

Taming Mutiara 3
@ Sungai Long
Fasa 2



**Pegangan
Bebas**

Taming Mutiara 3 @ Sungai Long

Menyediakan kemudahan jalan keluar masuk melalui lebuh raya utama seperti : **Lebuhraya Cheras-Kajang, Lebuhraya SILK, Timur-Barat Link dan Lebuhraya Lingkaran Tengah II.**



03 2282 6633 | 012 2288 702 | 012 3799 299

Projek lain di Bandar Sungai Long



Taming Mutiara 2
Rumah Banglo 3 Tingkat



Taming Indah 2
Rumah Teres 3 Tingkat



Pangsapuri Taming Mutiara
Rumah Selangorku

Project Eksklusif oleh

TANMING RAYA SDN BHD (197901000921) www.tanming.com.my

7-2, Tingkat 2, The Boulevard Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur. tel 03 2282 6633 fax 03 2282 6648 email sales@tanming.com.my

• Lesen Pemaju : 4228/07-2025/0587(R) • Tempoh Sah : 28/07/2022-27/07/2025 • Permit Iklan dan Jualan : 4228-10/07-2022/0437(P) • Tempoh Sah : 28/07/2020-27/07/2022 • Pihak Berkuasa Yang Meluluskan Pelan : Majlis Perbandaran Kajang • Kelulusan Pelan Bangunan : MPKJ/6/P/9/2017 • Tarikh Dijangka Siap : Disember 2022 • Pegangan Tanah : Bebas • Bebanan : Tidak gadai kepada institusi kewangan • Baki Unit: 0 • Harga : Min RM1,688,000 Maks RM2,876,000 • 7% diskaun untuk Bumiputera

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"





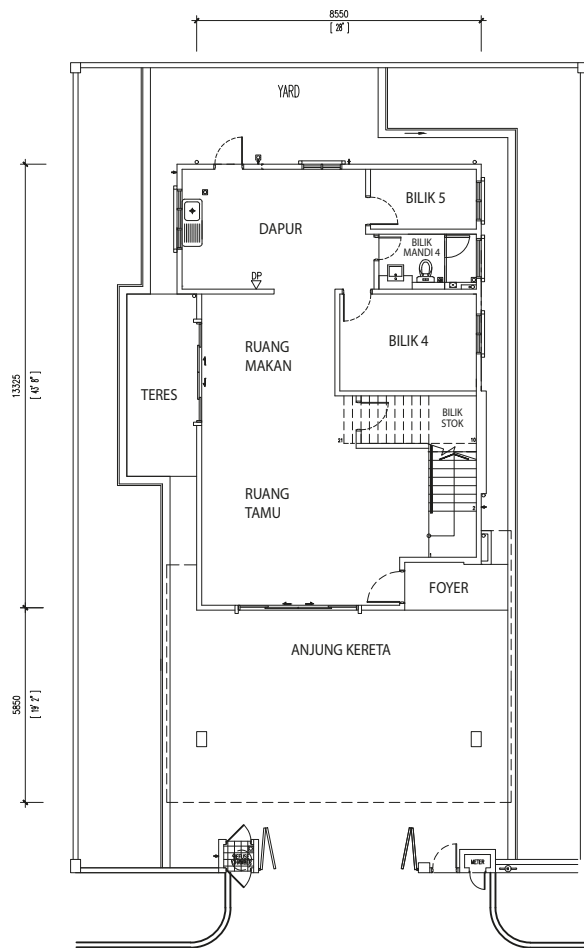
Rumah Banglo 2 Tingkat

Luas Tanah : 50' x 80'
Luas Bangunan : 3299 kaki persegi

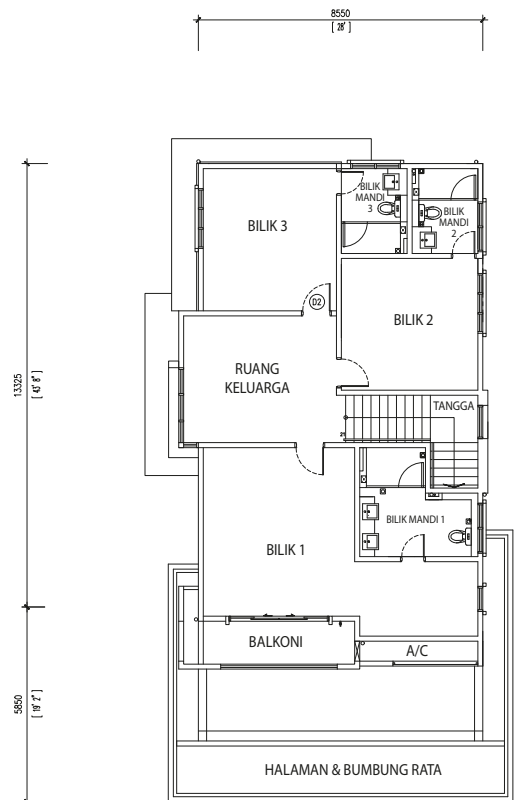
Ciri-ciri Istimewa

- Siling tinggi untuk kelapangan dan pengudaraan silang lebih baik
- Ruang tamu dan ruang makan yang luas
- Pagar sekeliling dengan pegawai keselamatan 24 jam
- Kabel bawah tanah tersembunyi dan longkap bertutup
- Sistem penggera rumah
- Sistem pintu pagar automatik
- Bekalan elektrik 3 fasa
- Kelengkapan kabel unifi

Pelan Lantai



TINGKAT BAWAH

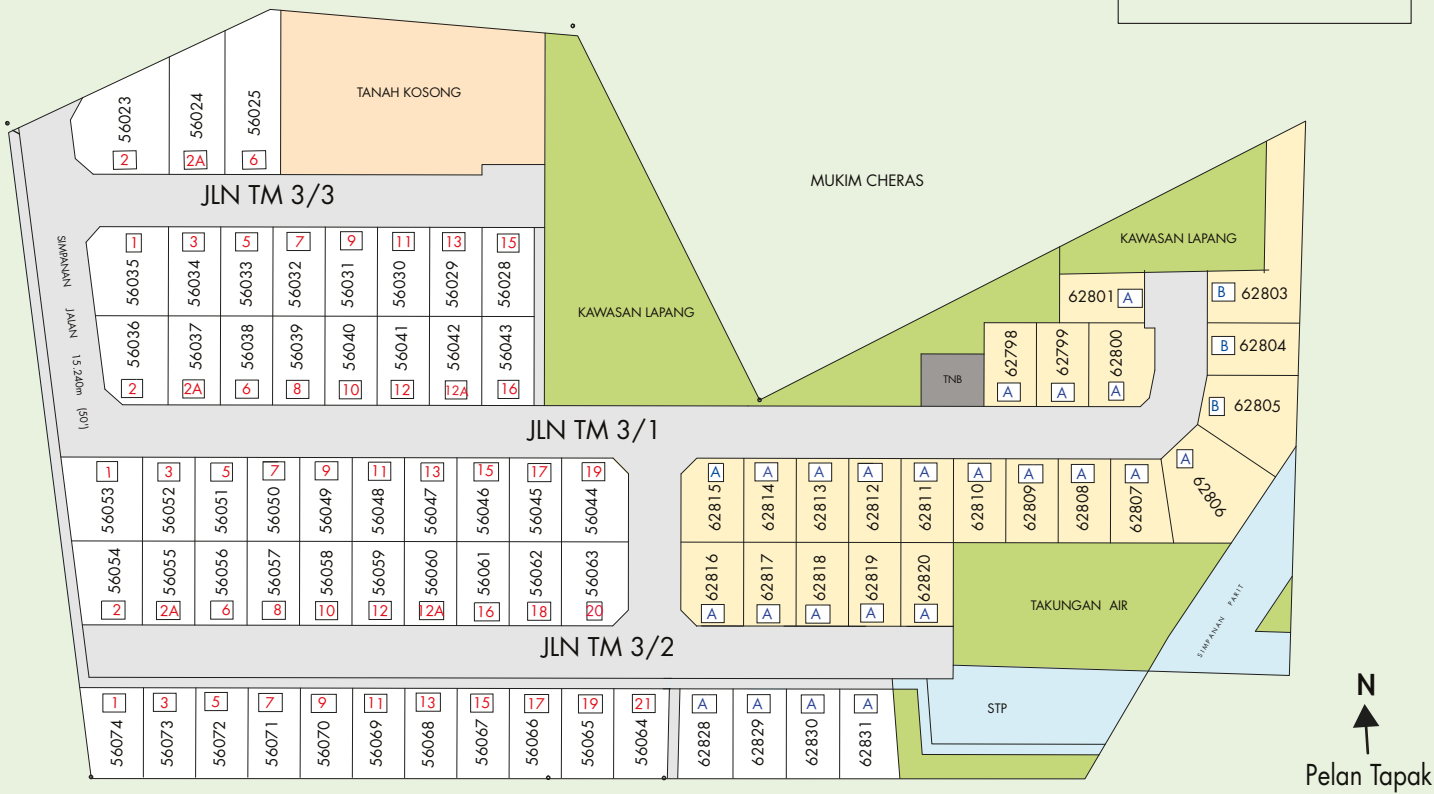


TINGKAT 1

LEGEND :

FASA 1 (Completed)

FASA 2



Spesifikasi

Struktur

Rangka konkrit bertetulang

Dinding

Batu bata campuran simen dan pasir

Kemasan Dinding

Bilik mandi dan dapur : Jubin
Lain-lain tempat : Leraan simen plaster

Bumbung

Jubin bumbung konkrit
Konkrit bertetulang pada bumbung di anjung kereta

Siling

Leraan siling dan / atau kot skim secara umum
Papan simen pada cucur bumbung

Tingkap

Tingkap kaca berbingkai aluminium secara umum

Pintu

Pintu kayu / pintu kaca berbingkai alumunium secara umum
Pintu keluli lembut di halaman

Kunci

Set kunci berkualiti

Kemasan Lantai

Foyer, ruang tamu, ruang makan, dapur, stor, balkoni & semua bilik air : Jubin
Bilik tidur di tingkat satu & ruang keluarga : Lantai kayu
Anjung kereta & jalan masuk : Jejak konkrit
Halaman & bumbung rata : Kemasan simen

Tangga

Papan kayu pada konkrit bertetulang

Cat

Cat emulsi

Perpaipan & Kelengkapan sanitari

Mangkuk tandas duduk - 4 no.
Kepala paip basin dapur - 2 no.
Basin basuh - 4 no.
Tank simpanan air - 2 no.
Kepala pancuran air - 4 no.
Kepala paip - 7 no.

Kelengkapan Elektrik

Bekalan elektrik tiga fasa
Punca lampu - 45 no.
Punca kipas - 7 no.
Punca kuasa 13 amp. - 33 no.
Punca pemanas air - 4 no.
Punca telefon - 3 no.
Punca data - 1 no.
Punca SMATV - 3 no.
Punca loceng - 1 no.
Punca pendingin hawa (dengan paip tembaga & punca kondensasi) - 7 no.
Sistem pintu pagar automatik - 1 no.
Punca lampu tiang pagar - 2 no.
Sistem penggera

Pagar

Batu-bata cement

Pintu Pagar

Pintu logam lipat

Lain-lain

Peti surat dan kepek sampah di hadapan

Taming Mutiara 3
@ Sungai Long
Phase 2

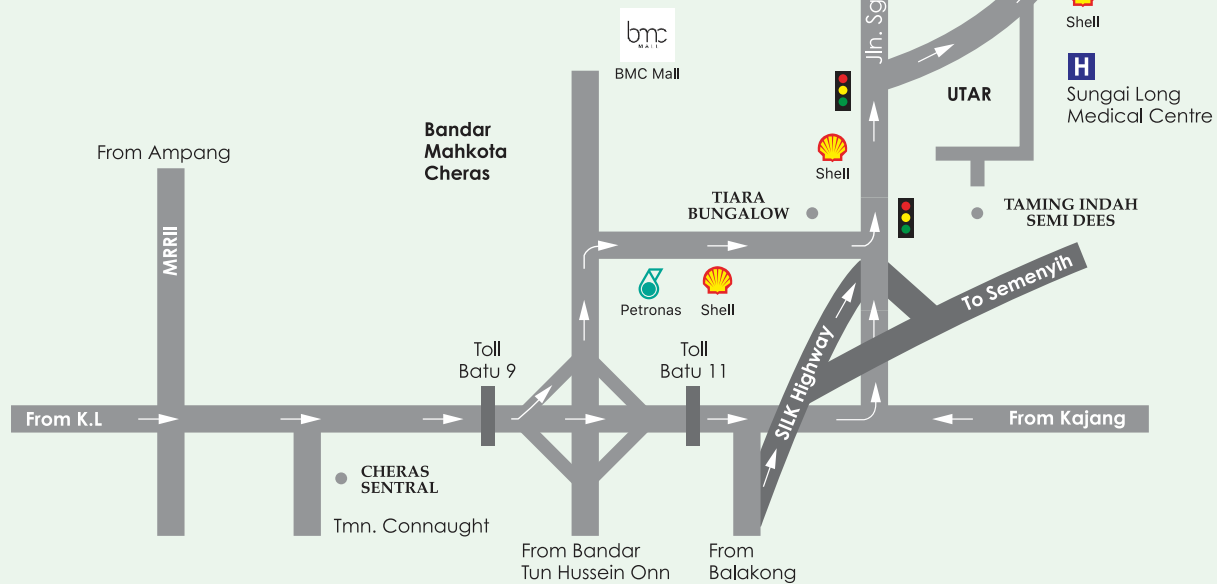


Freehold
永久地契

Taming Mutiara 3 @ Sungai Long

is easily accessible and well-connected to major highways, such as Cheras-Kajang Highway, SILK Highway, East-West Link & Middle Ring Road II.

位于双溪龙镇的 *Taming Mutiara 3*，交通便利，贯通主要高速公路如：蕉赖－加影大道、SILK大道、东西连贯大道、第二中环大道等等。



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Other Projects in Bandar Sungai Long



Taming Mutiara 2
3 Storey Bungalows



Taming Indah 2
3 Storey Link Houses



Pangsapuri Taming Mutiara
Rumah Selangorku Apartments

Another Prestigious Project by

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7-2, Tingkat 2, The Boulevard Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur. tel 03 2282 6633 fax 03 2282 6648 email sales@tanming.com.my
Developer's License : **4228/07-2025/0587(R)** • Sales & Advertising Permit : **4228-10/07-2022/0437(P)** • Validity Date : 28/07/2020 - 27/07/2022 • Building Plan Approving Authority:
Majlis Perbandaran Kajang • Plan Approval No : MPKJ/6/P/9/2017 • Expected Completion Date: **Dec 2022** • Land Tenure: Freehold • Land Encumbrance: Nil • Balance unit: 0 • Price
: Minimum RM1,688,000 - Maximum Price RM2,876,000 • 7% Discount for Bumiputra

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"





2 Storey Bungalows 双层独立式洋房

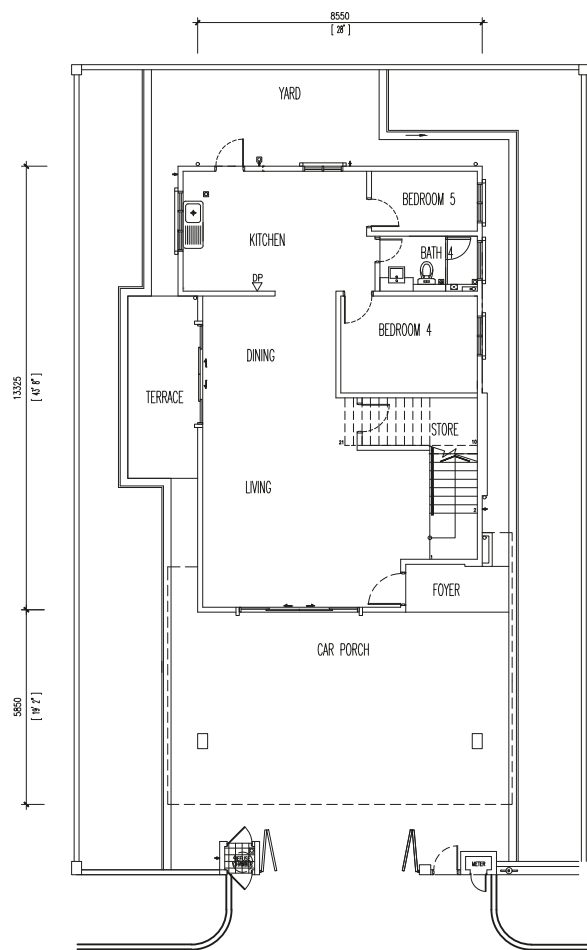
Land Size 土地面积 50' x 80'
Built-up Area 建筑面积 3299 Sq. ft.

Special Features 房屋特点

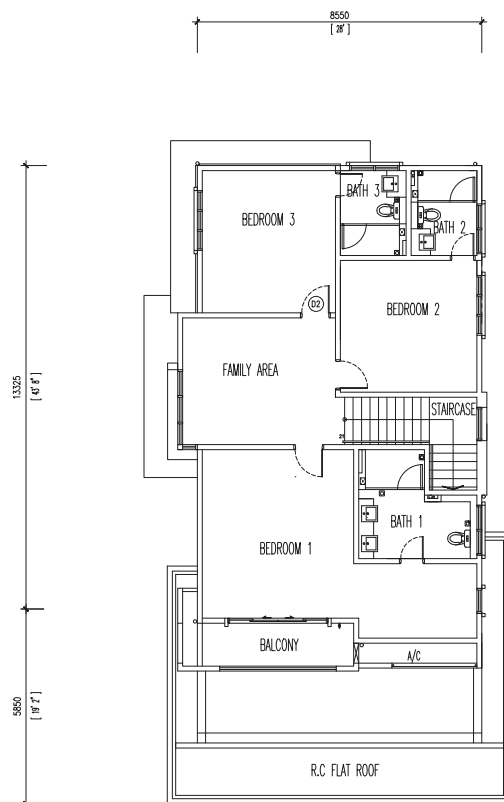
- High Ceiling for Spaciousness and Better Cross Ventilation
- Spacious Living and Dining Area
- Perimeter Fencing with 24-Hours Guarded Security
- Concealed Underground Cables and Covered Drains
- Alarm System
- Automatic Gate System
- 3 Phase Power Supply
- Unifi Cable Ready

- 特高天花板增添更多空间及促进空气流通量
- 宽敞的客、饭厅
- 四周围篱与24小时保安
- 隐蔽的地下电缆设施和渠盖式排水系统
- 房屋防盗系统
- 电动门系统
- 3相电源供应
- Unifi宽频电缆

Floor Plan 平面图



GROUND FLOOR



FIRST FLOOR

LAYOUT Plan 平面布置图

LEGEND :

- PHASE 1 (Completed)
- PHASE 2



Specifications 建筑规格

Structure

Reinforced concrete framework.

Walls

Cement sand brick.

Wall Finishes

Bathrooms & kitchen : Tiles
Other areas : Cement sand plastering.

Roof

Concrete roof tiles
Reinforced concrete to car porch.

Ceiling

Plaster ceiling and / or skim coat in general
Cement board to roof eaves.

Windows

Aluminium framed glass window in general

Doors

Timber door / Aluminium framed glass door in general
Mild steel door to yard area.

Ironmongery

Quality locksets

Floor Finishes

Foyer, living, dining, kitchen, store, balcony & all bathrooms : Tiles
1st floor bedrooms & family suite : Timber flooring
Car porch & driveway : Concrete imprint.
Yard & flat roof : Cement render

Stairs

Timber strip on reinforced concrete.

Painting

Emulsion paint.

Plumbing & Sanitary Fittings

Pedestal W.C. - 4 nos.
Tap outlet for kitchen sink - 2 nos.
Wash basin - 4 nos.
Stainless steel water storage tank - 2 nos.
Shower outlet only - 4 nos.
Water tap - 7 nos.

Electrical

Three phase power supply

Light point - 45 nos.
Fan point - 7 nos.
13 amp. power point - 33 nos.
Water heater point - 4 nos.
Telephone point - 3 nos.
Data point - 1 nos.
SMATV point - 3 nos.
Bell point - 1 no.
Air-con point (with copper piping & condensate outlet) - 7 nos.
Auto gate system - 1 no.
Gate pillar light point - 2 nos.
Alarm system

Fencing

Cement brick wall

Gates

Metal folding gate

Others

Letter box and garbage compartment at the front