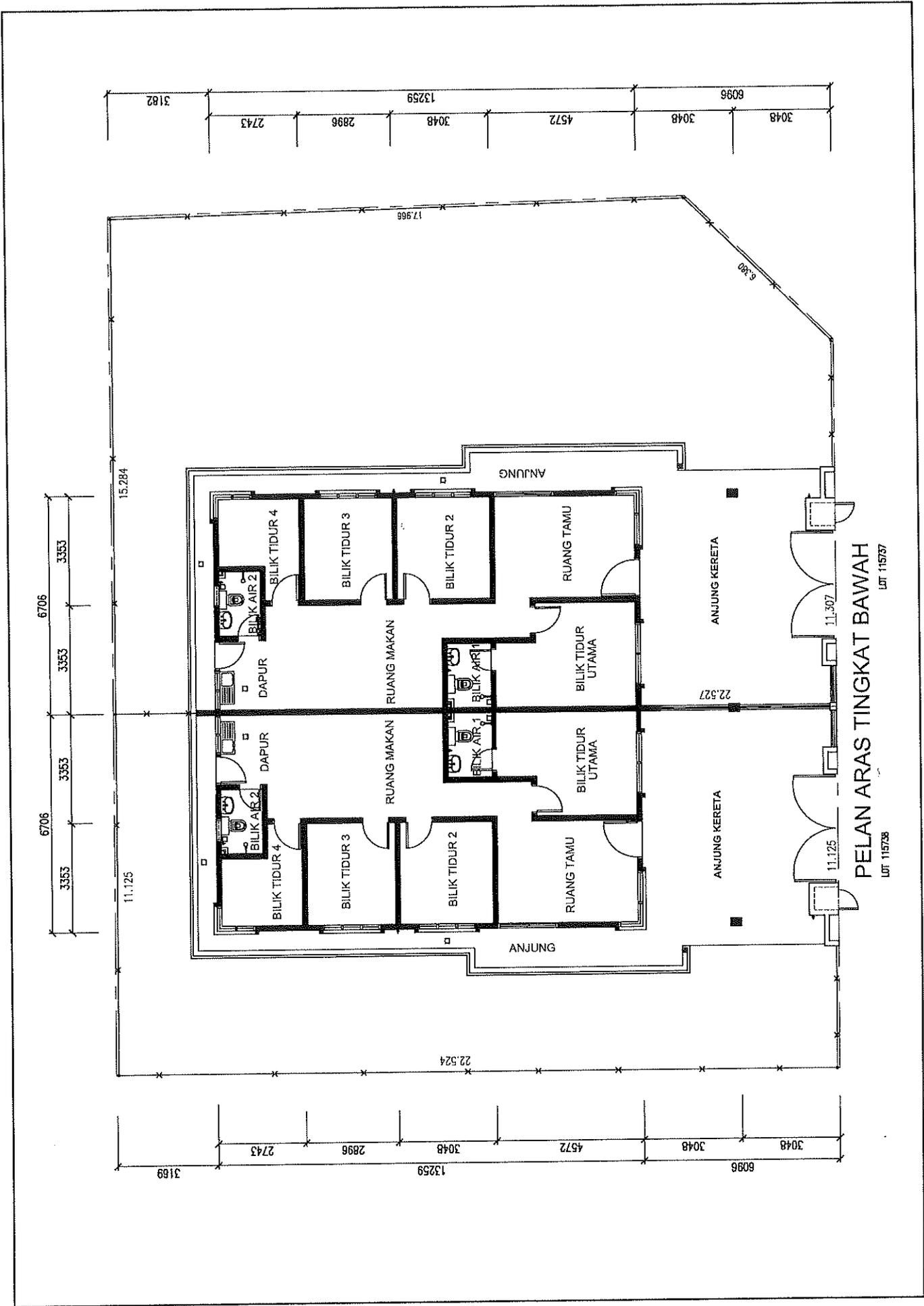
: 24 UNIT

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

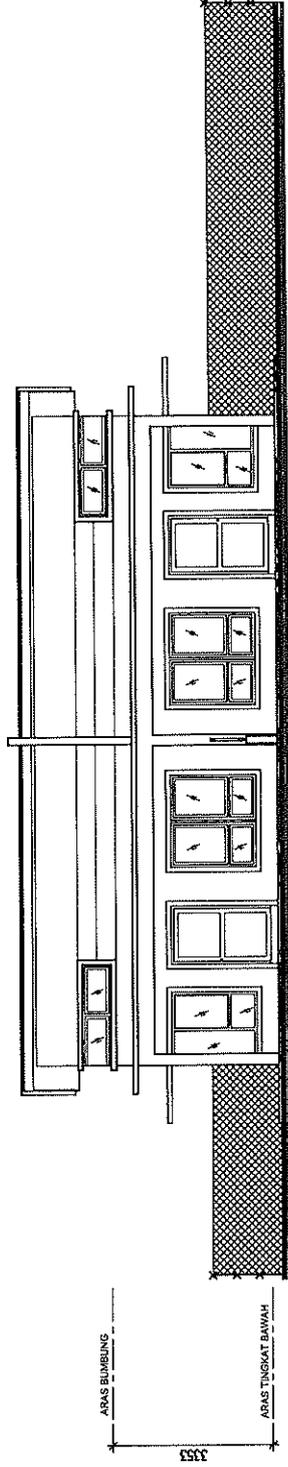
SPESIFIKASI BANGUNAN ~ LOT 1112

Rumah Berkembar Satu Tingkat (4 bilik)

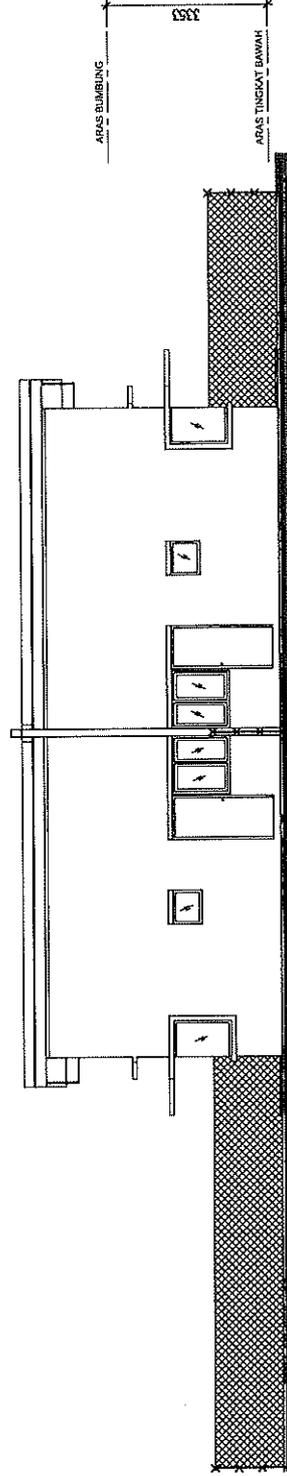
1. **STRUKTUR**
Rangka konkrit bertetulang
2. **DINDING**
Batu-bata
3. **BUMBUNG**
Kekuda besi "Metal Roofing"
4. **SILING**
Plaster Siling " Skim coat"
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Dapur : Jubin seramik
Bilik Air 1 & 2 : Jubin seramik
Bilik Tidur Utama : Jubin seramik
Bilik Tidur 2, 3 & 4 : Jubin seramik
Lain-lain kawasan : Lepatan simen
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Dapur / Bilik Air : Jubin seramik ketinggian 1500mm
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Lain-lain : Pintu Rata Papan Lapis/ PVC
8. **TINGKAP**
Lain-lain Tingkap : Tingkap Berbingkai Aluminium / Besi
9. **PASANGAN SANITARI & PLUMBING**
Bilik Air : 02 nos pancur air
: 02 nos tandas duduk
: 02 nos besen tangan
Pili Air : 03 nos
Sinki Dapur : 01 nos
10. **PASANGAN ELEKTRIK**
Suis Lampu : 10 nos
Suis 13 Amps : 08 nos
Suis Kipas : 01 nos
Suis Telefon : 01 nos
Suis TV : 01 nos
11. **PAGAR**
Hadapan : 3' Tembok Batu berserta 2' pagar besi
Belakang : Pagar dawai rangkai setinggi 5'0" bersalut PVC dengan pintu besi



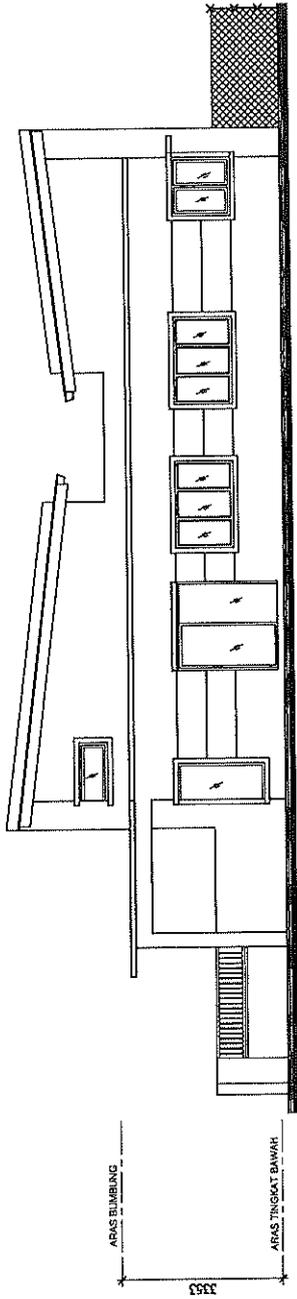
PELAN ARAS TINGKAT BAWAH
 LOT 115738
 LOT 115737



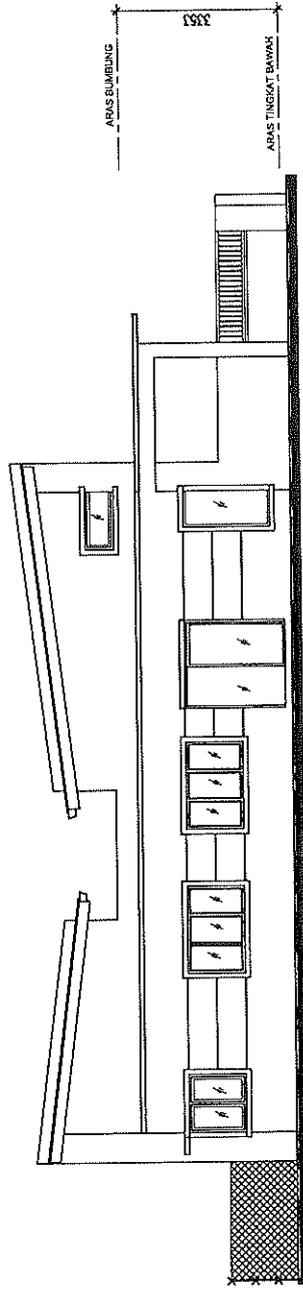
PANDANGAN HADAPAN
LOT 115737



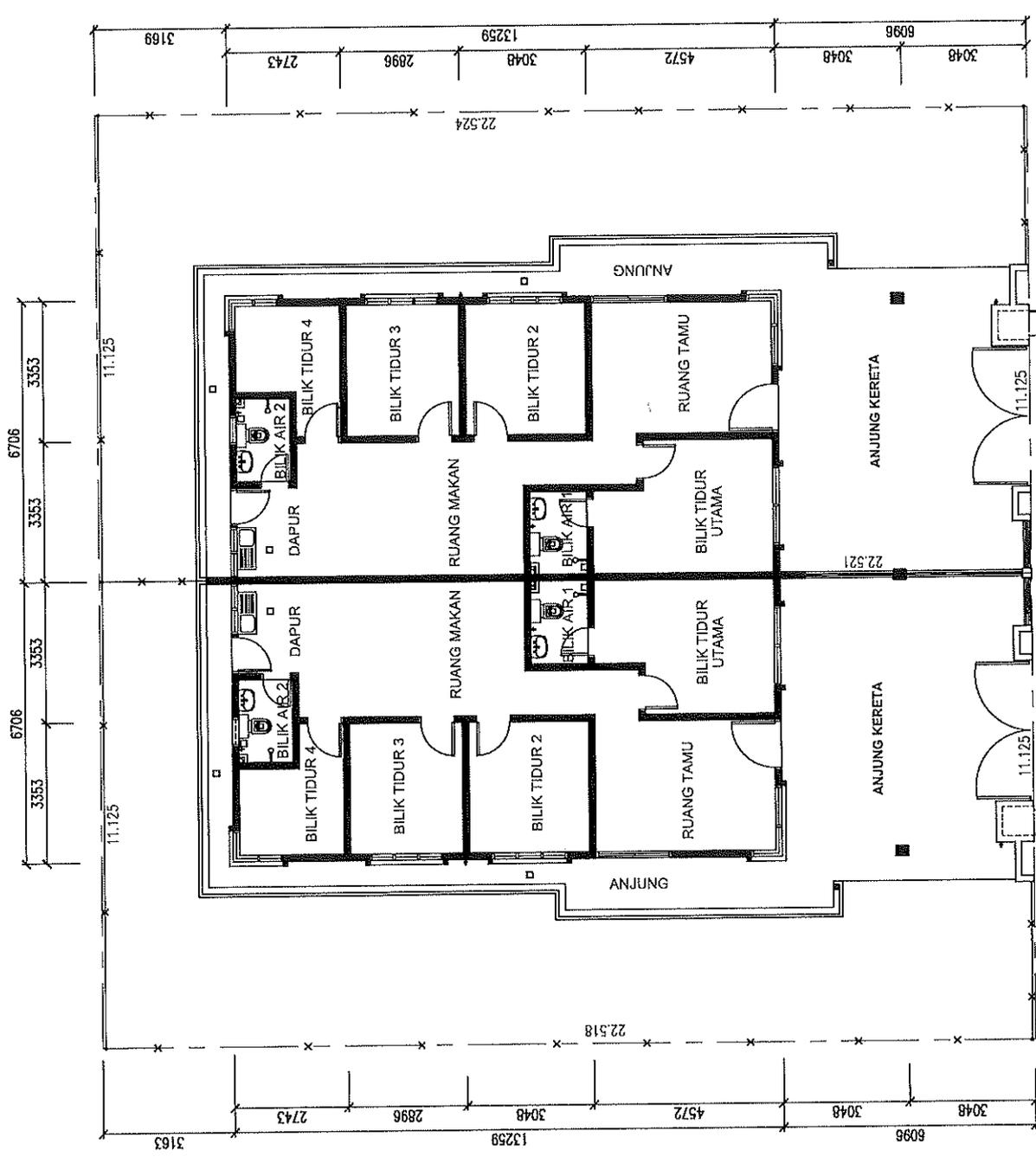
PANDANGAN BELAKANG
LOT 115738



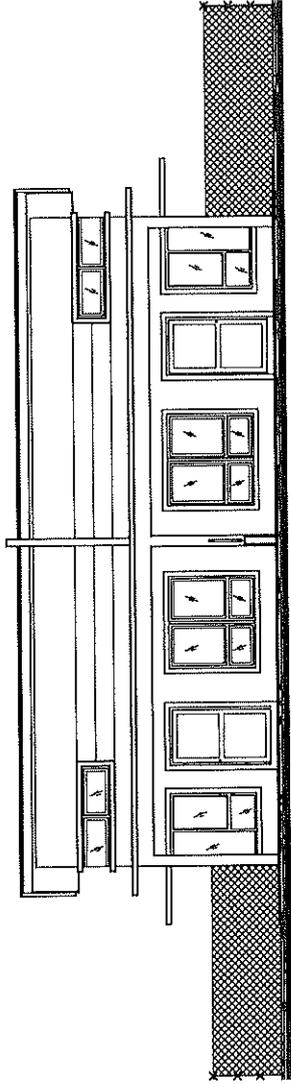
PANDANGAN SISI KANAN
LOT 115737



PANDANGAN SISI KIRI
LOT 115738

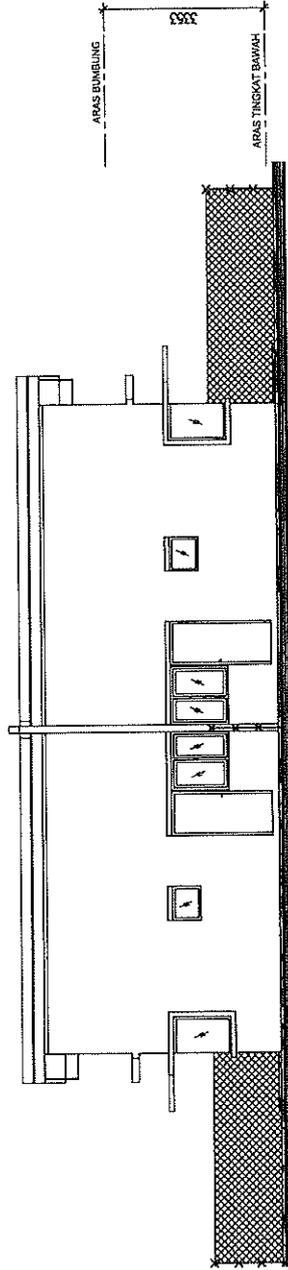


PELAN ARAS TINGKAT BAWAH
 LOT 115740
 LOT 115739



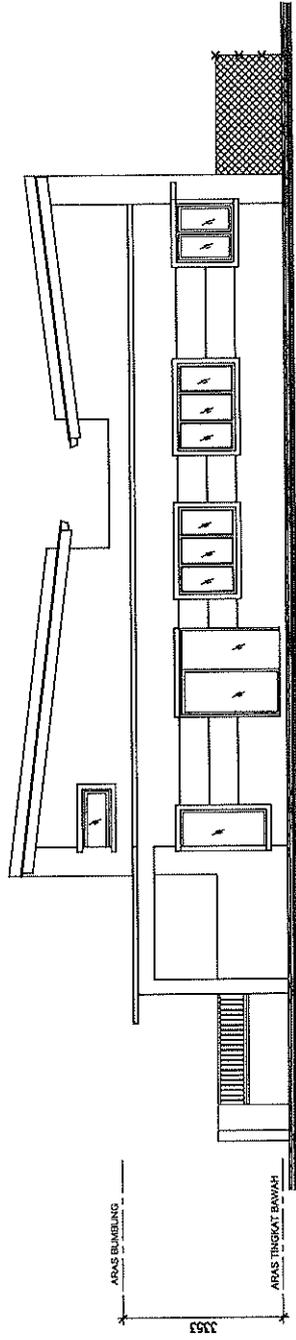
ARAS BUMBUNG
1353
ARAS TINGKAT BAWAH

PANDANGAN HADAPAN
LOT 115740

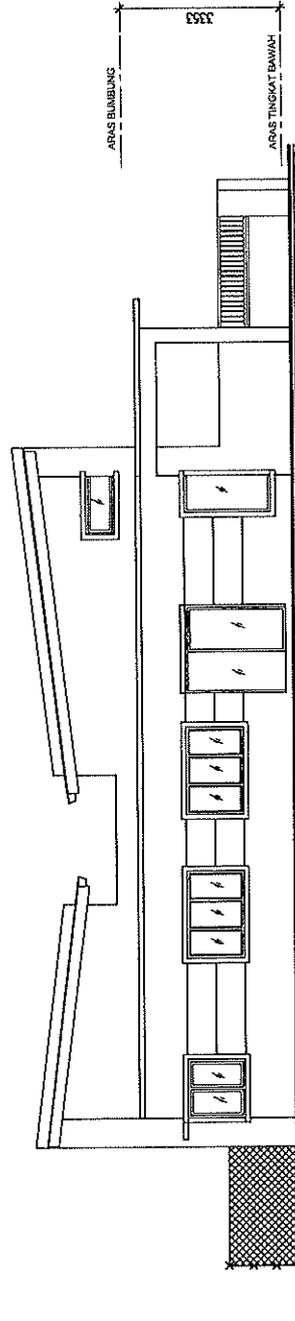


ARAS BUMBUNG
3353
ARAS TINGKAT BAWAH

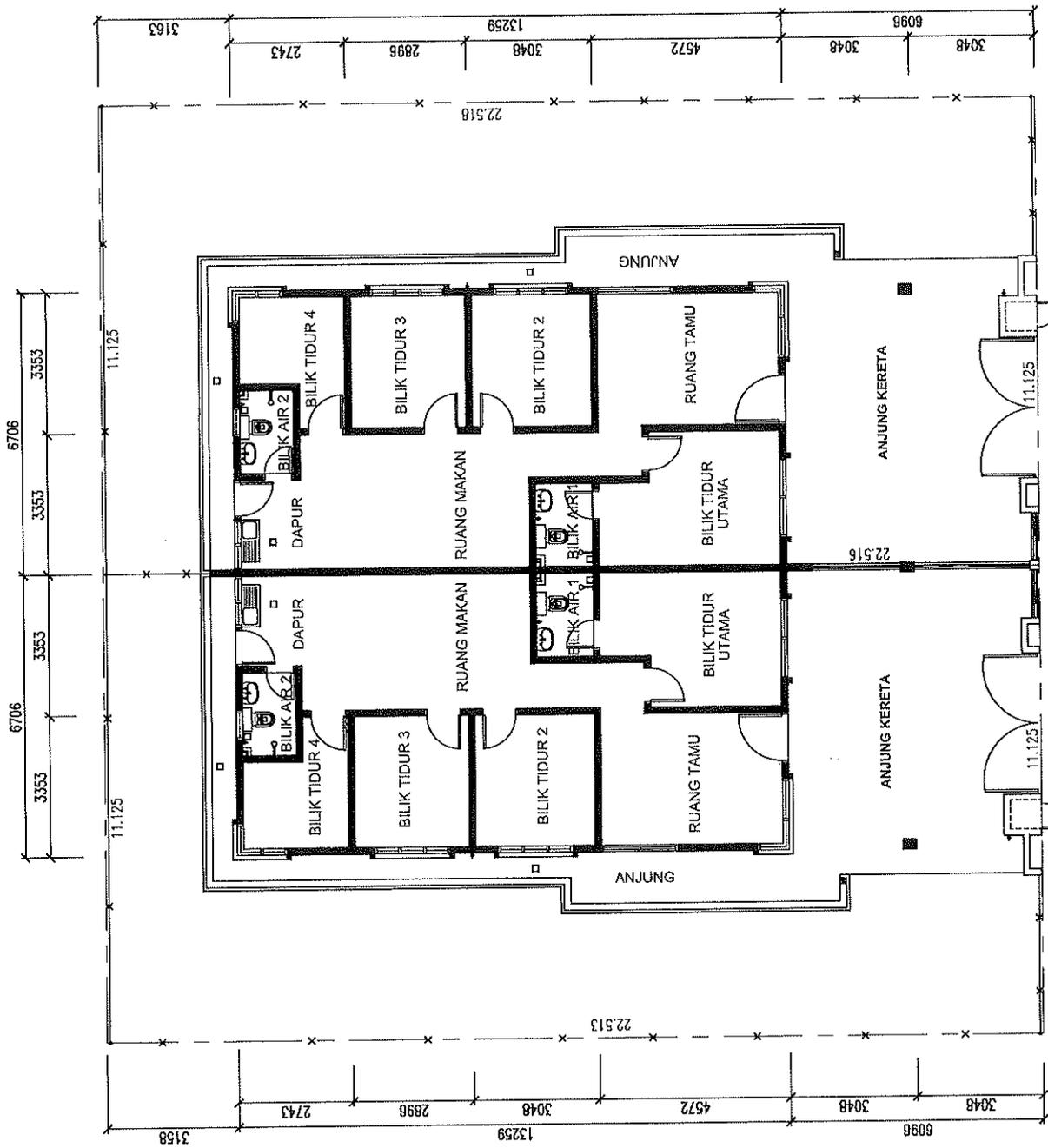
PANDANGAN BELAKANG
LOT 115739



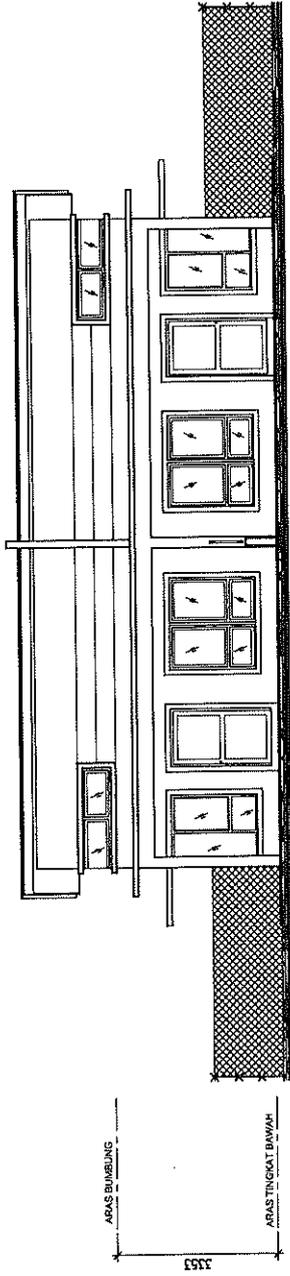
PANDANGAN SISI KANAN
LOT 115735



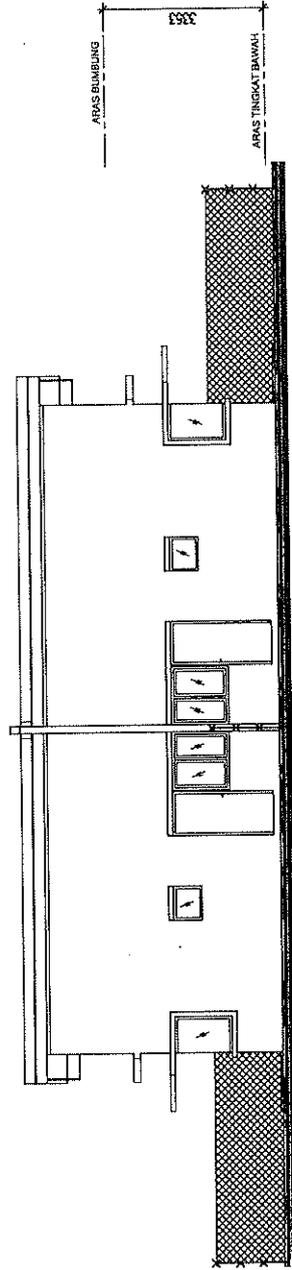
PANDANGAN SISI KIRI
LOT 115740



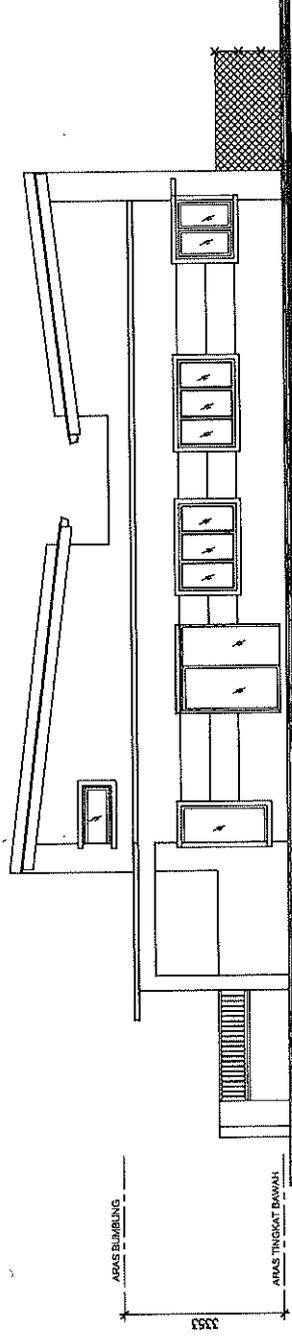
PELAN ARAS TINGKAT BAWAH
 LOT 115742
 LOT 115741



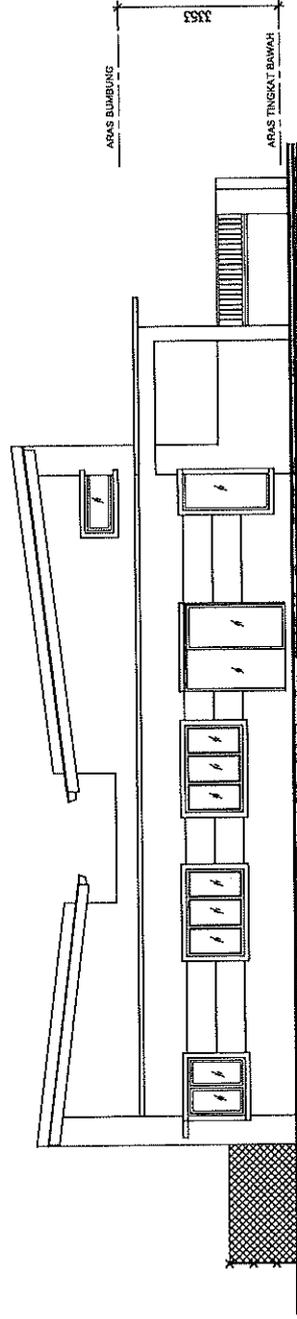
PANDANGAN HADAPAN
LOT 115741



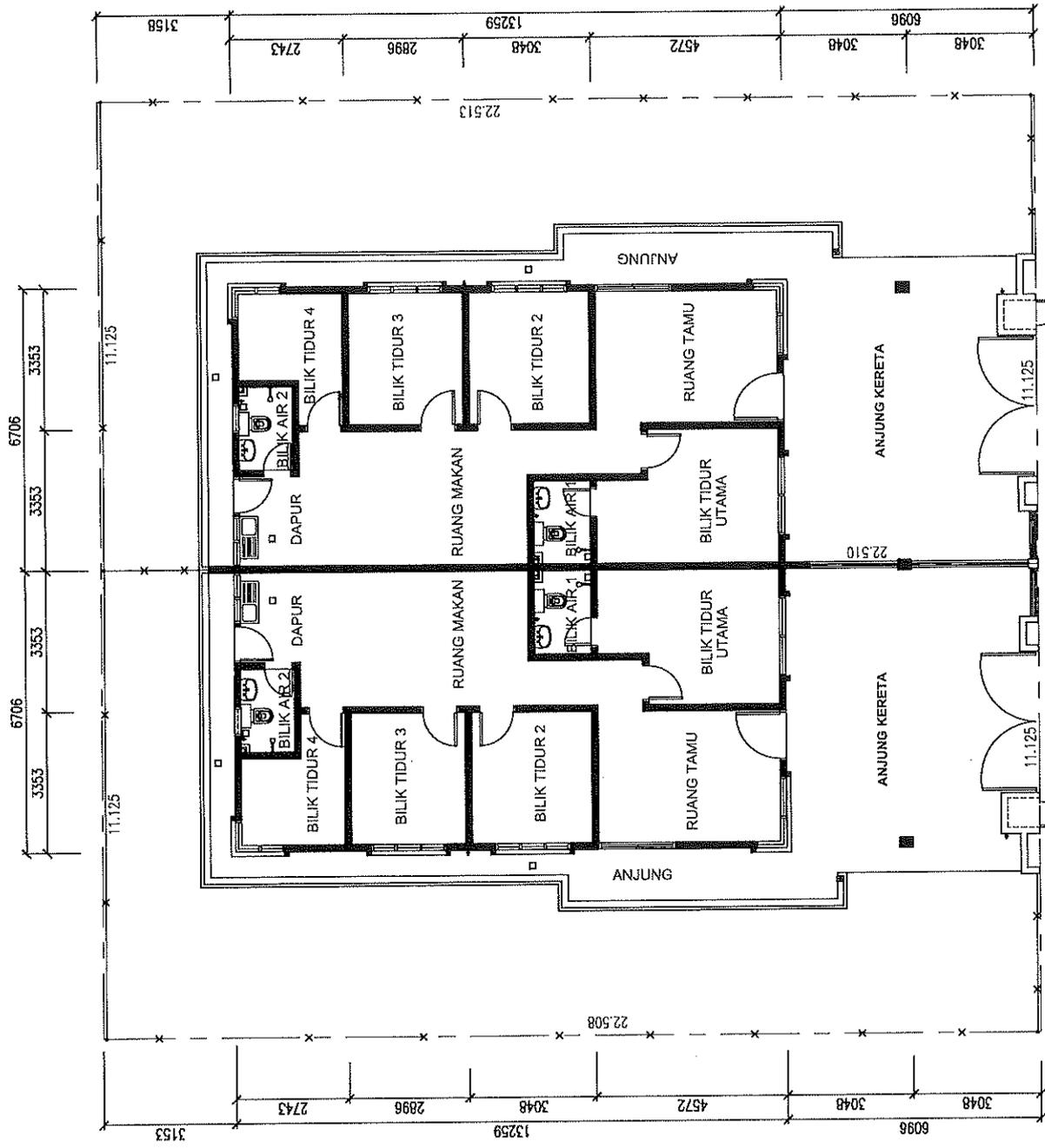
PANDANGAN BELAKANG
LOT 115741



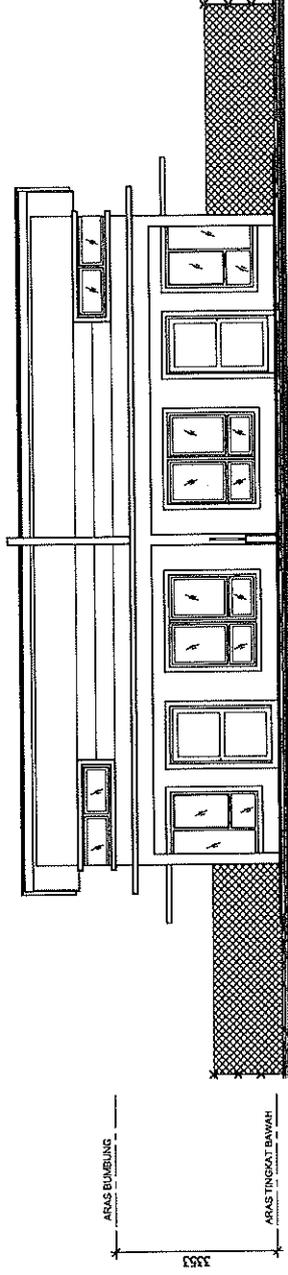
PANDANGAN SISI KANAN
LOT 115741



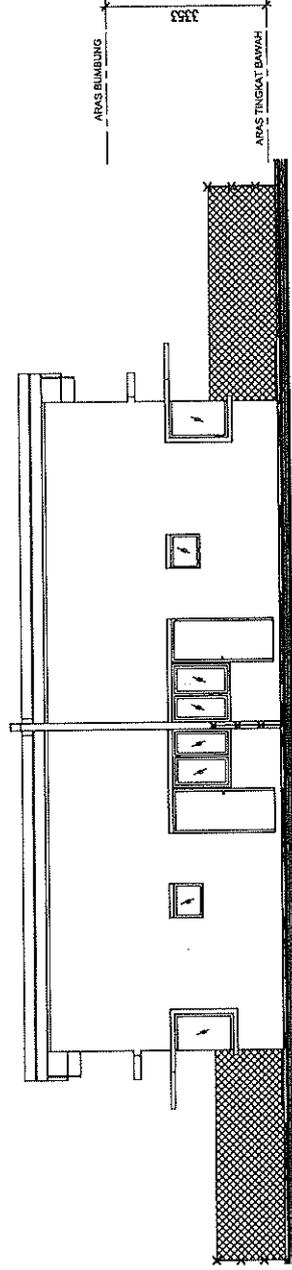
PANDANGAN SISI KIRI
LOT 115742



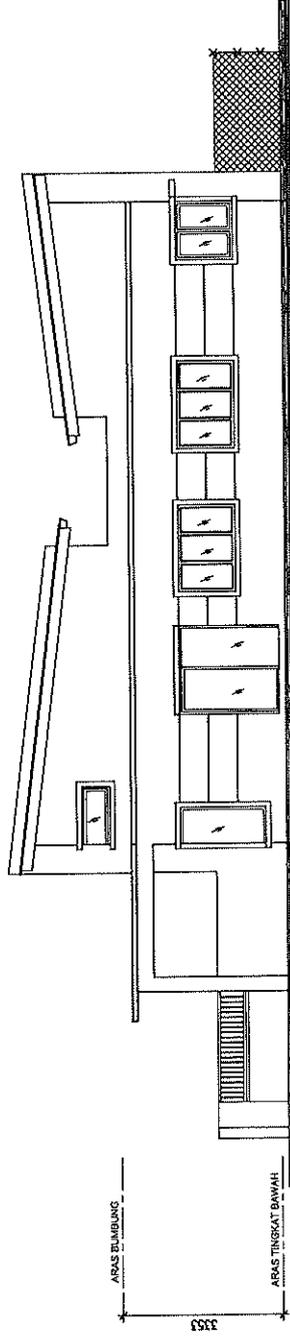
PELAN ARAS TINGKAT BAWAH
 LOT 11574
 LOT 11575



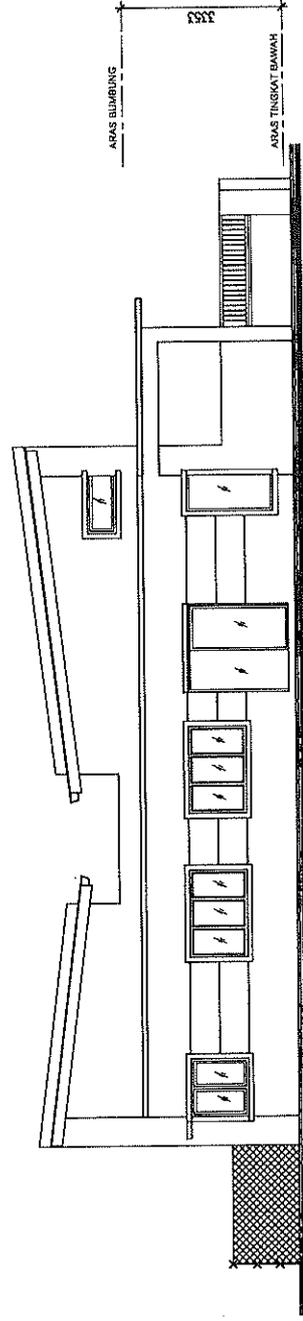
PANDANGAN HADAPAN
LOT 115743



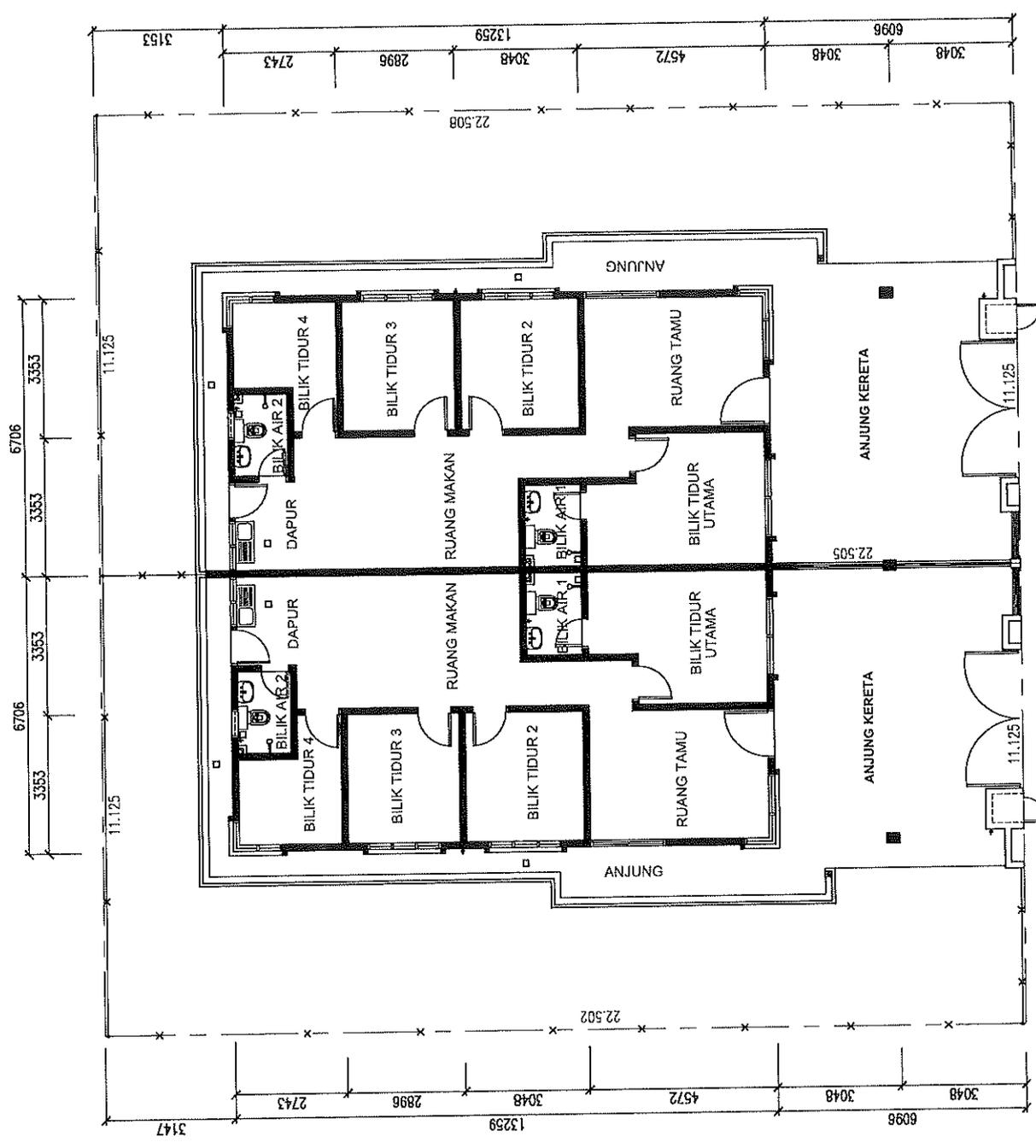
PANDANGAN BELAKANG
LOT 115743



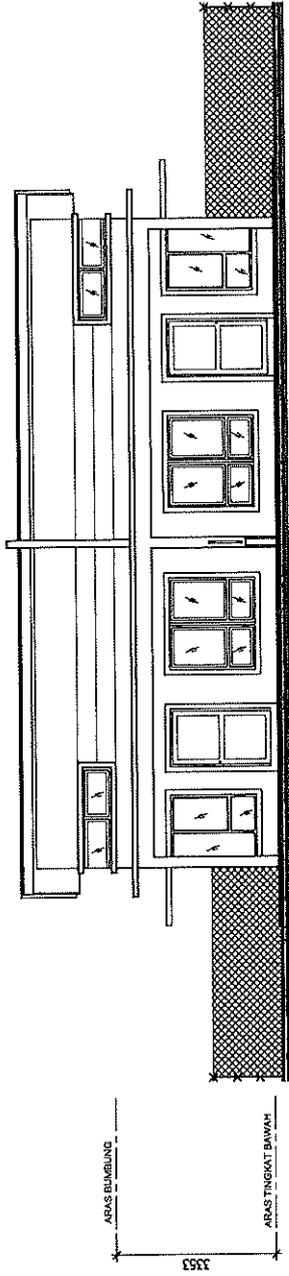
PANDANGAN SISI KANAN
LOT 115745



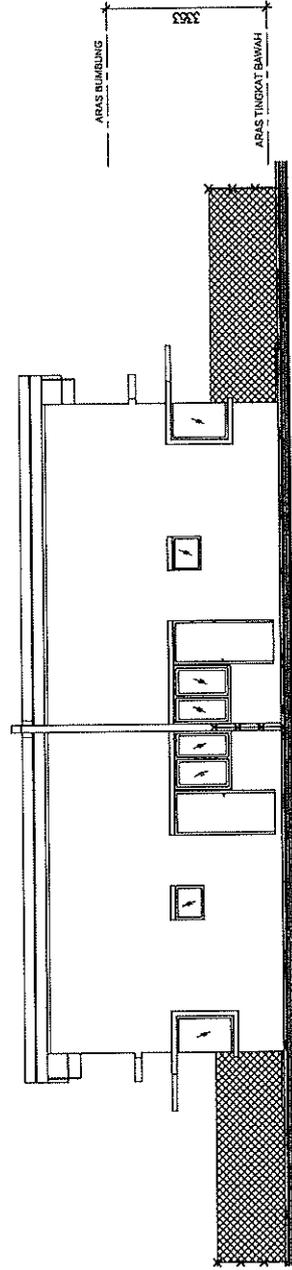
PANDANGAN SISI KIRI
LOT 115744



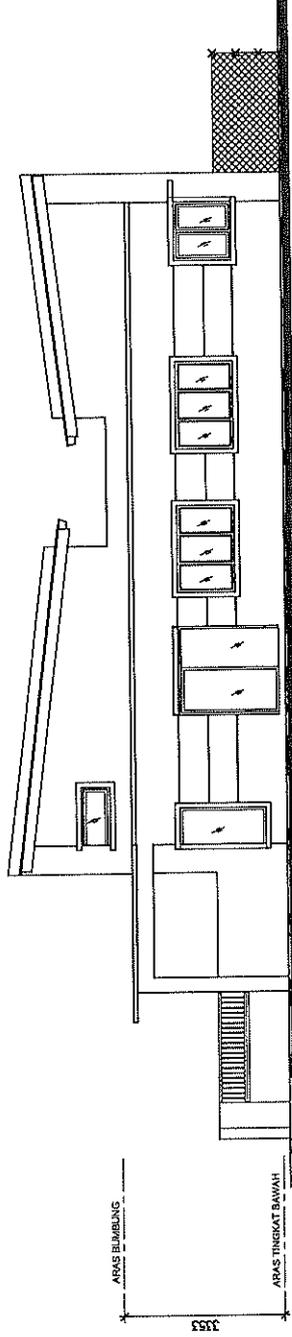
PELAN ARAS TINGKAT BAWAH
 LOT 115745
 LOT 115746



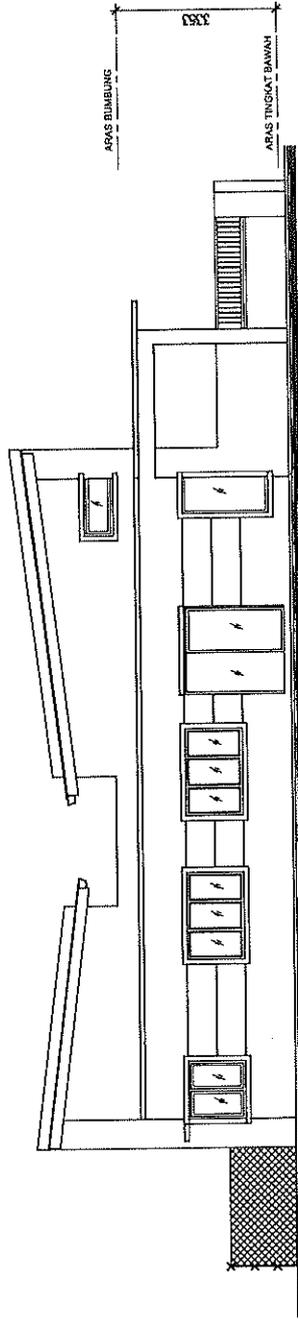
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LOT 115746



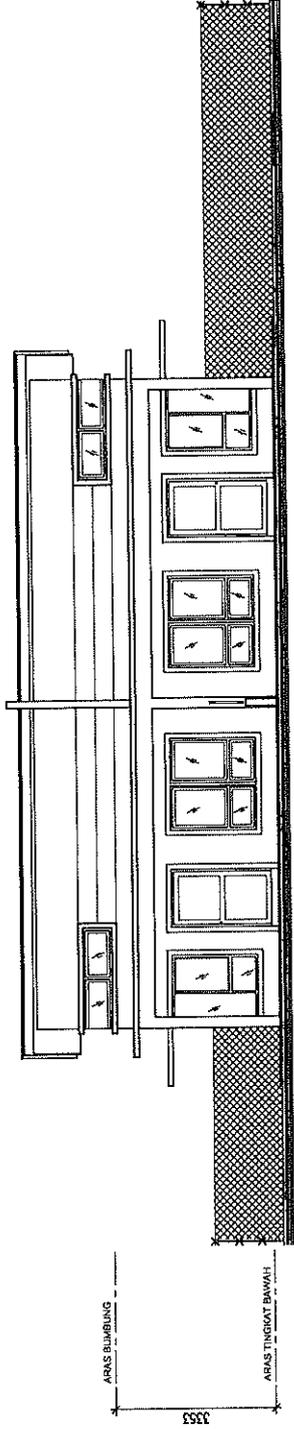
PANDANGAN BELAKANG
LOT 115746



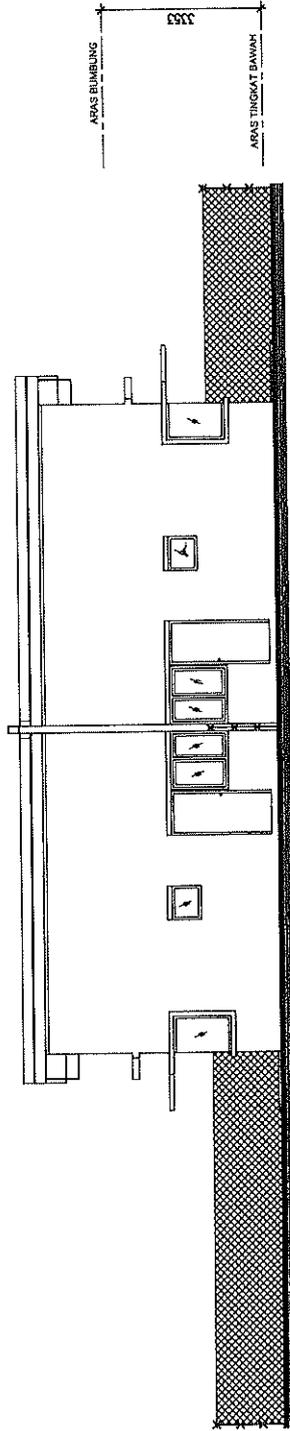
PANDANGAN SISI KANAN
LOT 115745



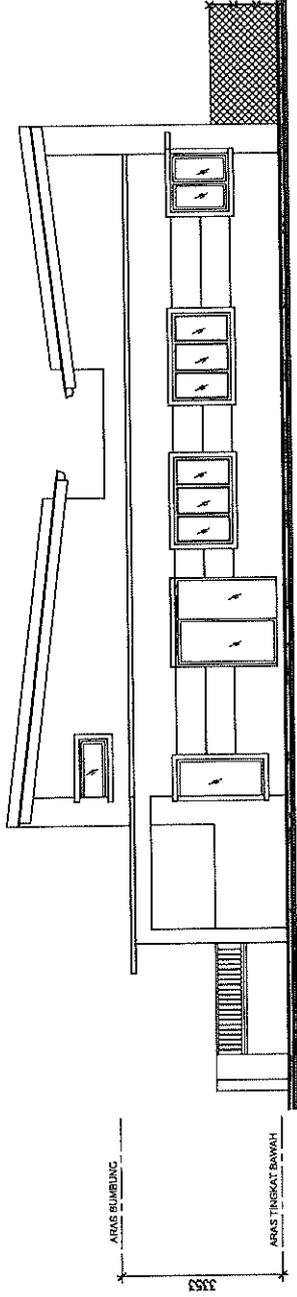
PANDANGAN SISI KIRI
LOT 115746



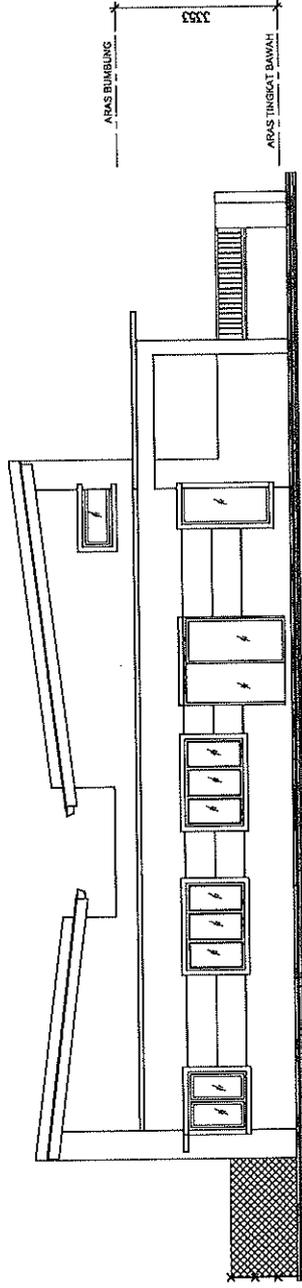
PANDANGAN HADAPAN
LOT 115722
LOT 115721



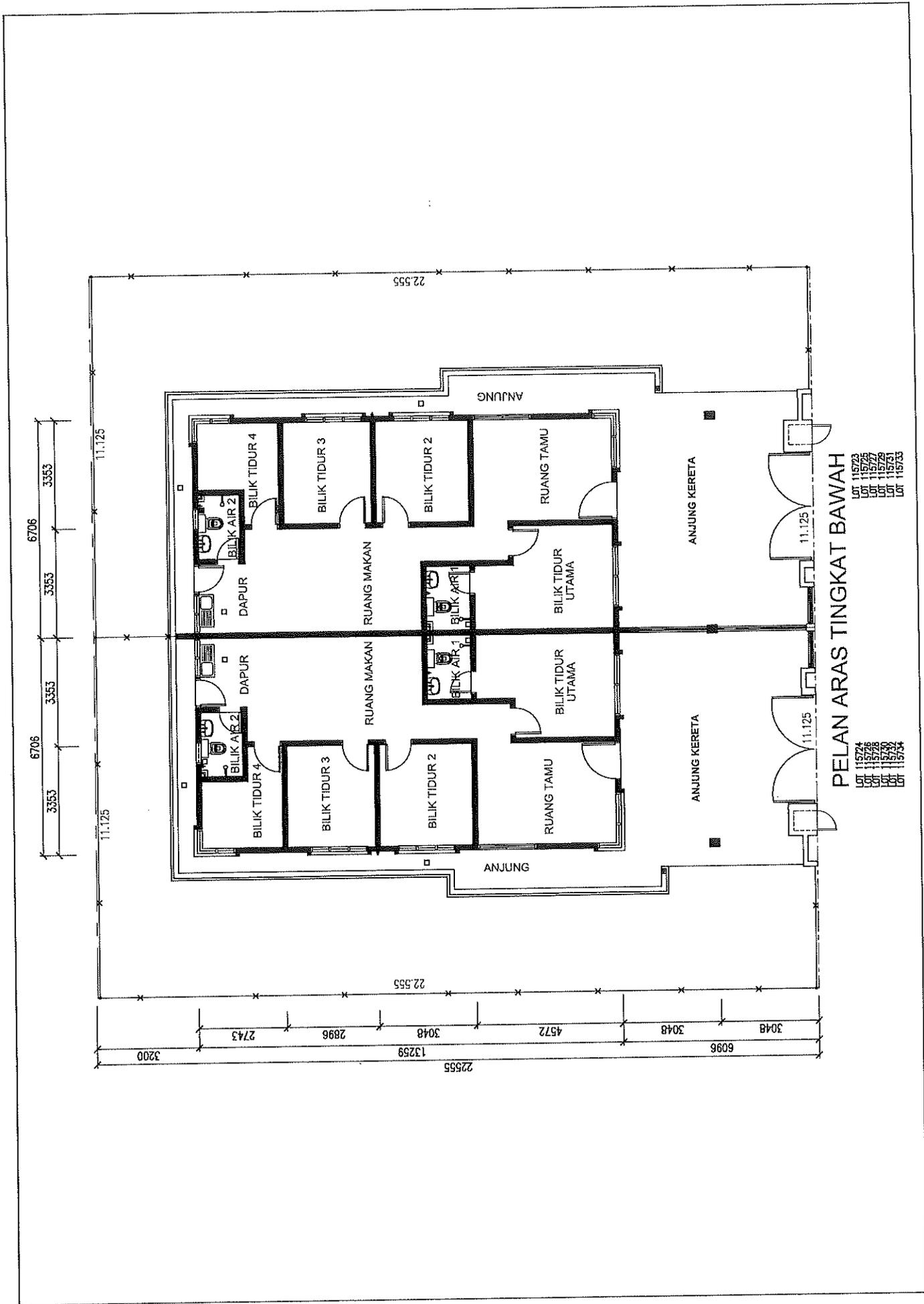
PANDANGAN BELAKANG
LOT 115721
LOT 115722



PANDANGAN SISI KANAN
LOT 115721



PANDANGAN SISI KIRI
LOT 115722



PELAN ARAS TINGKAT BAWAH

- LOT 115723
- LOT 115725
- LOT 115727
- LOT 115729
- LOT 115731
- LOT 115733

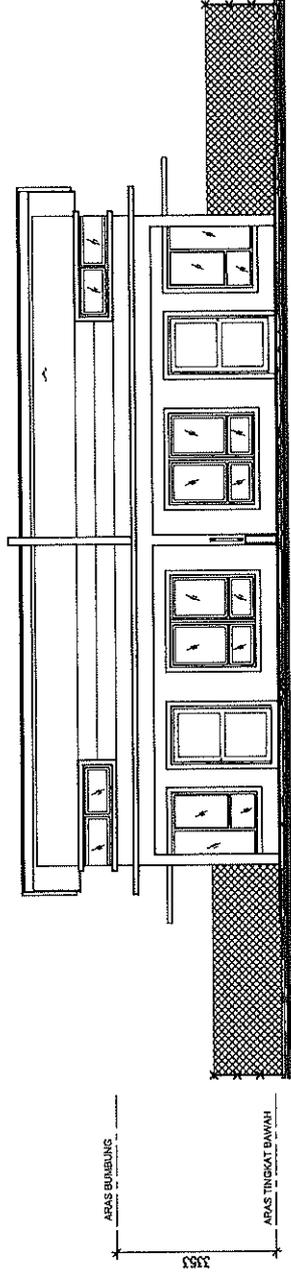
- LOT 115724
- LOT 115726
- LOT 115728
- LOT 115730
- LOT 115732
- LOT 115734

Overall dimensions: 6706 (width), 22555 (length), 3200 (depth).

Unit dimensions: 11.125 (width), 22.555 (length).

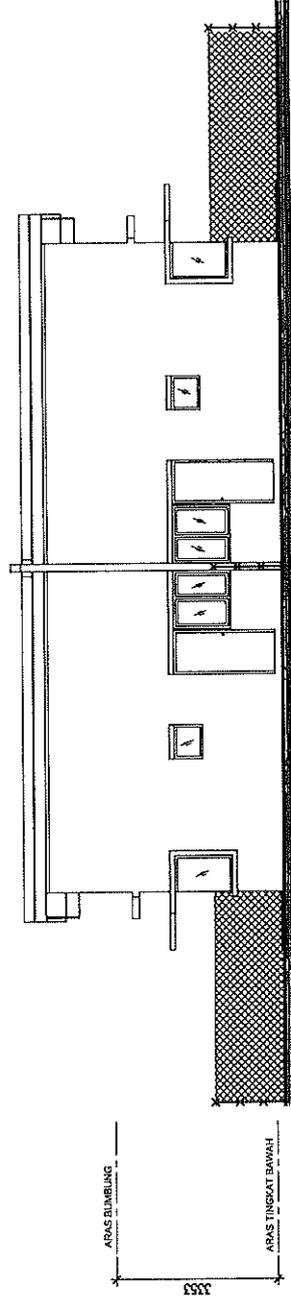
Room dimensions (from left to right): 3200, 13259, 4572, 3048, 6096, 3048, 3048.

Room dimensions (from top to bottom): 2743, 2896, 3048, 4572, 3048, 3048.



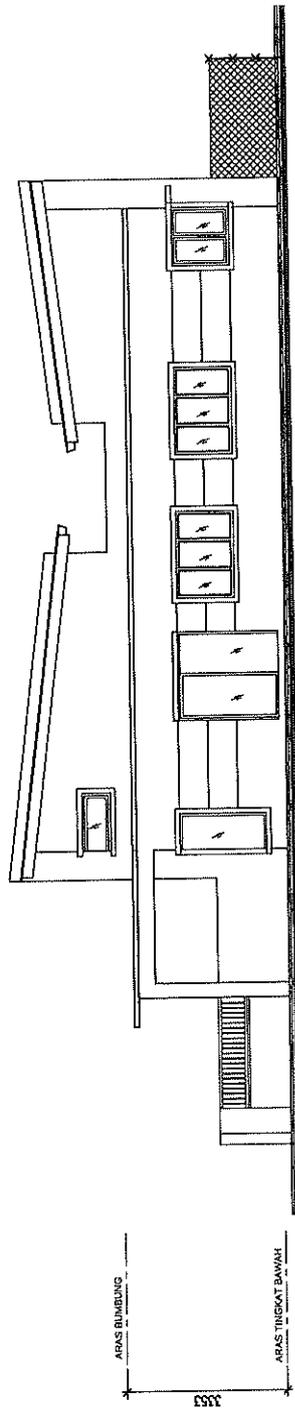
PANDANGAN HADAPAN

LOT 115723
 LOT 115725
 LOT 115727
 LOT 115729
 LOT 115731
 LOT 115733



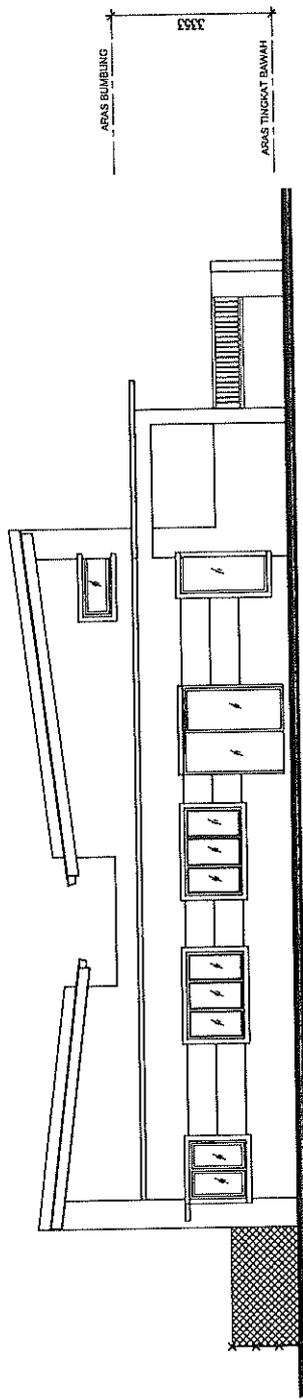
PANDANGAN BELAKANG

LOT 115723
 LOT 115725
 LOT 115727
 LOT 115729
 LOT 115731
 LOT 115733



PANDANGAN SISI KANAN

- LOT 115723
- LOT 115725
- LOT 115727
- LOT 115729
- LOT 115731
- LOT 115733



PANDANGAN SISI KIRI

- LOT 115724
- LOT 115726
- LOT 115728
- LOT 115730
- LOT 115732
- LOT 115734