



Rumah Teres 2 Tingkat



20'x70'



4 Bilik Tidur



3 Bilik Air



Rumah Kelah



**Hakmilik
Kekal**

Kediaman Sepanjang Hayat

A modern bedroom interior featuring a large bed with a dark headboard, a large abstract painting on the wall, and a large window with a metal grille. The room is furnished with a large bed, a nightstand, and a large window with a metal grille. The room is furnished with a large bed, a nightstand, and a large window with a metal grille.



Diskaun 7% Bumiputera untuk lot Bumiputera

Kunjungi Rumah Contoh Kami

012 500 8018

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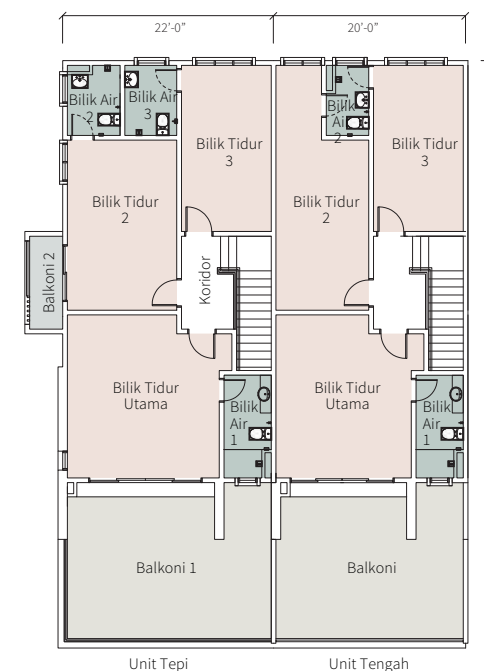
Pemaju: Kinta Ecocity Sdn. Bhd. [198001004777 (58562-M)]

No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak. 05-292 1333. sales@kintaproperties.com

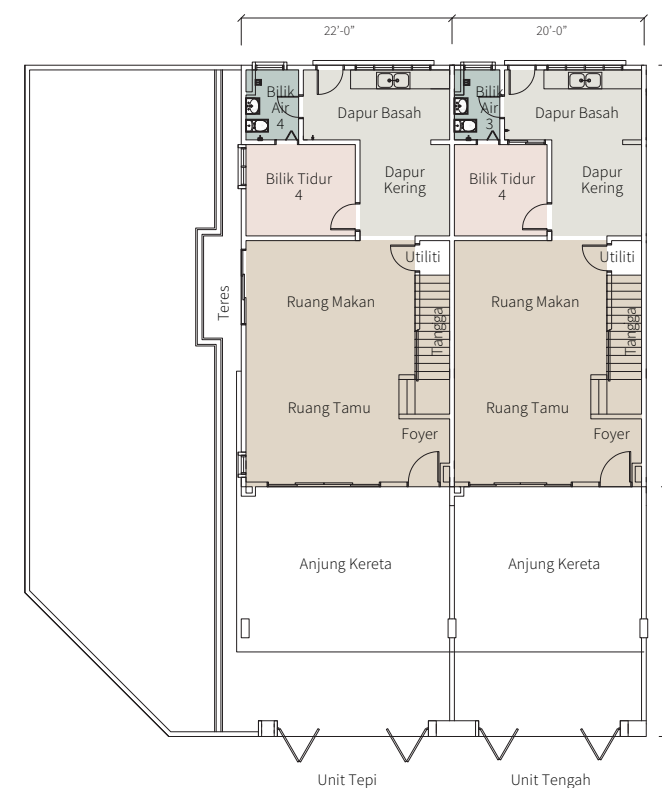
Pembangunan terunggul daripada:



Saiz binaan: 2,080 kp



Tingkat Atas



Tingkat Bawah

STRUKTUR	Rangka tetulang konkrit		
DINDING	Bata tanah liat		
BUMBUNG	Genting bumbung simen pada rangka besi/ bumbung rata tetulang konkrit		
SILING	Siling plaster, kot skim atau papan siling		
TINGKAP	Tingkap casement aluminium		
PINTU	Pintu masuk depan	Pintu kayu bercorak	
	Lain-lain	Pintu komposit/ pintu lipat akrilik	
	Ruang makan & tamu	Pintu bergelongsor rangka aluminium	
	Pintu belakang	Pintu M.S	
SET KUNCI	Set kunci berkualiti yang diluluskan		
KEMASAN DINDING	Luaran		
	& dalaman	Plaster dan cat	
	Bilik air	Jubin seramik (Setinggi siling)	
	Ruang dapur	Jubin seramik (Setinggi 1.5m)	
KEMASAN LANTAI	Ruang tamu,		
	ruang makan,		
	bilik tidur,		
	ruang legar,		
	anjung kereta,		
	bilik air &		
	ruang dapur	Jubin porselin/ seramik	
	Lain-lain	Jubin porselin/ seramik & kemasan simen	
TANGGA	Selusur kayu dengan langkan M.S.		
PEMASANGAN SANITARI		Unit Tepi	Unit Tengah
Bilik Air	Besen basuh	4	3
	Tandas duduk	4	3
	Mata pancutan air	4	3
	Pili air	5	4
	Pemegang tisu tandas	4	3
Lain-lain	Singki & pili air dapur	1	1
	Pili air taman	1	1
PEMASANGAN ELEKTRIK	DB	3 fasa	3 fasa
	Mata lampu	27	24
	Mata penghawa dingin	2	2
	Mata kipas siling	6	6
	Soket dinding fiber	1	1
	Mata kuasa 13A	13	13
	Mata TV	2	2
	Mata Astro	1	1
	Mata pemanas air	1	1
CAT	Dalaman	Cat emulsi atau seangkatan	
	Luaran	Cat “Weatherbond”	
	Kayu/ logam	Cat berkilat	
PINTU PAGAR & PAGAR	Utama	Pintu pagar lipat M.S. dengan peti surat	
	Pagar depan & tepi	Pagar bata	

Fasa 5G3 (P1) Rosewood

No. Lesen Pemaju: 8456/12-2023/0161(A) Tempoh Sah Lesen: 11/12/2021-10/12/2023 Permit Iklan dan Jualan: Tempoh Sah Permit: Tarikh Jangka Siap: Julai 2024 Jumlah Unit:45 Bebanan Tanah: Tiada

Jenis Peganan Tanah: Kekal Harga: Min RM465,800 Mak RM654,800 No. Kelulusan Pelan: MBI OSC 091-AL/B/1/24/477/21 Pihak Berkuas yang meluluskan pelan : Majlis Bandaraya Ipoh

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Bandar Baru
Sri Klebang 新天地
NORTH IPOH

Rosewood

- Double Storey Link Home
- 20'x70'
- 4 Bedrooms
- 3 Bathrooms
- Club House
- Freehold

A Home for Life

Create a lifetime of beautiful memories in this comfortable, cosy home with plenty of room for the whole family. A spacious, light-filled kitchen, an extended living space, and more – here is your home for life.

A new collection of homes, nestled in the masterplanned neighbourhood Bandar Baru Sri Klebang, in the heart of guarded precinct, Pine Park. Benefit from the clubhouse with swimming pool, with all the conveniences of nearby schools, shopping mall and restaurants.



7% **DISCOUNT** for Bumiputera on Bumiputera lots

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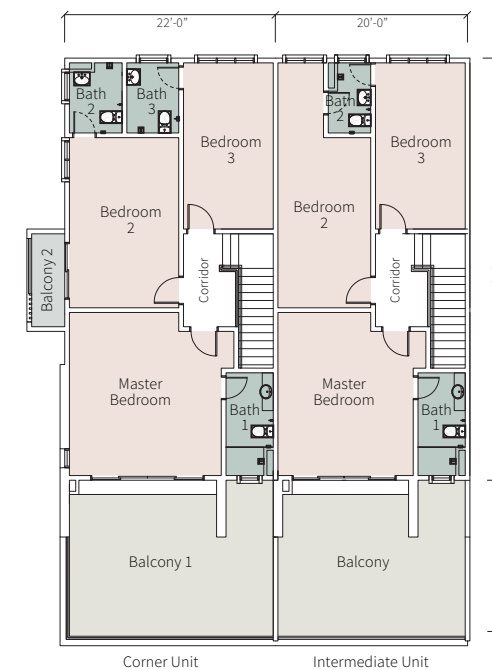
Developer: Kinta Ecocity Sdn. Bhd. [198001004777 (58562-M)]
No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak. 05-292 1333. sales@kintaproperties.com

A Premier Development by:

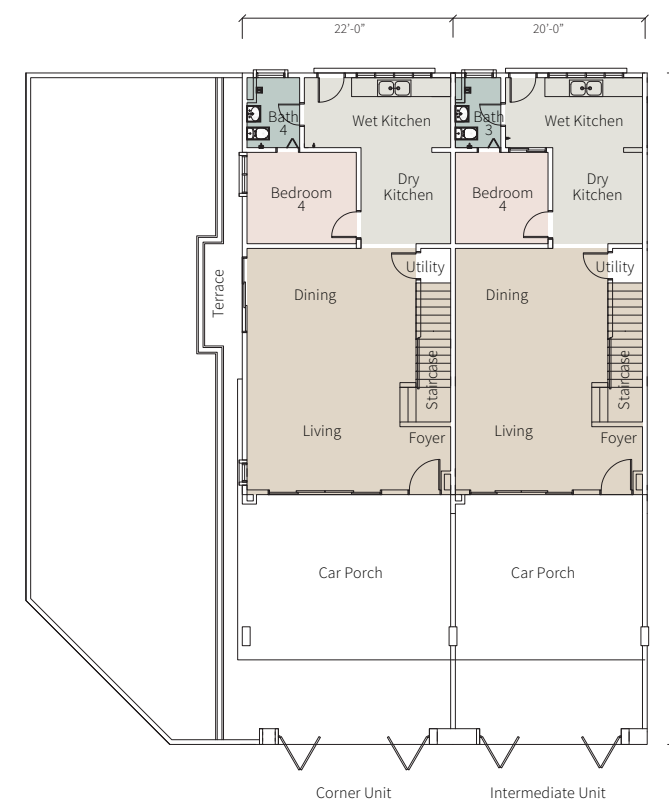


FLOOR PLAN

Built up area: 2,080 sf



First Floor Plan



Ground Floor Plan

SPECIFICATIONS

STRUCTURE	Reinforced concrete frames																									
WALLS	Burnt clay bricks																									
ROOF	Cement roofing tiles on steel trusses/ reinforced concrete flat roof																									
CEILING	Plaster ceiling, skim coat or ceiling board																									
WINDOWS	Natural anodised aluminium frame windows																									
DOORS	Main entrance Others Dining & living Backdoor	Decorative timber door Timber composite door / acrylic panel bi-fold door Aluminium frame sliding door M.S. Door																								
IRONMONGERY	Approved quality lockset																									
WALL FINISHING	External & internal wall Toilet Kitchen	Plaster and paint Ceramic tiles (Up to ceiling height) Ceramic tiles (Approx 1.5m high)																								
FLOOR FINISHING	Living, dining, bedrooms, foyer, car porch, bathroom & kitchen Others	Porcelain or ceramic tiles Porcelain or ceramic tiles & cement rendering																								
STAIRCASE	Timber handrail with M.S. balustrade																									
SANITARY FITTINGS AND PLUMBING	Bathroom	<table><thead><tr><th></th><th>Corner</th><th>Intermediate</th></tr></thead><tbody><tr><td>Wash basin</td><td>4</td><td>3</td></tr><tr><td>W.C. fitting</td><td>4</td><td>3</td></tr><tr><td>Shower rose</td><td>4</td><td>3</td></tr><tr><td>Water tap</td><td>5</td><td>4</td></tr><tr><td>Toilet paper holder</td><td>4</td><td>3</td></tr><tr><td>Kitchen sink & tap</td><td>1</td><td>1</td></tr><tr><td>Garden tap</td><td>1</td><td>1</td></tr></tbody></table>		Corner	Intermediate	Wash basin	4	3	W.C. fitting	4	3	Shower rose	4	3	Water tap	5	4	Toilet paper holder	4	3	Kitchen sink & tap	1	1	Garden tap	1	1
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ELECTRICAL INSTALLATION	DB	3 phase																								
Lighting point	27	24																								
Air-cond point	2	2																								
Ceiling fan point	6	6																								
Fiber wall socket	1	1																								
13A socket point	13	13																								
TV point	2	2																								
Astro point	1	1																								
Water heater point	1	1																								
PAINT	Internal External Timber/ metal	Emulsion paint or equivalent Weatherbond paint Gloss paint																								
GATE AND FENCING	Entrance gate Front & side	M.S. Folding gate with letter box Brickwall fence																								

Phase 5G3 (P1) Rosewood
Developer Licence: 8456/12-2023/0161(A) Licence Validity Period: 11/12/2021-10/12/2023 Advertising Permit: Permit Validity Period: Exp. Completion Date: July 2024 Total Units: 45 Land Encumbrances: Nil
Land Tenure: Freehold Price: Min RM465,800 Max RM654,800 Approved Plan No.: MBI OSC(091-A)/B/1/24/477/21 Approving Authority: Majlis Bandaraya Ipoh

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