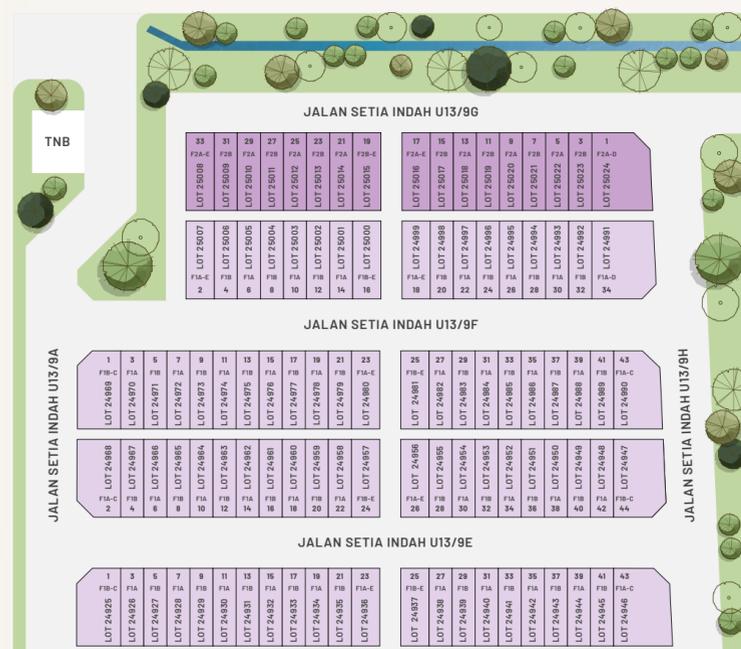


Musika Homes PELAN INDUK



DIMINA

Dimina PELAN TAPAK



SPESIFIKASI

Strukture	: Konkrit Bertetulang
Dinding	: Dinding Bata / Konkrit Bertetulang / Panel Konkrit Pratuang
Penutup Bumbung	: Bumbung Logam / Papan Konkrit Bertetulang / Bumbung Jendela Langit (Lot Tengah Sahaja)
Rangka Bumbung	: Kekuda Logam
Siling	: Papan Konkrit / Siling Plaster
Tingkap	: Kaca Berbingkai Aluminium Casement / Buka Atas / Kaca Tetap / Kaca Bertindih / Tingkap Louvred
Pintu	
Pintu Masuk Utama	: Pintu Kayu
Pintu Masuk Sebelah	: Pintu Gelongsor Kaca Berbingkai Aluminium / Pintu Siram (Lot Sudut / Tepi Sahaja)
Pintu Masuk Belakang	: Pintu Siram (Lot Tengah Sahaja)
Lain-lain	: Pintu Siram / Pintu Louvred / Pintu Gelongsor
Barang Besi / Set Kunci	: Barang Besi / Set Kunci Berkualiti
Kemasan Dinding	
Dapur	: Jubin Porselin Setinggi 1500mm
Bilik Mandi	: Jubin Seramik Setinggi 2700mm
Lain-lain	: Plaster dan Cat
Kemasan Lantai	
Ruang Tamu / Ruang Makan / Yard / Bilik Tetamu 4	: Jubin Porselin
Ruang Dapur Kering / Ruang Dapur Basah	: Jubin Porselin
Ruang Stor 1 / Stor 2	: Jubin Seramik
Ruang Keluarga / Ruang Tangga / Bilik Tidur	: Lantai Berlamina
Bilik Mandi	: Jubin Porselin
Anjung Kereta	: Jubin Homogen
Balkoni (Jenis F2 Sahaja)	: Jubin Homogen
Ruang Laman / Apron	: Jubin Homogen (Lot Sudut / Tepi Sahaja)
Lain-Lain	:Render Simen
Kelengkapan Sanitari Dan Sistem Paip	: 4 Mangkuk Tandas / 5 Besen Basuh / 4 Pancuran Air / 2 Sinki Dapur / 1 Tab Mandi (Lot Sudut / Tepi Sahaja)

	JENIS F1			JENIS F2		
	Lot Tepi	Lot Sudut	Lot Tengah	Lot Tepi	Lot Sudut	Lot Tengah
Pemasangan Elektrik						
Soket Plag 13 Amp	23	23	22	23	23	22
Soket Lampu	29	29	27	29	29	27
Soket Penghawa Dingin	5	5	5	5	5	5
Soket Kipas Siling	7	7	7	7	7	7
Soket TV	3	3	3	3	3	3
Soket Lampu Pagar	1	1	1	1	1	1
Soket Loceng Pintu	1	1	1	1	1	1
Soket Pam Penguat	1	1	1	1	1	1
Soket Pemanas Suria	1	1	1	1	1	1
Soket Pintu Pagar Automatik	2	2	2	2	2	2
Trunking dan Kabel Telekomunikasi Dalam						
Soket Telefon (FWS)	1	1	1	1	1	1
Pagar						
Cat						
Turfing						

BROSUR

MUSIKA Homes

KOMPOSISI ALAM SEMULA JADI YANG TERBAIK

BANDAR SETIA ALAM

1027
 RUMAH TERES
 2-TINGKAT | 22' X 75'

JENIS F1

RUMAH TERES 2 TINGKAT
22' X 75'

Keluasan Binaan: 2,398 - 2,589 sf

4  + 4 
BILIK TIDUR + BILIK AIR



JENIS F2

RUMAH TERES 2 TINGKAT
22' X 75'

Keluasan Binaan: 2,420 - 2,611 sf

4  + 4 
BILIK TIDUR + BILIK AIR



PELAN LOKASI



FOR MORE INFORMATION
03 5030 2255
www.setiaalam.com.my

Developer: BANDAR SETIA ALAM SDN BHD (200101030381)
Project Manager: S P SETIA PROJECT MANAGEMENT SDN BHD (246695-X)
Setia Alam Sales Gallery
Annex Building Ground Floor, Sekayan U13, 12, Persiaran Setia Dagang, Setia Alam, 40170 Shah Alam, Selangor Darul Ehsan, Malaysia
Tel: (603) 5030 2255 Email: bsa-sales@spsetia.com

FOR REFERENCE ONLY



Pemaju: Bandar Setia Alam Sdn Bhd. (No. Syarikat: 200101030381 (566140-D)) • Pengurus Projek: S P Setia Project Management Sdn Bhd 246695-X • No. Lesen Pemaju: 9246/10-2028/1268(A) • Tempoh Sah: 28/10/2023 - 27/10/2025 • No. Permit Iklan & Jualan: XXXXXX-XXXXXXX(P) • Tempoh Sah: XXXXXX - XXXXXX • Pagarangan Tanah: Hal Milik Kekal • Beban Tanah: Tiada • Sekatan Kerpenterangan: Tiada • Keluasan Pihak Berkuasa: Majlis Bandaraya Shah Alam (MBSA) • No. Rujukan Pelan Bangunan: MBSA/GON/BB/600-1(PB)/SEK.U13/0122-2023 • Tarikh Jangkaan Siap: Oktober 2027 • Rumah Teres 2 Tingkat Jenis F1: Jumlah Unit: 83 Unit • Keluasan Binaan: 2,398 kps (Min), 2,589 kps (Maks) • Harga Jualan: RM1,343,000 (Min), RM1,943,000 (Maks) • Rumah Teres 2 Tingkat Jenis F2: Jumlah Unit: 17 Unit • Keluasan Binaan: 2,420 kps (Min), 2,611 kps (Maks) • Harga Jualan: RM1,369,000 (Min), RM1,915,000 (Maks) • Diskaun Bumiputra: 7%

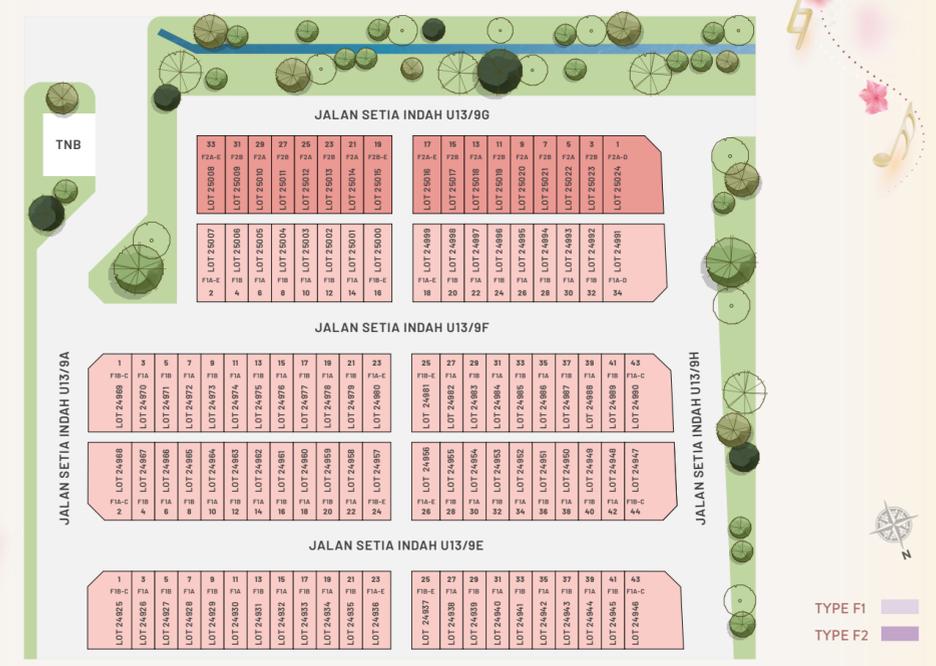
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

Setia

Musika Homes MASTER PLAN



Dimina SITE PLAN



SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Brickwork / Reinforced Concrete Wall / Light Weight Panel
Roofing Material	: Metal Decking / Concrete Flat Roof / Skylight (Intermediate Lot Only)
Roof Framing	: Metal Truss
Ceiling	: Concrete Slab / Plaster Ceiling
Windows	: Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping glass / Louvres Window
Doors	
Main Entrance	: Timber Door
Side Entrance	: Aluminium Framed Glass Sliding Door / Flush Door (Corner / End Lot Only)
Back Entrance	: Flush Door (Intermediate Lot Only)
Others	: Flush Door / Louvres Door / Sliding Door
Ironmongery	: Quality Ironmongery
Wall Finishes	
Kitchen	: Porcelain Wall Tiles up to 1500mm High
Bath	: Ceramic Wall Tiles up to 2700mm High
Others	: Plaster & Paint
Floor Finishes	
Living / Dining / Yard / Guestroom 4	: Porcelain Tiles
Dry Kitchen / Wet Kitchen	: Porcelain Tiles
Store 1 / Store 2	: Ceramic Tiles
Family Hall / Staircase / Bedrooms	: Laminated Floor
Baths	: Porcelain Tiles
Carporch	: Homogeneous Tiles
Balcony (Type F2 Only)	: Homogeneous Tiles
Terrace / Apron	: Homogeneous Tiles (Corner / End Lot Only)
Others	: Cement Render
Sanitary & Plumbing Fittings	: 4 WCs / 5 Wash Basins / 4 Showers / 2 Kitchen Sinks / 1 Bath Tub (Corner / End Lot Only)

	TYPE F1			TYPE F2		
	End Lot	Corner Lot	Intermediate Lot	End Lot	Corner Lot	Intermediate Lot
Electrical Installation						
13 Amp Plug Point	23	23	22	23	23	22
Lighting Point	28	28	26	29	29	27
Air - Conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	3	3	3	3	3	3
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Solar Heating Point	1	1	1	1	1	1
Auto Gate Point	2	2	2	2	2	2
Internal Telephone Trunking & Cabling						
Telephone Point	1	1	1	1	1	1

Fencing	: Masonry Wall and Cement Plank Fencing with M.S Gate / Refuse Chamber and Letter Box
Painting	: Emulsion Paint
Turfing	: Provided (Corner / End Lot Only)

MUSIKA Homes

NATURE'S FINEST COMPOSITION

BANDAR SETIA ALAM

1027
**2-STOREY
 TERRACE HOMES | 22' X 75'**

TYPE F1

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,398 - 2,589 sq.ft.

4 BEDROOMS + 4 BATHROOMS



TYPE F2

2-STOREY TERRACE HOME
22' X 75'
Built-up: 2,420 - 2,611 sq.ft.

4 BEDROOMS + 4 BATHROOMS



LOCATION MAP



FOR MORE INFORMATION
03 5030 2255
www.setiaalam.com.my

Developer: BANDAR SETIA ALAM SDN BHD (200101030381)
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Tel: (603) 5030 2255 Email: bsa-sales@spsetia.com

FOR REFERENCE ONLY



Developer: Bandar Setia Alam Sdn. Bhd. (Company No.: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License No.: 9246/10-2028/1268(A) • Validity Period: 28/10/2023 - 27/10/2028 • Advertising & Sales Permit No.: XXXX/XX-XXXX/XXXXP • Validity Period: XXXX/XXXX - XXXX/XXXX • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MSA/BGN/BB/600-1(PB)/SEK/L130122-2023 • Expected Completion Date: Oct 2027 • 2-Storey Terrace House Type F1: Total Units: 83 Units • Built-up: 2,398 sqft (Min) - 2,589 sqft (Max) • Price: RM1,343,000 (Min), RM1,943,000 (Max) • 2-Storey Terrace House Type F2: Total Unit: 17 Units • Built-up: 2,420 sqft (Min) - 2,611 sqft (Max) • Price: RM1,369,000 (Min), RM1,915,000 (Max) • 7% Discount for Bumiputera

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