PELAN INDUK

MUSIKA HOMES

PELAN TAPAK 1C25

SPESIFIKASI

STRUKTUR	Kerangka Konkrit Tetulang
DINDING	Masonry / Kerangka Konkrit Tetulang / Dinding Kering dan/atau Panel Precast
BAHAN BINAAN BUMBUNG	Jubin Bumbung Konkrit logam / Papak Konkrit
RANGKA BUMBUNG	Kekuda Besi
SILING	Papak Konkrit / Plaster Siling Gentian Kaca
TINGKAP	Tingkap Sisip Tepi Berbingkai Aluminium / M.S Grille
PINTU	
Pintu Masuk Utama	Pintu Kayu
Pintu Masuk Tepi	Pintu Gelangsar Berbingkai Aluminium (Unit Sudut & Hujung sahaja)
Pintu Masuk Belakang	Pintu M.S Grille
Lain-lain	Pintu Siram/ Pintu Louvred
PERKAKAS BESI	Perkakas Besi Berkualiti
PENANAMAN RUMPUT	Disediakan (Unit Sudut dan Hujung Sahaja)
KEMASAN DINDING	
Dapur	Jubin dinding seramik sen̈inggi 1500mm
Bilik Mandi	Jubin dinding seramik sen̈inggi 2400mm
Lain-lain	Plaster dan Cat
KEMASAN LANTAI	
Ruang Tamu / Ruang Makan / Dapur / Bilik Tetamu / Bilik Mandi / Ruang Legar	Jubin Porselin
Bilik Stor	Jubin Seramik
Bilik Tidur / Ruang Pejabat / Tangga	Lantai Berlapis
Tempat Letak Kereta	Jubin Porselin
Teres	Jubin Porselin (Unit Sudut & Hujung sahaja)
Balkoni	Jubin Porselin
Lain-lain	Lepaan Simen
PAGAR	Pagar Batu dan Papan Simen / Pagar Jaring Dawai dengan M.S. Pintu Gerbang, Ruang Sampah dan Peti Surat

	JENIS D1			JENIS D2		
	Unit Sudut	Unit Hujung	Unit Tengah	Unit Sudut	Unit Hujung	Unit Tengah
INSTALASI ELETRIK						
Punca Soket 13 Amp	23	23	22	23	23	22
Punca Lampu	31	30	27	30	29	27
Punca Penghawa Dingin	5	5	5	5	5	5
Punca Kipas Siling	7	7	7	7	7	7
Punca Televisyen	2	2	2	2	2	2
Punca Lampu Pintu Pagar	1	1	1	1	1	1
Punca Loceng	1	1	1	1	1	1
Punca Pemanas Solar	1	1	1	1	1	1
Punca Pam Booster	1	1	1	1	1	1
Punca Pintu Pagar Auto	1	1	1	1	1	1
TELEFON DALAMAN - SALURAN & PERKABELAN						
Punca Telefon	1	1	1	1	1	1
KELENGKAPAN SANITARI & PAIP						
Tandas	4	4	4	4	4	4
Basin Cuci	5	5	5	5	5	5
Mandi	4	4	4	4	4	4
Sinki Dapur	2	2	2	2	2	2

MUSIKA Homes

NATURE'S FINEST COMPOSITION

BROSUR

BANDAR SETIA ALAM 1C25

22' x 75'

RUMAH TERES
2 - TINGKAT

Symphony No. 1

JENIS D1

4 / 4+1

UNIT SUDUT:
2520 KPS
UNIT TENGAH:
2360 KPS

4

JENIS D2

4 / 4+1

UNIT SUDUT:
2520 KPS
UNIT TENGAH:
2301 KPS

4

LOCATION MAP

JENIS D1 PELAN TINGKAT BAWAH

JENIS D1 PELAN TINGKAT SATU

JENIS D2 PELAN TINGKAT BAWAH

JENIS D2 PELAN TINGKAT SATU

• 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: 9246/10-2023/0766(A) • Tempoh Sah: 28/10/2021 – 27/10/2023 • Permit Iklan dan Jualan: XXXX-XXX/XX-XXXX/XXXXX(P) • Tempoh Sah: XX/XX/XXXX-XX/XX/XX • Jenis HakmilikTanah: Pegangan Bebas • Bebanan Tanah: Tidak • Sekatan-Sekatan Kepentingan: Tidak • Penguasa Kebenaran: Majlis Bandaraya Shah Alam (MBSA) • No. Rujukan: MBSA/BGN/BB/ 600-1(PB)/SEK.U13/0088-2022 • Jangka Siap: Nov 2024 • Rumah Teres 2 Tingkat Jenis D1, Jumlah Unit: 73 Unit • Rumah Teres 2 Tingkat Jenis D2, Jumlah Unit: 47 Units • Keluasan Binaan: 2,301 sqft (Min); 2,520 sqft (Maks) • Harga: RM1,109,000 (Min), RM1,604,000 (Maks) • Bumiputra Diskaun: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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Setia

MUSIKA HOMES MASTER PLAN

SITE PLAN
1C 25

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Masonry / Reinforced Concrete / Drywall and/or Precast Panel
ROOFING MATERIAL	Corrugated Metal Roofing Material / Concrete Roof
ROOF FRAMING	Metal Truss
CEILING	Concrete Slab / Fibrous-glass Plaster Ceiling
WINDOWS	Aluminium Framed Glass Window / M.S Grille
DOORS	
Main Entrance	Timber Door
Side Entrance	Aluminium Framed Glass Sliding Door (Corner & End Lot only)
Back Entrance	M.S Grille Door
Others	Flush Door / Louvred Door
IRONMONGERY	Quality Ironmongery
TURFING	Provided (End and Corner Unit only)
WALL FINISHES	
Kitchen	1500mm High Porcelain Tiles
Bath	3000mm High Porcelain Tiles
Others	Plaster and Paint
FLOOR FINISHES	
Living / Dining / Kitchen / Guest Room / Baths / Yard	Porcelain Tiles
Store	Ceramic Tiles
Bedrooms/ Home Office / Staircase	Laminated Floor
Car Porch	Porcelain Tiles
Terrace	Procelain Tiles (Corner & End Only)
Balcony	Porcelain Tiles
Others	Cement Render
FENCING	Masonry and Cement Plank Fencing / Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box

	TYPE D1			TYPE D2		
	Corner	End	Inter-mediate	Corner	End	Inter-mediate
ELECTRICAL INSTALLATION						
13 Amp Plug Point	23	23	22	23	23	22
Lighting Point	31	30	27	30	29	27
Air - Conditioning Point	5	5	5	5	5	5
Ceiling Fan Point	7	7	7	7	7	7
TV Point	2	2	2	2	2	2
Gate Light Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Solar Heating Point	1	1	1	1	1	1
Booster Pump Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING						
Telephone Point	1	1	1	1	1	1
SANITARY & PLUMBING						
WC	4	4	4	4	4	4
Wash Basin	5	5	5	5	5	5
Shower	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2

MUSIKA Homes

NATURE'S FINEST COMPOSITION

BROCHURE

BANDAR SETIA ALAM 1C25

22' x 75'

2- STOREY TERRACE HOMES

Symphony No. 1

TYPE D1

4 / 4+1

CORNER :
2520 SF
INTERMEDIATE :
2360 SF

4

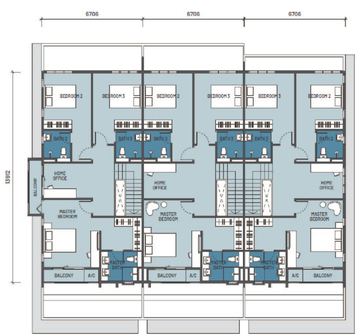
TYPE D2

4 / 4+1

CORNER :
2520 SF
INTERMEDIATE :
2301 SF

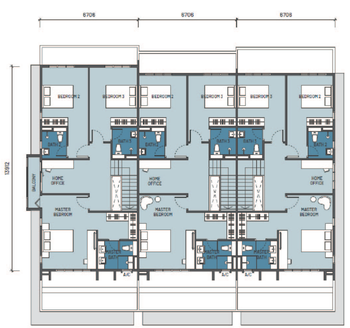
4

TYPE D1 GROUND FLOOR PLAN



TYPE D1 FIRST FLOOR PLAN

TYPE D2 GROUND FLOOR PLAN



TYPE D2 FIRST FLOOR PLAN

LOCATION MAP

• Developer: Bandar Setia Alam Sdn. Bhd. (Company No: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License: 9246/10-2023/0766(A) • Validity Period: 28/10/2021 – 27/10/2023 • Advetising & Sales Permit No: XXXX-XXX/XX-XXXX/XXXXX(P) • Validity Period: XX/XX/XXXX • Land Tenure: Freehold • Land Encumbrances: Nil • Restrictions of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1(PB)/SEK.U13/0088-2022 • Expected Completion Date: Nov 2024 • 2 Storey Terrace House Type D1, Total Unit: 73 Units • 2 Storey Terrace House Type D2, Total Unit: 47 Units • Built-up: 2,301 sqft (Min); 2,520 sqft (Max) • Price: RM1,109,000 (Min), RM1,604,000 (Max) 7% Discount for Bumiputra

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