



Untuk sebarang pertanyaan, sila hubungi **03-3343 2255**

Pemaju: **Bandar Setia Alam Sdn Bhd** (566140-D)
Pengurus Projek: **S P Setia Project Management Sdn Bhd** (246695-X)

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Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

Bandar Setia Alam Sdn Bhd, Setia Alam Welcome Centre, No 2, Jalan Setia Indah AD U13/AD, SetiaAlam Seksyen U13, 40170 Shah Alam, Selangor. No Lesen Pemaju: 9246/10-2023/0766(A) • Tempoh Sah: 28/10/2021 – 27/10/2023 • No Permit Iklan dan Jualan: XXXX-XX/XX/XXXXX XX/XXXX(P) • Tempoh Sah: XX/XX/XXXX-XX/XX/XXXX • Jenis Hakmilik Tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Penguasa Kebenaran: Majlis Bandaraya Shah Alam(MBSA) • No Rujukan Pelan Bangunan: MBSA/BGN/BB/600-1(PS)/SEK.U13/0041-2017 • Jangka Siap: November 2023 • Jumlah Unit: 13 unit (Blok 1), 92 unit (Blok 2) • Keluasan Binaan: 750kp • Harga: RM100,000 • Jenis Hartanah: Pangsapuri Rumah Selangorku (Jenis B).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Mukim: Bukit Raja | Daerah: Petaling



PELAN TAPAK



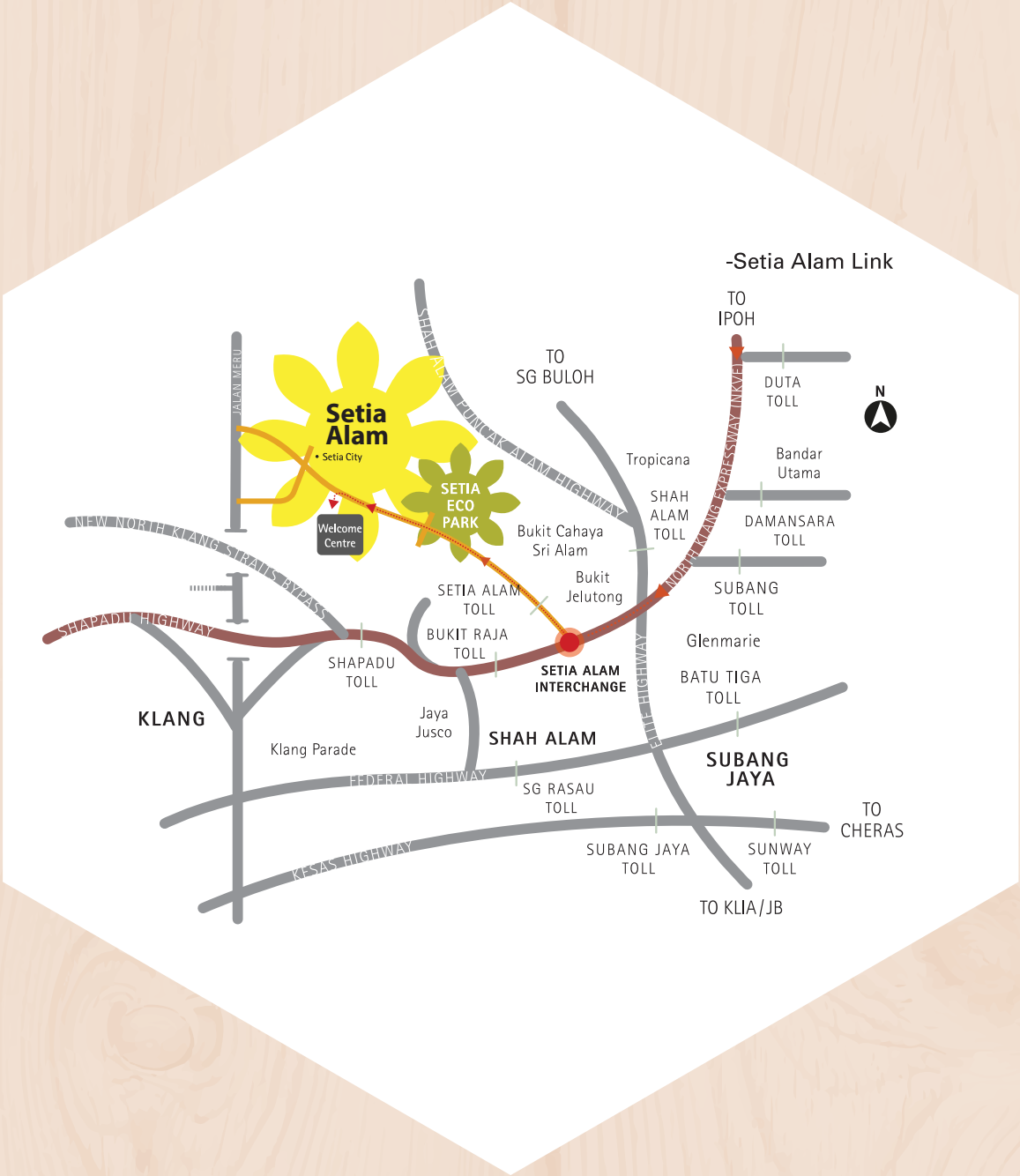
PELAN LANTAI



KELUASAN BINAAN: 750 kp

SPESIFIKASI

Struktur	Konkrit Bertetulang	Kemasan Lantai	Ruang Tamu / Ruang Makan - Lepaan Simen	
Dinding	Batu Bata / Konkrit Bertetulang		Dapur - Jubin Seramik	
Bahan Bumbung	Jubin Konkrit / Bahan Bumbung Beralun		Bilik Air - Jubin Seramik	
Rangka Bumbung	Kekuda Keluli		Laman - Lepaan Simen	
Siling	Papak Konkrit / Siling Plaster		Bilik Tidur 1, 2 & 3 - Lepaan Simen	
Tingkap	Tingkap Daun Berpangsi & Berbingkai Aluminium		Lain-lain - Lepaan Simen	
	Tingkap Berengsel Atas	Kelengkapan Peralatan	2 WC, 2 Basin Cuci, 2 Pancuran, 1 Sinki Dapur	
	Tingkap Ram Kaca Boleh Laras			
Pintu	Pintu Utama - Pintu Kayu	Pemasangan Elektrikal Type A, A1 & B	Suis Palam 13 Amp	14
	Bilik Air 1 & Bilik Air 2 - Pintu PVC		Suis Lampu	13
	Bilik Air 1 (Jenis B) - Pintu Lipat PVC		Suis Kipas Siling	5
	Lain-lain - Pintu Kayu		Suis TV	1
Kekunci	Set Kunci Biasa	Peti Telefon Dalam Dan Kabling	Suis Telefon	1
Kemasan Dinding	Dapur - Jubin Seramik Setinggi 1500mm	Cat	Cat Emulsi	
	Bilik Air - Jubin Seramik Sehingga Siling			
	Lain-lain - Cat dan Lepaan Simen			



For enquiries, please call **03-3343 2255**

Developer
Bandar Setia Alam Sdn Bhd (566140-D)

Project Manager
S P Setia Project Management Sdn Bhd (246695-X)

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Bandar Setia Alam Sdn Bhd, Setia Alam Welcome Centre, No 2, Jalan Setia Indah AD U13/AD, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. Developer License No: 9246/10-2023/0766(A) • Validity Period: 28/10/2021 – 27/10/2023 • Advertising & Sales Permit No: XXXX-XX/XX/XX XX/XXXX(P) • Validity Period: XX/XX/XXXX-XX/XX/XXXX • Land Tenure: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No: MBSA/BGN/BB/600-1(PS)/SEK.U13/0041-2017 • Expected Completion Date: November 2023 • Total Unit: 13 Units (Block 1), 92 Units (Block 2) • Built-Up: 750 sq ft • Price: RM 100,000 • Type of property: Apartment Rumah Selangorku (Type B).

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Mukim: Bukit Raja | **Daerah:** Petaling



SITE LAYOUT PLAN



FLOOR PLAN



BUILT-UP: 750 kp

SPECIFICATIONS

Structure	Reinforced Concrete	Floor Finishes	Living / Dining - Cement Render	
Wall	Brickwork / Reinforced Concrete		Kitchen - Ceramic Tiles	
Roofing Material	Corrugated Roofing Materials / Concrete Slab		Baths - Ceramic Tiles	
Roof Framing	Metal Truss		Yard - Cement Render	
Ceiling	Concrete Slab / Plaster Ceiling		Bedrooms 1, 2 & 3 - Cement Render	
Windows	Aluminium Frame Glass Casement	Sanitary & Plumbing Fittings	Others - Cement Render	
	Top Hung Glass		2 WCs, 2 Wash Basins, 2 Showers, 1 Kitchen Sink	
	Adjustable Louver			
Doors	Main Entrance - Timber Door	Electrical Installation Type A, A1 & B	13 Amp Plug Point	14
	Bath 1 & 2 - PVC Door		Lighting Point	13
	Bath 1 (Type B) - PVC Folding Door		Ceiling Fan Point	5
	Others - Timber Door		TV Point	1
Ironmongery	Standard Ironmongery	Internal Telephone Trunking & Cabling	Telephone Point	1
Wall Finishes	Kitchen - 1500mm High Ceramic Wall Tiles	Painting	Emulsion Paint	
	Bath - Ceramic Wall Tiles Up to Ceiling Height			
	Others - Plaster and Paint			