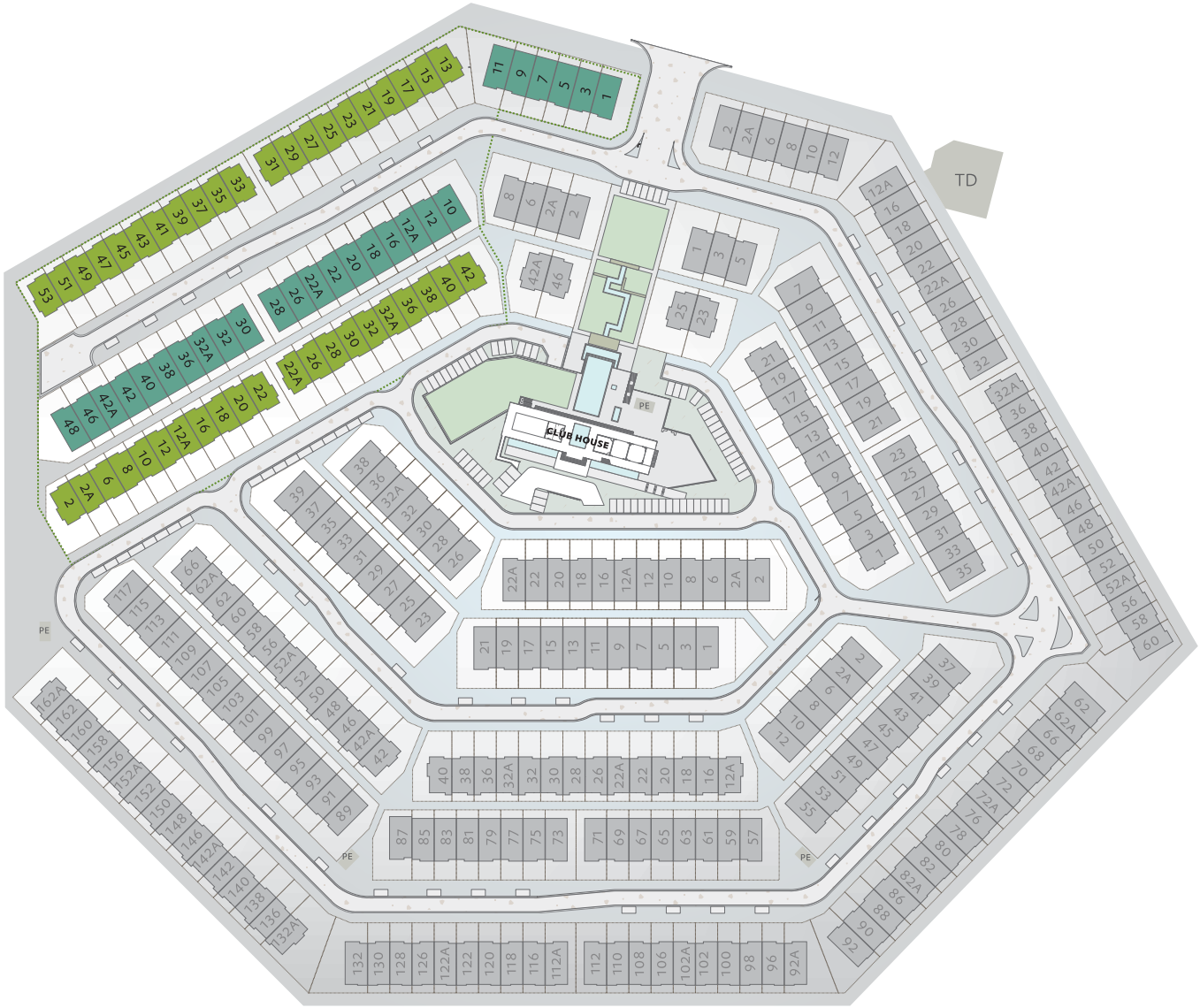


PELAN INDUK



SPESIFIKASI

Struktur	Konkrit Bertetulang				
Dinding	Batu-Bata / "Drywall" dan/atau Panel "Pre-Cast"				
Bumbung	Dek logam / Konkrit Bertetulang				
Bingkai Bumbung	Keluli				
Siling	Konkrit Bertetulang / Siling Plaster / Jalur Aluminium				
Tingkap	Tingkap Bingkai Aluminium Berserta 'Powder Coat'				
Pintu	Pintu Utama Lain-lain	Pintu kayu Pintu Gelongsor Bingkai Aluminium berserta 'powder coat' / Pintu 'Flush' Pintu Kayu 'Louvers' / Pintu Kayu dengan 'Louvers' kaca boleh laras Pintu lipat			
Kunci	Set Kunci berkualiti				
Kemasan Dinding	Dapur Basah Bilik Mandi Kebuk Sampah Lain-lain	Jubin Seramik Jubin Porselin Jubin 'Homogenous' Lepaan Simen dan Cat			
Kemasan Lantai	Foyer / Ruang Tamu / Ruang Makan Dapur Kering Dapur Basah Bilik Kerja Setor Bilik Tidur Bilik Mandi Teres" / Balkoni Tangga / Ruang Keluarga Anjung Kereta Kebuk Sampah Lain-lain	Jubin Porselin Jubin Porselin Jubin Porselin Jubin Seramik Lantai Kayu Jubin Porselin Jubin Porselin Lantai Kayu Jubin 'Homogenous' Jubin 'Homogenous' Lepaan Simen			
Kelengkapan Sanitari	6 Tandas Duduk, 7 Basin Basuh Tangan, 6 Pancur Mandi, 1 Sinki Dapur, 1 Tab Mandi				
Pemasangan Elektrik		SL1A US/UA	UT	SL1B US/UA	UT
	Punca Mata Soket 13A	32	32	32	32
	Punca Mata Lampu	50	49	52	51
	Punca Mata Penghawa Dingin	8	8	8	8
	Punca Mata Kipas	8	8	7	7
	Punca Mata Televisyen	3	3	3	3
	Punca Mata Lampu Pagar	1	1	1	1
	Punca Mata Loceng	1	1	1	1
	Punca Mata Pemanas Air Solar	1	1	1	1
	Punca Mata Pemanas Air	1	1	1	1
	Punca Mata Interkom	1	1	1	1
Pagar	Pagar batu-bata dan pagar gril dengan pintu gril bergalvani (belakang), Pagar batu-bata dan/atau pagar gril (kawasan lain), Kebuk Sampah, Peti Surat				
Cat	Cat emulsi (dalaman) , Cat rintangan cuaca (Luaran)				
Rumput	Rumput				

US/UA : Unit Sudut/Unit Akhir
UT : Unit Tengah

SPESIFIKASI

Struktur	Konkrit Bertetulang				
Dinding	Batu-Bata / "Drywall" dan/atau Panel "Pre-Cast"				
Bumbung	Dek logam / Konkrit Bertetulang				
Bingkai Bumbung	Keluli				
Siling	Konkrit Bertetulang / Siling Plaster / Jalur Aluminium				
Tingkap	Tingkap Bingkai Aluminium Berserta 'Powder Coat'				
Pintu	Pintu Utama Lain-lain	Pintu kayu Pintu Gelongsor Bingkai Aluminium berserta 'powder coat' / Pintu 'Flush' Pintu Kayu 'Louvers' / Pintu Gelongsor dan lipat bingkai Aluminium berserta 'powder coat'			
Kunci	Set Kunci berkualiti				
Kemasan Dinding	Dapur Basah Bilik Mandi Kebuk Sampah Lain-lain Rumpus	Jubin Seramik Jubin Porselin Jubin 'Homogenous' Lepaan Simen dan Cat Jubin Seramik berketeginggian 1500mm di kawasan sinki			
Kemasan Lantai	Foyer / Ruang Tamu / Ruang Makan Dapur Kering Dapur Basah Bilik Kerja Setor Bilik Tidur Bilik Mandi Balkoni Tangga / Ruang Keluarga Tangga (Aras Tanah ke Bawah tanah) Anjung Kereta Kebuk Sampah Rumpus / Lain-lain	Jubin Porselin Jubin Porselin Jubin Porselin Jubin Porselin Jubin Seramik Lantai Kayu Jubin Porselin Jubin Porselin Lantai Kayu Jubin Porselin Jubin 'Homogenous' Jubin 'Homogenous' Lepaan Simen			
Kelengkapan Sanitari	6 Tandas Duduk, 7 Basin Basuh Tangan, 6 Pancur Mandi, 2 Sinki Dapur, 1 Tab Mandi				
		SL2A US/UA	UT	SL2B US/UA	UT
Pemasangan Elektrik	Punca Mata Soket 13A	36	36	37	37
	Punca Mata Lampu	59	58	59	58
	Punca Mata Penghawa Dingin	9	9	9	9
	Punca Mata Kipas	9	9	8	8
	Punca Pengudaraan Mata Kipas	1	1	1	1
	Punca Mata Televisyen	3	3	3	3
	Punca Mata Lampu Pagar	1	1	1	1
	Punca Mata Loceng	1	1	1	1
	Punca Mata Pemanas Air Solar	1	1	1	1
	Punca Mata Pemanas Air	1	1	1	1
	Punca Mata Interkom	1	1	1	1
Pagar	Pagar batu-bata dan pagar gril dengan pintu gril bergalvani (belakang), Pagar batu-bata dan/atau pagar gril (kawasan lain), Kebuk Sampah, Peti Surat				
Cat	Cat emulsi (dalamann) , Cat rintangan cuaca (Luaran)				
Rumput	Rumput				

US/UA : Unit Sudut/Unit Akhir
UT : Unit Tengah



BANDAR SETIA ALAM

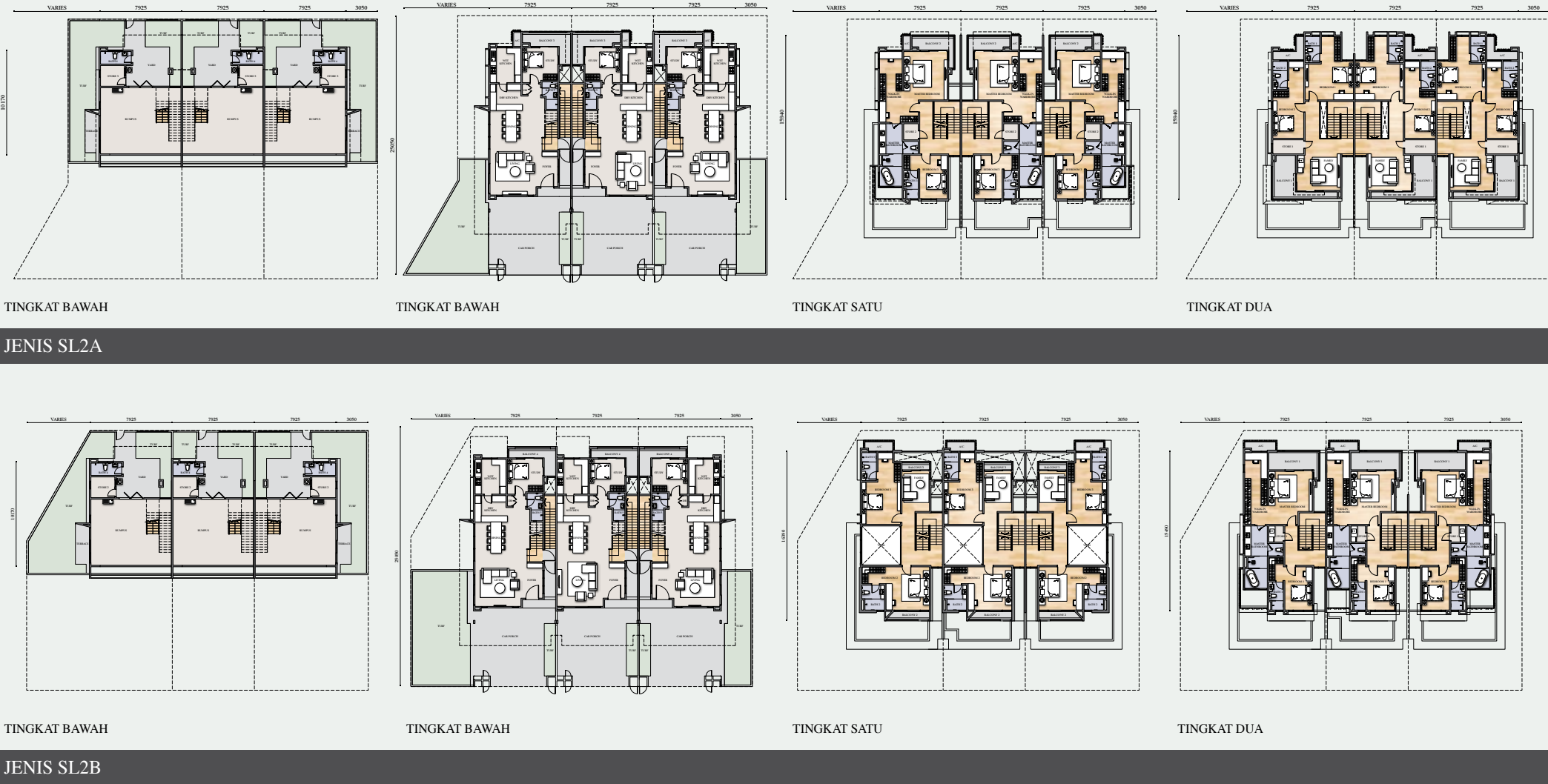
1D26

26' x 82'

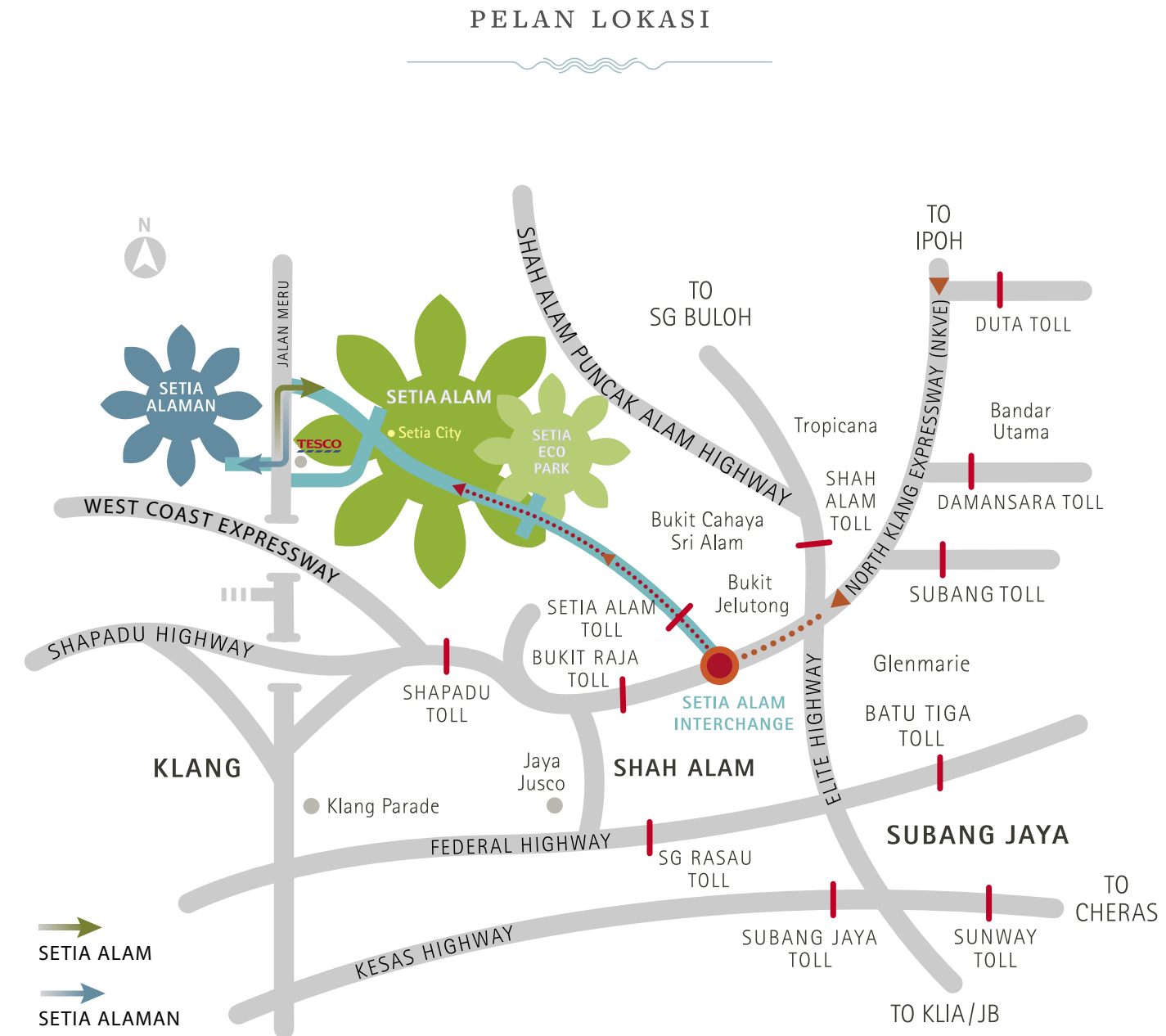
Rumah Teres
3 Dan 3½ Tingkat



5+1 6
Jenis SL1
RUMAH TERES 3 TINGKAT
3,675 - 3,824 KPS



5+1 6
Jenis SL2
RUMAH TERES 3½ TINGKAT
4,285 - 4,734 KPS



Pemaju: Bandar Setia Alam Sdn Bhd (No. Pendaftaran: 200101030381 (566140-D)) • Pengurus Projek: S P Setia Project Management Sdn Bhd (246695-X) • No. Lesen Pemaju: 9246/10-2028/1268(A) • Tempoh Sah Laku: 28/10/2023 - 27/10/2028 • No. Permit Iklan dan Jualan: XXXX-XXX-XXX-XXXX(X)(X)-(X) • Tempoh Sah Laku: XX-XX/XXX - XX/XX/XXX • Jenis Hakmilik Tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Pihak Berk kuasa yang Meluluskan: Majlis Bandaraya Shah Alam (MBSA) • No. Rujukan: MBSA/BGN/BB/600-1(PB)/SEK.U13/0058-2022 • Jangka Siap: July 2027 • Rumah Teres 3 Tingkat Jenis SL1A (Corner Unit) • Jumlah Unit: 2 • Keluasan Binaan: 3,824 kps • Harga: RM2,452,000 (Min), RM2,479,000 (Maks) • Rumah Teres 3 Tingkat Jenis SL1A (End Unit) • Jumlah Unit: 2 • Keluasan Binaan: 3,824 kps • Harga: RM2,323,000 (Min), RM2,336,000 (Maks) • Rumah Teres 3 Tingkat Jenis SL1A (Intermediate Unit) • Jumlah Unit: 16 • Keluasan Binaan: 3,745 kps • Harga: RM2,060,000 (Min), RM2,075,000 (Maks) • Rumah Teres 3 Tingkat Jenis SL1B (Corner Unit) • Jumlah Unit: 2 • Keluasan Binaan: 3,784 kps • Harga: RM2,499,000 (Min), RM2,530,000 (Maks) • Rumah Teres 3 Tingkat Jenis SL1B (Intermediate Unit) • Jumlah Unit: 4 • Keluasan Binaan: 3,675 kps • Harga: RM2,323,000 (Min), RM2,336,000 (Maks) • Rumah Teres 3-1/2 Tingkat Jenis SL2A (Corner Unit) • Jumlah Unit: 2 • Keluasan Binaan: 4,734 kps • Harga: RM2,837,000 (Min), RM2,855,000 (Maks) • Rumah Teres 3-1/2 Tingkat Jenis SL2A (End Unit) • Jumlah Unit: 2 • Keluasan Binaan: 4,734 kps • Harga: RM2,805,000 (Min), RM2,808,000 (Maks) • Rumah Teres 3-1/2 Tingkat Jenis SL2A (Intermediate Unit) • Jumlah Unit: 17 • Keluasan Binaan: 4,618 kps • Harga: RM2,537,000 (Min), RM2,540,000 (Maks) • Rumah Teres 3-1/2 Tingkat Jenis SL2B (Corner Unit) • Jumlah Unit: 2 • Keluasan Binaan: 4,353 kps • Harga: RM2,709,000 (Min), RM2,726,000 (Maks) • Rumah Teres 3-1/2 Tingkat Jenis SL2B (End Unit) • Jumlah Unit: 2 • Keluasan Binaan: 4,353 kps • Harga: RM2,597,000 • Rumah Teres 3-1/2 Tingkat Jenis SL2B (Intermediate Unit) • Jumlah Unit: 17 • Keluasan Binaan: 4,285 • Harga: RM2,318,000 (Min), RM2,377,000 (Maks) • 7% Diskaun Untuk Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.





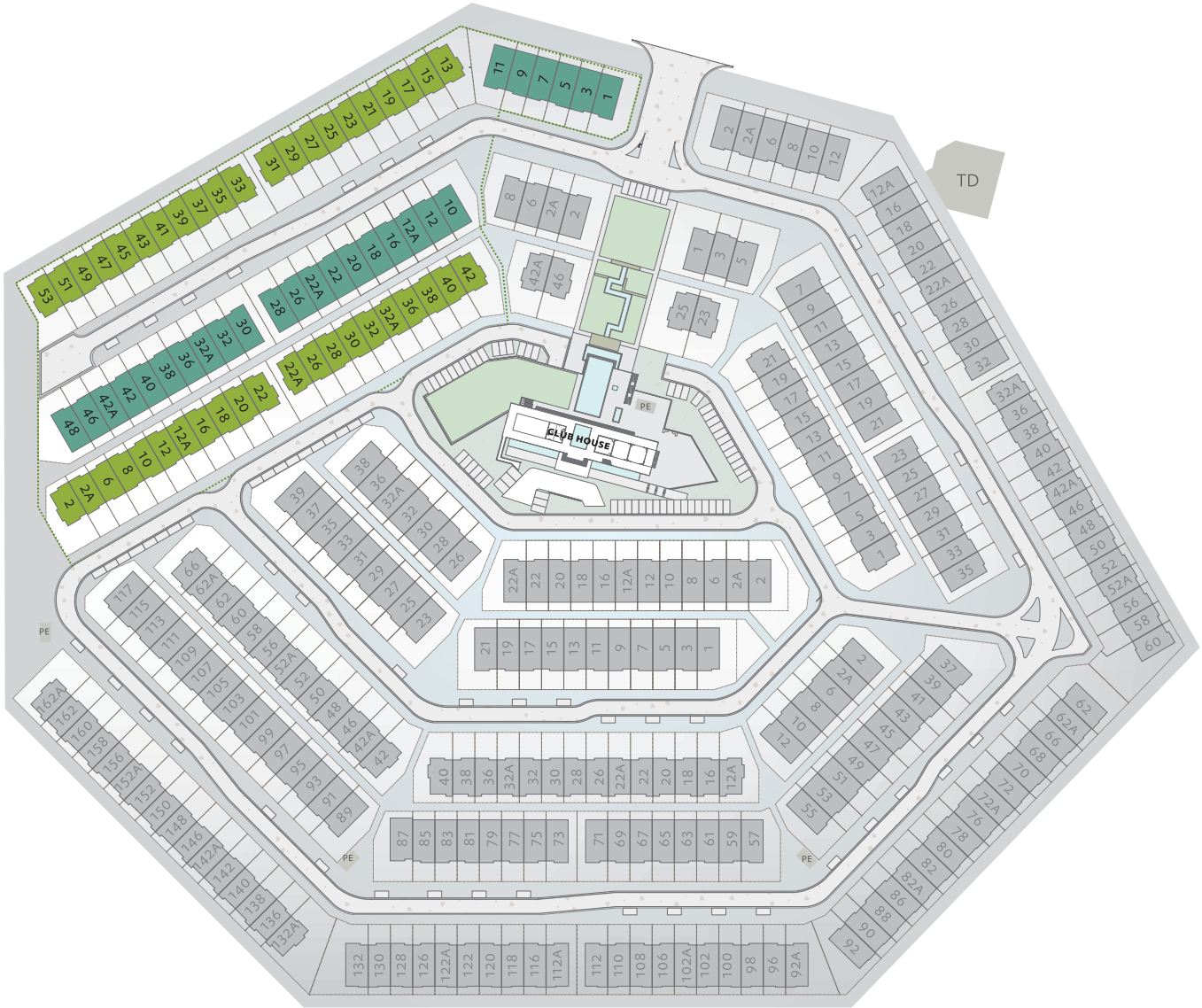
BANDAR SETIA ALAM

1D26

26' x 82'

3 & 3½-Storey
Terrace Homes

SITE PLAN



SPECIFICATIONS

Structure	Reinforced Concrete		
Wall	Reinforced Concrete / Brickwork / Precast Panel		
Roofing Material	Metal Deck / Reinforced Concrete Slab		
Roof Framing	Steel Truss		
Ceiling	Reinforced Concrete Slab / Plaster Ceiling / Aluminium Strips		
Windows	Powder Coated Aluminium Framed Glass Window		
Doors	Main Entrance	Solid Timber Door	
	Others	Powder Coated Aluminium Framed Glass Sliding Door / Flush Door / Timber Louvre Door / Timber Door with Adjustable Glass Louvre / Bi-Fold Door	
Ironmongery	Quality Ironmongery		
Wall Finishes	Wet Kitchen	Ceramic Tiles	
	All Bathrooms	Porcelain Tiles	
	Refuse Chamber	Homogenous Tiles	
	Others	Plaster & Paint	
Floor Finishes	Foyer / Living / Dining	Porcelain Tiles	
	Dry Kitchen	Porcelain Tiles	
	Wet Kitchen	Porcelain Tiles	
	Study	Porcelain Tiles	
	Stores	Ceramic Tiles	
	All Bedrooms	SPC Flooring	
	All Bathrooms	Porcelain Tiles	
	Terrace / Balcony	Porcelain Tiles	
	Staircase/ Family	SPC Flooring	
	Car Porch	Homogenous Tiles	
	Refuse Chamber	Homogenous Tiles	
	Other	Cement Render	
Sanitary & Plumbing Fittings	6 WCs, 7 Wash Basins, 6 Showers, 1 Kitchen Sink, 1 Long Bath		
Electrical Installations	SL1A		SL1B
	CU / EU	IU	CU / EU IU
13 Amp Plug Point	32	32	32 32
Lighting Point	50	49	52 51
Air-conditioning Point	8	8	8 8
Ceiling Fan Point	8	8	7 7
TV Point	3	3	3 3
Gate Light Point	1	1	1 1
Door Bell Point	1	1	1 1
Solar Heating System	1	1	1 1
Water Heater Point	1	1	1 1
Telephone Point	1	1	1 1
Fencing	Rear	Brickwall and Grille Fencing with Grille Gate	
	Others	Brickwall and/or Grille Fencing, Refuse Chamber and Letter Box	
Painting	Emulsion Paint Internal , Weather Resistant Paint Externally		
Turfing	Spot Turfing		

CU : Corner Unit / EU : End Unit / IU : Intermediate Unit

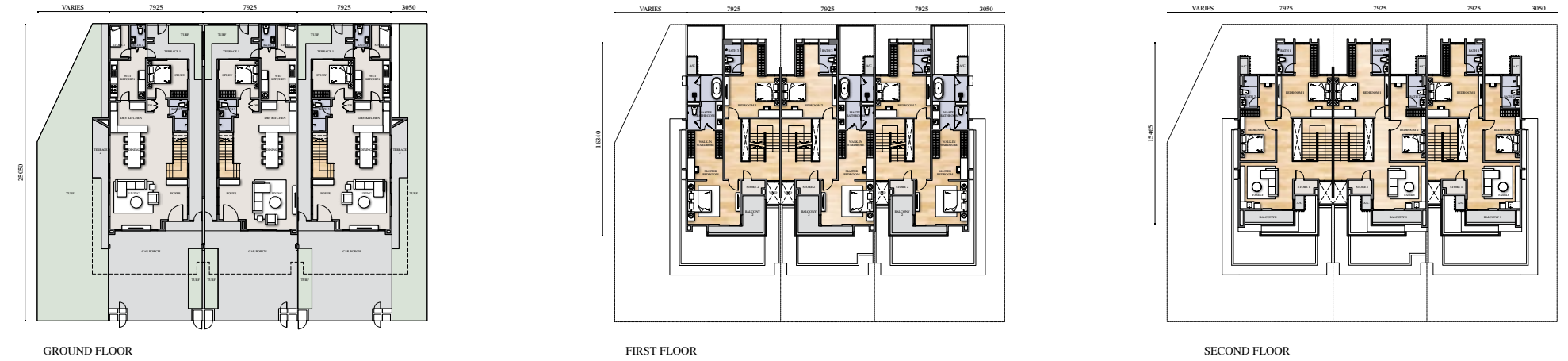
SPECIFICATIONS

Structure	Reinforced Concrete		
Wall	Reinforced Concrete / Brickwork / Precast Panel		
Roofing Material	Metal Deck / Reinforced Concrete Slab		
Roof Framing	Steel Truss		
Ceiling	Reinforced Concrete Slab / Plaster Ceiling / Aluminium Strips		
Windows	Powder Coated Aluminium Framed Glass Window		
Doors	Main Entrance	Solid Timber Door	
	Others	Powder Coated Aluminium Framed Glass Sliding Door / Flush Door / Timber Louvre Door / Powder Coated Aluminium Framed Glass Sliding and Folding Door	
Ironmongery	Quality Ironmongery		
Wall Finishes	Wet Kitchen	Ceramic Tiles	
	All Bathrooms	Porcelain Tiles	
	Refuse Chamber	Homogenous Tiles	
	Rumpus	1500 mm High Ceramic Tiles at Where Sink Located	
	Others	Plaster & Paint to Ceiling Height	
Floor Finishes	Foyer / Living / Dining	Porcelain Tiles	
	Dry Kitchen	Porcelain Tiles	
	Wet Kitchen	Porcelain Tiles	
	Study	Porcelain Tiles	
	Stores	Ceramic Tiles	
	All Bedrooms	SPC Flooring	
	All Bathrooms	Porcelain Tiles	
	Balcony	Porcelain Tiles	
	Staircase/ Family	SPC Flooring	
	Staircase (Ground to Lower Ground)	Porcelain Tiles	
	Car Porch	Homogenous Tiles	
	Refuse Chamber	Homogenous Tiles	
	Rumpus / Yard	Cement Render	
	Other	Cement Render	
Sanitary & Plumbing Fittings	6 WCs, 7 Wash Basins, 6 Showers, 2 Kitchen Sinks, 1 Long Bath		
Electrical Installations	SL2A		SL2B
	CU / EU	IU	CU / EU IU
13 Amp Plug Point	36	36	37 37
Lighting Point	59	58	59 58
Air-conditioning Point	9	9	9 9
Ceiling Fan Point	9	9	8 8
Ventilation Fan Point	1	1	1 1
TV Point	3	3	3 3
Gate Light Point	1	1	1 1
Door Bell Point	1	1	1 1
Solar Heating System	1	1	1 1
Water Heater Point	1	1	1 1
Telephone Point	1	1	1 1
Fencing	Rear	Brickwall and Grille Fencing with Grille Gate	
	Others	Brickwall and/or Grille Fencing, Refuse Chamber and Letter Box	
Painting	Emulsion Paint Internal , Weather Resistant Paint Externally		
Turfing	Spot Turfing		

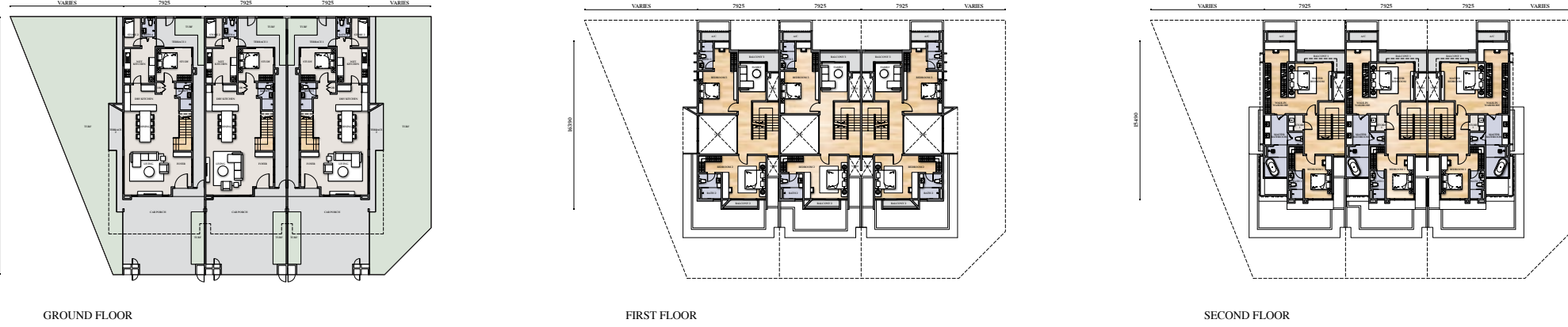
CU : Corner Unit / EU : End Unit / IU : Intermediate Unit



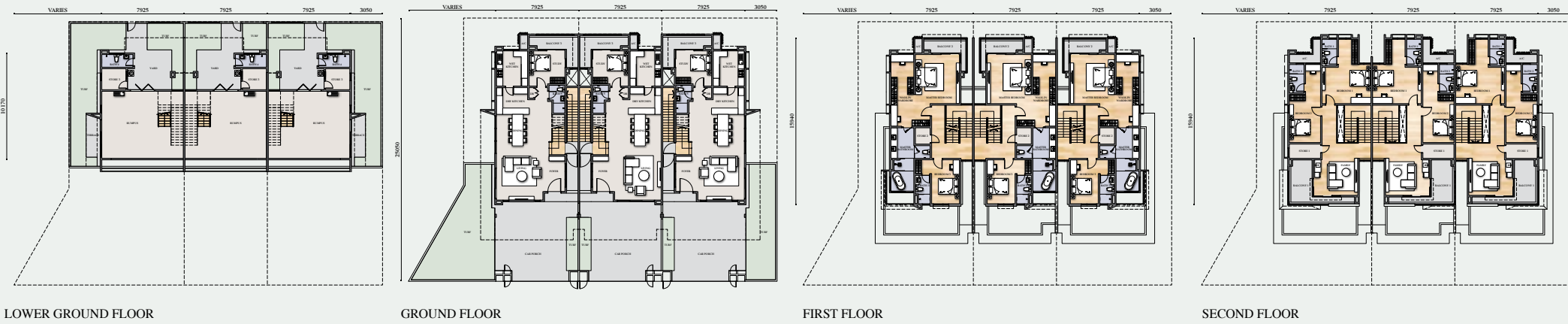
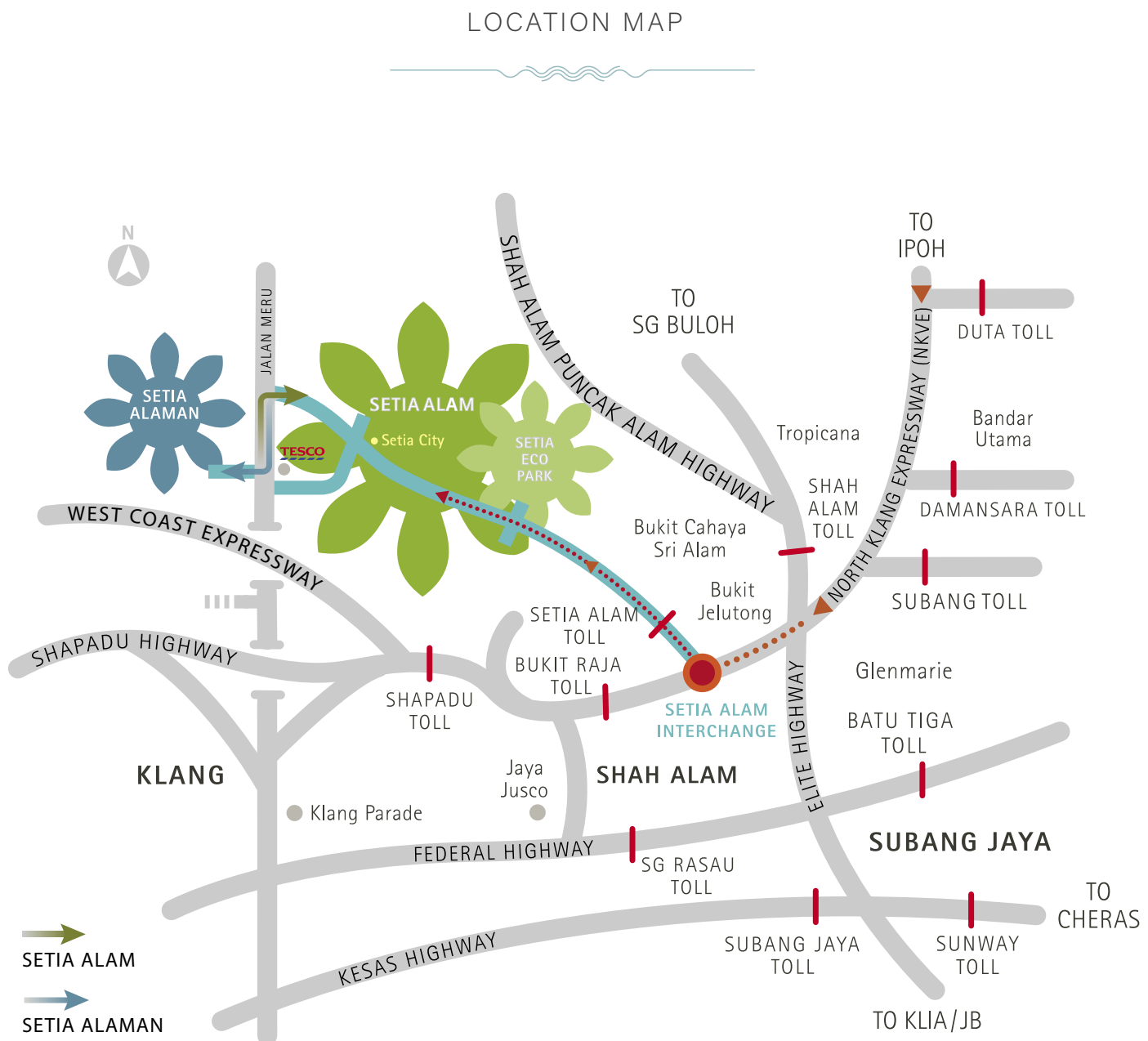
5+1 6
Type SL1
3-STOREY TERRACE HOMES
3,675 - 3,824 SF



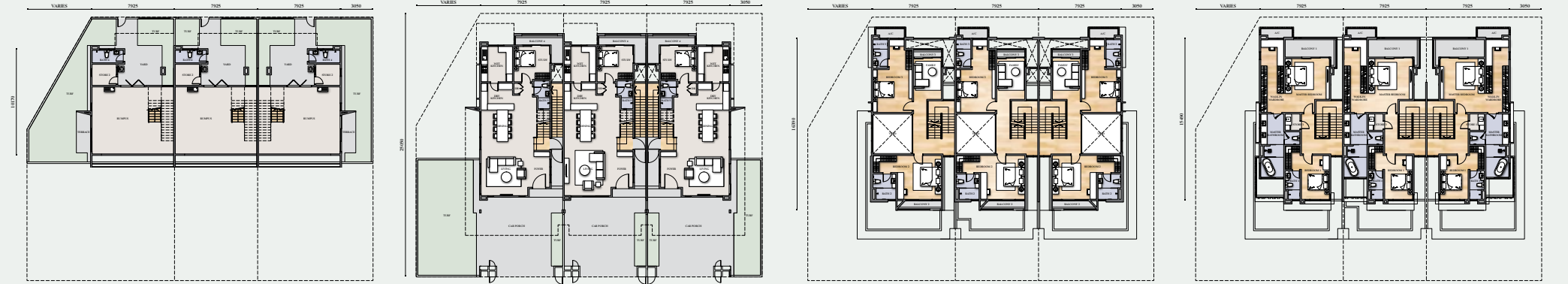
TYPE SL1A



TYPE SL1B



TYPE SL2A



TYPE SL2B



5+1 6
Type SL2
3 1/2-STOREY TERRACE HOMES
4,285 - 4,734 SF

• Developer: Bandar Setia Alam Sdn. Bhd. (Company No: 200101030381 (566140-D)) • Project Manager: S P Setia Project Management Sdn Bhd 246695-X • Developer License: 9246/10-2028/1268(A) • Validity Period: 28/10/2023 - 27/10/2028 • Advertising & Sales Permit No: XXXX-XXX/XX-XXXX/XXXX(X)-X • Validity Period: XX/XX/XXXX - 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.U13/0058-2022 • Expected Completion Date: July 2027 • 3 Storey Terrace House SL1A (Corner Unit) • Total Unit: 2 • Built-up: 3,824 sqft • Price: RM2,452,000 (Min), RM2,479,000 (Max) • 3 Storey Terrace House SL1A (End Unit) • Total Unit: 2 • Built-up: 3,824 sqft • Price: RM2,323,000 (Min), RM2,326,000 (Max) • 3 Storey Terrace House SL1A (Intermediate Unit) • Total Unit: 16 • Built-up: 3,749 sqft • Price: RM2,060,000 (Min), RM2,075,000 (Max) • 3 Storey Terrace House SL1B (Corner Unit) • Total Unit: 2 • Built-up: 3,794 sqft • Price: RM2,499,000 (Min), RM2,539,000 (Max) • 3 Storey Terrace House SL1B (Intermediate Unit) • Total Unit: 4 • Built-up: 3,675 sqft • Price: RM2,123,000 (Min), RM2,126,000 (Max) • 3 1/2 Terrace House SL2A (Corner Unit) • Total Unit: 2 • Built-up: 4,734 sqft • Price: RM2,837,000 (Min), RM2,855,000 (Max) • 3 1/2 Terrace House SL2A (End Unit) • Total Unit: 2 • Built-up: 4,734 sqft • Price: RM2,805,000 (Min), RM2,808,000 (Max) • 3 1/2 Terrace House SL2A (Intermediate Unit) • Total Unit: 17 • Built-up: 4,618 sqft • Price: RM2,537,000 (Min), RM2,540,000 (Max) • 3 1/2 Terrace House SL2B (Corner Unit) • Total Unit: 2 • Built-up: 4,353 sqft • Price: RM2,709,000 (Min), RM2,766,000 (Max) • 3 1/2 Terrace House SL2B (End Unit) • Total Unit: 2 • Built-up: 4,353 sqft • Price: RM2,590,000 • 3 1/2 Terrace House SL2B (Intermediate Unit) • Total Unit: 17 • Built-up: 4,285 sqft • Price: RM2,318,000 (Min), RM2,377,000 (Max) • 7% Discount for Bumiputras

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

