





## Iklan Brosur - BM



Kehidupan  
penuh makna  
menanti  
anda

  
Rumah Teres  
2 Tingkat

  
22'x75'

Temui kehidupan yang sentiasa mekar di Golden Fields apabila anda menjadikan Marigold2 sebagai kediaman anda. Rumah teres dua tingkat yang moden dan bergaya ini mempunyai empat bilik tidur bersaiz besar dan ruang yang luas, di sinilah impian menjadi kenyataan dan kenangan terbaik pasti tercipta.

Marigold2 juga menawarkan ruang dan fleksibiliti yang mencukupi untuk setiap ahli keluarga dengan dapur yang luas dan dipenuhi cahaya serta ruang tamu dan ruang makan menggunakan pelan terbuka.

Pembangunan yang menawarkan hidup berkomuniti yang sebenar, Golden Fields turut didatangkan dengan kemudahan kepada anda seperti berdekatan dengan sekolah, bank dan pusat beli-belah AEON.

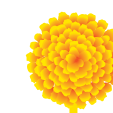
  
4  
  
3

  
Min RM418,800  
Maks RM550,800

  
Hakmilik Kekal



Diskaun 7% kepada Bumiputera untuk lot Bumiputera



### SPESIFIKASI

Saiz Binaan - Unit Tengah 1778 kp

Unit Tepi : 1805 kp

Struktur Rangka tetulang konkrit  
Dinding Batu-bata tanah liat  
Bumbung Genting bumbung simen pada rangka besi  
Siling Kepingan siling plaster, skim coat atau papan siling  
Tingkap Tetingkap casement aluminium

Pintu Pintu kayu bercorak  
Depan Pintu komposit kayu atau pintu PVC  
Lain-lain Pintu bergelongsor dengan bingkai aluminium  
Ruang Tamu Pintu M.S.  
Belakang Pintu M.S.  
Set Kunci Set kunci berkualiti yang diluluskan

Kemasan Dinding  
Luaran Plaster dan cat  
Dalaman Plaster dan cat  
Bilik Air Jubin seramik (Anggaran tinggi 7')  
Dapur Jubin seramik (Anggaran tinggi 5')

Kemasan Lantai  
Ruang Tamu, Ruang Makan,  
Bilik Tidur, Ruang Legar,  
Anjung Kereta,  
Bilik Air & Dapur Jubin porcelain atau seramik  
Lain-lain Jubin porcelain atau seramik  
& kemasan simen  
Tangga Selusur kayu dengan langkan M.S.

| Pemasangan Sanitari   | Unit Tengah | Unit Tepi |
|-----------------------|-------------|-----------|
| Bilik Air             | 3           | 3         |
| Besen cuci & pili air | 3           | 3         |
| Tandas duduk          | 3           | 3         |
| Mata pancutan air     | 3           | 3         |

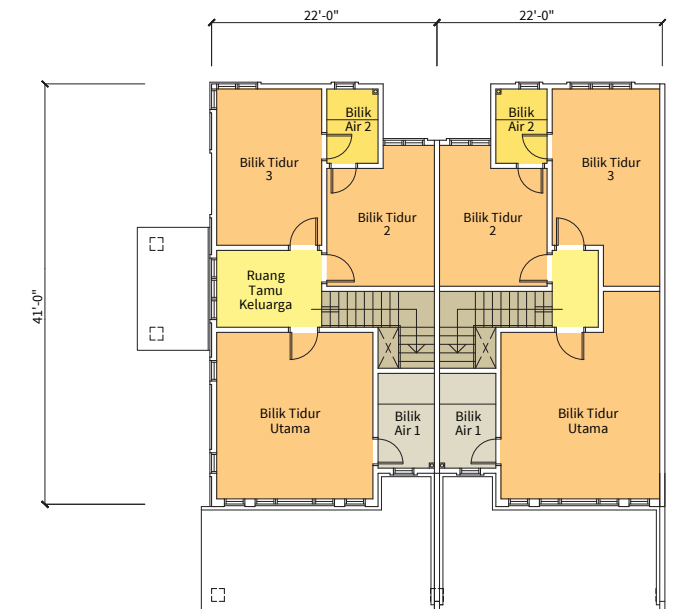
| Lain-lain               | Unit Tengah | Unit Tepi |
|-------------------------|-------------|-----------|
| Singki dapur & pili air | 1           | 1         |
| Pili bib                | 4           | 4         |
| Pili taman              | 1           | 1         |

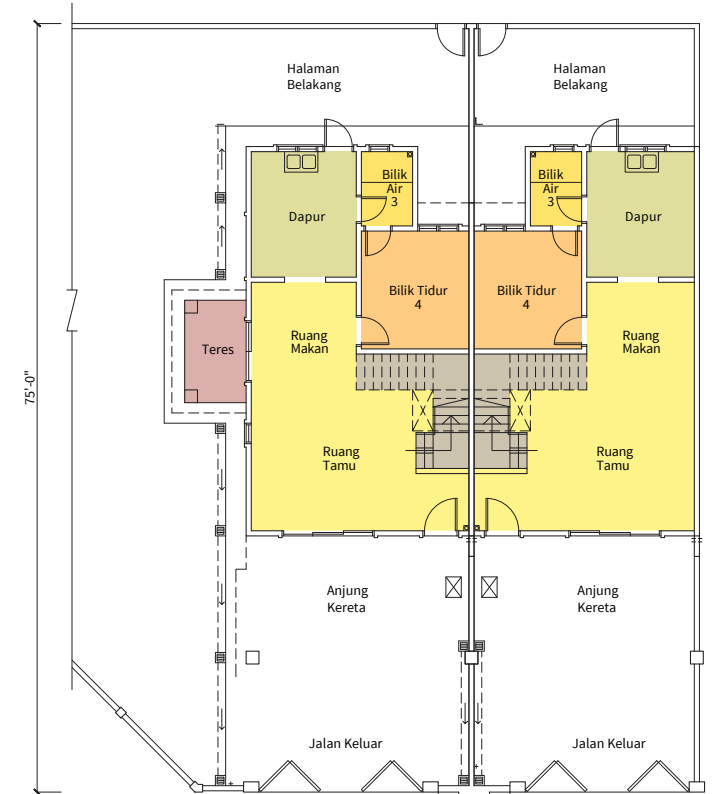
| Pemasangan Elektrik  | Unit Tengah | Unit Tepi |
|----------------------|-------------|-----------|
| Db                   | 3 Fasa      | 3 Fasa    |
| Mata lampu           | 21          | 22        |
| Mata penghawa dingin | 2           | 2         |
| Mata kipas siling    | 6           | 6         |
| Soket dinding fiber  | 1           | 1         |
| Mata soket           | 13          | 14        |
| Mata TV              | 1           | 1         |
| Pemanas air          | 1           | 1         |

| Cat         | Dalaman                 | Luaran            |
|-------------|-------------------------|-------------------|
| Dalaman     | Cat emulsi atau setaraf | Cat "Weatherbond" |
| Luaran      | Cat "Weatherbond"       | Cat berkilat      |
| Kayu/ Logam |                         |                   |

| Pintu Pagar & Pagar   | Unit Tengah                        | Unit Tepi                          |
|-----------------------|------------------------------------|------------------------------------|
| Utama                 | Pintu pagar M.S. dengan peti surat | Pintu pagar M.S. dengan peti surat |
| Depan, Tepi, Belakang | Pagar bata                         | Pagar bata                         |



Tingkat Atas



Tingkat Bawah

Kunjungi rumah contoh kami

012 500 8018 | kintaproperties.com

Fasa: 6GS (Marigold 2)  
No. Lesen Pemaju: 8456/12-2028/1416(A)  
Tempoh Sah Lesen: 11/12/2023 - 10/12/2028  
Permit Iklan dan Jualan:  
Tempoh Sah Permit: 30/04/2025 - 29/04/2027  
Tarikh Jangka Siap: Apr 2028  
Baki Unit: 6  
85 Unit Rumah Teres 2 Tingkat (Baki Unit Belum Jual: 82) RM363,800.00 (Minima) - RM585,800.00 (Maksima)

Bebanan Tanah: Tiada  
Jenis Pegangan Tanah: Kekal  
Harga (Min): RM418,800 (Maks): RM550,800  
No. Kelulusan Pelan: OSC(463-B)/L/B/6/138/592/24  
Pihak berkuasa yang meluluskan pelan:  
Majlis Bandaraya Ipoh

Sekatan Kepentingan : Tanah ini hanya boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. Sekatan ini dikecualikan kepada kaum Bumiputra bagi pindahmilik kedua dan seterusnya.

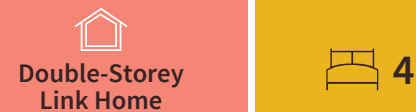
Pembangunan Terunggul Daripada:

**KINTA**  
PROPERTIES

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

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





20'x70'



Min **RM363,800**  
Mak **RM569,800**

**Freehold**

**kintaproperties.com**



Developer :  
Kinta EcoCity Sdn Bhd [198001004777 (58562-M)]  
No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang,  
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**Built Up - Intermediate: 1849 sq ft      Corner: 1872 sq ft**

Figure 1 displays two floor plans for the proposed two-unit townhome development. The left plan shows the 'Corner Unit' (70'-0" x 20'-0") and the 'Intermediate Unit' (70'-0" x 20'-0"). The right plan shows the 'Corner Unit' (45'-0" x 20'-0") and the 'Intermediate Unit' (45'-0" x 20'-0").

The 'Corner Unit' (left plan) includes a Kitchen, Dining, Living, Bedroom 4, Bath 4, and a Car Porch. The 'Intermediate Unit' (right plan) includes a Kitchen, Dining, Living, Bedroom 4, Bath 4, and a Car Porch. The 'Corner Unit' (right plan) includes a Master Bedroom, Bedroom 2, Bedroom 3, Bath 1, Bath 2, and a Car Porch. The 'Intermediate Unit' (left plan) includes a Master Bedroom, Bedroom 2, Bedroom 3, Bath 1, Bath 2, and a Car Porch.

## Ground Floor Plan

## First Floor Plan

|                                                                                               |                                  |
|-----------------------------------------------------------------------------------------------|----------------------------------|
| Phase: 6GS (Tulip)                                                                            | Expected Completion Date: Apr-28 |
| Developer Licence: 8456/12-2028/1416(A)                                                       | Balance Units: 76                |
| Licence Validity Period: 11/12/2023 - 10/12/2028                                              | Land Encumbrances: Nil           |
| Advertising Permit:                                                                           | Land Tenure: Freehold            |
| Permit Validity: 30/04/2025 - 29/04/2027                                                      |                                  |
| 85 units of 2-Storey Terrace Homes (Unsold Units: 82) RM363,800.00 (Min) – RM585,800.00 (Max) |                                  |

Price (Min): RM363,800 (Max): RM569,800  
Approved Plan No.: OSC(463-B)L/B/6/138/592/24  
Approving Authority: Mailis Bandaraya Ipoh

Sekatan Kepentingan : Tanah ini hanya boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. Sekatan ini dikecualikan kepada kaum Bumiputra bagi pindahmilik kedua dan seterusnya.

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A glorious  
life  
awaits

  
**Double Storey  
Link Home**

  
**22'x75'**

Discover life in full bloom at Golden Fields when you make Marigold2 your home. A modern and stylish double-storey link home with four generous-sized bedrooms and plenty of bright living spaces, here is where dreams come true and the best memories are made.

Marigold2 also offers enough room and flexibility for every member of the family with its spacious, light-filled kitchen, and an open-plan living and dining area.

A welcoming development which offers a real sense of community, Golden Fields offers you the convenience of having schools, banks and AEON shopping mall nearby.

  
**4**

  
**3**

  
**Min RM418,800  
Max RM550,800**

  
**Freehold**



\*7% discount for Bumiputera on Bumiputera lots



## SPECIFICATIONS (Intermediate Unit)

**Built Up - 1778 sq ft/ 1805 sq ft**

**Structure** Reinforced concrete frames  
**Wall** Burnt clay bricks  
**Roof** Cement roofing tiles on steel trusses  
**Ceiling** Plaster ceiling, skim coat or ceiling board  
**Windows** Anodised aluminium frame windows

**Doors**  
Main Entrance Decorative timber door  
Others Timber composite door & PVC 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 (Approx. 7' high)  
Kitchen Ceramic tiles (Approx. 5' high)

**Floor Finishes**  
Living, dining, bedrooms, foyer, car porch, bathroom & kitchen Porcelain or ceramic tiles  
Others Porcelain or ceramic tiles & cement rendering

**Staircase** Timber handrail with M.S. balustrade

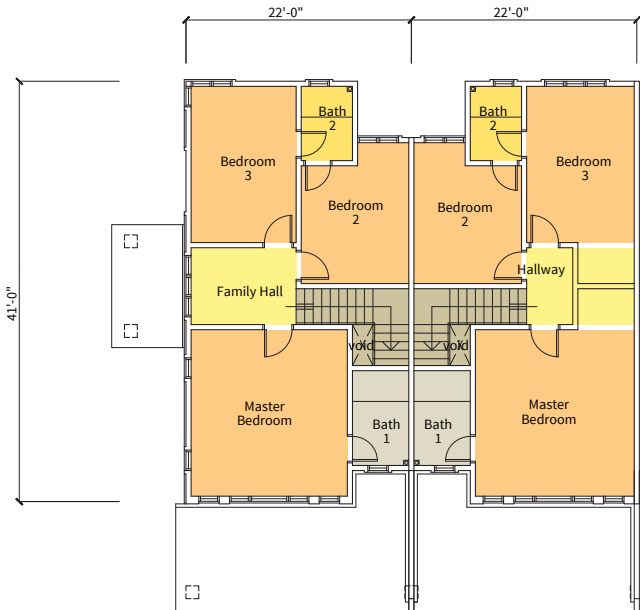
| Sanitary And Plumbing Fittings | Intermediate | Corner |
|--------------------------------|--------------|--------|
| Bathroom                       |              |        |
| Wash basin & tap               | 3            | 3      |
| W.C. fitting                   | 3            | 3      |
| Shower head                    | 3            | 3      |

| Other              | Intermediate | Corner |
|--------------------|--------------|--------|
| Kitchen sink & tap | 1            | 1      |
| Bib tap            | 4            | 4      |
| Garden tap         | 1            | 1      |

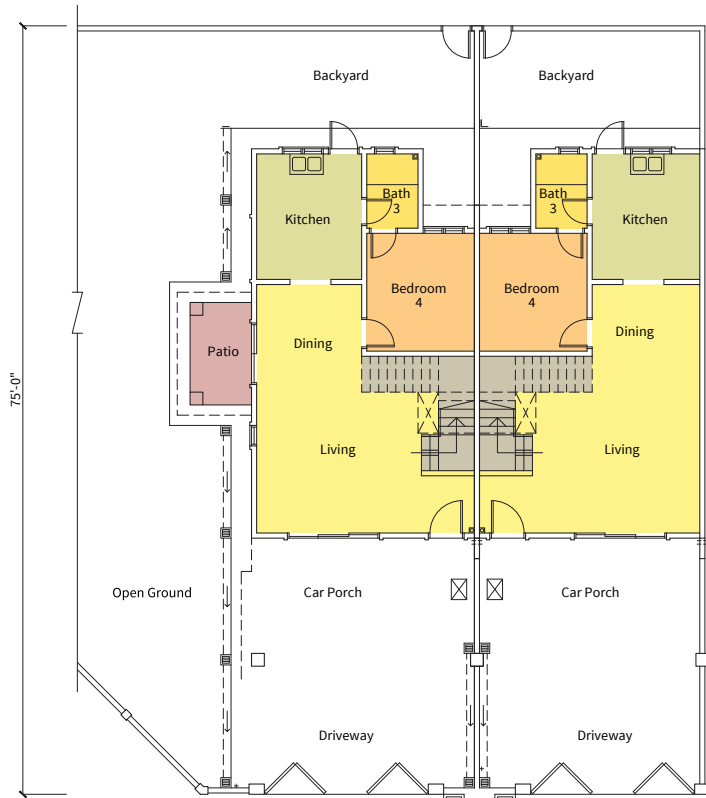
| Electrical Installation | Intermediate | Corner  |
|-------------------------|--------------|---------|
| DB                      | 3-Phase      | 3-Phase |
| Lighting point          | 21           | 22      |
| Air-cond point          | 2            | 2       |
| Ceiling fan point       | 6            | 6       |
| Fiber wall socket       | 1            | 1       |
| 13A socket point        | 13           | 14      |
| TV Point                | 1            | 1       |
| Water heater point      | 1            | 1       |

| Painting      | Intermediate                 | Corner                       |
|---------------|------------------------------|------------------------------|
| Internal      | Emulsion paint or equivalent | Emulsion paint or equivalent |
| External      | Weatherbond paint            | Weatherbond paint            |
| Timber/ Metal | Gloss paint                  | Gloss paint                  |

| Gate and Fencing  | Intermediate                      | Corner                            |
|-------------------|-----------------------------------|-----------------------------------|
| Entrance gate     | M.S. folding gate with letter box | M.S. folding gate with letter box |
| Front, side, rear | Brickwall fence                   | Brickwall fence                   |



**First Floor Plan**



**Ground Floor Plan**

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Phase: 6G5 (Marigold 2)  
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A Premier Development by:

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