



Rumah bandar berdensiti rendah menanti anda di Alam Sutera, Bukit Jalil!



 residensiwilayah.kwp.gov.my

Stay Together. Stay Setia
livelearnworkplay

Hubungi 603 8082 9548
Galeri Jualan Bandar Kinrara
Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara,
47180 Puchong, Selangor Darul Ehsan
T: 03-8082 9549 W: www.inp.my



RESIDENSI
SUTERA
RUMAH BANDAR

Residensi Sutera Rumah Bandar • Pemaju: Syarikat Perumahan Pegawai Kerajaan Sdn Bhd (10856-D) • Eight Kinrara-Blok B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor, Tel: 03-8082 9548 • No. Lesen Pemaju No: 318-38/06-2028/0780(R) • Tempoh Sah: 02/06/2023 – 01/06/2028 • No. Permit Iklan: • Tempoh Sah: • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No. Pelan Bangunan: BP S3 OSC 2019 2231 • Dijangka Siap: Oktober 2024 • Bebanan Tanah (jika ada): Tiada • Sekatan-Sekatan Kepentingan: i) Tanah ini tidak boleh dipindahmilik, dipajak, dicagar, atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur; dan ii) Unit-unit pangsapuri rumah mampu milik tidak boleh dipindahmilik oleh pembeli pertama dalam tempoh 10 tahun daripada tarikh perjanjian jualbeli ditandatangani • Pegangan Tanah: Pajak (tempoh pajakan 75 tahun berakhir pada 03 Mei 2096) • Rumah Bandar: 98 unit • Baki unit belum dijual: 1 • Harga Jualan: RM300,000.00.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



RESIDENSI
SUTERA
RUMAH BANDAR

Sudah tiba masanya
untuk memiliki
kediaman anda
yang *tersendiri.*



Residensi Sutera menawarkan peluang pemilikan kediaman pertama kepada anda!

Unit adalah terhad, rebutlah peluang anda untuk memiliki rumah bandar Residensi Sutera hari ini!

- Projek rumah bandar unik dengan densiti yang rendah
- Berdekatan Pavilion 2 yang akan datang
- Akses mudah ke Petaling Jaya dan Kuala Lumpur
- Unit selesa dengan keluasan binaan maksima
- Persekitaran kehidupan yang aman dan tenang

Kediaman *mampu-milik* yang berdekatan dengan kemudahan-kemudahan menarik

Lokasi Residensi Sutera di Bukit Jalil mempunyai kemudahan akses ke Petaling Jaya dan Kuala Lumpur melalui lebuh raya-lebuh raya utama. Pusat membeli-belah Pavilion 2 yang akan datang serta kemudahan-kemudahan lain seperti kedai-kedai makanan dan minuman, bank, institusi pelajaran serta pusat kesihatan juga adalah berdekatan!



RESIDENSI
SUTERA
RUMAH BANDAR

PELAN TAPAK



UNIT
ARAS SATU
Keluasan binaan:
797kps
(Petak Utama)

- 3 Bilik Tidur
- 2 Bilik Mandi



UNIT
ARAS TANAH
Keluasan binaan:
710kps
(Petak Utama)

- 3 Bilik Tidur
- 2 Bilik Mandi



PELAN LANTAI LOT HUJUNG

UNIT
ARAS SATU
Keluasan binaan:
840kps
(Petak Utama)

- 3 Bilik Tidur
- 2 Bilik Mandi



Aras Tanah

Aras Satu

PELAN LANTAI LOT HUJUNG TEPI

UNIT
ARAS SATU
Keluasan binaan:
786kps
(Petak Utama)

- 3 Bilik Tidur
- 2 Bilik Mandi

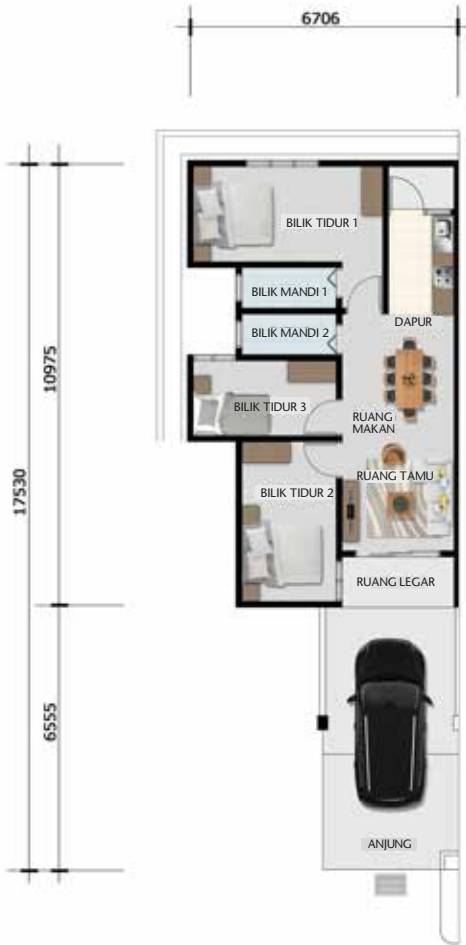


Aras Tanah

Aras Satu

UNIT
ARAS TANAH
Keluasan binaan:
743kps
(Petak Utama)

- 3 Bilik Tidur
- 2 Bilik Mandi



Aras Tanah

UNIT
ARAS TANAH
Keluasan binaan:
883kps
(Petak Utama)

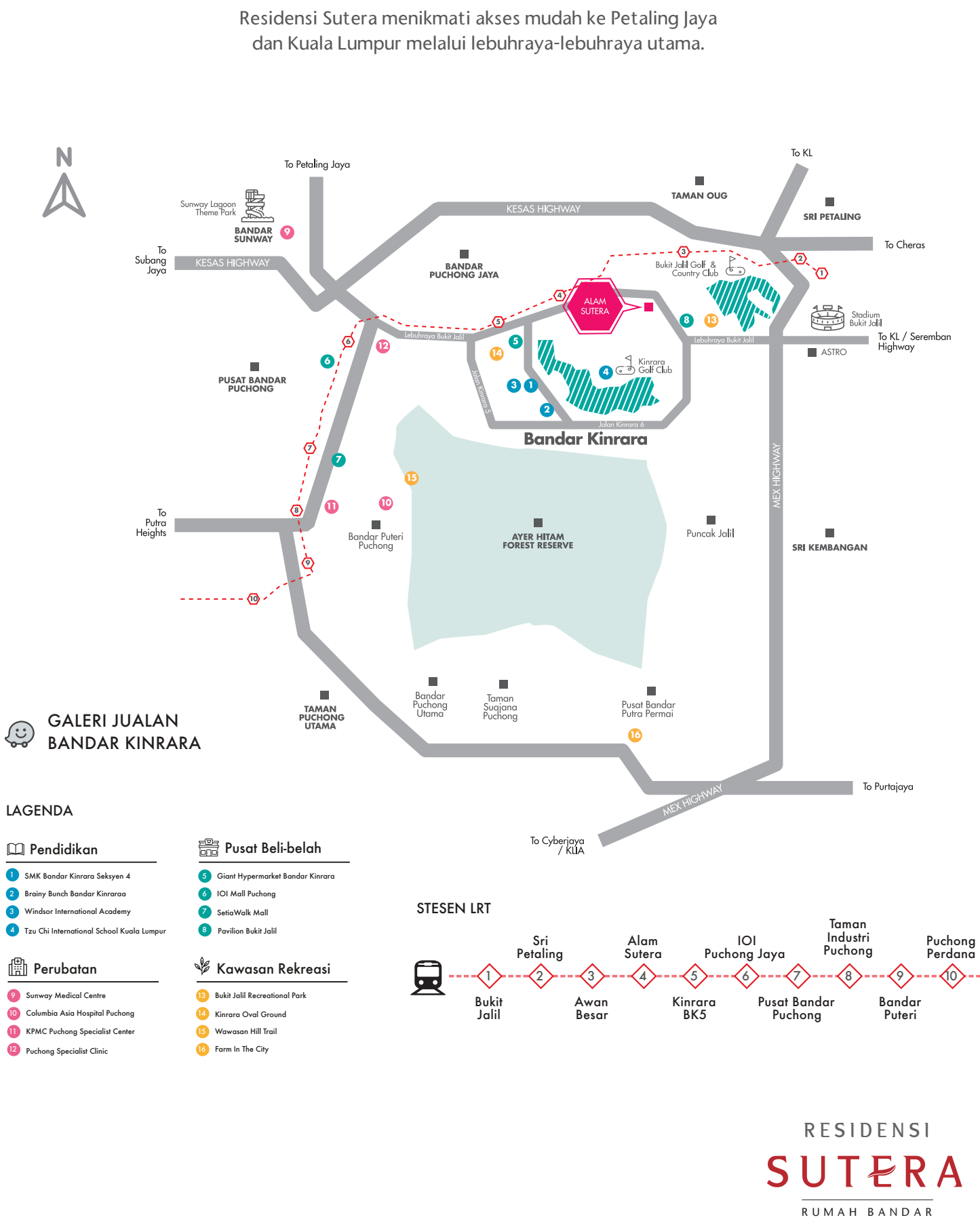
- 3 Bilik Tidur
- 2 Bilik Mandi



Aras Tanah

SPESIFIKASI

Struktur	: Konkrit Bertetulang																																																																															
Dinding	: Bata Pasir Simen / Batu-bata Tanah Liat (Dinding Pengasing)																																																																															
Penutup Bumbung	: Dek Bumbung Besi																																																																															
Bingkai Bumbung	: Kekuda Keluli Ringan																																																																															
Siling	: Siling Lepa : Lepa dan Cat / Kot Skim																																																																															
Tingkap																																																																																
Semua Ruang	: Rangka Aluminium Casement																																																																															
Bilik Mandi	: Rangka Aluminium Bergantung																																																																															
Pintu																																																																																
Pintu Utama	: Pintu Kayu / Pintu Aluminium Berbingkai Kaca Gelangsar																																																																															
Bilik Tidur	: Pintu Kayu Flush																																																																															
Bilik Mandi	: Pintu PVC																																																																															
Teres & Balkoni	: Pintu Aluminium Berbingkai Kaca Gelangsar																																																																															
Kemasan Lantai																																																																																
Ruang Tamu, Makan, Bilik Tidur, Ruang Legar, Teres, Balkoni	: Lepaan Simen																																																																															
Dapur dan Bilik Mandi	: Jubin																																																																															
Anjung Kereta & Jalan Masuk	: Lepaan Simen																																																																															
Perkakas Besi	: Disediakan																																																																															
Kemasan Dinding																																																																																
Dinding Luaran	: Lepa & Cat																																																																															
Dinding Dalaman	: Lepa & Cat																																																																															
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Hos Mandi	: 2																																																																															
Besen Basuh	: 2																																																																															
Bekas Air	: 2																																																																															
Pili Bib	: 4																																																																															
Bidet Tangan	: 2																																																																															
Pili Sinki	: 1																																																																															
Sinki Dapur	: 1																																																																															
Pemasangan Elektrik	<table><tr><th colspan="2">Lot Hujung / Lot Tengah</th><th colspan="2">Lot Tepi</th><th colspan="2">Lot Tepi Hujung</th><th colspan="2">Lot Hujung Dengan Tanah</th></tr><tr><th>Aras Bawah</th><th>Aras Atas</th><th>Aras Bawah</th><th>Aras Atas</th><th>Aras Bawah</th><th>Aras Atas</th><th>Aras Bawah</th><th>Aras Atas</th></tr><tr><td>Soket Lampu</td><td>13</td><td>15</td><td>14</td><td>16</td><td>15</td><td>16</td><td>13</td><td>15</td></tr><tr><td>Soket Suis 13A</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td><td>10</td></tr><tr><td>Soket Kipas Siling</td><td>3</td><td>3</td><td>3</td><td>3</td><td>3</td><td>3</td><td>3</td><td>3</td></tr><tr><td>Soket Kipas Dinding</td><td>1</td><td>1</td><td>2</td><td>2</td><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>Soket Penyeaman Udara</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Soket Fiber Dinding</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Soket TV</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>	Lot Hujung / Lot Tengah		Lot Tepi		Lot Tepi Hujung		Lot Hujung Dengan Tanah		Aras Bawah	Aras Atas	Aras Bawah	Aras Atas	Aras Bawah	Aras Atas	Aras Bawah	Aras Atas	Soket Lampu	13	15	14	16	15	16	13	15	Soket Suis 13A	10	10	10	10	10	10	10	10	Soket Kipas Siling	3	3	3	3	3	3	3	3	Soket Kipas Dinding	1	1	2	2	2	2	2	2	Soket Penyeaman Udara	1	1	1	1	1	1	1	1	Soket Fiber Dinding	1	1	1	1	1	1	1	1	Soket TV	1	1	1	1	1	1	1	1
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Soket TV	1	1	1	1	1	1	1	1																																																																								
Telefon Dalaman Penyaluran & Kabel	: Disediakan																																																																															
Pagar	: Disediakan																																																																															
Rumput	: Tidak Disediakan																																																																															
Perpaipan Gas	: Tidak Disediakan																																																																															





Your Home.



Your Own.

It's all happening in Alam Sutera, Bukit Jalil!



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Call 603 8082 9548
Bandar Kinrara Welcome Centre
Eight Kinrara – Ground Floor, Jalan BK 5A/1, Bandar Kinrara,
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RESIDENSI
SUTERA
TOWNHOUSE

Residensi Sutera Townhouse • Developer: Syarikat Perumahan Pegawai Kerajaan Sdn Bhd (10856-D) • Developer Address : Eight Kinrara-Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9548 • Developer's License No: 318-38/06-2028/0780(R) • Validity Period: 02/06/2023 – 01/06/2028 • Advertising Permit No: • Validity Period: • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP S3 OSC 2019 2231 • Expected Date of Completion: October 2024 • Land Encumbrances (if any): Nil • Restrictions in Interest : i) This land may not be transferred, leased, pledged, or mortgaged without the permission of the Federal Territory of Kuala Lumpur Land Working Committee; and ii) Affordable apartment units cannot be transferred by the First buyer within 10 years from the date the sale and purchase agreement is signed • Tenure of Land: Leasehold (Leasehold period 75 years, expire on 03 May 2098) • Town House : 98 Units • Balance Unsold Unit : 1 • Selling Price: RM300,000.00.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT



RESIDENSI
SUTERA
TOWNHOUSE



The time to
purchase your
own home
is *now!*



Residensi Sutera townhouses offer you the perfect opportunity to own your very first home. But hurry as only limited units are available. Secure your unit today!

- Rare low density townhouse development
- Nearby upcoming Pavilion 2 shopping mall
- Speedy access to KL & PJ hotspots via major highways
- Spacious units with maximised built-up
- Tranquil neighbourhood ensures peace-of-mind living

Affordable

homes that are enveloped by a myriad of
amenities and
conveniences

Residensi Sutera is conveniently located in Bukit Jalil, thus these townhouses enjoy superior connectivity to major hotspots via a great network of highways. Amenities and conveniences like the upcoming Pavilion 2, F&B outlets, banks, schools and healthcare centres are just a stone throw away.

Such is the advantage of the superior locality of Residensi Sutera.



RESIDENSI
SUTERA
 TOWNHOUSE

SITE PLAN



INTERMEDIATE LOT FLOOR PLAN

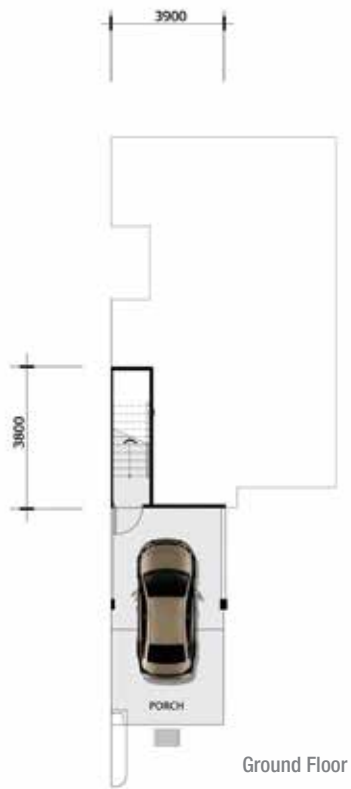
FIRST FLOOR UNIT
Built-up: 797sf
(Main Parcel)



3 Bedrooms



2 Bathrooms



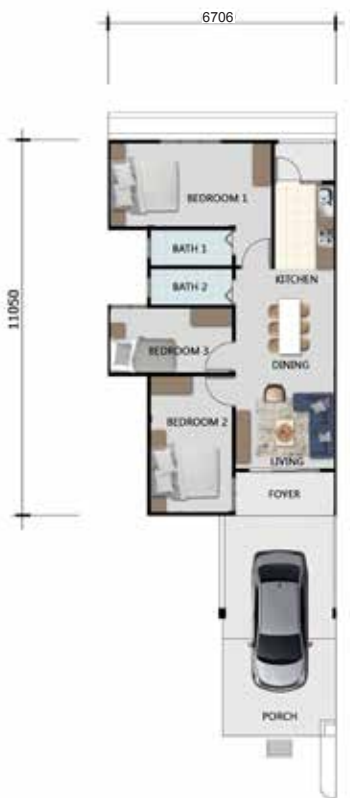
GROUND FLOOR UNIT
Built-up: 710sf
(Main Parcel)



3 Bedrooms



2 Bathrooms



END LOT FLOOR PLAN

FIRST FLOOR UNIT
Built-up: 840sf
(Main Parcel)

- 3 Bedrooms
- 2 Bathrooms



CORNER END LOT FLOOR PLAN

FIRST FLOOR UNIT
Built-up: 883sf
(Main Parcel)

- 3 Bedrooms
- 2 Bathrooms



GROUND FLOOR UNIT
Built-up: 743sf
(Main Parcel)

- 3 Bedrooms
- 2 Bathrooms



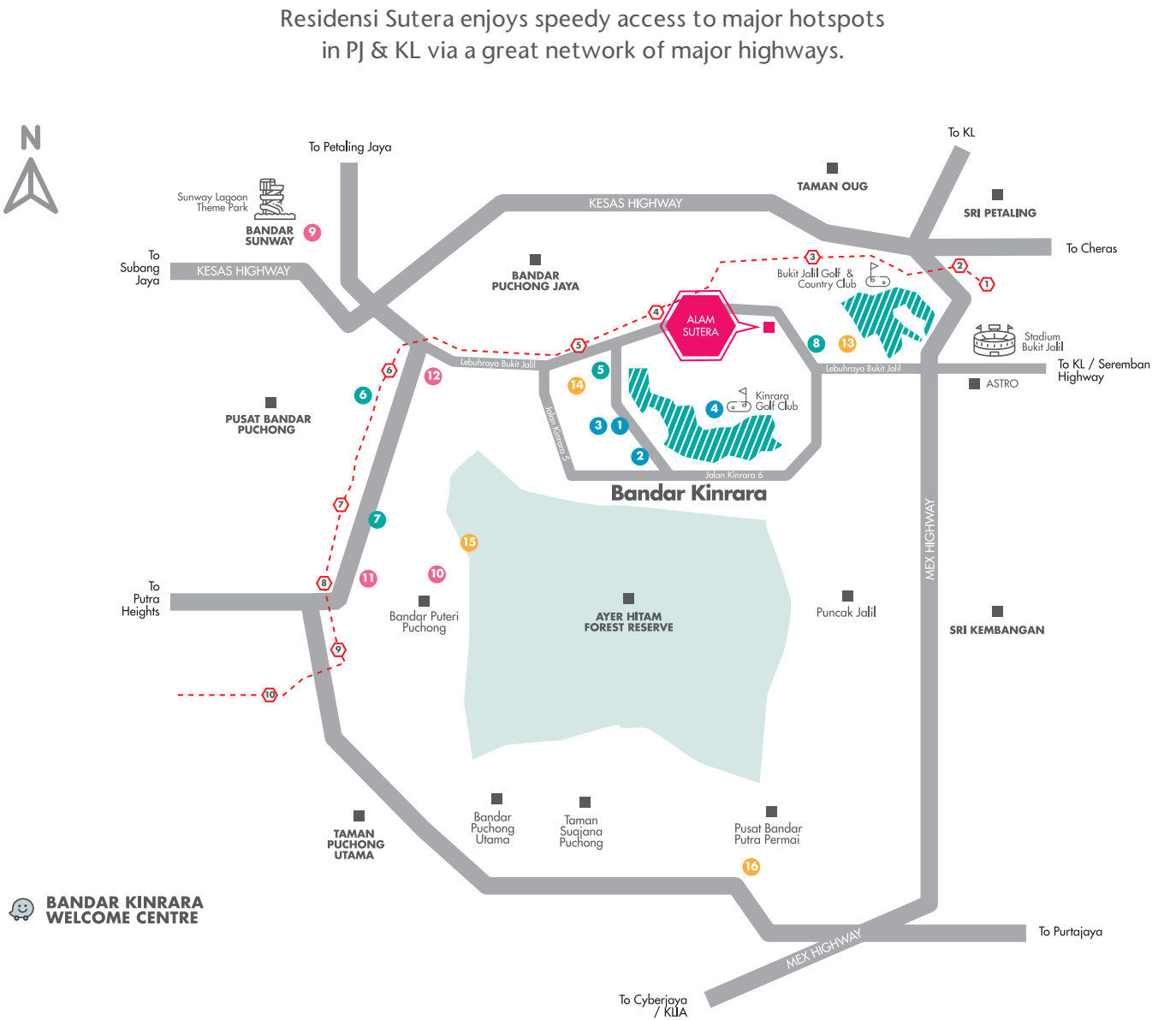
GROUND FLOOR UNIT
Built-up: 786sf
(Main Parcel)

- 3 Bedrooms
- 2 Bathrooms



SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Precast / Clay Brick
Roofing Covering	: Concrete Tiles Roofing
Roofing Framing	: Light Weight Steel Trusses
Ceiling	: Plaster Ceiling : Plaster & Paint / Skim Coat
Windows	
All Areas	: Aluminium Framed Casement
Bath	: Aluminium Framed Top Hung
Doors	
Main Door	: Timber Door / Aluminium Framed Sliding Glass Door
Bedroom	: Timber Flush Door
Bathrooms	: PVC Door
Terrace & Balcony	: Aluminium Framed Sliding Glass Door
Floor Finishes	
Living, Dining, Bedroom,	
Foyer, Terrace, Balcony	: Cement Render
Kitchen & Bathrooms	: Tiles
Car Porch & Driveway	: Cement Render
Ironmongery	: Provided
Wall Finishes	
External Walls	: Plaster & Paint
Internal Walls	: Plaster & Paint
Kitchen	: 1500mm high wall tiles
Bathrooms	: 1500mm high wall tiles
Sanitary & Plumbing Fittings	
Shower	: 2 Nos
Wash Basin	: 2 Nos
W.C.	: 2 Nos
Bib Tap	: 4 Nos
Hand Bidet	: 2 Nos
Sink Tap	: 1 Nos
Kitchen Sink	: 1Nos
Telephone & Electrical Installation	
	End Lot / Intermediate Lot
	Corner Lot
	Corner End Lot
	End Lot With Land
	Ground Unit
	Upper Unit
	Ground Unit
	Upper Unit
	Ground Unit
	Upper Unit
	Ground Unit
	Upper Unit
Lighting Points	13
13 A Switch Socket Outlet	10
Ceiling Fan Points	3
Wall Fan Points	1
Air Condition Power Point	1
Fibre Wall Socket	1
TV Point	1
Internal Telecommunication	
Trunking & Cabling	: Provided
Fencing	: Provided
Turfing	: Not provided
Gas Piping	: Not provided



LEGENDS

Education

- 1 SMK Bandar Kinrara Seksyen 4
- 2 Brainy Bunch Bandar Kinrara
- 3 Windsor International Academy
- 4 Tzu Chi International School Kuala Lumpur

Medical

- 9 Sunway Medical Centre
- 10 Columbia Asia Hospital Puchong
- 11 KPMC Puchong Specialist Center
- 12 Puchong Specialist Clinic

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
- 7 SetiaWalk Mall
- 8 Pavilion Bukit Jalil

Recreational Area

- 13 Bukit Jalil Recreational Park
- 14 Kinrara Oval Ground
- 15 Wawasan Hill Trail
- 16 Farm In The City

LRT STATION



RESIDENSI
SUTERA
TOWNHOUSE