



FASA 7A4A

RUMAH TERES 2-TINGKAT

Kediaman mewah
untuk yang elit





Pegangan kekal



Eksklusif
34 unit



Taman
berlandskap



4 bilik tidur



5 bilik mandi

Kediaman eksklusif dan rekabentuk menarik

Memperkenalkan rumah teres 2-tingkat mewah terbaru – Fasa 7A4A. Terletak di presint paling premium di Bandar Kinrara, kediaman yang luas dan mewah.

Hanya 34 unit sahaja, Fasa 7A4A sudah pasti adalah kediaman paling hangat di Bandar Kinrara.





Moden, luas dan mewah

Dengan keluasan binaan luas sehingga 2,549 kps, setiap sudut kediaman ini memaparkan kemewahan.

Fasa 7A4A adalah kediaman terpilih untuk segala aktiviti sosial keluarga anda.



FASA 7A4A

RUMAH TERES 2-TINGKAT

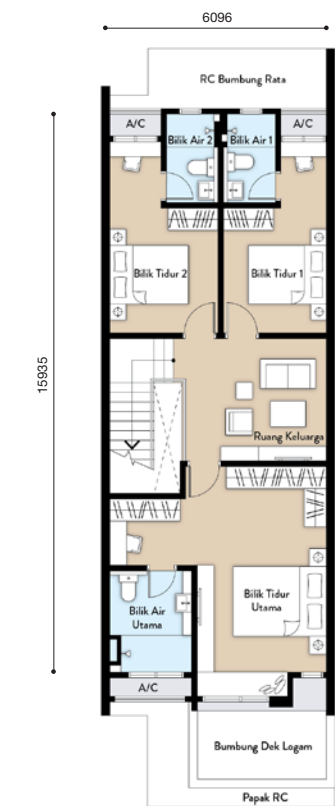
JENIS A1 Lot Tengah

Saiz Tanah:
20' x 80'

Keluasan Binaan:
2,204 kps



Tingkat Bawah



Tingkat Satu

JENIS A2-M Lot Tepi

Saiz Tanah:
20' x 80'

Keluasan Binaan:
2,342 kps



Tingkat Bawah

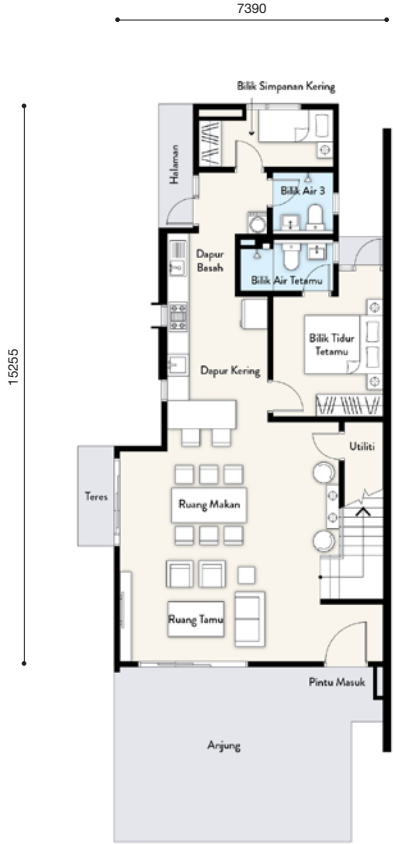


Tingkat Satu

JENIS A3
Lot Hujung

Saiz Tanah:
20' x 80'

Keluasan Binaan:
2,556 kps



Tingkat Bawah

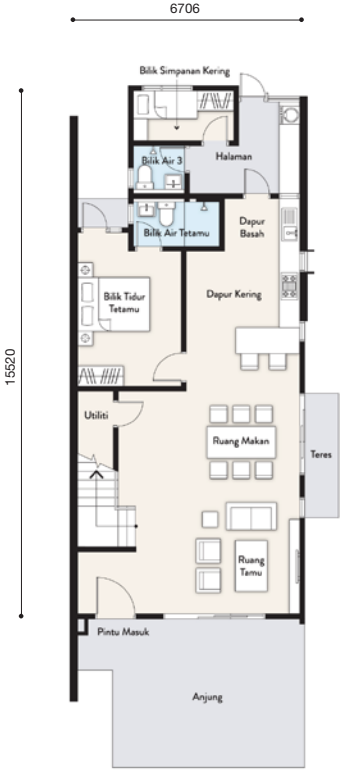


Tingkat Satu

JENIS B2-M
Lot Tepi

Saiz Tanah:
22' x 80'

Keluasan Binaan:
2,549 kps



Tingkat Bawah



Tingkat Satu

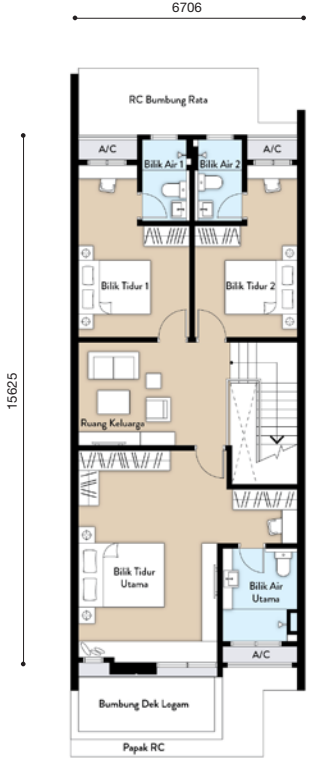
JENIS B1
Lot Tengah

Saiz Tanah:
22' x 80'

Keluasan Binaan:
2,411 kps



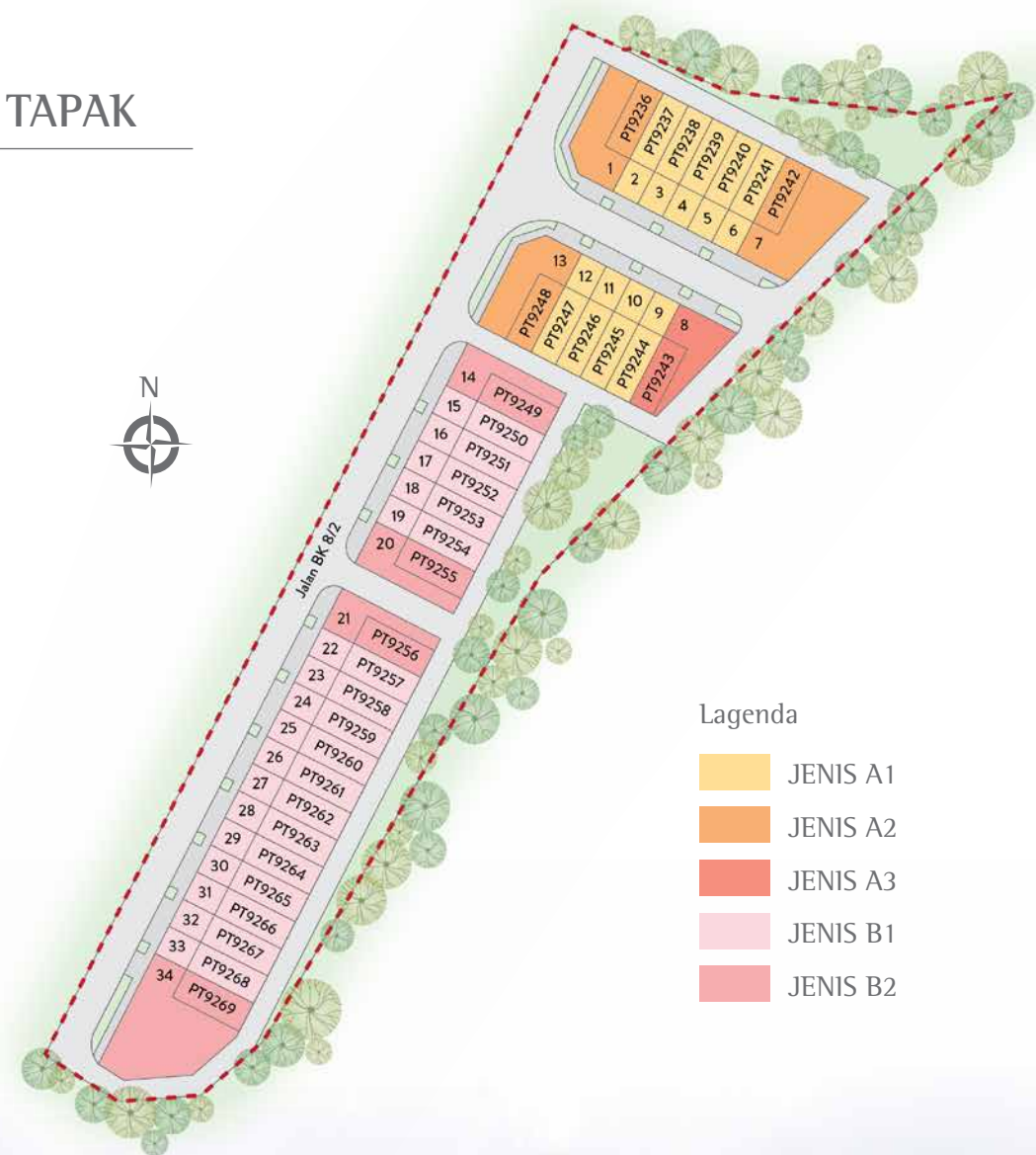
Tingkat Bawah



Tingkat Satu



PELAN TAPAK



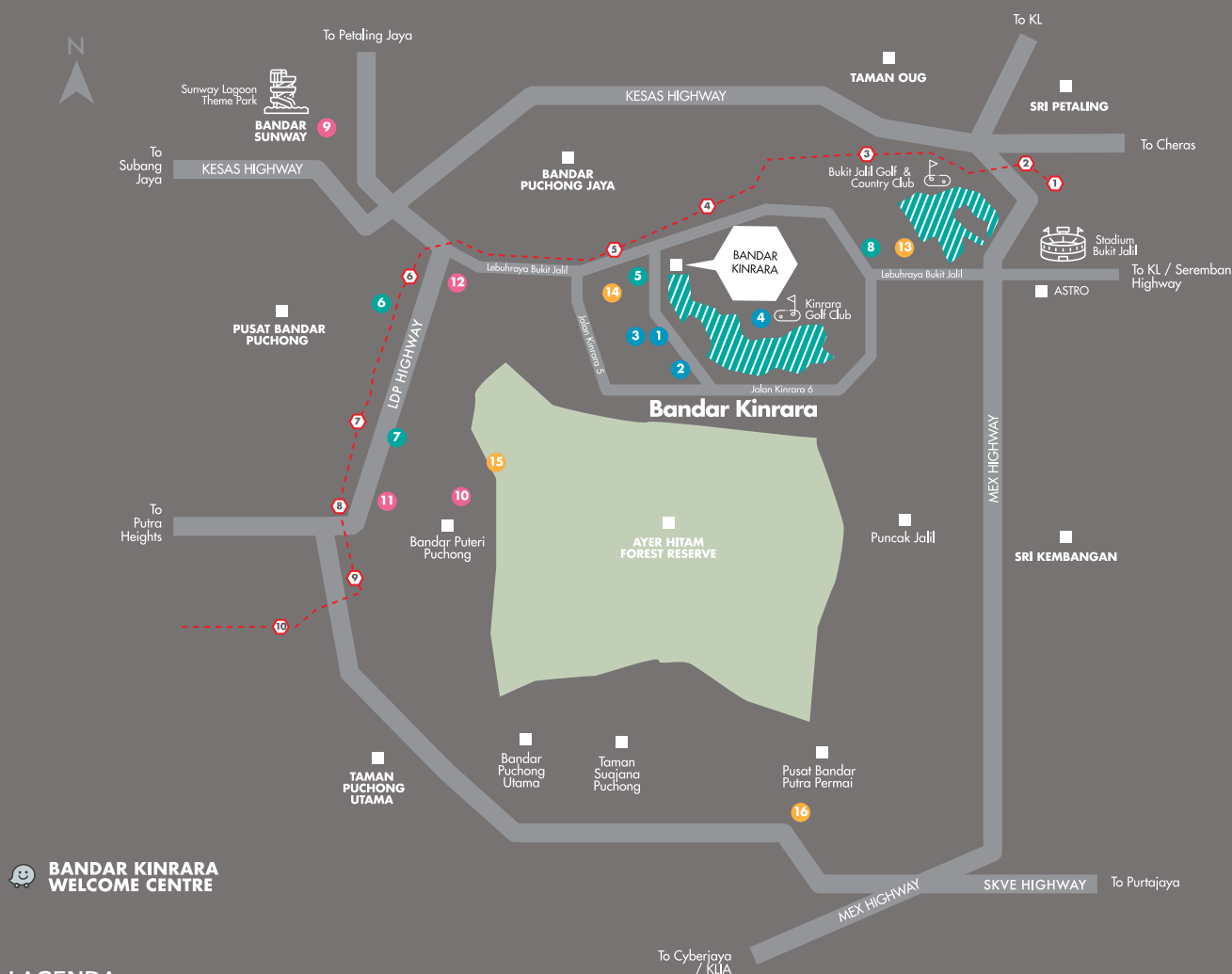
Legenda

- JENIS A1
- JENIS A2
- JENIS A3
- JENIS B1
- JENIS B2

FASA
7A4A
RUMAH TERES 2-TINGKAT

SPESIFIKASI

Struktur		Rangka Konkrit Bertetulang																																																																														
Dinding		Bata Simen / Bata Tanah Liat																																																																														
Penutup Bumbung		Bumbung Dek Logam																																																																														
Bingkai Bumbung		Kekuda Keluli Ringan																																																																														
Siling		Kot Skim Bercat Siling Plaster & Cat																																																																														
Tingkap		Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Louvered																																																																														
Pintu	Pintu Utama Ruang Tamu Ruang Makan (A2, A2-M, A3, B2, B2-M) Bilik Tidur Ruang Tamu Bilik Mandi Dapur Stor Utiliti Halaman	Pintu Kayu Pintu Gelongsor Bingkai Aluminium Pintu Gelongsor Bingkai Aluminium Pintu Kayu Pintu Kayu Pintu Kayu Pintu Kayu Pintu Kayu Pintu Berkayu Pintu Gril Keluli Ringan																																																																														
Perkakas Besi		Disediakan																																																																														
Kemasan Dinding	Luaran Dalaman Dapur Bilik Mandi	Lepa & Cat Lepa & Cat Jubin Ketinggian 5' Jubin Ketinggian Siling																																																																														
Kemasan Lantai	Anjung Kereta Ruang Masuk Ruang Tamu Ruang Makan Bilik Tetamu Teres/Balkoni (A2, A2-M, A3, B2, B2-M) Dapur Stor Utiliti Halaman Tangga Bilik Tidur Induk / Bilik Tidur 1 & 2 Ruang Keluarga Bilik Mandi	Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Lepaan Simen Jubin Lantai Kayu Lantai Kayu Lantai Kayu Jubin																																																																														
Lengkapan Sanitari & Paip		<table><tr><th colspan="6">Jenis</th></tr><tr><th></th><th>A1/A1-M</th><th>A2/A2-M</th><th>A3</th><th>B1/B1-M</th><th>B2/B2-M</th></tr><tr><td>Bekas Air</td><td>5</td><td>5</td><td>5</td><td>5</td><td>5</td></tr><tr><td>Basin</td><td>5</td><td>5</td><td>5</td><td>5</td><td>5</td></tr><tr><td>Hos Mandi</td><td>5</td><td>5</td><td>5</td><td>5</td><td>5</td></tr><tr><td>Pemegang Tisu Tandas</td><td>5</td><td>5</td><td>5</td><td>5</td><td>5</td></tr><tr><td>Bidet Tangan</td><td>4</td><td>4</td><td>4</td><td>4</td><td>4</td></tr><tr><td>Sinki Dapur</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>	Jenis							A1/A1-M	A2/A2-M	A3	B1/B1-M	B2/B2-M	Bekas Air	5	5	5	5	5	Basin	5	5	5	5	5	Hos Mandi	5	5	5	5	5	Pemegang Tisu Tandas	5	5	5	5	5	Bidet Tangan	4	4	4	4	4	Sinki Dapur	1	1	1	1	1																														
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Rumput		Tiada																																																																														
Perpaipan gas		Tiada																																																																														



BANDAR KINRARA WELCOME CENTRE

LAGENDA

Pendidikan

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

Perubatan

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

Pusat Beli-belah

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

Kawasan Rekreasi

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

STESEN LRT



Stay Together. Stay Setia
livelearnworkplay

Hubungi 603 8082 9525

Galeri Jualan Bandar Kinrara

Eight Kinrara – Ground Floor, Jalan BK 5A/1, Bandar Kinrara,
47180 Puchong, Selangor Darul Ehsan T: 03-8082 9525 W: www.spsetia.com

Setia

Fasa 7A4(A), Rumah Teres Dua Tingkat • Pemaju: Perumahan Kinrara Berhad [192001000029(305-P)] • Bandar Kinrara Welcome Centre, Eight Kinrara-Blok B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 • No. Lesen Pemaju No: 4924/10-2023/0056(A) • Tempoh Tamat: 22/10/2021 – 21/10/2023 • No. Permit Iklan : XXXX-XX/XX-XXXX/XXXX • Tempoh Sah : XX/XX/XXXX - XX/XX/XXXX • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Subang Jaya • No. Pelan Bangunan: MBSJ.BGN.BP4.600-1/10/4/21(12) • Dijangka Siap : Mei 2025 • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah : Bebas • Sekatan-sekatan Kepentingan (jika ada): Tiada • Bilangan Unit : Jenis A 13 Unit (20'x 80') • Harga Jualan : Min. RM1,356,000.00 – Mak. RM2,062,000.00 • Bilangan Unit : Jenis B 21 Unit (22'x 80') • Harga Jualan : Min. RM1,459,000.00 – Mak. RM2,488,000.00 • Diskaun: 7% untuk Bumiputra.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



PHASE 7A4A

DOUBLE STOREY TERRACE

A home
for the affluents





Freehold



Exclusive
34 units



Landscaped
pocket parks



4 bedrooms



5 bathrooms

An exclusive and rare release

Introducing our new luxurious 2-storey homes - Phase 7A4A. Cocooned in the most premium terrace house precinct of Bandar Kinrara, these homes are extremely spacious and opulent.

Released in limited numbers of only 34 units, Phase 7A4A is most definitely a rare gem in Bandar Kinrara.





Ultra spacious, modern and extravagant

Boasting a remarkably huge living space of up to 2,549 sq. ft., every corner of this home speaks of extravagance and invites your indulgence.

Phase 7A4A makes an ideal venue to host social gatherings and showcase your new home.



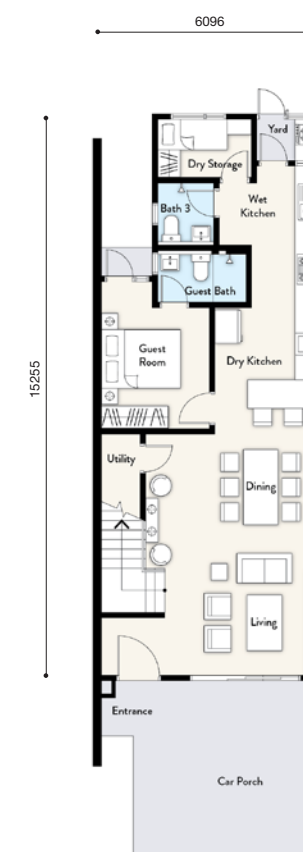
PHASE 7A4A

DOUBLE STOREY TERRACE

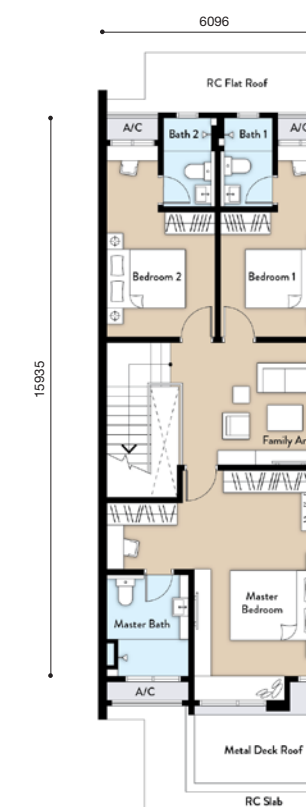
TYPE A1 Intermediate Lot

Land size:
20' x 80'

Built-up area:
2,204 sf



Ground Floor



First Floor

TYPE A2-M Corner Lot

Land size:
20' x 80'

Built-up area:
2,342 sf



Ground Floor



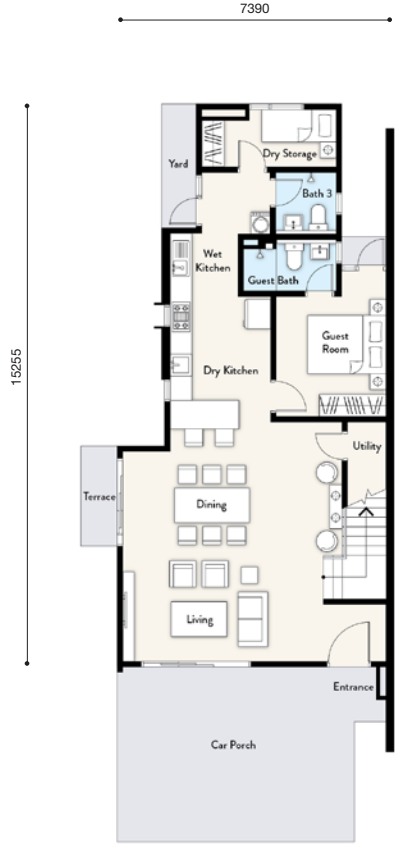
First Floor



TYPE A3
End Lot

Land size:
20' x 80'

Built-up area:
2,556 sf



Ground Floor

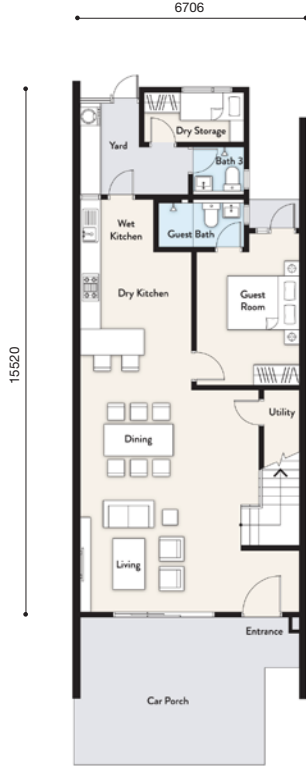


First Floor

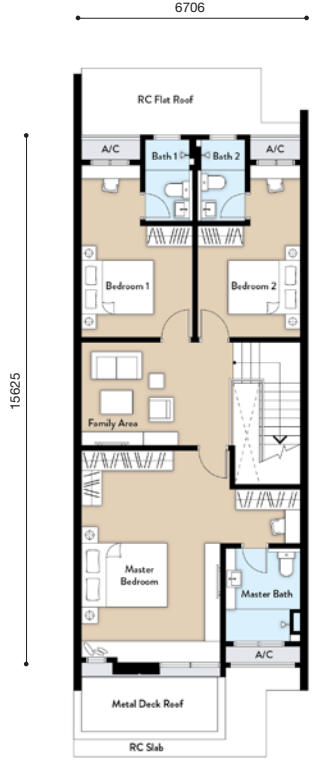
TYPE B1
Intermediate Lot

Land size:
22' x 80'

Built-up area:
2,411 sf



Ground Floor

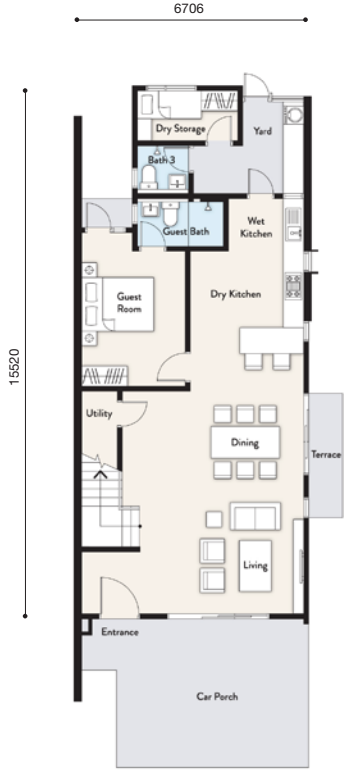


First Floor

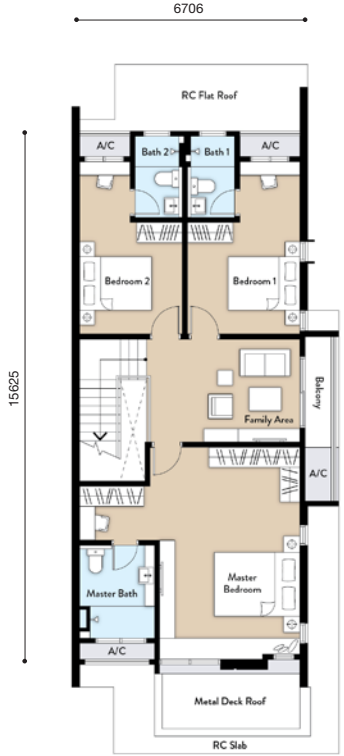
TYPE B2-M
Corner Lot

Land size:
22' x 80'

Built-up area:
2,549 sf



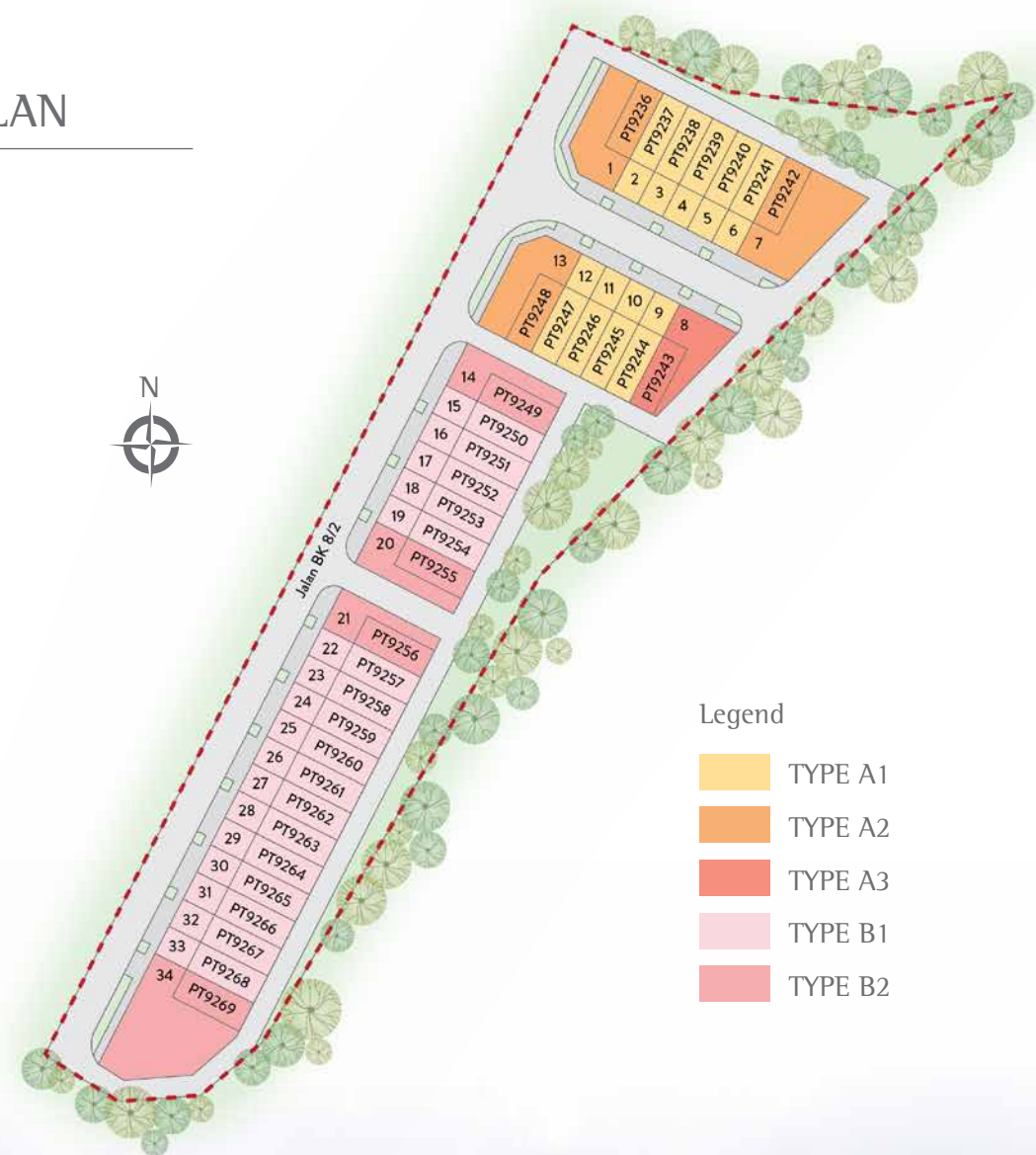
Ground Floor



First Floor



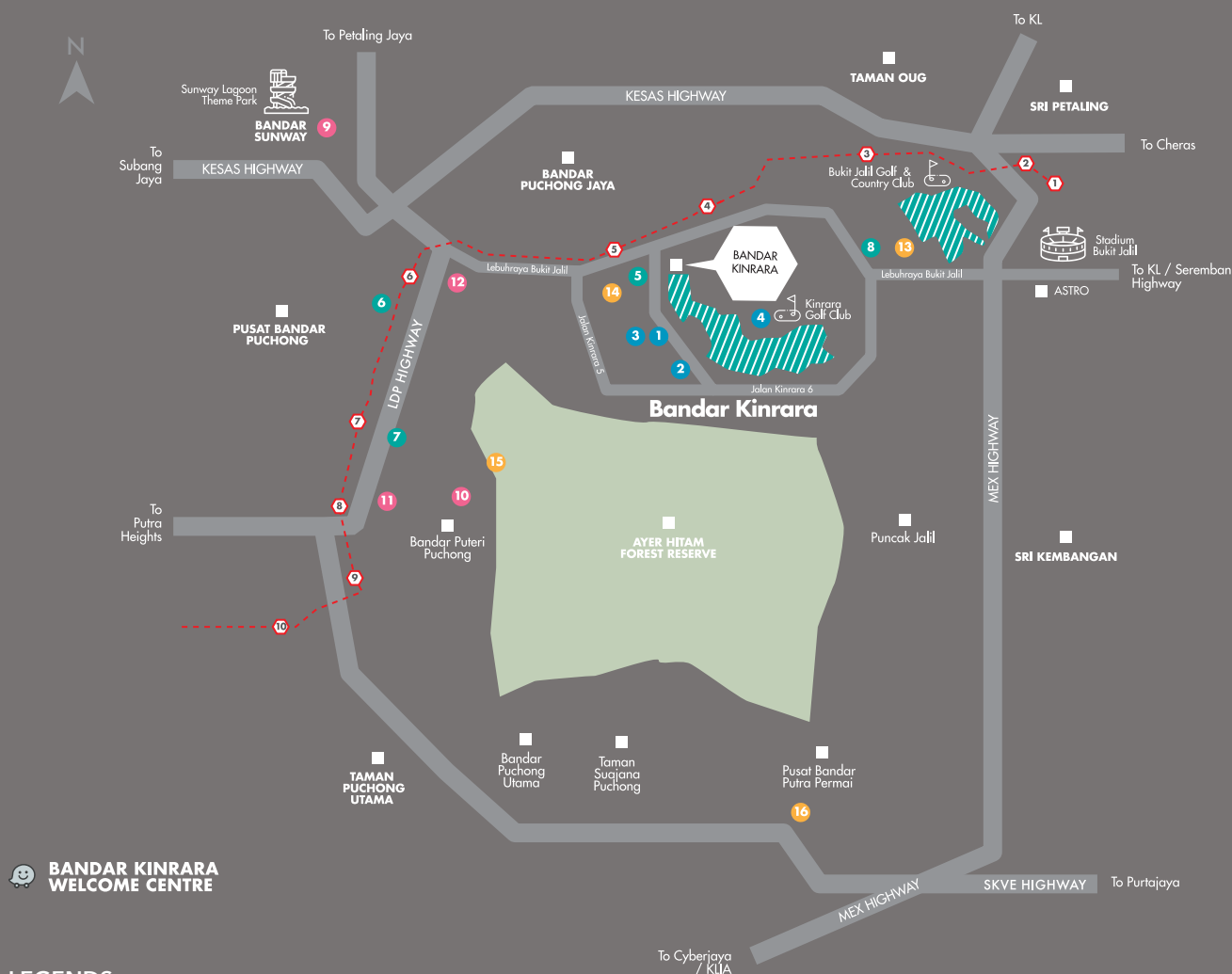
SITE PLAN



PHASE
7A4A
DOUBLE STOREY TERRACE

SPECIFICATIONS

Structure		Reinforced Concrete					
Wall		Cement Sand Bricks / Clay Brick (Party Wall)					
Roofing Covering		Concrete Tiles Roofing / Metal Deck Roof / RC Flat Roof					
Roofing Framing		Light Weight Steel Trusses					
Ceiling		Plaster Ceiling Skim Coat					
Window		Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Louvered					
Door	Entrance Living Dining (A2, A2-M, A3, B2, B2-M) Bedrooms Guest Room Bathrooms Kitchen Dry Storage Utility Yard	Timber Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Door Timber Door Timber Door Timber Door Timber Door Timber Louvered Door M.S. Grill Door					
Ironmongery		Provided					
Wall Finishes	External Wall Internal Wall Kitchen Bathrooms	Plaster & Paint Plaster & Paint 5 ft Height Tiles Ceiling Height Tiles					
Floor Finishes	Car Porch & Driveway Entrance Living Dining Guest Bedroom Terrace / Balcony (A2, A2-M, A3, B2, B2-M) Kitchen Dry Storage Utility Yard Staircase Master Bedroom / Bedroom 1 & 2 Family Area Bathrooms	Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Cement Render Tiles Timber Flooring Timber Flooring Timber Flooring Tiles					
Sanitary & Plumbing Fitting		Type					
		A1/A1-M	A2/A2-M	A3	B1/B1-M	B2/B2-M	
		Water Closet	5	5	5	5	5
		Wash Basin	5	5	5	5	5
		Shower	5	5	5	5	5
		Paper Roll Holder	5	5	5	5	5
		Hand Bidet	4	4	4	4	4
		Kitchen Sink	1	1	1	1	1
Electrical Installation		Type					
		A1/A1-M	A2/A2-M	A3	B1/B1-M	B2/B2-M	
		Light Point	33	35	34	33	35
		Power Point	27	27	27	27	27
		Air Conditioner Electrical Point	7	7	7	7	7
		Water Heater Electrical Point	4	4	4	4	4
		Fan Point	9	9	9	9	9
		Smatv Point	3	3	3	3	3
		Data Point	3	3	3	3	3
		Telephone Point	1	1	1	1	1
		Door Bell Point	1	1	1	1	1
		Auto-gate Point	1	1	1	1	1
		Booster Pump	Provided				
Internal Telecommunication Trunking And Cabling		Provided					
Fencing		Provided					
Turfing		Not Provided					
Gas Piping		Not Provided					



BANDAR KINRARA WELCOME CENTRE

LEGENDS

Education

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

Medical

- 9 Sunway Medical Centre
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- 12 Puchong Specialist Clinic

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
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Recreational Area

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LRT STATION



Stay Together. Stay Setia
livelearnworkplay

Call 603 8082 9525

Bandar Kinrara Welcome Centre

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47180 Puchong, Selangor Darul Ehsan T: 03-8082 9525 W: www.spsetia.com

Setia

Phase 7A4(A), Double Storey Terrace • Developer: Perumahan Kinrara Berhad-[192001000029(305-P)] • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara-Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 • Developer's License No: 4924/10-2023/0056(A) • Expiry Date: 22/10/2021 – 21/10/2023 • Advertising Permit No: XXXX-XX/XX-XXXX/XXXX • Validity Period: XX/XX/XXXX - XX/XX/XXXX • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/21(12) • Expected Date of Completion: May 2025 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: Type A 13 Units (20' x 80') • Selling Price: Min. RM1,356,000.00 - Max. RM2,062,000.00 • Number of Units : Type B 21 Units (22' x 80') • Selling Price : Min. RM1,459,000.00 - Max. RM2,488,000.00 • Discount: 7% for Bumiputra.

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