



## Rosewood



Rumah Teres  
2 Tingkat



20'x70'



4  
Bilik Tidur



3  
Bilik Air



Rumah  
Kelab



Hakmilik  
Kekal

## Gaya Hidup Kontemporari

Sebuah koleksi kediaman teres dua tingkat yang terletak di bandar terancang, Bandar Baru Sri Klebang, Rosewood adalah kediaman yang selesa dan mempunyai beberapa ruang bilik yang luas, ruang dapur yang serba lengkap, ruang tamu menggunakan pelan terbuka dan banyak lagi, sesuai untuk seisi keluarga.

Hilangkan resah anda dengan mendiami kawasan yang berpengawal di Pine Park. Pada masa yang sama, rasai manfaat fasiliti seperti rumah kelab yang mempunyai kolam renang dan ia juga berdekatan dengan sekolah, pusat membeli-belah dan restoran.



**Diskaun 7%** Bumiputera untuk lot Bumiputera

Kunjungi Rumah Contoh Kami

**012 500 8018**

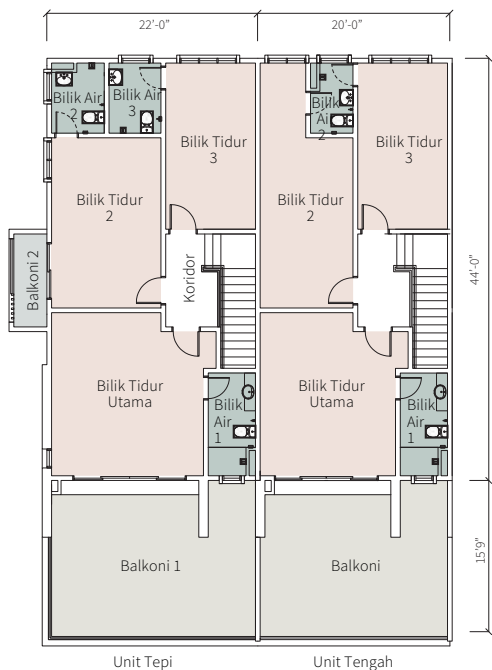
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Pembangunan terunggul daripada:



## PELAN LANTAI

Saiz binaan: 2,080 kp



Tingkat Atas



Tingkat Bawah

## SPESIFIKASI

|          |                                                                          |
|----------|--------------------------------------------------------------------------|
| Struktur | Rangka tetulang konkrit                                                  |
| Dinding  | Bata tanah liat                                                          |
| Bumbung  | Genting bumbung simen pada rangka besi/<br>bumbung rata tetulang konkrit |
| Siling   | Siling plaster, kot skim atau papan siling                               |
| Tingkap  | Tingkap casement aluminium                                               |

|           |                                      |                                        |
|-----------|--------------------------------------|----------------------------------------|
| Pintu     | Pintu masuk<br>depan                 | Pintu kayu padu                        |
|           | Lain-lain                            | Pintu komposit/<br>pintu lipat akrilik |
|           | Ruang makan<br>& tamu                | Pintu bergelongsor<br>rangka aluminium |
|           | Pintu belakang                       | Pintu M.S                              |
| Set Kunci | Set kunci berkualiti yang diluluskan |                                        |

|                 |             |                                 |
|-----------------|-------------|---------------------------------|
| Kemasan Dinding | Luaran      | Plaster dan cat                 |
|                 | & dalaman   | Jubin seramik (Setinggi siling) |
|                 | Bilik air   | Jubin seramik (Setinggi 1.5m)   |
|                 | Ruang dapur |                                 |

|                |                                                                                                                        |                                                                                                                                 |
|----------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Kemasan Lantai | Ruang tamu,<br>ruang makan,<br>bilik tidur,<br>ruang legar<br>Bilik air &<br>Ruang dapur<br>Anjung kereta<br>Lain-lain | Jubin porselin/ seramik<br><br>Jubin porselin/ seramik<br>Jubin porselin/ seramik<br>Jubin porselin/ seramik<br>& 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              | 28        | 25          |
|                       | Mata penghawa dingin    | 5         | 5           |
|                       | Mata kipas siling       | 6         | 6           |
|                       | Soket dinding fiber     | 1         | 1           |
|                       | Mata kuasa 13A          | 19        | 19          |
|                       | Mata TV                 | 2         | 2           |
|                       | Mata Astro              | 1         | 1           |
|                       | Mata pemanas air        | 4         | 3           |
| Palam pagar automatik | 1                       | 1         |             |

|     |             |                            |
|-----|-------------|----------------------------|
| Cat | Dalam       | Cat emulsi atau seangkatan |
|     | Luar        | Cat "Weatherbond"          |
|     | Kayu/ logam | Cat berkilat               |

|                     |              |                                          |
|---------------------|--------------|------------------------------------------|
| Pintu Pagar & Pagar | Utama        | Pintu pagar lipat M.S. dengan peti surat |
|                     | Depan & tepi | Pagar bata                               |



## Rosewood



Double Storey  
Link Home



20'x70'



4  
Bedrooms



3  
Bathrooms



Club  
House



Freehold

## Contemporary *Living*

A new collection of double-storey link homes nestled in the masterplanned neighbourhood Bandar Baru Sri Klebang, Rosewood is a comfortable, cosy home with plenty of room for the whole family with its spacious, light-filled kitchen, extended living space, and more.

Have peace of mind living within the guarded precinct of Pine Park. At the same time, benefit from the convenience of having a clubhouse with swimming pool within the vicinity while being close by to schools, shopping mall and restaurants.



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

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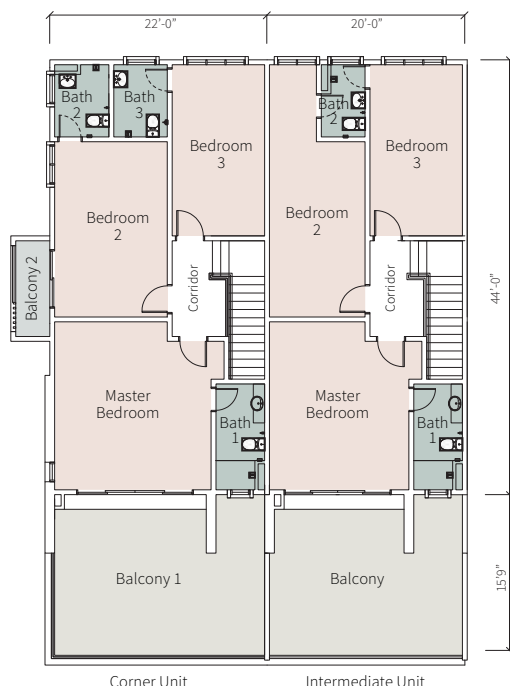
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PROPERTIES



# FLOOR PLAN

Built up area: 2,080 sf



First Floor Plan



Ground Floor Plan

# SPECIFICATIONS

|                            |                                                                         |                                                      |         |
|----------------------------|-------------------------------------------------------------------------|------------------------------------------------------|---------|
| Structure                  | Reinforced concrete frames                                              |                                                      |         |
| Wall                       | Burnt clay bricks                                                       |                                                      |         |
| Roof                       | Cement roofing tiles on steel trusses/<br>reinforced concrete flat roof |                                                      |         |
| Ceiling                    | Plaster ceiling, skim coat or ceiling board                             |                                                      |         |
| Windows                    | Anodised aluminium frame windows                                        |                                                      |         |
| Doors                      | Main Entrance                                                           | Solid timber door                                    |         |
|                            | Others                                                                  | Timber composite door/<br>acrylic panel bi-fold door |         |
|                            | Living                                                                  | Aluminium frame sliding door                         |         |
|                            | Backdoor                                                                | MS Door                                              |         |
|                            | Ironmongery                                                             | Approved quality lockset                             |         |
| Wall Finishes              | External Wall                                                           | Plaster and paint                                    |         |
|                            | Internal Wall                                                           | Plaster and paint                                    |         |
|                            | Toilet                                                                  | Ceramic tiles (Up to ceiling height)                 |         |
|                            | Kitchen                                                                 | Ceramic tiles (Approx 1.5m high)                     |         |
| Floor Finishes             | Living, Dining,<br>Bedrooms,<br>Foyer                                   | Porcelain or ceramic tiles                           |         |
|                            | Car Porch                                                               | Porcelain or ceramic tiles                           |         |
|                            | Bathroom<br>& Kitchen                                                   | Porcelain or ceramic tiles                           |         |
|                            | Others                                                                  | Porcelain or ceramic tiles &<br>Cement rendering     |         |
|                            | Staircase                                                               | Timber handrail with M.S. balustrade                 |         |
|                            | Sanitary and<br>Plumbing<br>Fittings                                    |                                                      | Corner  |
| Bathroom                   | Wash basin                                                              | 4                                                    | 3       |
|                            | W.C. Fitting                                                            | 4                                                    | 3       |
|                            | Shower rose                                                             | 4                                                    | 3       |
|                            | Water tap                                                               | 5                                                    | 4       |
|                            | Toilet paper holder                                                     | 4                                                    | 3       |
| Other                      | Kitchen Sink & tap                                                      | 1                                                    | 1       |
|                            | Garden tap                                                              | 1                                                    | 1       |
| Electrical<br>Installation | DB                                                                      | 3 Phase                                              | 3 Phase |
|                            | Lighting point                                                          | 28                                                   | 25      |
|                            | Air-cond point                                                          | 5                                                    | 5       |
|                            | Ceiling fan point                                                       | 6                                                    | 6       |
|                            | Fiber wall socket                                                       | 1                                                    | 1       |
|                            | 13A socket point                                                        | 19                                                   | 19      |
|                            | TV point                                                                | 2                                                    | 2       |
|                            | Astro point                                                             | 1                                                    | 1       |
|                            | Water heater point                                                      | 4                                                    | 3       |
|                            | Auto gate point                                                         | 1                                                    | 1       |
| Painting                   | Internal                                                                | Emulsion paint or equivalent                         |         |
|                            | External                                                                | Weatherbond paint                                    |         |
|                            | Timber/ Metal                                                           | Gloss paint                                          |         |
| Gate and Fencing           |                                                                         |                                                      |         |
| Entrance Gate              | M.S. Folding gate with letter box                                       |                                                      |         |
| Front & Side               | Brickwall fence                                                         |                                                      |         |