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Pembangunan terunggul daripada:



13800

9700

9700

BUK AIR 3

BUK TIDUR 3

DAPUR

DAPUR KERING

KORIDOR

UTUTIR 2

TIGA 3

RUANG MAKAN

RUANG TAMU

ANJUNG KERETA

STRUKTUR:	Rangka konkrit tetulang.	
DINDING:	Batu-bata tanah liat atau persamaan.	
BUMBUNG:	Genting bumbung simen pada rangka besi.	
SILING:	Kepingan siling “plaster”, “skim coat” atau papan siling.	
TINGKAP:	Bingkai tingkap aluminium bersalut “powder” dengan tingkap tetap	
SET KUNCI:	Set kunci berkualiti yang diluluskan.	
PINTU: bersalut bersalut	Pintu depan	Bingkai pintu aluminium gelongsor “powder” dengan panel kaca/ pintu kayu tetap dengan bingkai logam
	Tepi	Bingkai pintu aluminium gelongsor “powder” dengan panel kaca
	Bilik tidur & Bilik air	Pintu komposit kayu dengan bingkai pintu logam
	Belakang	Pintu logam
KEMASAN DINDING:	Bilik air	Jubin seramik setinggi siling
	Dapur	Jubin seramik setinggi siling/ Kemasim simen
	Lain-lain	Kemasim simen
KEMASAN:	Ruang tamu, makan & bilik	Jubin porcelain dan seramik
	Bilik air, teras, ruang cuci, dapur& anjung kereta	Jubin porcelain atau seramik
	Halaman	
	Lain-lain	Kemasim simen
TANGGA :	Kaca “tempered” Susur tangan “stainless steel”	
PEMASANGAN SANITARI:	Tangki simpanan air	1
	Sinki dapur berkembar dengan paip	1
	Tandas duduk	4
	Besin cuci	5
	Pemegang tisu tandas	4
	Mata pancutan air	4
	Paip air	5
	Besen paip	1
	Paip taman	2
PEMASANGAN ELEKTRIK	Mata lampu	30
	Mata kipas siling	7
	Mata kuasa 13 amp	20
	Mata penghawa dingin	7
	Mata TV	1
	Mata telefon	1
	Mata Astro	1
	Mata pagar automatik	1
	Lampu tiang pintu	2
	Pendawaian 3 fasa	
CAT:	Dalam	Cat Emulsi atau persamaan
	Luar	Cat “Weatherbond”
	Kayu/ logam:	Cat “Gloss”
PINTU & PAGAR :	Pagar gerbang	Pintu lipat M.S. 16’
	Pagar depan	Pagar bata setinggi 5’
	Pagar tepi	Pagar bata setinggi 5’

Fasa: 3D3 (Ivora 2)
No. Lesen Pemohon: 8456-40/08-2022/0504(L). Tempoh Sah Lesen: 12/08/20-11/08/22 Permit Iklan dan Jualan: 8456-40/08-2022/0504(P) Tempoh Sah Permit: 12/08/20-11/08/22
Jenis Genap Tanah: Kekal Harga: Min RM698,800 Maks RM793,800 Tarikh Jangka Sapi: Nov 2022 Jumlah Unit: 1 No. Kelulusan Pelan: LB01/0002989/0004/18/P00/P00/L00
Pihak Berkualanya yang meluluskan pelan : Majlis Bandaraya Ipoh

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Rise above
the ordinary

A collection of luxury semi-detached homes in the vibrant Grand Retreats neighbourhood, Bandar Baru Sri Klebang.

A highly flexible floor-plan enables this residence to be presented with four bedrooms, four bathrooms, and two bonus utility rooms welcoming flexible furnishing options and extra needs for privacy, making this home ideal for a large or growing family.

The living and dining areas with the open-plan layout, big windows help elevate the sense of space and provide excellent exposure to natural light.

You benefit from a three-tiered security model of stationed and patrolling guards, perimeter fencing and CCTV monitoring. Enjoy the extensive clubhouse facilities and enjoy access to shopping malls, schools and restaurants close by.

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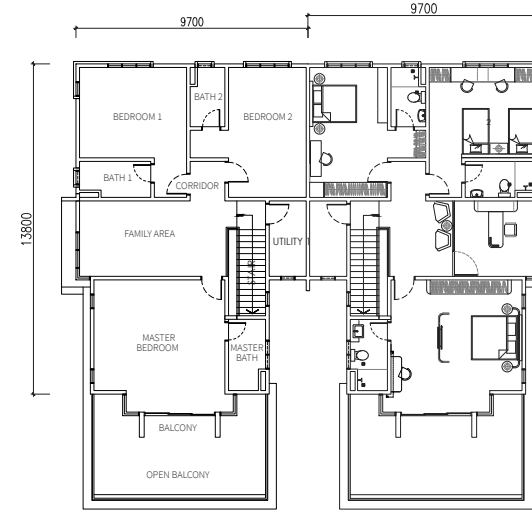
Developer: Kinta Ecocity Sdn. Bhd. 198001004777 (58562-M)
No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak. sales@kintaproperties.com

A Premier Development by:

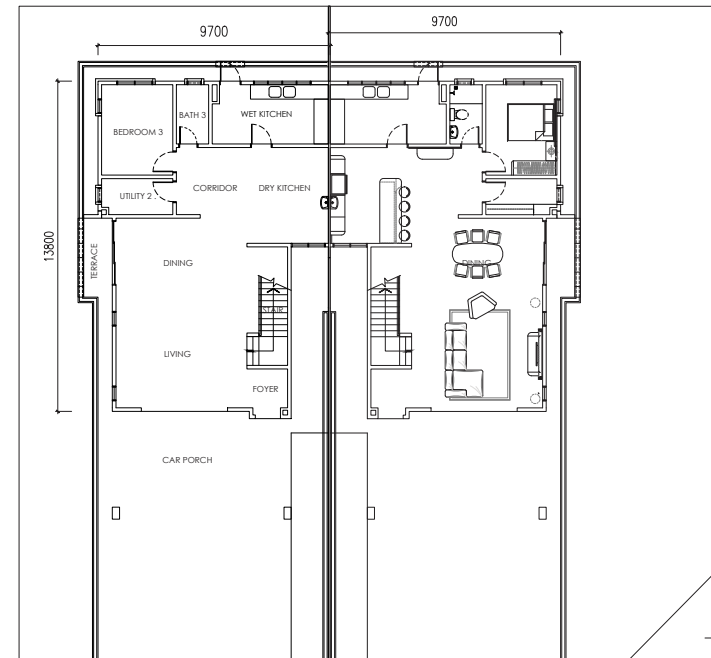


***7% discount for Bumiputera on Bumiputera lots**

FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SPECIFICATION

STRUCTURE:	Reinforced concrete frames	
WALLS:	Clay bricks or equivalent	
ROOFING:	Cement roofing tiles on steel trusses.	
CEILING:	Skim coat or plain plaster ceiling or ceiling board.	
WINDOWS:	Powder coated aluminium frame windows with fixed glass	
LOCKS:	Approved quality locksets.	
DOORS:	Front entrance	Powder coated aluminium frame sliding glass door with fixed glass panel / timber door with metal frame
	Side	Powder coated aluminium frame sliding glass door with fixed glass panel
	Bedrooms & bathrooms	Timber composite door with metal door frame
	Rear	Metal door
WALL FINISHES:	Bathrooms	Ceramic tiles up to ceiling height
	Kitchen	Ceramic tiles up to ceiling height / Cement plastered
	Others	Cement plastered
FLOOR FINISHES:	Living, Dining & Bedrooms	Porcelain and ceramic floor tiles
	Bathrooms, Patio, Washing, Kitchen & Carporch	Porcelain and ceramic floor tiles
	Others	Cement rendered
STAIRCASE:	Tempered glass with timber & stainless steel railing	
SANITARY FITTINGS:	Water storage tank	1
	Double bowl kitchen sink with tap	1
	Pedestal water closet	4
	Wash basin	5
	Toilet roll holder	4
	Shower point	4
	Water tap	5
	Sink tap	1
	Garden tap	2
ELECTRICAL INSTALLATION:	Lighting point	30
	Ceiling fan point	7
	13 amps power point	20
	Air-cond. point	7
	TV point	1
	Telephone point	1
	Astro point	1
	Auto gate point to both pillar	1
	Gate pillar lights	2
	3-phase wiring	
PAINTING:	Internal	Emulsion paint or equivalent
	External	Weatherbond paint
	Timber & metal	Gloss paint
GATE & FENCING:	Entrance gate	16' M.S. frame folding gate
	Front	5' high brick wall fencing
	Side	5' high brick wall fencing

Phase : 3D3(Ikora 2)
Developer Licence: 8456-40/08-2022/0504(L) Licence Validity Period: 12/08/20-11/08/22 Advertising Permit: 8456-40/08-2022/0504(P) Permit Validity Period: 12/08-20-11/08/22 Land Encumbrances: Malayan Banking Berhad Land Tenure: Freehold Price: Min RM693,800 Max: RM793,800 Exp. Completion Date: Nov 2022 Total Units: 1 Approved Plan No. LB01/0002989/0004/18/F00/P00/L00 Approving Authority : Majlis Bandaraya Ipoh

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