

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Bandar Baru
Sri Klebang
NORTH IPOH

新天地

XYRIS

Double Storey
Semi Detached Home

40' x 80'
40' x 90'

4
Bedrooms

5
Bathrooms

Club House

Freehold

A Home for generations

Free-flowing with flexible living spaces, ideal for multi-generations looking to live together in perfect harmony.

Presented as a spacious open plan living, dining and dry-kitchen area with a convenient adjoining wet kitchen, bedroom with attached bathroom, and another common bathroom on the ground floor, this stylish home serves as the ideal backdrop for a lifetime of memories.

Upstairs is an expansive family room, with three bedrooms each with an attached bathroom, and separate balconies to enjoy the views surrounding Bandar Baru Sri Klebang.

Step inside this stunning home in the guarded precinct of Grand Retreats, and discover your home sweet home.



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

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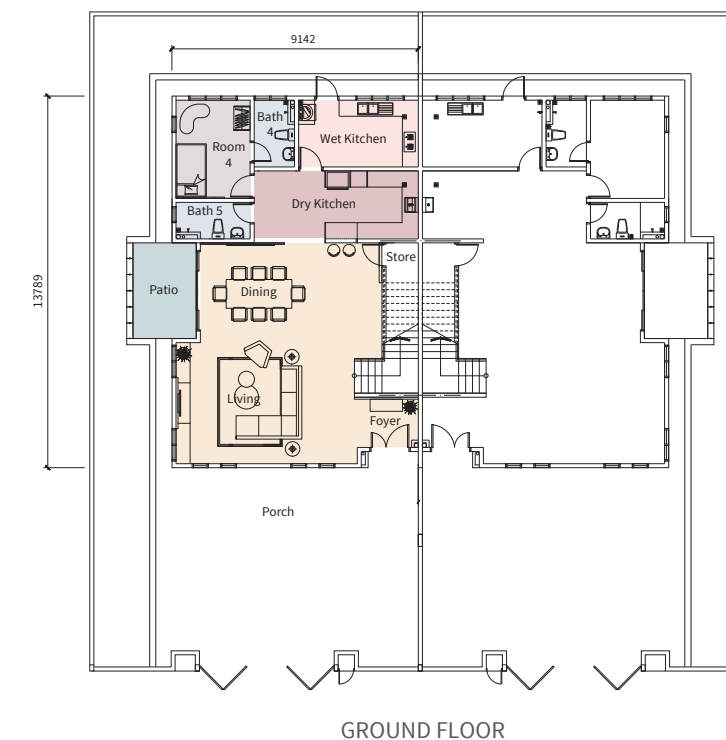
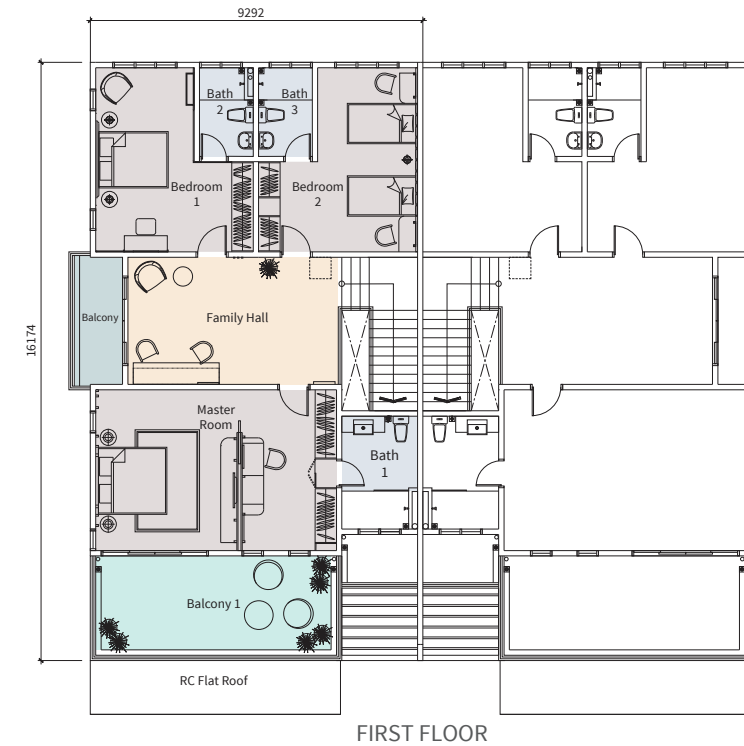
Developer: Kinta Ecocity Sdn. Bhd. [198001004777 (58562-M)]
No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak. sales@kintaproperties.com

A Premier Development by:



FLOOR PLAN

Built-Up: 2,812 sq ft



SPECIFICATIONS

STRUCTURE:	Reinforced concrete frames	
WALLS:	Clay bricks or equivalent	
ROOFING:	Concrete roofing tiles on steel trusses	
CEILING:	Skim coat or plain plaster ceiling or ceiling board	
WINDOWS:	Powder coated aluminium frame windows with fixed glass	
STAIRCASE:	Glass railing with timber handrail	
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 or cement plastered
	Others	Cement plastered
FLOOR FINISHES:	Living, Dining & Bedrooms Bathrooms, Patio, Washing, Kitchen & Carporch	Porcelain or ceramic floor tiles
	Others	Porcelain or ceramic floor tiles or cement rendered

SANITARY FITTINGS:	Water storage tank	1
	Rain water storage tank	1
	Kitchen sink c/w water tap	1
	Pedestal water closet	5
	Wash basin c/w tap	6
	Toilet roll holder	5
	Shower point	5
	Water tap c/w bidet	5
	Water tap	1
	Garden tap	2

ELECTRICAL		
INSTALLATION:	Lighting point	35
	Ceiling fan point	7
	13 amps power point	22
	Air-cond. point	7
	TV point	1
	Telephone point	1
	Auto gate point to both pillar	1
	Gate pillar light points	2
	3-Phase wiring	

PAINTING:	Internal	Emulsion paint or equivalent
	External	Weatherbond paint
	Timber & Metal	Gloss paint

GATE & FENCING:	Entrance gate	M.S. frame folding gate
	Front	Brickwall fencing
	Side	Brickwall fencing

Phase 3D5 (P1) - Xyris
Developer Licence: 8456/12/2028/1416(A) License Validity Period: 11/12/23 - 10/12/28 Advertising Permit: 8456-50/12-2025/ . Permit Validity Period: 13/12/24-12/12/25 Exp. Completion Date: Apr 2025 Balance Units: 5
Land Encumbrances: Malayan Banking Berhad Land Tenure: Freehold Restriction of Interest: NIL Price: Min: RM 838,800 Max: RM 999,800 Approved Plan No: OSC(088-A) L/B/1/21/243/32 Approving Authority: Majlis Bandaraya Ipoh.

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