

RESIDENSI ARA MELATI

KUALA LUMPUR

RM 299,960



JABATAN PERDANA MENTERI
JABATAN WILAYAH PERSEKUTUAN



NAMA PEMAJU:

MENANG SEJAHTERA SDN BHD

NO.18-1, JALAN RADIN BAGUS 3, BANDAR
SRI PETALING, 57000 KUALA LUMPUR

T: 03 – 9055 9558

E: menangsejahterasdnbhd@gmail.com

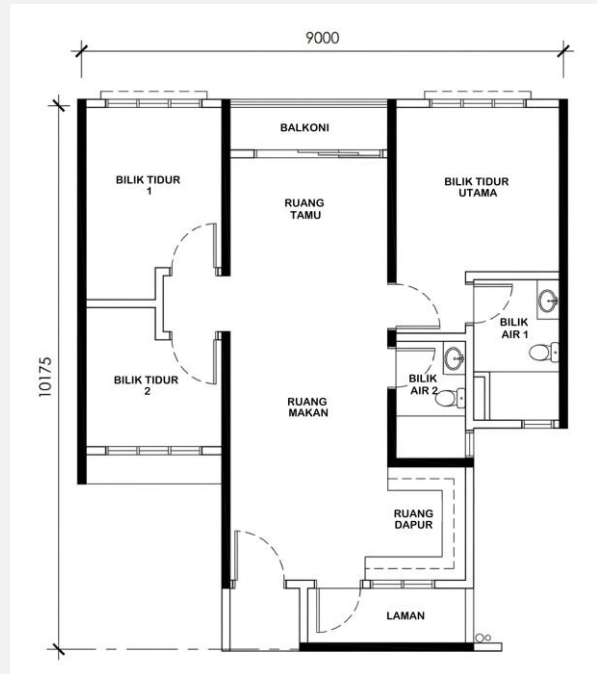
Umum	
Struktur	Konkrit Bertetulang
Dinding	Konkrit Bertetulang / Dinding Bata di mana berkaitan
Bumbung	Secara amnya Bumbung Rata Konkrit Bertetulang / Dek Logam
Siling	Skim Kot dan Cat
Tingkap	Tingkap Kaca Bingkai Aluminium
Pintu	Pintu Rintangan Api / Pintu Flush / Pintu Gelongsor Kaca Bingkai Aluminium
Kelengkapan Besi	Set Kunci Berkualiti

Dalam	Secara amnya Skim Kot /
Dapur	Semen Plaster dan Cat Jubin Pilihan Ketinggian 1.5M / Skim Kot
Bilik Air	Jubin Pilihan Sehingga Paras Siling

Ruang Tamu / Makan / Dapur	Jubin
Bilik Air	Jubin
Bilik Tidur	Jubin
Balkoni	Jubin
Halaman (Yard)	Jubin
Ruang Unit Luar Air-Cond	Lepa Simen

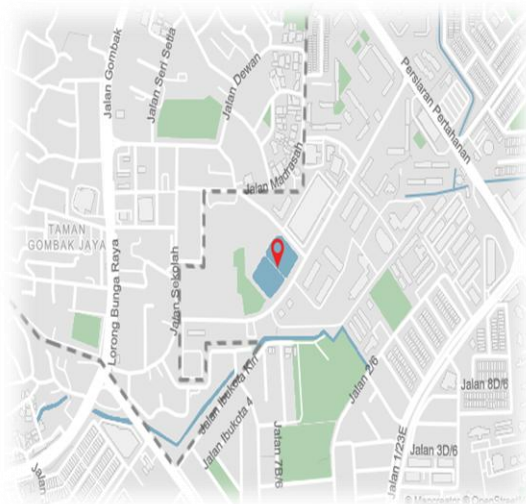
Titik Lampu	12
Titik Kipas	4
Titik Kuasa 13A	9
Soket Dinding Fiber	1
Titik MATV	1
Titik Pemanas Air	2
Titik Penghawa Dingin	2
Titik Loceng Pintu	1

Sinki & Paip	2
Mangkuk Tandas (Water Closet)	2
Set Bidet Tangan	2
Sinki Dapur & Paip	1
Paip Bib	1



3 Bilik
Tidur

2 Bilik
Air



GOOGLE



WAZE

RESIDENSI ARA MELATI | Nama Pemaju: Menang Sejahtera Sdn Bhd | Jenis Kediaman: Pangsapuri | No Lesen Pemaju: 31329/03-2031/0076(N) | Tempoh Sahlaku: 18/03/2026 – 17/03/2031 | Permit Iklan Dan Jualan: 31329-1/07-2029/0502(N)-(S) | Tempoh Sahlaku: 07/07/2026 – 06/07/2029 | Pelan Bangunan Diluluskan Oleh: Dewan Bandaraya Kuala Lumpur | No Rujukan: DBKL.JKB.BP U2 OSC 2026 0097 (15) | Pegangan Tanah: Pajak (99 Tahun Berakhir pada 25 Februari 2120) | (1.) Residensi Wilayah/ RUMAWIP (i.) Tanah ini tidak boleh dipindahmilik, dipajak atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur; dan (ii.) Unit-unit Residensi Wilayah/ RUMAWIP tidak boleh dipindahmilik dalam tempoh 10 tahun dari Tarikh perjanjian jual beli ditandatangani oleh pembeli pertamanya. Bebanan Tanah: Gadaian (Malayan Banking Berhad) | Tarikh Pemajuan Perumahan Dijangka Siap: Jun 2030 | Jumlah Unit: 725 Unit (Type A/ A1 – 800 sq.ft.) | Harga Jualan: min: RM 299,960 and max: RM299,960 | Bilangan Tempat Letak Kereta: 1 | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

RESIDENSI ARA MELATI

KUALA LUMPUR

RM 299,960



JABATAN PERDANA MENTERI
JABATAN WILAYAH PERSEKUTUAN



DEVELOPER NAME:

MENANG SEJAHTERA SDN BHD

NO.18-1, JALAN RADIN BAGUS 3, BANDAR SRI
PETALING, 57000 KUALA LUMPUR

T: 03 – 9055 9558

E: menangsejahterasdnbhd@gmail.com

UNIT SPECIFICATION

Structure	Reinforced Concrete
Wall	Reinforced Concrete / Brickwall where applicable
Roof	Generally Reinforced Concrete Flat Roof / Metal Deck
Ceiling	Skim Coat and Paint
Windows	Aluminum Frame Glass Window
Doors	Fire Rated Door / Flush Door / Aluminium Frame Sliding Glass Door
Ironmongery	Quality Locksets

WALL FINISHES

Internal	Generally Skim Coat and Paint
Kitchen	1.5M Height Selected Tiles / Skim Coat
Bath	Selected Tiles Up to Ceiling Height

FLOOR FINISHES

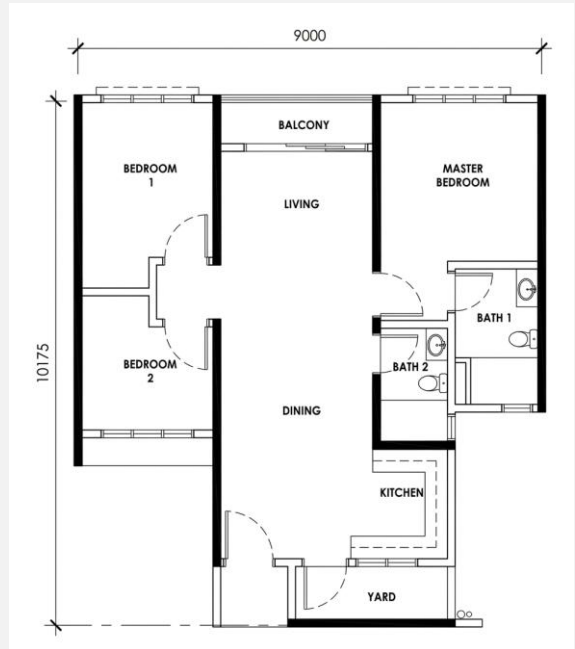
Living / Dining / Kitchen	Tiles
Bathrooms	Tiles
Bedrooms	Tiles
Balcony	Tiles
Yard	Tiles
Air-Cond Ledge	Cement Render

ELECTRICAL

Lighting Point	12
Fan Point	4
13A Power Point	9
Fiber Wall Socket	1
MATV Point	1
Water Heater Point	2
Air-Cond Point	2
Door Bell Point	1

SANITARY

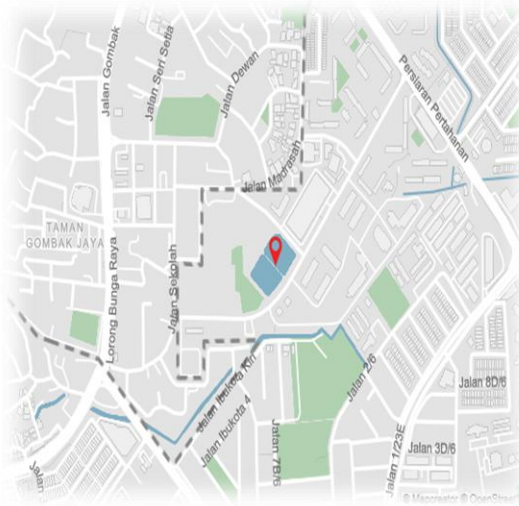
Wash Basin & Faucet	2
Water Closet	2
Hand Bidet Set	2
Kitchen Sink & Tap	1
Bib Tap	1



800
SQFT

3
BEDROOMS

2
BATHROOMS



GOOGLE



WAZE

RESIDENSI ARA MELATI | Developer Name: Menang Sejahtera Sdn Bhd | Type of Residence: Apartment | Developer License No: 31329/03-2031/0076(N) | Validity Period: 18/03/2026 – 17/03/2031 | Advertising and Sales Permit: 31329-1/07-2029/0502(N)-(S) | Validity Period: 07/07/2026 – 06/07/2029 | Building Plan Approved By: Kuala Lumpur City Hall | Reference No: DBKL.JKB.BP U2 OSC 2026 0097 (15) | Land Tenure: Leasehold (99 Years Expiring on 25 February 2120) | (1.) Residensi Wilayah/ RUMAWIP (i.) This land cannot be transferred, leased, or charged without the permission of the Federal Territory of Kuala Lumpur Land Working Committee; and (ii.) Residensi Wilayah/ RUMAWIP units cannot be transferred within 10 years from the date the sale and purchase agreement is signed by the first purchaser. | Land Encumbrances: Charge (Malayan Banking Berhad) | Expected Date of Completion of Housing Development: June 2030 | Total Units: 725 Units (Type A/ A1 – 800 sq.ft.) | Selling Price: min: RM 299,960 and max: RM299,960 | Number of Parking Spaces: 1 | THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. APPROVED DEVELOPMENT AND ADVERTISEMENT INFORMATION CAN BE CHECKED ON THE PORTAL TEDUH.KPKT.GOV.MY