

TAMAN LANGAT UTAMA 3

Rumah Teres 1 Tingkat (20' X 70')

Jumlah Bilangan Unit: 50
Baki Unit Belum Dijual: 25

Harga MIN: RM 430,000.00
Harga MAXS: RM 535,000.00

Rumah Teres 1 Tingkat (20' X 67'~68')

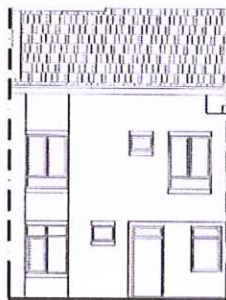
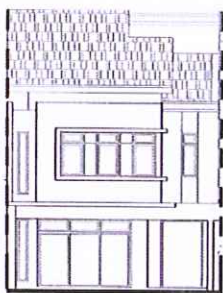
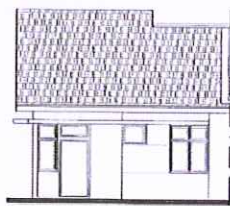
Jumlah Bilangan Unit: 12
Baki Unit Belum Dijual: 5

Harga MIN: RM 586,000.00
Harga MAXS: RM 720,000.00

Rumah Teres 2 Tingkat (20' X 65')

Jumlah Bilangan Unit: 16
Baki Unit Belum Dijual: 12

Harga MIN: RM 580,000.00
Harga MAXS: RM 680,000.00



Pegangan Tanah : PM 11693 - PM 11770, Lot 77260 - Lot 77337
Lot Asal 7704
Pajakan Mukim 99 Tahun
Tarikh tamat pajakan pada 22/07/2117

SEKATAN KEPENTINGAN :
(TANAH INI TIDAK BOLEH DIPINDAHMILIK, DIPAJAK ATAU
DIGADAI MELAINKAN DENGAN MENDAPAT KEBENARAN
PIHAK BERKUASA NEGERI)
Tiada

Bebanan Tanah : Tiada

PEMAJU : SIN HEE YANG PROPERTY MANAGEMENT SDN BHD (230946-H)
No. 9, Leboh Lang, Taman Berkeley, 41150 Klang, Selangor D.E.
Tel : 03-33438788 / 33418301 Fax : 03-33415410

No. Lesen : 5502/10-2028/1242(R) Tarikh Sah : 22/10/2023 sehingga 21/10/2028

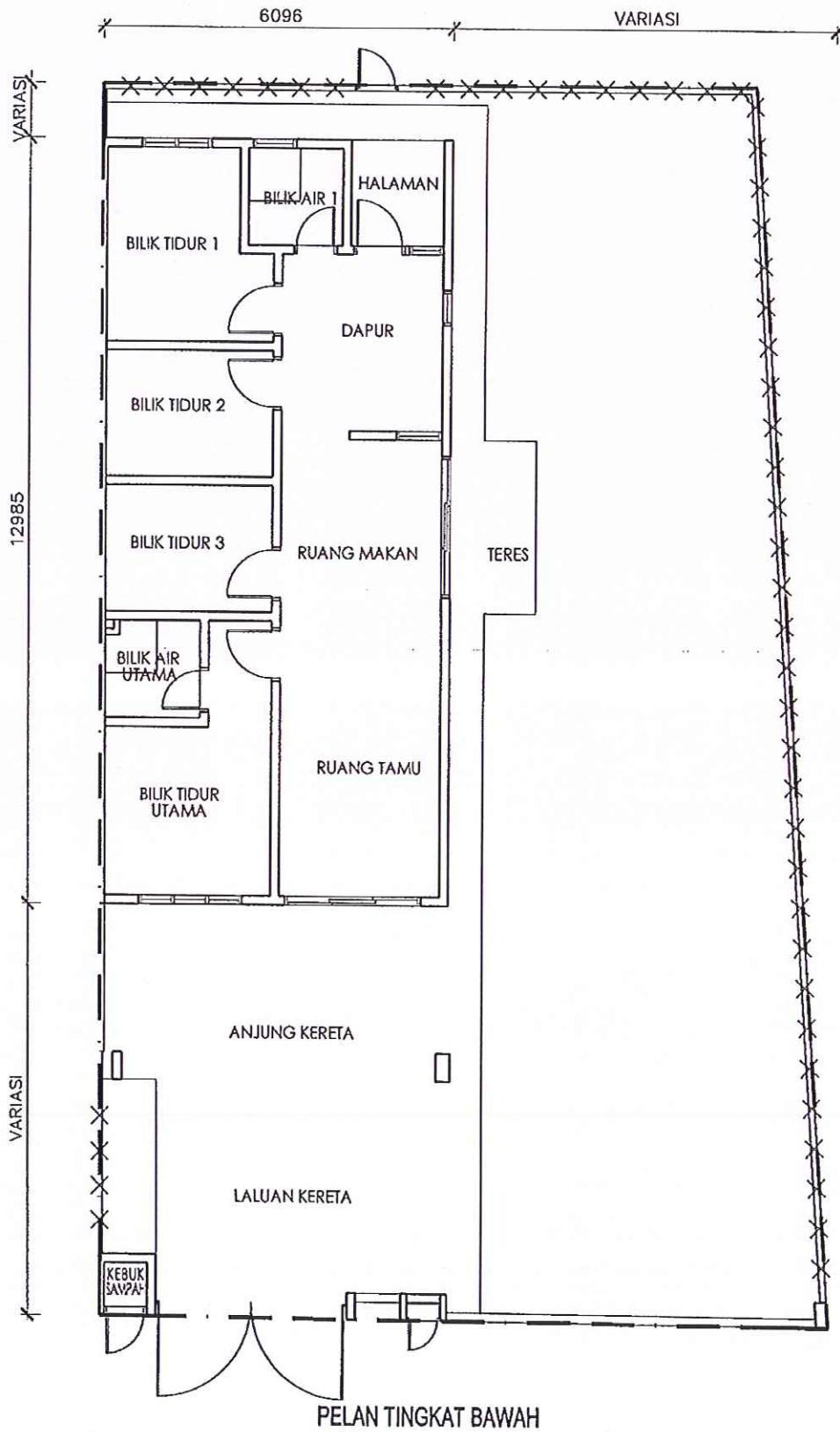
No. Permit : Tarikh Sah :

Tarikh Jangka Siap : Jul 2024

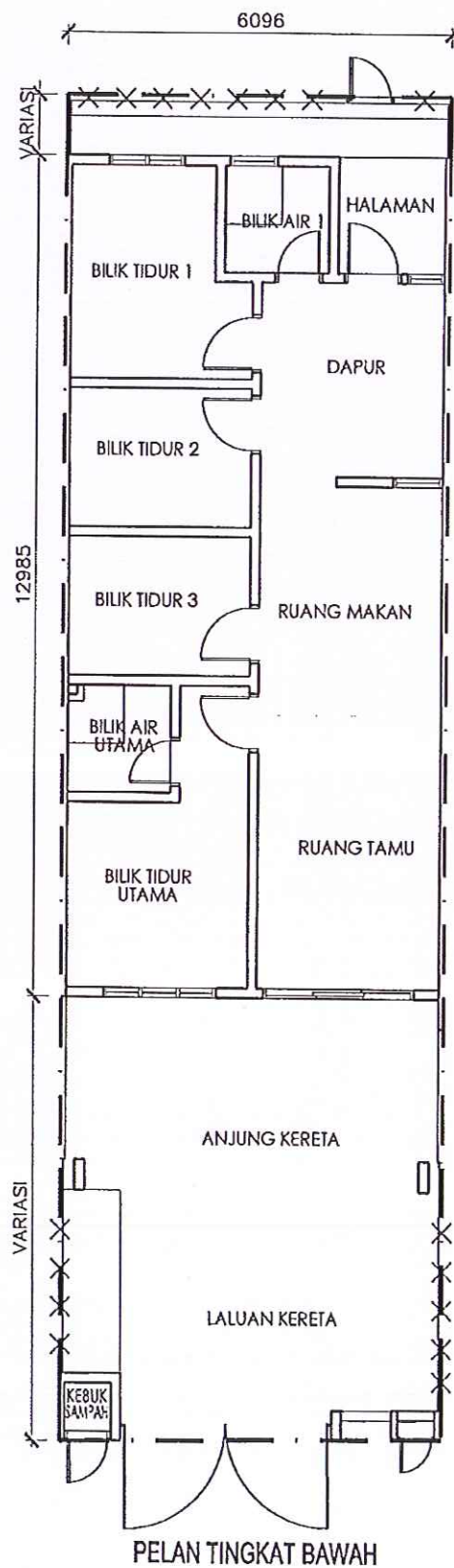
Jenis Pegangan Tanah : Rizab Melayu

Pihak Berkuasa Yang Meluluskan Pelan Bangunan : Majlis Daerah Kuala Langat
No. Rujukan Pelan Bangunan : MDKL/JKB/4/4/1372(11)

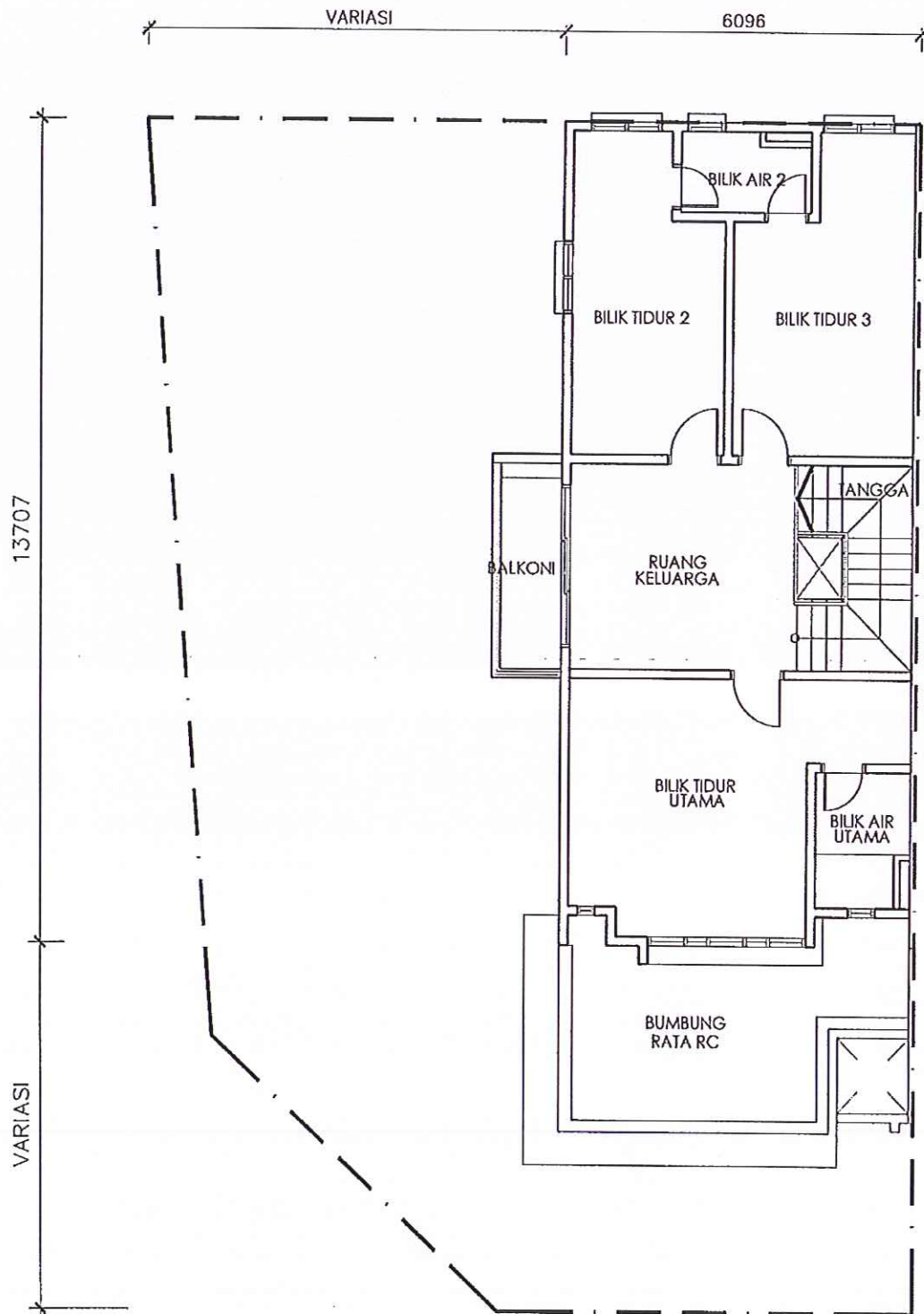
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



JENIS RUMAH	RUMAH TERES SATU TINGKAT	
JENIS NAMA	JENIS J	LOT HUJUNG
PT NO.	PT 45965	

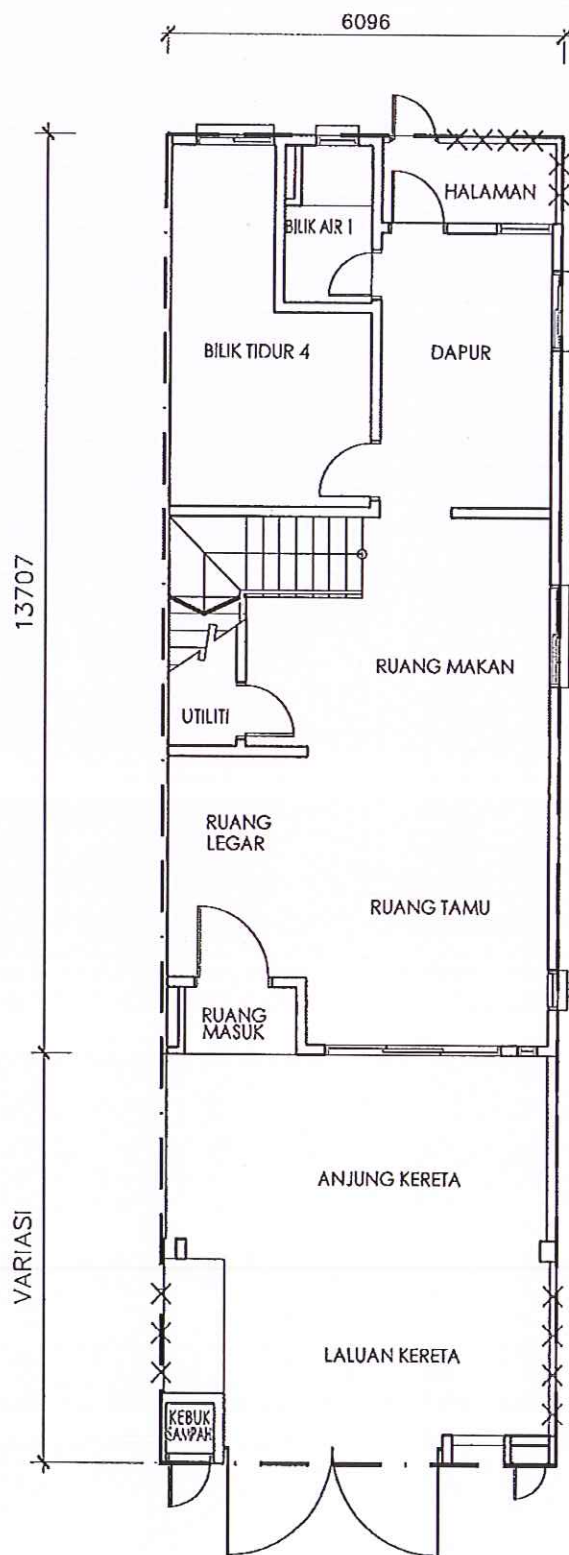


JENIS RUMAH	RUMAH TERES SATU TINGKAT	
JENIS NAMA	JENIS H	LOT TENGAH
PT NO.	PT 45961, PT 45963, PT 45967, PT 45969	



PELAN TINGKAT SATU

JENIS RUMAH	RUMAH TERES DUA TINGKAT	
JENIS NAMA	JENIS D	LOT TEPI
PT NO.	PT 45944	



PELAN TINGKAT BAWAH

JENIS RUMAH	RUMAH TERES DUA TINGKAT	
JENIS NAMA	JENIS F	LOT HUJUNG
PT NO.	PT 45950	

TAMAN LANGKAT UTAMA 3

RUMAH TERES 1 TINGKAT

SPESIFIKASI

- 1.0. Struktur : Konkrit Bertetulang
- 2.0. Batu-Bata : Batu-bata Simen
- 3.0. Bumbung : Kemasan Bumbung Genting Konkrit Berwarna / Bumbung Rata Konkrit
- 4.0. Siling : Plaster Siling / Slab Konkrit Dengan Skim Coat & Kepingan Siling Tanpa Asbestos
- 5.0. Kemasan Lantai
 Tempat Letak Kereta : Lepaan Simen
 Ruang Tamu/ Ruang Makan/ Dapur : Kemasan Jubin Seramik
 Bilik Tidur / Bilik Air / Laman : Kemasan Jubin Seramik
 Lain-lain : Lepaan Simen
- 6.0. Kemasan Dinding
 Bilik Air : Jubin Seramik Setinggi 1524mm Serta Plaster Dan Sapuan Cat
 Dapur : Jubin Seramik Setinggi 1524mm Serta Plaster Dan Sapuan Cat
 Lain-lain : Lepaan Simen Dan Sapuan Cat
- 7.0. Pintu : Pintu Kaca Gelongsor Aluminium
 : Pintu Kayu Lapis Dengan Bingkai Besi
- 8.0. Kunci : Kunci Berkualiti
- 9.0. Tingkap : Tingkap Kaca Berbingkai Aluminium
- 10.0. Kelengkapan Sanitari
 W.C. Duduk : 2 unit
 Tap air : 4 unit
 Sink Aluminium Bermangkuk : 1 unit
 Basin basuh tangan : 2 unit
 Pancuran mata air : 2 unit
- 11.0. Kelengkapan Elektrik
- | | Lot Tengah | Lot Tepi |
|---|------------|----------|
| Kuasa Tenaga 1 Fasa 60 Amp | 1 unit | 1 unit |
| Punca Lampu | 13 unit | 14 unit |
| Punca Plug 13Amp | 10 unit | 10 unit |
| Punca Kipas | 3 unit | 3 unit |
| Punca TV | 1 unit | 1 unit |
| Punca Dinding Serat (Fiber Wall Socket) | 1 unit | 1 unit |
| Punca Hawa Dingin | 2 unit | 2 unit |
| Punca Loceng | 1 unit | 1 unit |
| Punca Pemanas Air | 2 unit | 2 unit |
- 12.0. Pagar
 Sempadan Rumah Bahagian Hadapan : Pintu Besi & Pagar Batu-Bata Dengan "Grille"
 Lain-lain : Pintu Besi & Pagar Berdawai PVC Setinggi 1.5m

TAMAN LANGKAT UTAMA 3

RUMAH TERES 2 TINGKAT

SPESIFIKASI

- | 1.0. Struktur | : Konkrit Bertetulang | | | | | | | | | | | | | | | | | | | | |
|--|---|-------------------------|------------|----------------------------|--------|-------------|---------|------------------|---------|-------------|--------|----------|--------|---|--------|-------------------|--------|--------------|--------|-------------------|--------|
| 2.0. Batu-Bata | : Batu-bata Simen | | | | | | | | | | | | | | | | | | | | |
| 3.0. Bumbung | : Kemasan Bumbung Genting Konkrit Berwarna / Bumbung Rata Konkrit | | | | | | | | | | | | | | | | | | | | |
| 4.0. Siling | : Plaster Siling / Slab Konkrit Dengan Skim Coat & Kepingan Siling Tanpa Asbestos | | | | | | | | | | | | | | | | | | | | |
| 5.0. <u>Kemasan Lantai</u> | | | | | | | | | | | | | | | | | | | | | |
| Tempat Letak Kereta | : Lepaan Simen | | | | | | | | | | | | | | | | | | | | |
| Ruang Tamu/ Ruang Makan/ Dapur | : Kemasan Jubin Seramik | | | | | | | | | | | | | | | | | | | | |
| Bilik Tidur / Bilik Air / Laman / Tangga | : Kemasan Jubin Seramik | | | | | | | | | | | | | | | | | | | | |
| Lain-lain | : Lepaan Simen | | | | | | | | | | | | | | | | | | | | |
| 6.0. <u>Kemasan Dinding</u> | | | | | | | | | | | | | | | | | | | | | |
| Bilik Air | : Jubin Seramik Setinggi 1524mm Serta Plaster Dan Sapuan Cat | | | | | | | | | | | | | | | | | | | | |
| Dapur | : Jubin Seramik Setinggi 1524mm Serta Plaster Dan Sapuan Cat | | | | | | | | | | | | | | | | | | | | |
| Lain-lain | : Lepaan Simen Dan Sapuan Cat | | | | | | | | | | | | | | | | | | | | |
| 7.0. Pintu | : Pintu Kaca Gelongsor Aluminium | | | | | | | | | | | | | | | | | | | | |
| | : Pintu Kayu Lapis Dengan Bingkai Besi | | | | | | | | | | | | | | | | | | | | |
| | : Pintu Kayu Ram Tetap Dengan Bingkai Besi | | | | | | | | | | | | | | | | | | | | |
| 8.0. Kunci | : Kunci Berkualiti | | | | | | | | | | | | | | | | | | | | |
| 9.0. Tingkap | : Tingkap Kaca Berbingkai Aluminium | | | | | | | | | | | | | | | | | | | | |
| 10.0. <u>Kelengkapan Sanitari</u> | | | | | | | | | | | | | | | | | | | | | |
| W.C. Duduk | : 3 unit | | | | | | | | | | | | | | | | | | | | |
| Tap air | : 5 unit | | | | | | | | | | | | | | | | | | | | |
| Sink Aluminium Bermangkuk | : 1 unit | | | | | | | | | | | | | | | | | | | | |
| Basin basuh tangan | : 3 unit | | | | | | | | | | | | | | | | | | | | |
| Pancuran mata air | : 3 unit | | | | | | | | | | | | | | | | | | | | |
| 11.0. <u>Kelengkapan Elektrik</u> | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Lot Tengah & Lot Hujung</th> <th>Lot Tepi &</th> </tr> </thead> <tbody> <tr> <td>Kuasa Tenaga 1 Fasa 60 Amp</td> <td>1 unit</td> </tr> <tr> <td>Punca Lampu</td> <td>16 unit</td> </tr> <tr> <td>Punca Plug 13Amp</td> <td>13 unit</td> </tr> <tr> <td>Punca Kipas</td> <td>5 unit</td> </tr> <tr> <td>Punca TV</td> <td>1 unit</td> </tr> <tr> <td>Punca Dinding Serat (Fiber Wall Socket)</td> <td>1 unit</td> </tr> <tr> <td>Punca Hawa Dingin</td> <td>3 unit</td> </tr> <tr> <td>Punca Loceng</td> <td>1 unit</td> </tr> <tr> <td>Punca Pemanas Air</td> <td>3 unit</td> </tr> </tbody> </table> | Lot Tengah & Lot Hujung | Lot Tepi & | Kuasa Tenaga 1 Fasa 60 Amp | 1 unit | Punca Lampu | 16 unit | Punca Plug 13Amp | 13 unit | Punca Kipas | 5 unit | Punca TV | 1 unit | Punca Dinding Serat (Fiber Wall Socket) | 1 unit | Punca Hawa Dingin | 3 unit | Punca Loceng | 1 unit | Punca Pemanas Air | 3 unit |
| Lot Tengah & Lot Hujung | Lot Tepi & | | | | | | | | | | | | | | | | | | | | |
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| Punca Dinding Serat (Fiber Wall Socket) | 1 unit | | | | | | | | | | | | | | | | | | | | |
| Punca Hawa Dingin | 3 unit | | | | | | | | | | | | | | | | | | | | |
| Punca Loceng | 1 unit | | | | | | | | | | | | | | | | | | | | |
| Punca Pemanas Air | 3 unit | | | | | | | | | | | | | | | | | | | | |
| 12.0. <u>Pagar</u> | | | | | | | | | | | | | | | | | | | | | |
| Sempadan Rumah Bahagian Hadapan | : Pintu Besi & Pagar Batu-Bata Dengan "Grille" | | | | | | | | | | | | | | | | | | | | |
| Lain-lain | : Pintu Besi & Pagar Berdawai PVC Setinggi 1.5m | | | | | | | | | | | | | | | | | | | | |