



FASA 7A7B

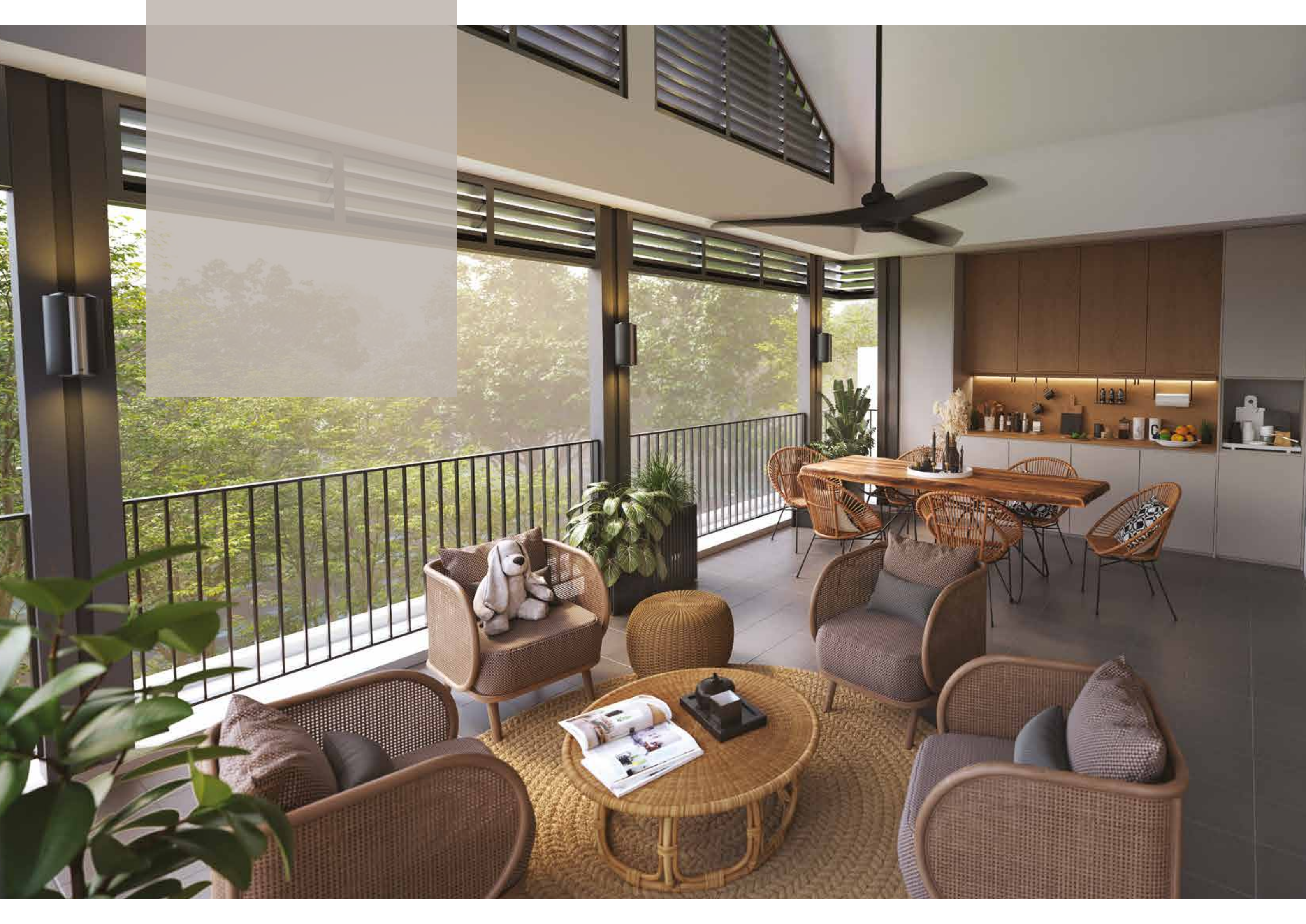
RUMAH BERKEMBAR 2 TINGKAT
DAN RUMAH BERKEMBAR 3 TINGKAT

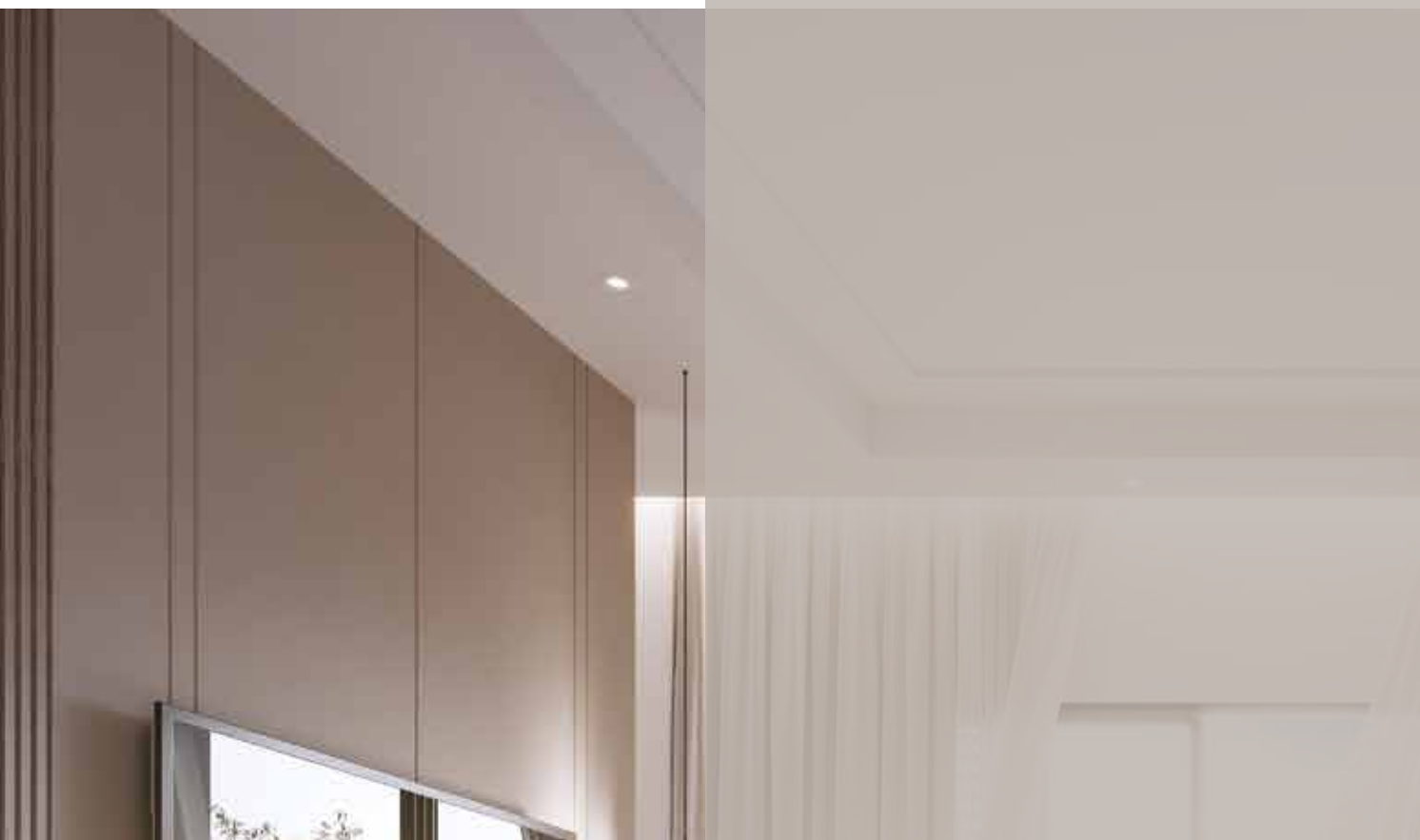
FASA
7A7B









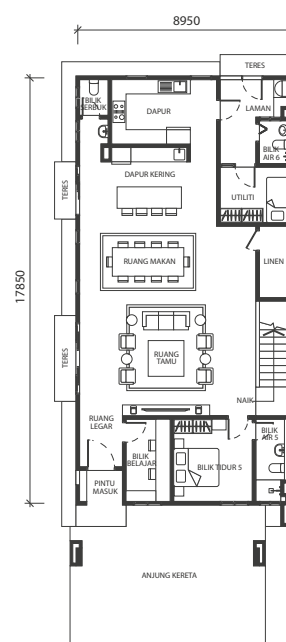


pelan lantai

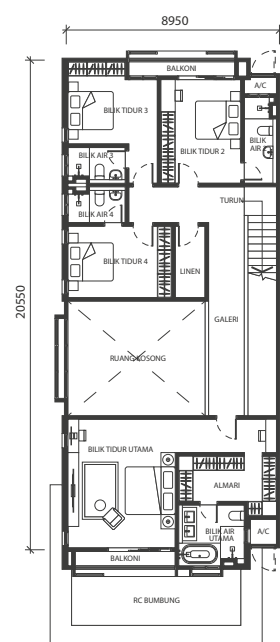


jenis **A**

SAIZ LOT
40' X 125'
KELUASAN TANAH
4,994 - 5,980 kps.
KELUASAN BINAAN
3,951 kps.



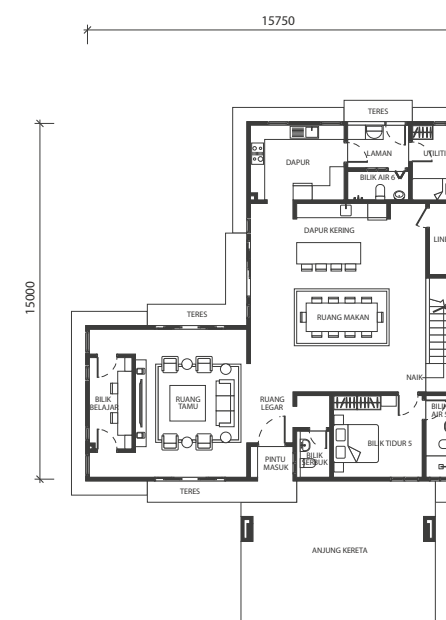
TINGKAT BAWAH



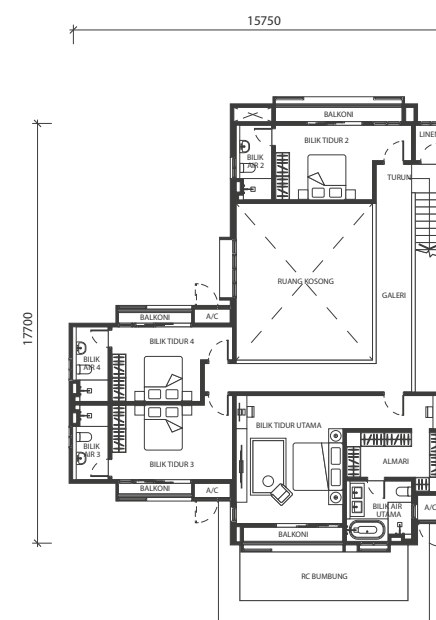
TINGKAT 1

jenis **A1**

SAIZ LOT
40' X 125'
KELUASAN TANAH
6,950 kps.
KELUASAN BINAAN
4,337 kps.



TINGKAT BAWAH



TINGKAT 1

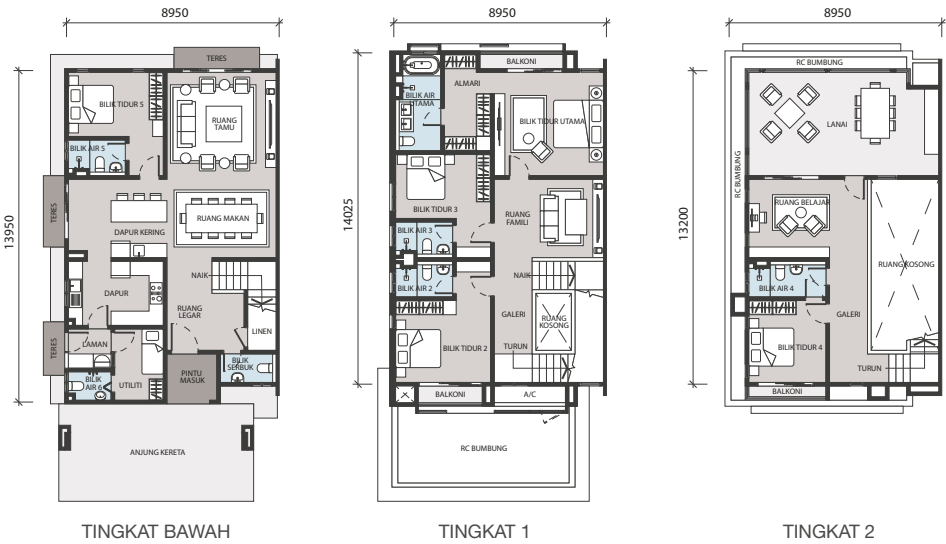


pelan lantai

spesifikasi

jenis B

SAIZ LOT
40' X 80'
KELUASAN TANAH
3,200 - 7,497 kps.
KELUASAN BINAAN
4,065 kps.



Struktur	: Konkrit Bertetulang
Dinding	: Dinding Simen / Dinding Batu (Dinding Parti)
Penutup Bumbung	: Jubin Bumbung Konkrit / RC Bumbung
Bingkai Bumbung	: Kekuda Keluli Ringan
Siling	: Plaster Siling / Kemasan Skim
Tingkap	: Bingkai Aluminium Casement : Bingkai Aluminium Digantung Atas : Bingkai Aluminium Gelongsor : Bingkai Aluminium Kaca Tetap

Pintu	: Pintu Masuk : Bilik Belajar (Jenis A, A(M) & A1) : Bilik Tidur Utama, Bilik Tidur 2, 3, 4 & 5 : Bilik Air Utama, Bilik Air 2, 3, 4 & 5 : Utiliti : Linen : Ruang Tamu : Ruang Makan : Bilik Tidur Utama & Bilik Tidur 2, Bilik Tidur 3 (Jenis A1) & Bilik Tidur 4 (Jenis A1, B & B(M)) : Lanai (Jenis B & B(M)) : Ruang Belajar (Jenis B & B(M)) : Bilik Air 6	: Pintu Kayu : Pintu Kayu : Pintu Kayu : Pintu Kayu : Pintu Kayu : Pintu Kayu Louvered : Pintu Kaca Gelongsor Bingkai Aluminium : Pintu Kaca Gelongsor Bingkai Aluminium : Pintu Kaca Gelongsor Bingkai Aluminium : Pintu Kayu : Pintu Kaca Gelongsor Bingkai Aluminium : Pintu Melipat Bingkai Aluminium
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Perkakasan Besi		: Disediakan
Kemasan Dinding	: Bilik Air	: Jubin sehingga ketinggian siling
	: Dapur	: Jubin sehingga ketinggian 5 kaki / Plaster & Cat
	: Dinding Luar & Dalam	: Plaster & Cat

Kemasan Lantai	: Anjung Kereta : Pintu Masuk : Ruang Legar, Ruang Tamu, Ruang Makan & Dapur : Bilik Tidur 5 : Bilik Belajar (Jenis A, A(M) & A1) : Utiliti : Teres : Linen (Tingkat Bawah - Semua jenis) : Bilik Air Utama, Bilik Air 2, 3, 4, 5 & 6 : Petak Sampah : Galeri : Ruang Famili (Jenis B & B(M)) : Bilik Tidur Utama, Bilik Tidur 2, 3 & 4 : Tangga : Ruang Belajar (Jenis B & B(M)) : Linen (Tingkat Atas - Jenis A, A(M) & A1) : Balkoni : Lanai (Jenis B & B(M))	: Cetakan Konkrit : Jubin : Jubin : Jubin : Jubin : Jubin : Jubin : Jubin : Jubin : Jubin : Jubin : Lantai Kayu Kejuruteraan : Lantai Kayu Kejuruteraan : Lantai Kayu Kejuruteraan : Lantai Kayu Kejuruteraan : Lantai Kayu Kejuruteraan : Lantai Kayu Kejuruteraan : Jubin : Jubin
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		Jenis A / A(M)	Jenis A1	Jenis B / B(M)
Sanitasi & Pemasangan Paip	: Sinki Dapur	2	2	2
	: Mangkuk Tandas	7	7	7
	: Tab Mandi	1	1	1
	: Besin Basuh Tangan	8	8	8
	: Pancuran Mandian	6	6	6
	: Bidet Tangan	7	7	7
	: Pemegang Tisu	7	7	7
	: Bib Tap	3	3	3

		Jenis A / A(M)	Jenis A1	Jenis B / B(M)
Pemasangan Electric	: Titik Lampu	54	62	57
	: Titik Kuasa	35	32	36
	: Titik Kipas Siling	7	7	10
	: Titik TV	2	2	4
	: Titik Telefon	1	1	1
	: Titik Data	2	2	4
	: Titik Pagar Automatik	1	1	1
	: Titik Loceng Bunyi	1	1	1
	: Titik Penyaman Udara	7	7	8
	: Titik Pemanas Air	5	5	5
	: Pam Booster	Disediakan	Disediakan	Disediakan

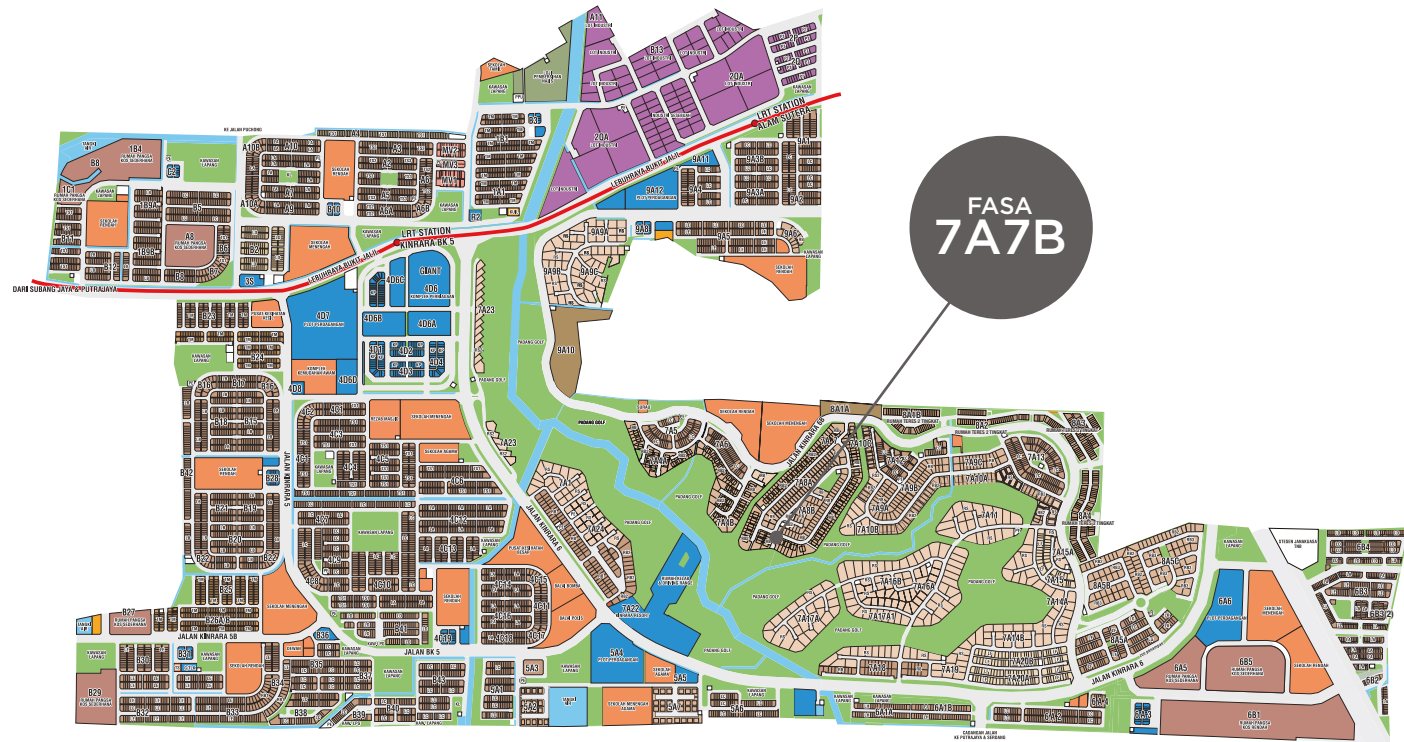
Telekomunikasi Dalaman Trunking & Kabel	: Disediakan
Pagar	: Disediakan
Rumput	: Disediakan
Paip Gas	: Tiada



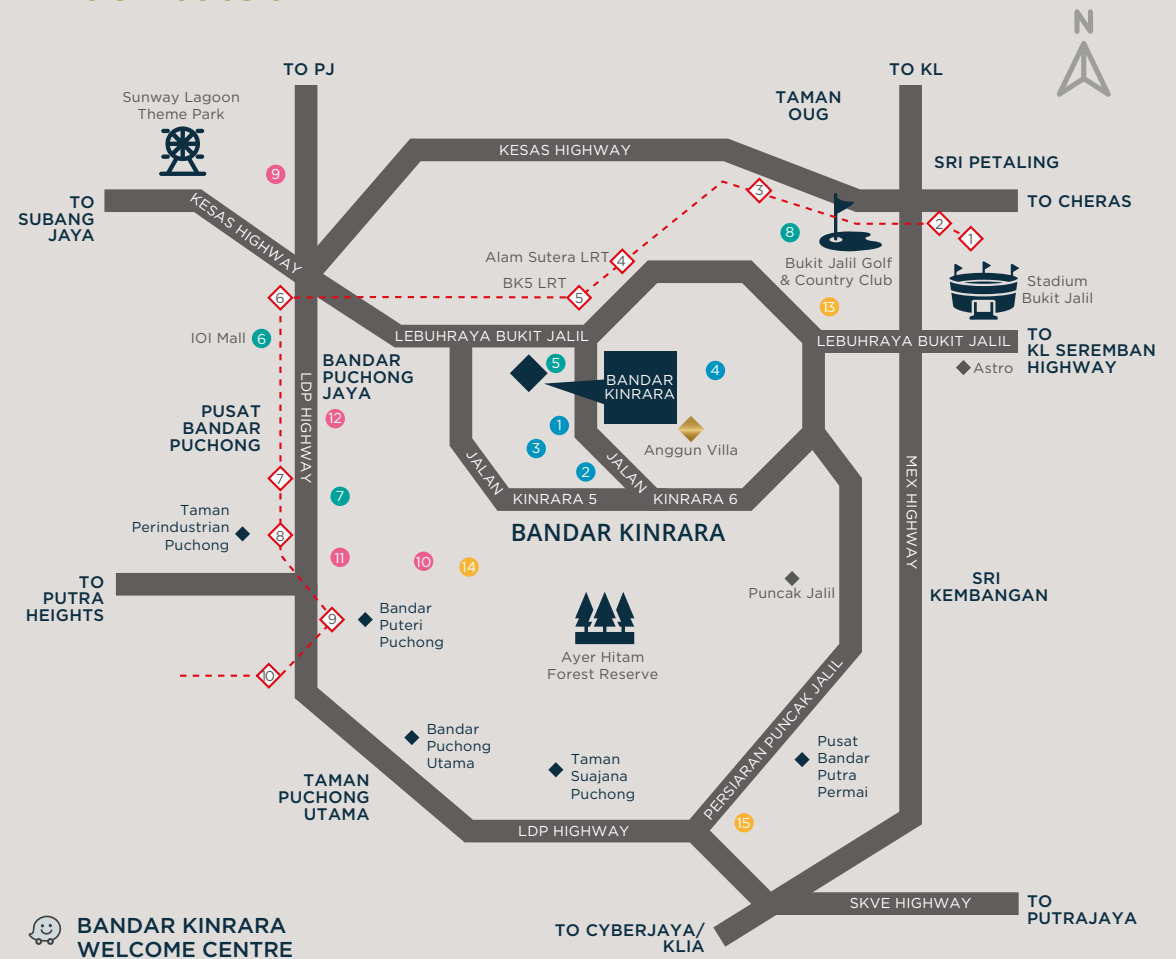
Pelan tapak



Pelan induk



Peta lokasi



LEGENDA

Pendidikan

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

Pasaraya

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

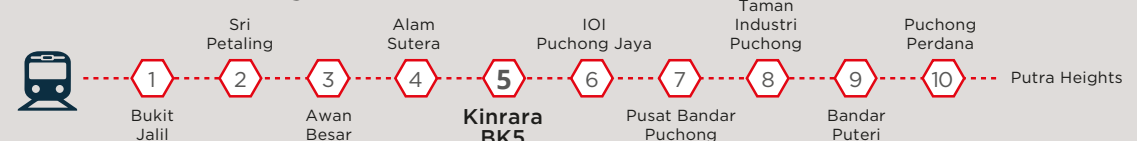
Perubatan

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

Kawasan Rekreasi

- 13 Bukit Jalil Recreational Park
- 15 Wawasan Hill Trail
- 16 Farm In The City

LALUAN LRT SRI PETALING (Sentul Timur - Putra Heights)



Setia
eGreenLiving



Bandar Kinrara Welcome Centre
Eight Kinrara, Ground Floor, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor.
T +603 8082 9525 **E** bandarkinrara@spsetia.com **W** www.spsetia.com/bandarkinrara

Setia

Nama Pemajuan : Bandar Kinrara • Fasa 7A7B, Rumah Berkembar Dua Tingkat dan Rumah Berkembar Tiga Tingkat • Nama Pemaju : Perumahan Kinrara Berhad (192001000029(305-PJ)) • 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 : xxxx-xx/xx-xxxx/xxxx(x)-lx) • Tempoh Sah laku : XXXXXX - XXXXXX • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Subang Jaya • No. Pelan Bangunan: MBSJ.BGN.BP4.600-1/10/4/28(16) • Dijangka Siap : Disember 2026 • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah : Kekal • Sekatan-sekatan Kepentingan (jika ada) : Tiada • Baki Bilangan Unit : Jenis B, 4 Unit (40' x 80') • Harga Jualan : Min. RM3,428,000.00 • Mak. RM3,438,000.00 • 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 7A7B

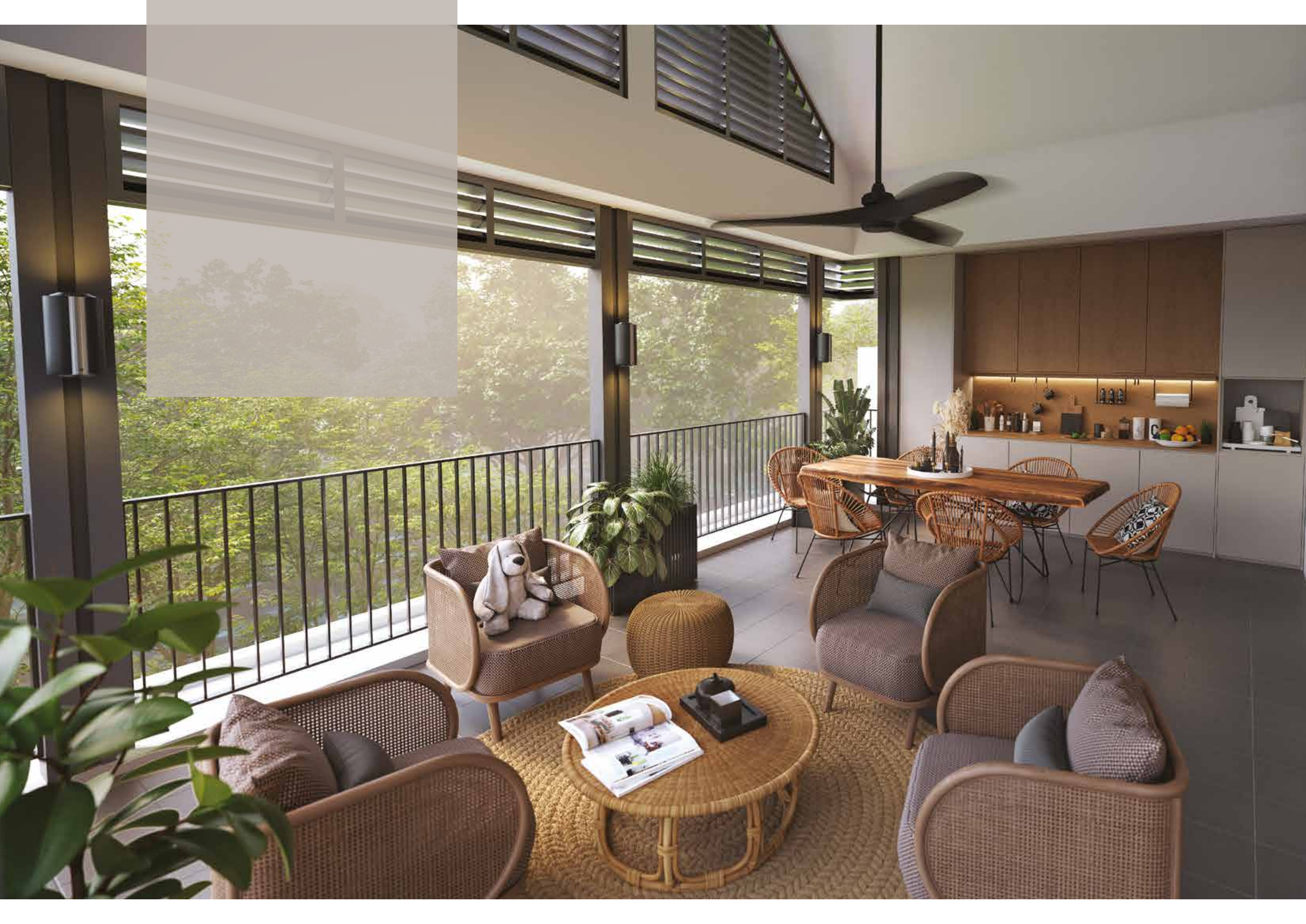
2 STOREY SEMI DETACHED
AND 3 STOREY SEMI DETACHED HOMES

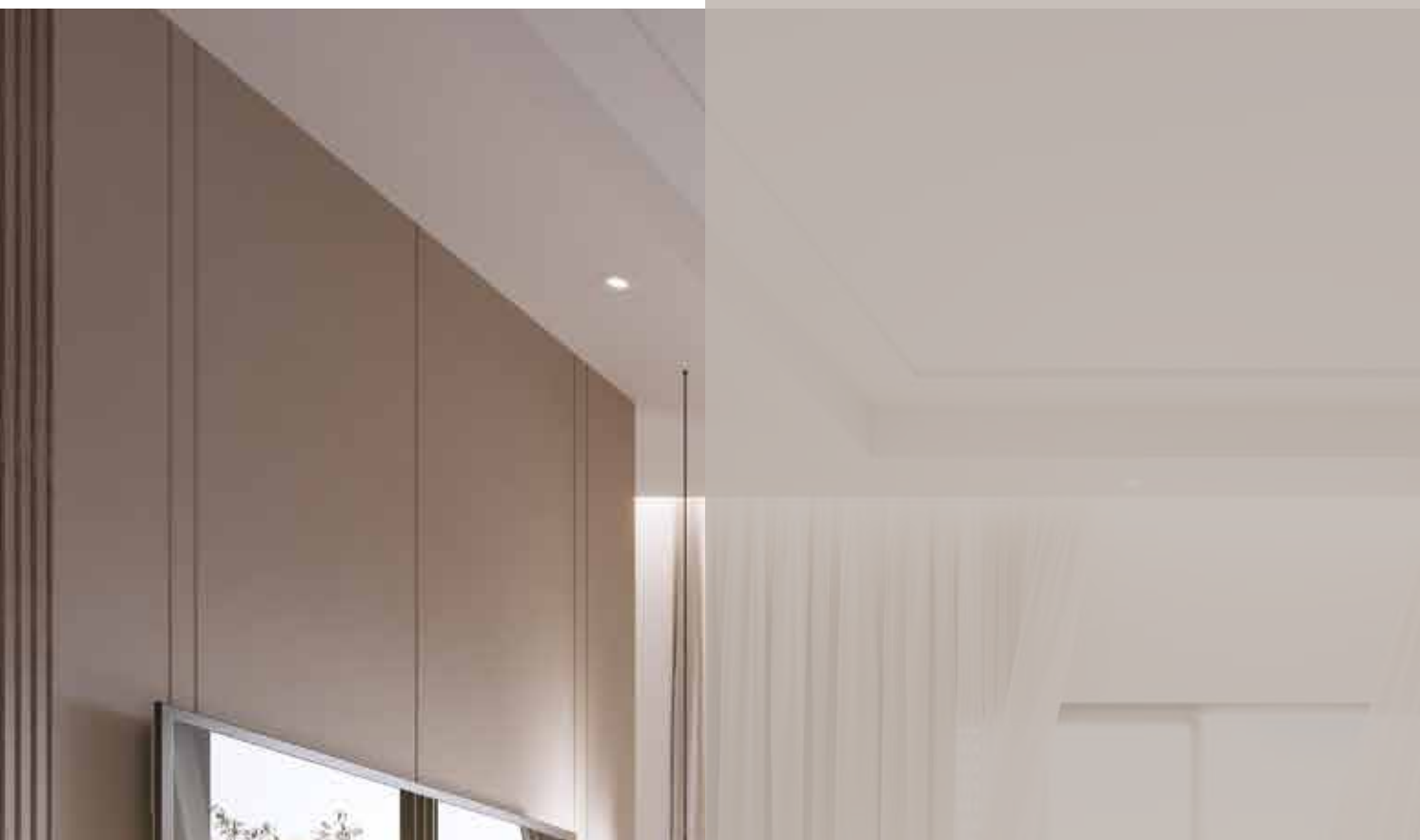
PHASE
7A7B







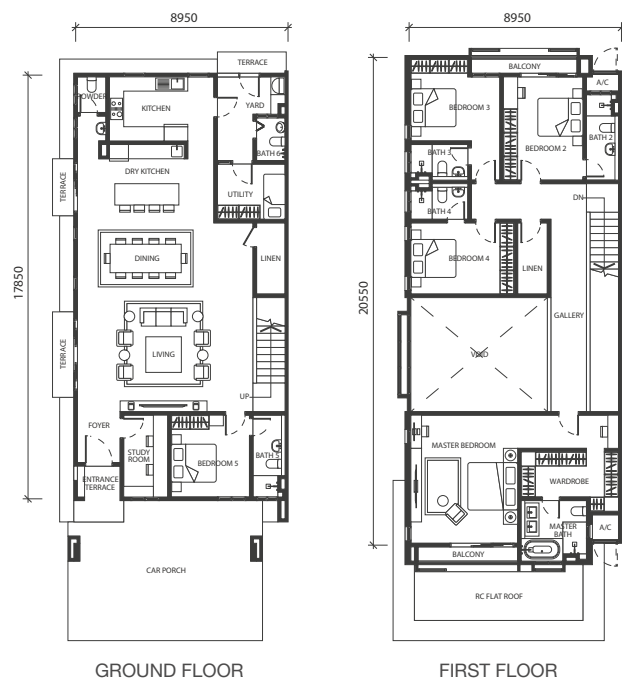






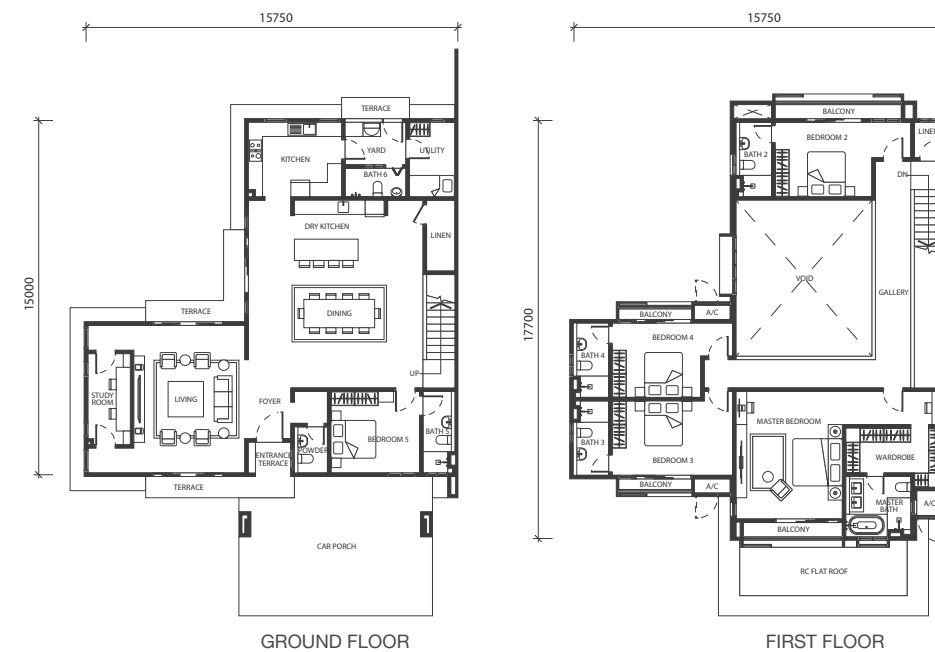
type **A**

LOT SIZE
40' X 125'
LAND AREA
4,994 - 5,980 sq. ft.
BUILT-UP AREA
3,951 sq. ft.



type **A1**

LOT SIZE
40' X 125'
LAND AREA
6,950 sq. ft.
BUILT-UP AREA
4,337 sq. ft.





floor plans

specifications

type

B

LOT SIZE

40' X 80'

LAND AREA

3,200 - 7,497 sq. ft.

BUILT-UP AREA

4,065 sq. ft.



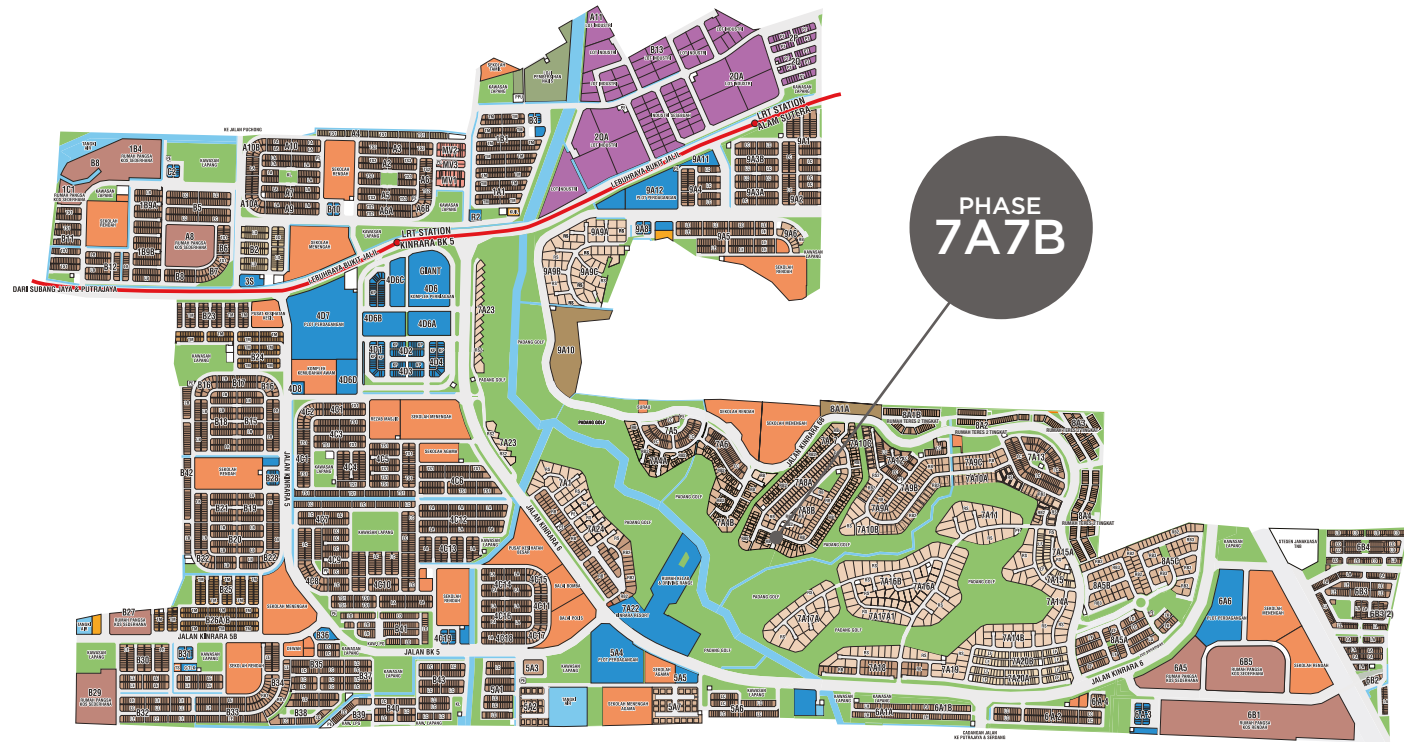
Structure		: Reinforced Concrete		
Wall		: Cement Sand Brick / Clay Brick (Partywall)		
Roof Covering		: Concrete Roof Tiles / RC Flat Roof		
Roof Framing		: Light Weight Steel Trusses		
Ceiling		: Plaster & Paint / Skim Coat		
Windows		: Aluminium Frame Casement : Aluminium Frame Top Hung : Aluminum Frame Sliding : Aluminum Frame Fixed Glass		
Doors	: Entrance Terrace	: Timber Door		
	: Study Room (Type A, A(M) & A1)	: Timber Door		
	: Master Bedroom, Bedroom 2, 3, 4 & 5	: Timber Door		
	: Master Bath, Bath 2, 3, 4 & 5	: Timber Door		
	: Utility	: Timber Door		
	: Linen	: Timber Louvered Door		
	: Living	: Aluminium Frame Glass Sliding Door		
	: Dining	: Aluminium Frame Glass Sliding Door		
	: Master Bedroom, Bedroom 2, Bedroom 3 (Type A1) & Bedroom 4 (Type A1, B & B(M))	: Aluminium Frame Glass Sliding Door		
	: Lanai (Type B & B(M))	: Timber Door		
	: Study Area (Type B & B(M))	: Aluminium Frame Glass Sliding Door		
	: Bath 6	: Aluminium Frame Folding Door		
Ironmongery		: Provided		
Wall Finishes	: Bathrooms	: Ceiling Height Tiles		
	: Kitchen	: 5ft Height Tiles / Plaster & Paint		
	: Internal & External Wall	: Plaster & Paint		
Floor Finishes	: Car Porch	: Concrete Imprint		
	: Entrance Terrace	: Tiles		
	: Foyer, Living, Dining & Kitchen	: Tiles		
	: Bedroom 5	: Tiles		
	: Study Room (Type A, A(M) & A1)	: Tiles		
	: Utility	: Tiles		
	: Terrace	: Tiles		
	: Linen (Ground Floor - All type)	: Tiles		
	: Master Bath, Bath 2, 3, 4, 5 & 6	: Tiles		
	: Rubbish Compartment	: Tiles		
	: Gallery	: Engineered Timber		
	: Family (Type B & B(M))	: Engineered Timber		
	: Master Bedroom, Bedroom 2, 3 & 4	: Engineered Timber		
	: Staircase	: Engineered Timber		
	: Linen (First Floor - Type A, A(M) & A1)	: Engineered Timber		
	: Balcony	: Tiles		
	: Lanai (Type B & B(M))	: Tiles		
Sanitary & Plumbing Fittings		Type A / A(M)	Type A1	Type B / B(M)
	: Kitchen Sink	2	2	2
	: Water Closet	7	7	7
	: Bathtub	1	1	1
	: Wash Basin	8	8	8
	: Show Rose	6	6	6
	: Hand Bidet	7	7	7
	: Toilet Roll Holder	7	7	7
	: Bib Tap	3	3	3
Electrical Installation		Type A / A(M)	Type A1	Type B / B(M)
	: Lighting Point	54	62	57
	: Power Point	35	32	36
	: Fan Point	7	7	10
	: TV Point	2	2	4
	: Telephone Point	1	1	1
	: Data Point	2	2	4
	: Auto Gate Point	1	1	1
	: Bell Point	1	1	1
	: Air Conditioning Point	7	7	8
	: Water Heater Point	5	5	5
	: Booster Pump	Provided	Provided	Provided
Internal Telecommunication Trunking & Cabling		: Provided		
Fencing		: Provided		
Turfing		: Provided		
Gas Piping		: Not Provided		



Site plan



Master plan



Location map



LEGENDS

Education

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



Supermarket

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



Medical

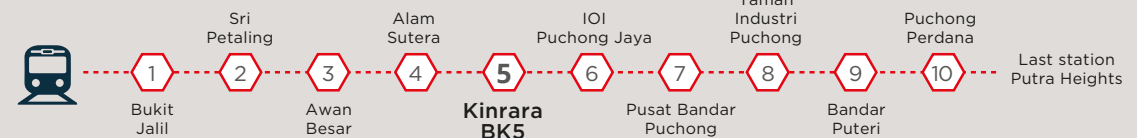
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- 11 KPMC Puchong Specialist Center
- 12 Puchong Specialist Clinic



Recreational Area

- 13 Bukit Jalil Recreational Park
- 14 Wawasan Hill Trail
- 15 Farm In The City

LRT SRI PETALING LINE (Sentul Timur - Putra Heights)



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Setia

Development Name: Bandar Kinrara • Phase 7A7B, Double Storey Semi Detached and Three Storey Semi Detached • 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: xxxx-xx/xx-xxxx/xxxx(x)-x • Validity Period: XXXXXX – XXXXXX • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BPA.600-1/10/4/28(16) • Expected Date of Completion: December 2026 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any) : Nil • Balance Units: Type B, 4 Unit (40' x 80') • Selling Price: Min. RM3,428,000.00 - Max. RM3,438,000.00 • Discount: 7% for Bumiputra.

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