

JUVELA

Rumah Teres Dua Tingkat
(22' x 117')
32 unit



Luas Tanah 2,583 kaki persegi

Luas Binaan 2,597 kaki persegi

Harga bermula dari

RM1,129,240.00 hingga RM1,830,718.00

No. Telefon : 603-55111333

No. Faksimili : 603-55111888

Maklumat Pemajuan

Fasa 8
No. Lesen 8447/08-2026/0099(A)
Tarikh Sah Lesen 11/08/2021 - 10/08/2026,
No. Permit -
Tarikh Sah Permit -
Tarikh Siap (Disember 2027)

Pihak Berkuasa Kelulusan Majlis Bandaraya Shah Alam (MBSA)
Pelan Bangunan
No. Rujukan
Bebanan Tanah
Hakmilik Tanah
Sekatan Kepentingan

Majlis Bandaraya Shah Alam (MBSA)
MBSA/BGN/BB/600-1 (PS)/SEK.13/0129-2023
Tiada
Pajakan Negeri
Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri.

Tarikh Daftar : (19 Mei 2025)
Tempoh Pajakan : 78 tahun berakhir pada 29 Oktober 2103

Maklumat Syarikat

Nama Syarikat : Lebar Daun Development Sdn Bhd
No. Syarikat : (474585-K)
Alamat : No.2, Wisma Lebar Daun, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor

No. Telefon : 603-55111333
No. Faksimili : 603-55111888
Laman Sesawang : www.lebardaun.com.my
Lokasi & Koordinat : Jalan Akuatik 13/65, D'Kayangan, Seksyen 13, 40100 Shah Alam, Selangor (3.074761, 101.545184)

Jenis Rumah	Jenis Bangunan	Harga Terendah	Harga Tertinggi	Jumlah Unit	Unit Terjual	Belum Dijual
Jenis A	Rumah Teres Dua Tingkat (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0	12
Jenis A1	Rumah Teres Dua Tingkat (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0	12
Jenis B	Rumah Teres Dua Tingkat (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0	3
Jenis B1	Rumah Teres Dua Tingkat (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0	3
Jenis C	Rumah Teres Dua Tingkat (52' x 117')	RM1,805,853.00	RM1,805,853.00	1	0	1
Jenis C1	Rumah Teres Dua Tingkat (59' x 117')	RM1,830,718.00	RM1,830,718.00	1	0	1

- -
- -
Diskaun Bumiputera : 7%

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

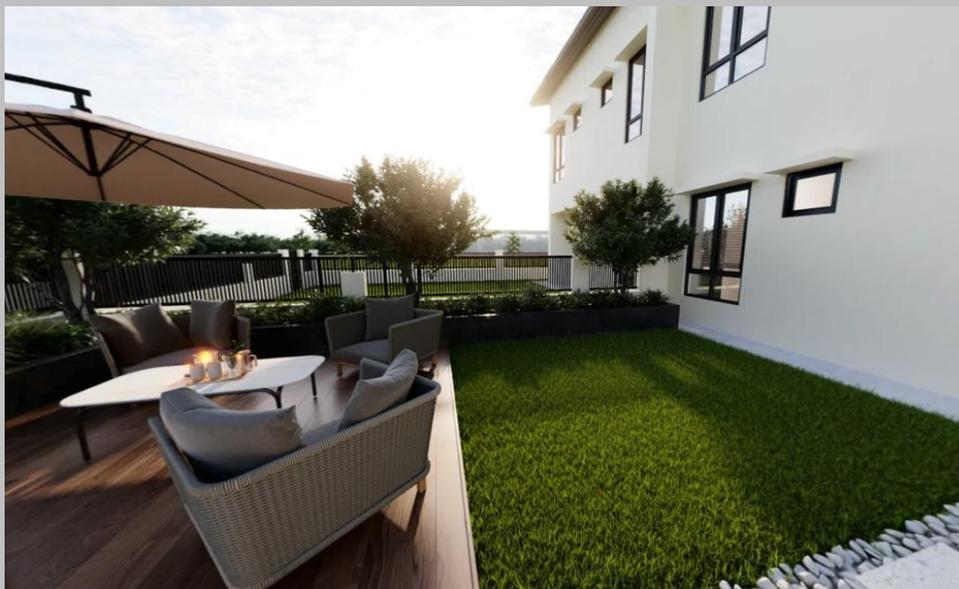
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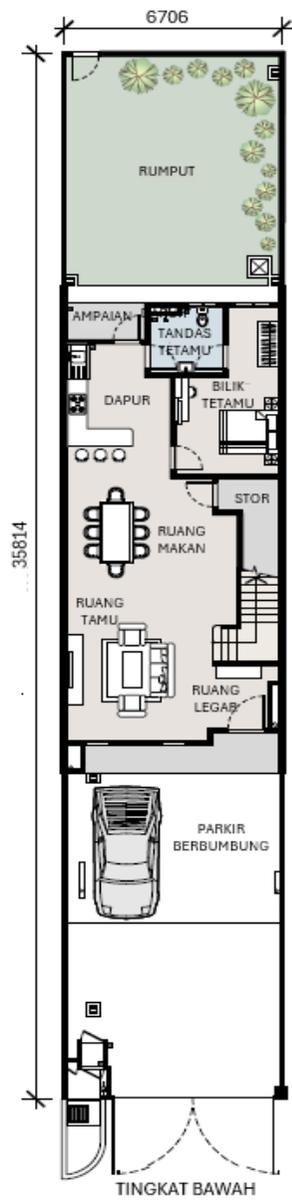


BROSUR

Pelan Lantai

- Jenis : A
- Unit : unit tengah
- Saiz : 22' x 117'
- Luas Binaan : 2597 kaki persegi
(241.32 meter persegi)
- Luas Tanah : 2583 kaki persegi
(240 meter persegi)

JUVELA
 Rumah Teres Dua Tingkat
 (22' x 117')
 32 unit

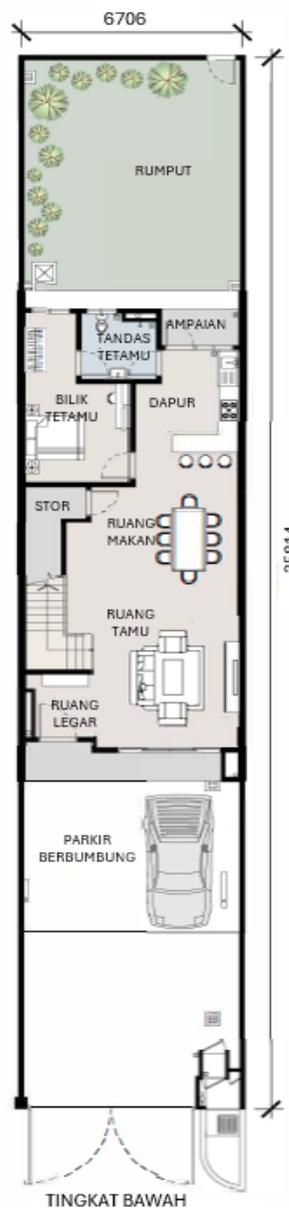


BROSUR

Pelan Lantai

- Jenis : A1
- Unit : unit tengah
- Saiz : 22' x 117'
- Luas Binaan : 2597 kaki persegi
(241.32 meter persegi)
- Luas Tanah : 2583 kaki persegi
(240 meter persegi)

JUVELA
 Rumah Teres Dua Tingkat
 (22' x 117')
 32 unit

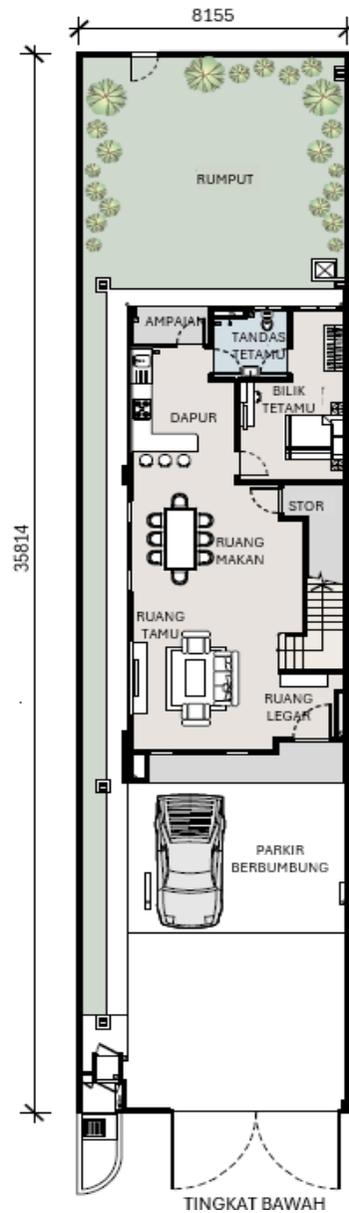


BROSUR

Pelan Lantai

- Jenis : B
- Unit : unit huiuna
- Saiz : 27' x 117'
- Luas Binaan : 2597 kaki persegi
(241.32 meter persegi)
- Luas Tanah : 3175 kaki persegi
(295 meter persegi)

JUVELA
 Rumah Teres Dua Tingkat
 (22' x 117')
 32 unit



BROSUR

Pelan Lantai

- Jenis : B1
- Unit : unit huiuna
- Saiz : 27' x 117'
- Luas Binaan : 2597 kaki persegi (241.32 meter persegi)
- Luas Tanah : 3175 kaki persegi (295 meter persegi)

JUVELA
Rumah Teres Dua Tingkat
(22' x 117')
32 unit



BROSUR

Pelan Lantai

- Jenis : C
- Unit : unit sudut
- Saiz : 52' x 117'
- Luas Binaan : 2791 kaki persegi (259.29 meter persegi)
- Luas Tanah : 6.695 kaki persegi (622 meter persegi)

JUELA
Rumah Teres Dua Tingkat
(22' x 117')
32 unit



BROSUR

Pelan Lantai

Jenis : C1
Unit : unit sudut
Saiz : 59' x 117'
Luas Binaan : 2791 kaki persegi
(259.29 meter persegi)
Luas Tanah : 6.921 kaki persegi
(643 meter persegi)

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(A) STRUKTUR	RANGKA KONKRIT BERTETULANG			
(B) DINDING	BATU BATA DAN LEPAAN SIMEN			
(C) BUMBUNG	JUBIN KONKRIT BERPANCA, BUMBUNG RATA			
(D) RANGKA BUMBUNG	BUMBUNG KELULI RINGAN RANGKA KONKRIT BERTETULANG			
(E) SILING	PAPAN PLASTER / SKIM COAT			
(F) TINGKAP	TINGKAP CERMIN BERBINGKAI DENGAN KERANGKA ALUMINIUM			
(G) PINTU	PINTU UTAMA LAIN-LAIN	PINTU PAPAN PARTIKEL BERTERAS PADU DENGAN RANGKA KELULI PINTU RATA DENGAN BINGKAI KELULI PINTU BILAH KAYU (LOUVERS) DENGAN RANGKA KELULI PINTU GELANGSAR BERPANEL CERMIN DENGAN KERANGKA ALUMINIUM		
(H) PERKAKASAN	SET KUNCI DENGAN AKSESORI			
(I) KEMASAN LANTAI	RUANG TAMU, RUANG MAKAN, RUANG LEGAR MASUK, BILIK TETAMU, BERANDA, TERES & DAPUR RUANG KELUARGA, BILIK UTAMA, BILIK 2, 3 & TANGGA STOR BILIK AIR TEMPAT LETAK KERETA /LALUAN MASUK LANTAI LUAR	TILES KAYU LAMINA SKRID SIMEN JUBIN JUBIN / KONKRIT TERAAN LEPAAN SIMEN		
(J) KEMASAN DINDING	DAPUR DINDING DALAM (LAIN) DINDING LUAR SEMUA BILIK AIR	JUBIN SEHINGGA KETINGGIAN 1500MM / LEPAAN SIMEN & CAT LEPAAN SIMEN & CAT LEPAAN SIMEN & CAT JUBIN SERAMIK SEHINGGA KETINGGIAN SILING		
(K) PEMASANGAN SANITARI				
	ITEM	JENIS A /A1 (LOT TENGAH)	JENIS B/ B1 (LOT AKHIR)	JENIS C / C1 (LOT SUDUT)
	TANDAS DUDUK	4	4	4
	SINKI DENGAN PAIP	4	4	4
	PANCURAN AIR MANDI	4	4	4
	PILI BEBIBIR	2	2	2
	PENYEMBUR BIDET	4	4	4
	SINKI DAPUR DENGAN PAIP	1	1	1
(L) PEMASANGAN ELEKTRIK				
	ITEM	JENIS A /A1 (LOT TENGAH)	JENIS B/ B1 (LOT AKHIR)	JENIS C / C1 (LOT SUDUT)
	PUNCA LAMPU	30	31	31
	PUNCA KIPAS	7	7	7
	PUNCA LOCENG	1	1	1
	SOKET ALIRAN KELUAR (13A)	18	18	18
	PUNCA PAM PENGALAK	1	1	1
	PUNCA PENGHAWA DINGIN	5	5	5
	PUNCA PEMANAS AIR	4	4	4
	PUNCA TELEVISYEN	2	2	2
	PUNCA DATA	1	1	1
	KOTAK PENGAGIH	1	1	1
	PUNCA FWS	1	1	1
	PUNCA PAGAR AUTOMATIK	1	1	1
	SISTEM CCTV	1	1	1
	BEKALAN KUASA 3 FASA	1	1	1
(M) PAGAR	PAGAR DINDING RENDAH DENGAN PAGAR KELULI			
(N) LAIN-LAIN	PETI SURAT, KEBUK SAMPAH, RUANG METER TNB,			

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Luas Binaan 2,597 kaki persegi

Harga bermula dari
RM1,129,240.00 hingga RM1,830,718.00

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Maklumat Pemajuan

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No. Lesen 8447/08-2026/0099(A)
Tarikh Sah Lesen 11/08/2021 - 10/08/2026,
No. Permit -
Tarikh Sah Permit -
Tarikh Siap (Disember 2027)

Pihak Berkuasa Kelulusan Majlis Bandaraya Shah Alam (MBSA)
Pelan Bangunan
No. Rujukan MBSA/BGN/BB/600-1 (PS)/SEK.13/0129-2023
Bebanan Tanah Tiada
Hakmilik Tanah Pajakan Negeri
Sekatan Kepentingan Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri.

Maklumat Syarikat

Nama Syarikat : Lebar Daun Development Sdn Bhd
No. Syarikat : (474585-K)
Alamat : No.2, Wisma Lebar Daun, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor

Jenis Rumah	Jenis Bangunan	Harga Terendah	Harga Tertinggi	Jumlah Unit	Unit Terjual	Belum Dijual
Jenis A	Rumah Teres Dua Tingkat (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0	12
Jenis A1	Rumah Teres Dua Tingkat (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0	12
Jenis B	Rumah Teres Dua Tingkat (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0	3
Jenis B1	Rumah Teres Dua Tingkat (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0	3
Jenis C	Rumah Teres Dua Tingkat (52' x 117')	RM1,805,853.00	RM1,805,853.00	1	0	1
Jenis C1	Rumah Teres Dua Tingkat (59' x 117')	RM1,830,718.00	RM1,830,718.00	1	0	1

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Laman Sesawang : www.lebardaun.com.my
Lokasi & Koordinat : Jalan Akuatik 13/65, D'Kayangan, Seksyen 13, 40100 Shah Alam, Selangor (3.074761, 101.545184)

- - -
Diskaun Bumiputera : 7%

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ENGLISH

JUVELA

Double Storey Terrace House
(22' x 117')
32 units



Land Area 2,583 sqft

Built-up 2,597 sqft

RM1,129,240.00 to RM1,830,718.00

Fax No. : 603-5511888

Development Information

Phase	Phase 8	Building Approval's Authority	: Majlis Bandaraya Shah Alam (MBSA)
License No.	8447/08-2026/0099(A)	Authority	: -
License's Validity Date	11/08/2021 - 10/08/2026,	Building Plan Ref. No.	: MBSA/BGN/BB/600-1 (PS)/SEK.13/0129-2023
Permit No.	-	'Bebanan Tanah'	: Nil
Permit's Validity Date	-	Land Possession	: Lease Hold
Completion Date	(December 2027)	'Sekatan Kepentingan'	: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri. '

Company Info

Company Name	: Lebar Daun Development Sdn Bhd
Company Reg. No.	: (474585-K)
Address	: No.2, Wisma Lebar Daun, Jalan Tengku Ampuan Zabedah J 9/J, Seksyen 9, 40000 Shah Alam, Selangor
Phone No.	: 603-55111333
Fax No.	: 603-5511888
Website	: www.lebardaun.com.my
Location / Coordinate	: Jalan Akuatik 13/65, D'Kayangan, Seksyen 13, 40100 Shah Alam, Selangor (3.074761, 101.545184)

Type	Building Type	Min Price	Max Price	Total Unit	Sold Unit	Unsold Unit
Type A	Double Storey Terrace House (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0	12
Type A1	Double Storey Terrace House (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0	12
Type B	Double Storey Terrace House (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0	3
Type B1	Double Storey Terrace House (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0	3
Type C	Double Storey Terrace House (52' x 117')	RM1,805,853.00	RM1,805,853.00	1	0	1
Type C1	Double Storey Terrace House (59' x 117')	RM1,830,718.00	RM1,830,718.00	1	0	1

Bumiputera's Discount : 7%

"THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. INFORMATION ON THE APPROVED DEVELOPMENT AND ADVERTISEMENT CAN BE VERIFIED THROUGH THE PORTAL TEDUH.KPKT.GOV.MY."

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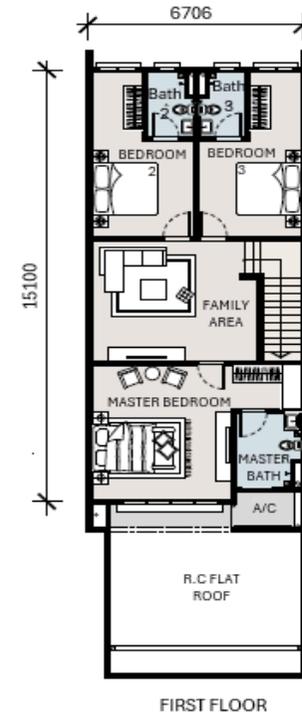
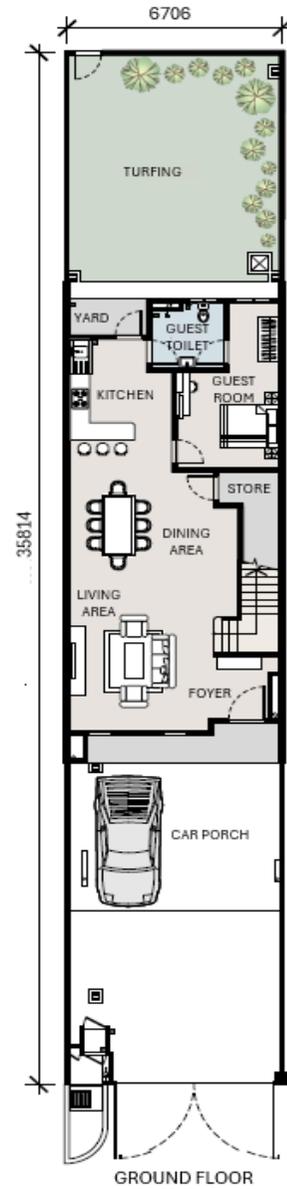


BROCHURE

Floor Plan

- Type : A
- Unit : intermediate lot
- Size : 22' x 117'
- Built-up : 2597 sqft (241.32 mps)
- Land size : 2583 sqft (240 sq.m)

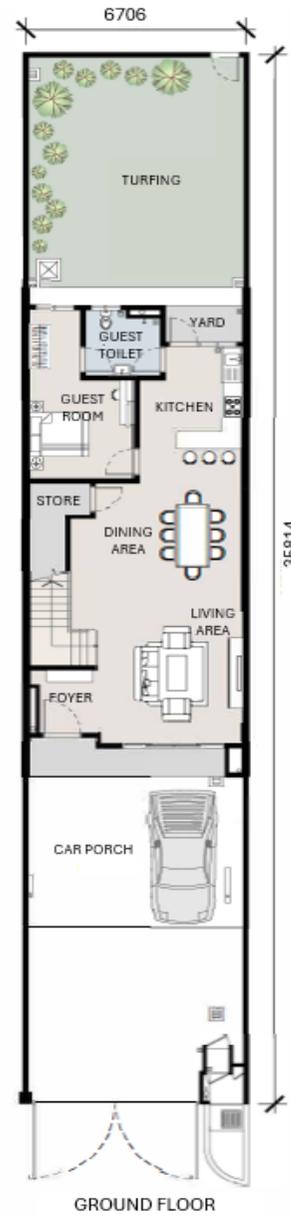
JUVELA
Double Storey Terrace House
(22' x 117')
32 units



BROCHURE

Floor Plan

- Type : A1
- Unit : intermediate lot
- Size : 22' x 117'
- Built-up : 2597 sqft
(241.32 mps)
- Land size : 2583 sqft
(240 sq.m)

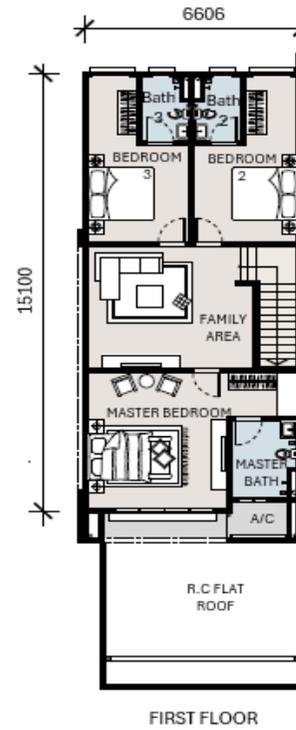
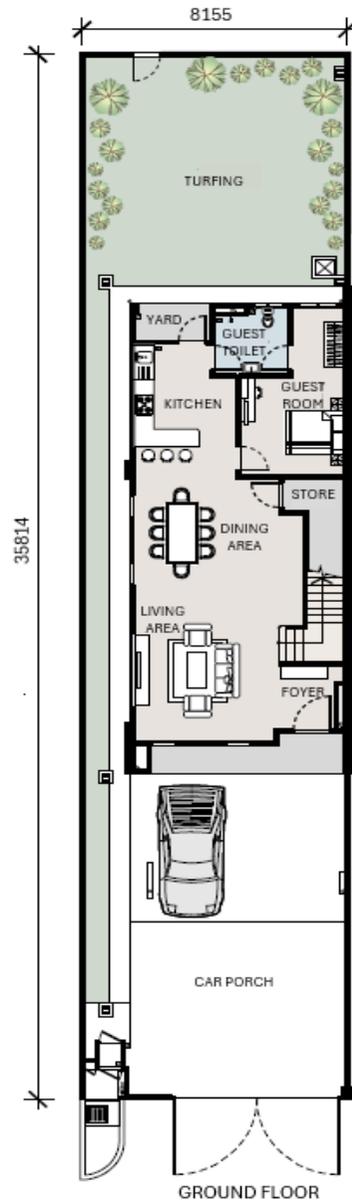


JUVELA
Double Storey Terrace House
 (22' x 117')
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BROCHURE

Floor Plan

Type : B
 Unit : end lot
 Size : 27' x 117'
 Built-up : 2597 sqft
 (241.32 mps)
 Land size : 3175 sqft
 (295 sq.m)

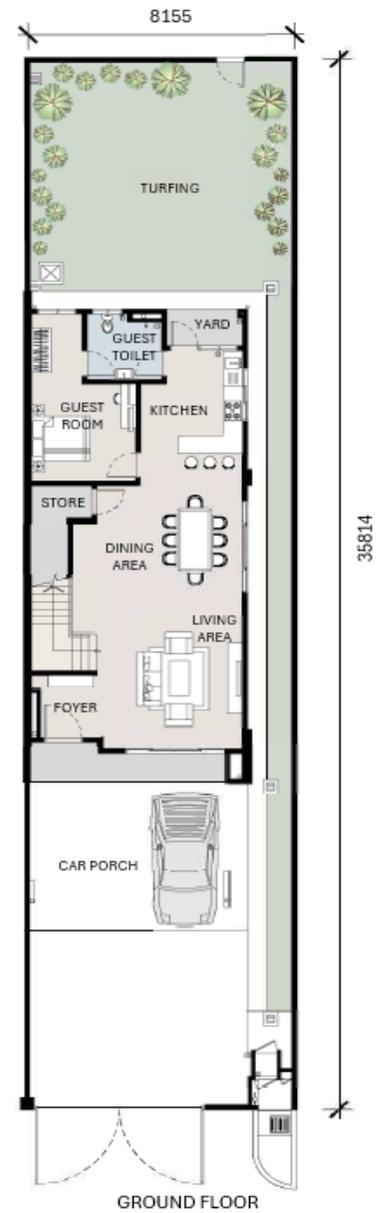


JUVELA
 Double Storey Terrace House
 (22' x 117')
 32 units

BROCHURE

Floor Plan

Type : B1
Unit : end lot
Size : 27' x 117'
Built-up : 2597 sqft
(241.32 mps)
Land size : 3175 sqft
(295 sq.m)



JUVELA
Double Storey Terrace House
(22' x 117')
32 units

BROCHURE

Floor Plan

- Tvce : C
- Unit : corner lot
- Size : 52' x 117'
- Built-up : 2791 sqft (259.29 mps)
- Land size : 6,695 sqft (622 sq.m)

JUVELA
Double Storey Terrace House
(22' x 117')
32 units



BROCHURE

Floor Plan

Type : C1
Unit : corner lot
Size : 59' x 117'
Built-up : 2791 sqft
(259.29 m²)
Land size : 6,921 sqft
(643 sq.m)

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(A) STRUCTURE	REINFORCED CONCRETE			
(B) WALL	BRICKWORK AND PLASTER			
(C) ROOFING COVERING	ROOF TILES, RC FLAT ROOF			
(D) ROOF FRAMING	LIGHTWEIGHT STEEL ROOF REINFORCED CONCRETE			
(E) CEILING	PLASTER BOARD / SKIM COAT			
(F) WINDOWS	GLASS WINDOW WITH ALUMINIUM FRAME			
(G) DOORS	MAIN ENTRANCE OTHERS	SOLID PARTICLES DOOR WITH METAL FRAME FLUSH DOOR WITH METAL FRAME LOUVERED DOOR WITH METAL FRAME GLASS SLIDING DOOR WITH ALUMINIUM FRAME		
(H) IRONMONGERY	LOCKSET WITH ACCESSORIES			
(I) FLOOR FINISHES	LIVING, DINING, FOYER, GUEST ROOM, YARD, TERRACE & KITCHEN FAMILY AREA, MASTER BEDROOMS, BEDROOM 2 & 3 & STAIRCASE STORE BATHROOMS CAR PORCH / DRIVEWAY EXTERNAL	TILES LAMINATED TIMBER CEMENT SCREED TILES TILES / CONCRETE IMPRINT CEMENT RENDER		
(J) WALL FINISHES	KITCHEN, INTERNAL (OTHER) EXTERNAL ALL BATHROOMS	TILES UP TO 1500MM HIGH / PLASTER & PAINT PLASTER & PAINT PLASTER & PAINT TILES UP TO CEILING HEIGHT		
(K) SANITARY PLUMBING FITTINGS				
	ITEM	TYPE A /A1 (INTERMEDIATE LOT)	TYPE B/ B1 (END LOT)	TYPE C / C1 (CORNER LOT)
	SITTING WATER CLOSET	4	4	4
	BASIN WITH TAP	4	4	4
	SHOWER	4	4	4
	BIB TAP	2	2	2
	HAND BIDET	4	4	4
	KITCHEN SINK WITH TAP	1	1	1
(L) ELECTRICAL INSTALLATION				
	ITEM	TYPE A /A1 (INTERMEDIATE LOT)	TYPE B/ B1 (END LOT)	TYPE C / C1 (CORNER LOT)
	LIGHT POINT	30	31	31
	FAN POINT	7	7	7
	BELL POINT	1	1	1
	POWER POINT (13A)	18	18	18
	WATER BOOSTER PUMP POWER POINT	1	1	1
	AIR COND POINT	5	5	5
	WATER HEATER POINT	4	4	4
	TV POINT	2	2	2
	DATA POINT	1	1	1
	DISTRIBUTION BOARD	1	1	1
	FWS	1	1	1
	AUTOGATE POINT	1	1	1
	CCTV SYSTEM	1	1	1
	3 PHASE INCOMING SUPPLY	1	1	1
(M) FENCING	LOW BRICK WALL WITH MILD STEEL FENCING			
(N) MISCELLANEOUS	LETTER BOX, REFUSE COMPARTMENT, TNB METER COMPARTMENT,			



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Land Area	2,583 sqft	Price start from	RM1,129,240.00 to RM1,830,718.00		
Built-up	2,597 sqft				
Development Information					
Phase	Phase 8	Building Approval's Authority	: Majlis Bandaraya Shah Alam (MBSA)		
License No.	8447/08-2026/0099(A)	Building Plan Ref. No.	: MBSA/BGN/BB/600-1 (PS)/SEK.13/0129-2023		
License's Validity Date	11/08/2021 - 10/08/2026,	'Bebanan Tanah'	: Nil		
Permit No.	-	Land Possession	: Lease Hold		
Permit's Validity Date	-	'Sekatan Kepentingan'	: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri.		
Completion Date	(December 2027)				
Type	Building Type	Min Price	Max Price	Total Unit	Sold Unit
Type A	Double Storey Terrace House (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0
Type A1	Double Storey Terrace House (22' x 117')	RM1,129,240.00	RM1,129,240.00	12	0
Type B	Double Storey Terrace House (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0
Type B1	Double Storey Terrace House (27' x 117')	RM1,281,302.00	RM1,281,302.00	3	0
Type C	Double Storey Terrace House (52' x 117')	RM1,805,853.00	RM1,805,853.00	1	0
Type C1	Double Storey Terrace House (59' x 117')	RM1,830,718.00	RM1,830,718.00	1	0
-	-				
-	-				
-	-				

Phone No. : 603-5511333
Fax No. : 603-5511888

Company Info
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