



# FASA 7A4D

RUMAH TERES 2-TINGKAT

# KESINAMBUNGAN KEJAYAAN YANG CEMERLANG



# FASA 7A4D

RUMAH TERES 2-TINGKAT



# PROJEK UNGGUL DENGAN SAMBUTAN MERIAH

Fasa 7A4C rumah teres dua tingkat habis  
dijual semasa pelancaran hari pertama.

Sekarang, kami membuka Fasa 7A4D -  
hanya 38 unit sahaja!





# MEWAH, LUAS DAN ANGGUN

Fasa 7A4D mempunyai ciri-ciri unik, anggun dan lebih menarik untuk dimiliki.

Hanya yang terbaik dari Fasa 7A4D!



## JENIS G1

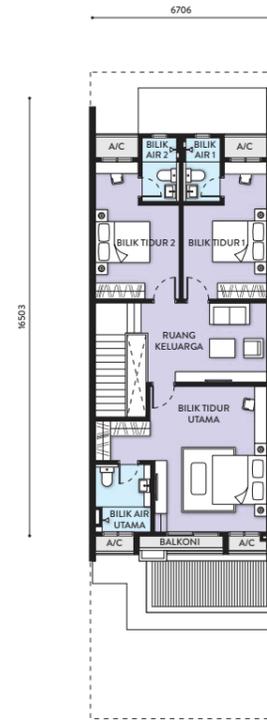
Lot Tengah

Saiz Tanah:  
22' x 80'

Keluasan Binaan:  
2,421 kps



Tingkat Bawah



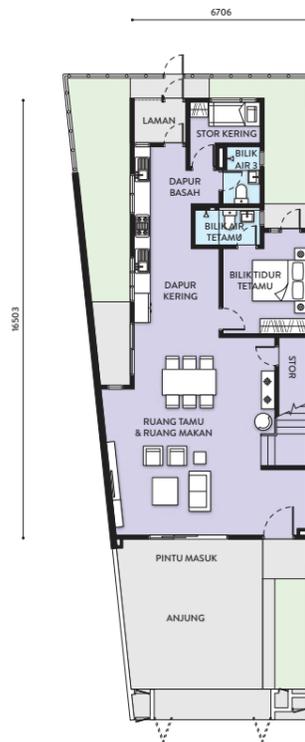
Tingkat Satu

## JENIS G2

Lot Tengah

Saiz Tanah:  
22' x 80'

Keluasan Binaan:  
2,663 kps



Tingkat Bawah



Tingkat Satu

## JENIS G3

Lot Tepi

Land size:  
22' x 80'

Keluasan Binaan:  
2,486 kps



Tingkat Bawah

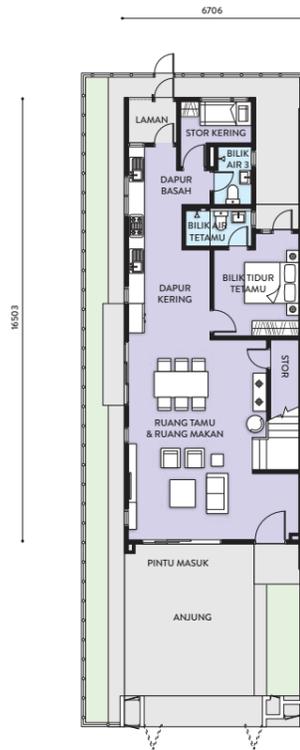


Tingkat Satu

## JENIS G4 Lot Hujung

Saiz Tanah:  
22' x 80'

Keluasan Binaan:  
2,414 kps



Tingkat Bawah



Tingkat Satu

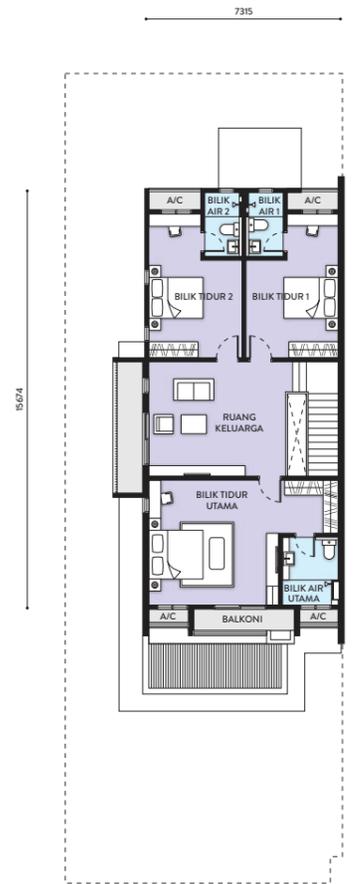
## JENIS H2 Lot Tepi

Land size:  
24' x 100'

Keluasan Binaan:  
2,927 kps



Tingkat Bawah



Tingkat Satu

## JENIS H1 Lot Tengah

Saiz Tanah:  
24' x 100'

Keluasan Binaan:  
2,786 kps



Tingkat Bawah



Tingkat Satu



Pegangan kekal



Eksklusif  
38 unit



4 bilik tidur



5 bilik mandi

## PELAN TAPAK

- Jenis G1 / G1-M
- Jenis G2 / G2-M
- Jenis G3
- Jenis G4
- Jenis H1 / H1-M
- Jenis H2 / H2-M



## 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 Et Cat						
Tingkap	Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Louvered						
Pintu	Pintu Utama Ruang Tamu Ruang Makan (E2, E2-M, E3, F2, F2-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 Et Cat Lepa Et Cat Jubin Ketinggian 5' Jubin Ketinggian Siling					
Kemasan Lantai	Anjung Kereta Ruang Masuk Ruang Tamu Ruang Makan Bilik Tetamu Teres/Balkoni (E2, E2-M, F2, F2-M) Dapur Stor Utiliti Halaman Tangga Bilik Tidur Induk / Bilik Tidur 1 Et 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 Et Paip			Jenis				
			E1/E1-M	E2/E2-M	E3	F1/F1-M	F2/F2-M
Bekas Air	5	6	5	5	5	5	5
Basin	5	6	5	5	5	5	5
Hos Mandi	5	6	5	5	5	5	5
Pemegang Tisu Tandas	4	5	4	4	4	4	4
Bidet Tangan	4	5	4	4	4	4	4
Sinki Dapur	1	1	1	1	1	1	1
Pemasangan Elektrik			Jenis				
			E1/E1-M	E2/E2-M	E3	F1/F1-M	F2/F2-M
Soket Lampu	33	35	33	33	33	33	35
Soket Kuasa	28	28	28	28	28	28	28
Soket Penyaman Udara	7	7	7	7	7	7	7
Soket Pemanas Air	4	5	4	4	4	4	4
Soket Kipas	9	9	9	9	9	9	9
Soket Smatv	3	3	3	3	3	3	3
Soket Data	3	3	3	3	3	3	3
Soket Telefon	1	1	1	1	1	1	1
Soket Loceng	1	1	1	1	1	1	1
Soket Pintu Automatik	1	1	1	1	1	1	1
Sistem Pam Penggalak	Disediakan						
Telekomunikasi Dalam Penyaluran Et Kabel	Disediakan						
Pagar	Disediakan						
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

Nama Pemajuan : Bandar Kinrara • Fasa 7A4(D), Rumah Teres Dua Tingkat • Nama Pemaju : Perumahan Kinrara Berhad [192001000029(305-P)] • Alamat Pemaju : Bandar Kinrara Welcome Centre, Eight Kinrara-Blok B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 • Email : bandarkinrara@spsetia.com • No. Lesen Pemaju No: 4924/10-2028/1226(A) • Tempoh Tamat: 22/10/2023 – 21/10/2028 • No. Permit Iklan : • Tempoh Sah Laku : • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Subang Jaya • No. Pelan Bangunan: MBSJ.BGN.BP4.600-1/10/4/25(15) • Dijangka Siap : Mac 2026 • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah : kekal • Sekatan-sekatan Kepentingan (jika ada) : Tiada • Baki Bilangan Unit Belum Dijual : 1 Unit Sahaja Jenis H (24'x 100') • Harga Jualan : Min. RM3,045,000.00 – Mak. RM3,045,000.00 • Diskaun: 7% untuk Bumiputera.

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



# PHASE 7A4D

DOUBLE STOREY TERRACE

THIS IS  
YOUR FINAL  
OPPORTUNITY





Smart Lock



Box 366



EV Port Ready



Green Switch



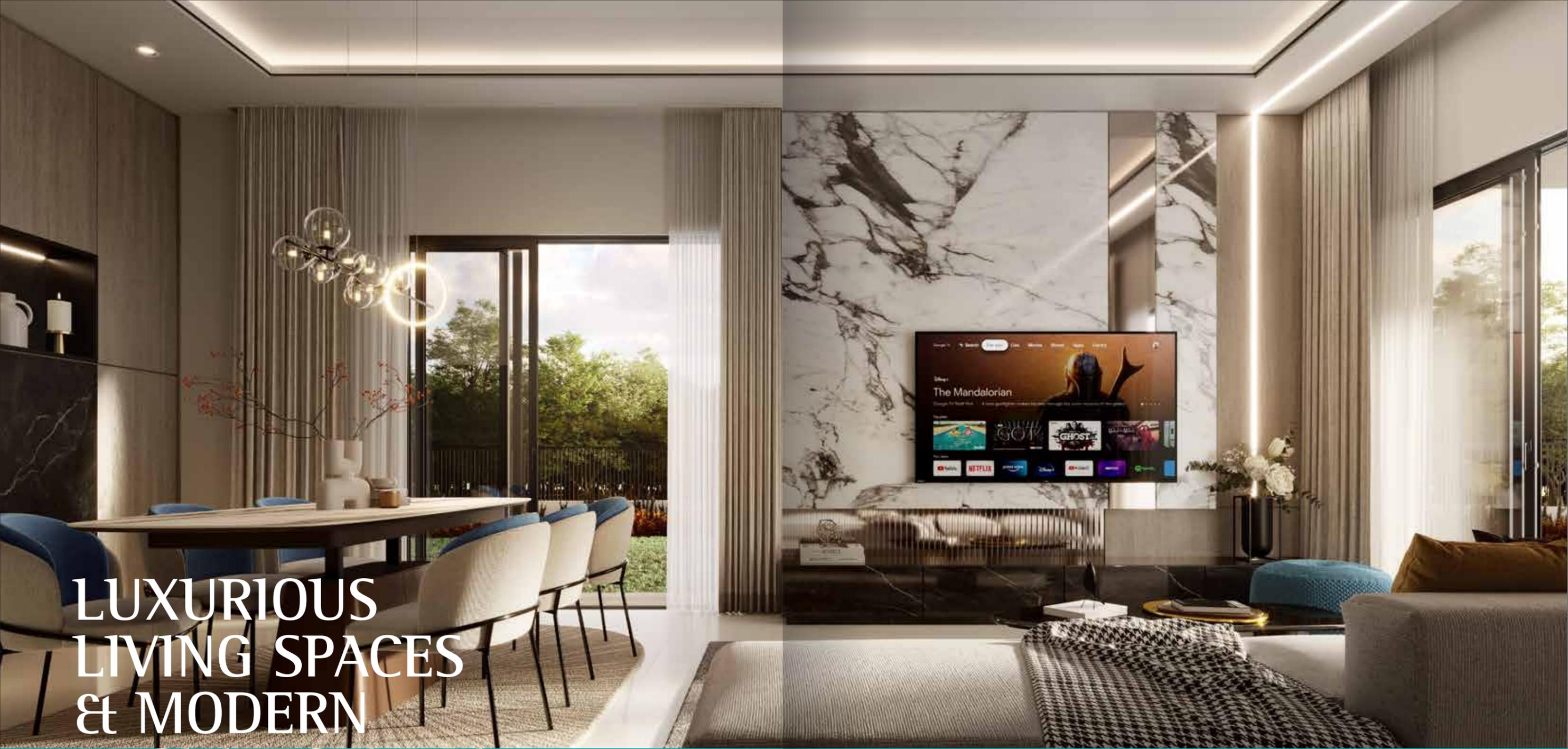
Solar Switch Ready



# THE GRAND FINALE OF LUXURY LIVING

Nestled within the heart of our prestigious community, Phase 7A4D is the culmination of luxury and elegance, representing the final chapter of this exclusive enclave. It's a once-in-a-lifetime opportunity to be part of something truly extraordinary.





# LUXURIOUS LIVING SPACES & MODERN ARCHITECTURAL MARVELS

At Phase 7A4D, we redefine luxury living through innovative design and contemporary architecture. Our homes offer not just comfort, but a lifestyle that reflects your success and aspirations.

Walk into your new home and be greeted by spacious interiors that seamlessly flow from one room to the next. Clean lines, contemporary finishes and architectural finesse create a visual masterpiece in every Phase 7A4D home.

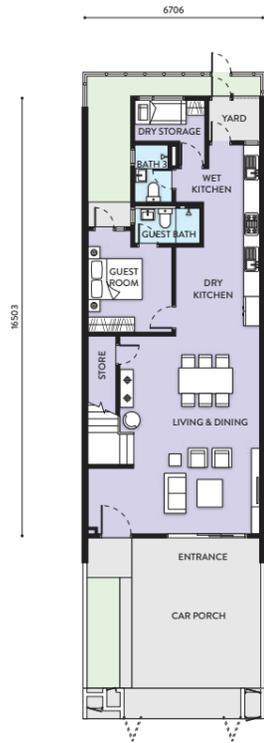


## TYPE G1

### Intermediate Lot

Land size:  
22' x 80'

Built-up area:  
2,421 sf



Ground Floor



First Floor

## TYPE G2

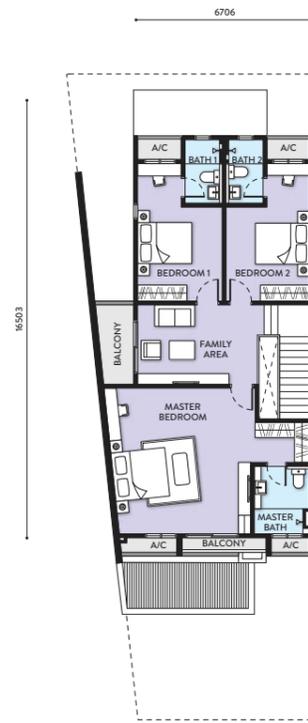
### Intermediate Lot

Land size:  
22' x 80'

Built-up area:  
2,663 sf



Ground Floor



First Floor

## TYPE G3

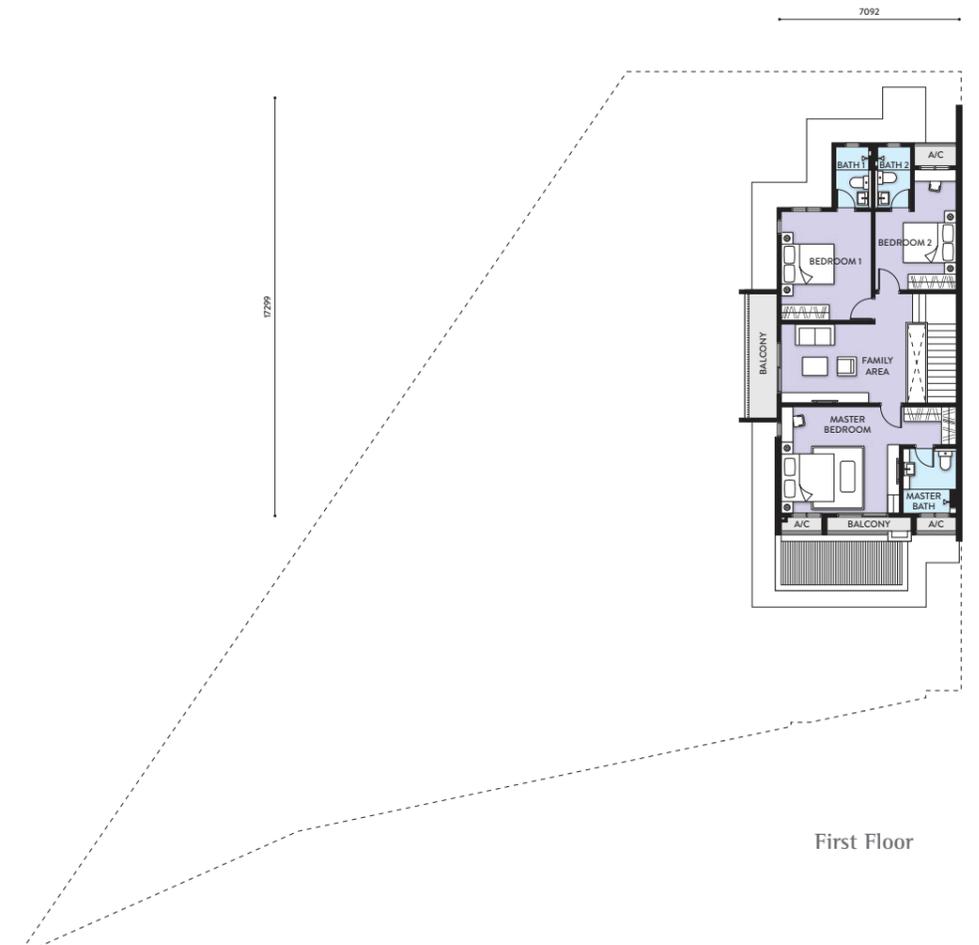
### Corner Lot

Land size:  
22' x 80'

Built-up area:  
2,486 sf



Ground Floor



First Floor

## TYPE G4 End Lot

Land size:  
22' x 80'

Built-up area:  
2,414 sf



Ground Floor



First Floor

## TYPE H1 Intermediate Lot

Land size:  
24' x 100'

Built-up area:  
2,786 sf



Ground Floor

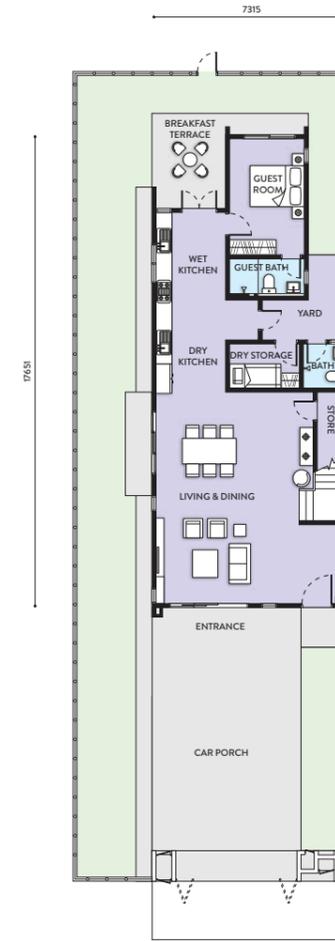


First Floor

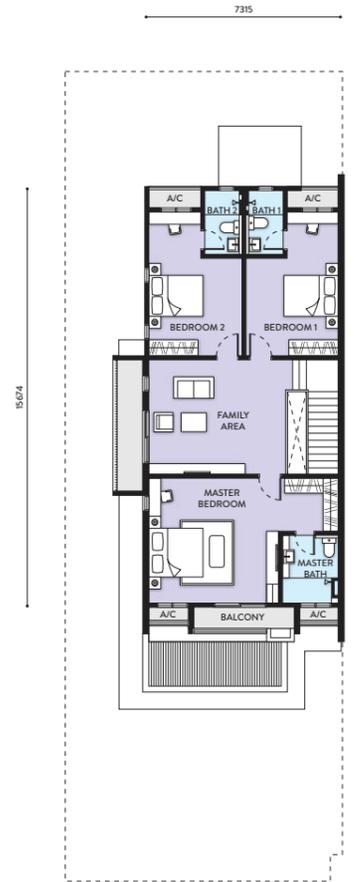
## TYPE H2 Corner Lot

Land size:  
24' x 100'

Built-up area:  
2,927 sf



Ground Floor



First Floor



Freehold



Exclusive  
38 units



4 bedrooms



5 bathrooms

## SITE PLAN

- Type G1 / G1-M
- Type G2 / G2-M
- Type G3
- Type G4
- Type H1 / H1-M
- Type H2 / H2-M



## 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	Timber Door				
	Living	Aluminium Frame Sliding Door				
	Dining (E2, E2-M, E3, F2, F2-M)	Aluminium Frame Sliding Door				
	Bedrooms	Timber Door				
	Guest Room	Timber Door, Aluminium Frame Glass Door				
	Bathrooms	Timber Door				
	Kitchen	Timber Door				
	Dry Storage	Timber Door				
	Store	Timber Louvered Door				
	Yard	M.S. Grill Door				
Ironmongery	Provided					
Wall Finishes	External Walls	Plaster & Paint				
	Internal Walls	Plaster & Paint				
	Kitchen	5 ft Height Tiles				
	Bathrooms	Ceiling Height Tiles				
Floor Finishes	Car Porch & Driveway	Tiles				
	Entrance	Tiles				
	Living	Tiles				
	Dining	Tiles				
	Guest Bedroom	Tiles				
	Terrace / Balcony (E2, E2-M, F2, F2-M)	Tiles				
	Kitchen	Tiles				
	Dry Storage	Tiles				
	Store	Cement Render				
	Yard	Tiles				
	Staircase	Timber Flooring				
	Master Bedroom / Bedroom 1 & 2	Timber Flooring				
	Family Area	Timber Flooring				
	Bathrooms	Tiles				
Sanitary & Plumbing Fitting	Type					
		E1/E1-M	E2/E2-M	E3	F1/F1-M	F2/F2-M
	Water Closet	5	6	5	5	5
	Wash Basin	5	6	5	5	5
	Shower	5	6	5	5	5
	Paper Roll Holder	4	5	4	4	4
	Hand Bidet	4	5	4	4	4
	Kitchen Sink	1	1	1	1	1
Electrical Installation	Type					
		E1/E1-M	E2/E2-M	E3	F1/F1-M	F2/F2-M
	Light Point	33	35	33	33	35
	Power Point	28	28	28	28	28
	Air Conditioner Electrical Point	7	7	7	7	7
	Water Heater Electrical Point	4	5	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
- 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 Wawasan Hill Trail
- 15 Farm In The City

**LRT STATION**



**Bandar Kinrara Welcome Centre**

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



Development Name: Bandar Kinrara • Phase 7A4(D), Double Storey Terrace • Developer Name : 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 • Email : bandarkinrara@spsetia.com • Developer's License No: 4924/10-2028/1226(A) • Expiry Date: 22/10/2023 – 21/10/2028 • Advertising Permit No: • Validity Period: • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/25(15) • Expected Date of Completion: March 2026 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any) : Nil • Number of Balance Unsold Unit: 1 Unit Only Type H (24' x 100') • Selling Price: Min. RM 3,045,000.00 - Max. RM 3,045,000.00 • Discount: 7% for Bumiputra.

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