

PELAN TAPAK



JENIS A1 JENIS B1 JENIS B2

SPESIFIKASI

Struktur	Kerangka Konkrit Tetulang																																																																																																					
Dinding	Batu-batan / Kerangka Konkrit Tetulang / Dinding Kering dan/atau Panel Pratuang																																																																																																					
Bahan Binaan Bumbung	Bumbung Konkrit / Bahan Bumbung Logam Beralun																																																																																																					
Ranka Bumbung	Ranka Logam																																																																																																					
Siling	Papak Konkrit / Siling Plaster																																																																																																					
Tingkap	Tingkap Sisip Tepi Berbingkai Aluminium / M.S Grille (Jenis B2 Unit A Sahaja)																																																																																																					
Pintu	Pintu Masuk Utama Pintu Masuk Tepi Pintu Masuk Belakang (Unit B2 Unit A Sahaja) Lain-lain			Pintu Kayu Pintu Gelangsar Kaca Berbingkai Aluminium Pintu M.S Grille Pintu Siram/ Pintu Louvred																																																																																																		
Perkakas Besi	Perkakas Besi Berkualiti																																																																																																					
Kemasan Dinding	Dapur / Dapur Basah Bilik Air Lain-lain			Jubin Dinding Porselin Setinggi 1500mm Jubin Dinding Porselin Setinggi 2400mm Plaster dan Cat																																																																																																		
Kemasan Lantai	Ruang Tamu / Ruang Makan / Ruang Legar / Dapur / Bilik Tidur 4 Dapur Basah (Unit B2 Sahaja) Bilik Stor Tempat Letak Kereta Bilik Air Teres Laman Dalam (Jenis A1 Unit B & Jenis B1 Unit B Sahaja) Bilik Tidur / Ruang Keluarga / Kawasan Serbaguna / Tangga Lain-lain			Jubin Porselin Jubin Porselin Jubin Seramik Jubin Porselin Jubin Porselin Jubin Porselin Jubin Porselin Lantai Laminat Lapisan Simen																																																																																																		
Kelengkapan Sanitari & Paip	6 Tandas, 7 Besen Cuci Tangan, 6 Pancuran Mandian, 2 Sinki Dapur 5 Tandas, 6 Besen Cuci Tangan, 5 Pancuran Mandian, 2 Sinki Dapur			Jenis B2 sahaja Jenis A1 & Jenis B1 sahaja																																																																																																		
Instalasi Elektrik	<table><tr><th colspan="2">Jenis A1</th><th colspan="2">Jenis B1</th><th colspan="2">Jenis B2</th></tr><tr><th>Unit A</th><th>Unit B</th><th>Unit A</th><th>Unit B</th><th>Unit A</th><th>Unit B</th></tr><tr><td>Punca Soket 13Amp</td><td>34</td><td>33</td><td>34</td><td>33</td><td>34</td><td>35</td></tr><tr><td>Punca Lampu</td><td>44</td><td>46</td><td>44</td><td>46</td><td>50</td><td>47</td></tr><tr><td>Punca Penghawa Dingin</td><td>8</td><td>8</td><td>8</td><td>8</td><td>8</td><td>8</td></tr><tr><td>Punca Kipas Siling</td><td>8</td><td>8</td><td>8</td><td>8</td><td>7</td><td>8</td></tr><tr><td>Punca Kipas Pengudaraan</td><td>1</td><td>-</td><td>1</td><td>-</td><td>1</td><td>-</td></tr><tr><td>Punca Pemanas Air (Bilik Mandi 5)</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>1</td></tr><tr><td>Punca Televisyen</td><td>2</td><td>2</td><td>2</td><td>2</td><td>2</td><td>2</td></tr><tr><td>Punca Lampu Pintu Pagar</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Punca Loceng</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Punca Pam Booster</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Punca Titik Pemanas Suria</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Punca Pintu Pagar Auto</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr></table>						Jenis A1		Jenis B1		Jenis B2		Unit A	Unit B	Unit A	Unit B	Unit A	Unit B	Punca Soket 13Amp	34	33	34	33	34	35	Punca Lampu	44	46	44	46	50	47	Punca Penghawa Dingin	8	8	8	8	8	8	Punca Kipas Siling	8	8	8	8	7	8	Punca Kipas Pengudaraan	1	-	1	-	1	-	Punca Pemanas Air (Bilik Mandi 5)	-	-	-	-	-	1	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 Pam Booster	1	1	1	1	1	1	Punca Titik Pemanas Suria	1	1	1	1	1	1	Punca Pintu Pagar Auto	1	1	1	1	1	1
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Cat	Cat Emulsi																																																																																																					
Penanaman Rumput	Disediakan																																																																																																					

BROSUR



Le Jardin

Endless wonder. Infinite splendour.

BANDAR
SETIA ALAM

1C31A
32' X 75'
RUMAH KLUSTER
3-TINGKAT



Jenis A1



Jenis B1 | Jenis B2

JENIS A1
SAIZ BINAAN: 2,867 kps

4 5 1



JENIS A1
SAIZ BINAAN: 2,819 kps

4 5 1



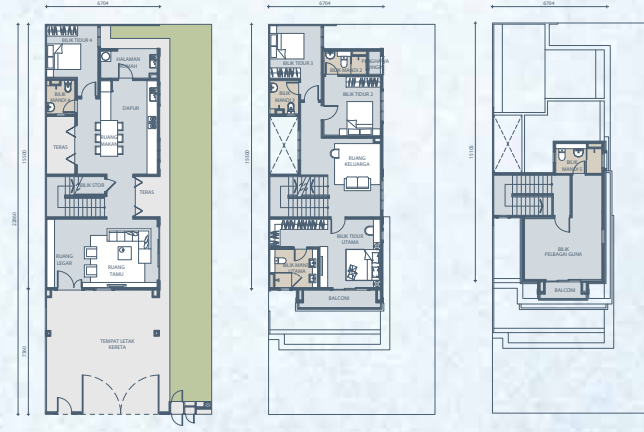
JENIS B1
SAIZ BINAAN: 2,874 kps

4 5 1



JENIS B1
SAIZ BINAAN: 2,829 kps

4 5 1



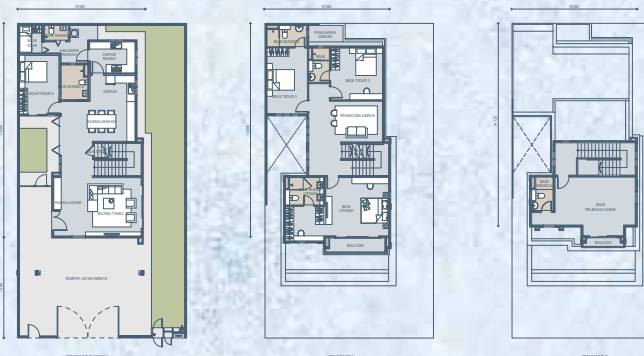
JENIS B2
SAIZ BINAAN: 3,650 kps

4+1 6 1



JENIS B2
SAIZ BINAAN: 3,334 kps

4+1 6 1



PELAN LOKASI



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(R) • Tempoh Sah Laku: : 28/10/2023-27/10/2028 • No. Permit Iklan dan Jualan: XXXX-XX/XX-XXXX/XXXX(N)-(S) • Tempoh Sah Laku: XX/XX/XXXX -XX/XX/XXXX • Jenis Tanah: Kekal • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Shah Alam (MBSA) • No. Rujukan: MBSA/BGN/BB/600-1(PB)/SEK.U13/0196-2023 • Jangka Siap: September 2026 • Rumah Kluster 3 Tingkat Jenis A1• Jumlah Unit: 32, Baki Unit: 25 • Keluasan Binaan: 2,819 kps (min), 2,867 kps (maks) • Harga: RM1,887,000 (min), RM1,955,000 (maks) • Rumah Kluster 3 Tingkat Jenis B1• Jumlah Unit: 28, Baki Unit: 2 • Keluasan Binaan: 2,829 kps (min), 2,874 kps (maks) • Harga: RM1,893,000 (min), RM1,904,000 (maks)• Bumiputra Diskaun 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
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Annex Building Ground Floor
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40170 Shah Alam, Selangor Malaysia



SITE PLAN



TYPE A1 TYPE B1 TYPE B2

SPECIFICATIONS

Structure	Reinforced Concrete						
Wall	Masonry / Reinforced Concrete / Drywall and/or Precast Panel						
Roofing Material	Concrete Roof / Corrugated Metal Roofing Material						
Roof Framing	Metal Truss						
Ceiling	Concrete Slab / Plaster Ceiling						
Windows	Aluminium Framed Glass Window / M.S Grille (Type B2 Unit A Only)						
Doors	Main Entrance			Timber Door			
	Side Entrance			Aluminium Framed Glass Sliding Door			
	Back Entrance (Type B2 Unit A Only)			M.S Grille Door			
	Others			Flush Door / Louvres Door			
Ironmongery	Quality Ironmongery						
Wall Finishes	Kitchen / Wet Kitchen			1500mm High Porcelain Wall Tiles			
	Bathroom			Porcelain Wall Tiles min. up to 2400mm			
	Others			Plaster & Paint			
Floor Finishes	Living / Dining / Foyer / Kitchen / Bedroom 4			Porcelain Tiles			
	Wet Kitchen (Type B2 only)			Porcelain Tiles			
	Store			Ceramic Tiles			
	Car Porch			Porcelain Tiles			
	Baths			Porcelain Tiles			
	Terrace			Porcelain Tiles			
	Courtyard (Type A1 Unit B & Type B1 Unit B Only)			Porcelain Tiles			
	Bedrooms / Family Area / Multipurpose Area / Staircase			Laminated Flooring			
	Others			Cement Render			
Sanitary & Plumbing Fittings	6 WCs, 7 Wash Basins, 6 Showers, 2 Kitchen Sinks			Type B2 only			
	5 WCs, 6 Wash Basins, 5 Showers, 2 Kitchen Sinks			Type A1 & Type B1 only			
Electrical Installation	Type A1		Type B1		Type B2		
	Unit A	Unit B	Unit A	Unit B	Unit A	Unit B	
	13 Amp Plug Point	34	33	34	33	34	35
	Lighting Point	44	46	44	46	50	47
	Air-Conditioning Point	8	8	8	8	8	8
	Fan Point	8	8	8	8	7	8
	Ventilation Fan Point	1	-	1	-	1	-
	Water Heater Point (Bath 5)	-	-	-	-	-	1
	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
	Booster Pump Point	1	1	1	1	1	1
	Solar Heater Point	1	1	1	1	1	1
Fencing	Auto Gate Point	1	1	1	1	1	1
	Telephone Point	1	1	1	1	1	1
	40A TPN Isolator	1	1	1	1	1	1
	Masonry / Reinforce Concrete and Cement Plank Fencing with Refuse Chamber and Letter Box						
Painting	Emulsion Paint						
Turfing	Provided						

BROCHURE



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Endless wonder. Infinite splendour.

BANDAR
SETIA ALAM

1C31A
32' X 75'
3-STOREY
CLUSTER HOMES



TYPE A1
BUILT-UP: 2,867 sqft

4 5 1



TYPE A1
BUILT-UP: 2,819 sqft

4 5 1



TYPE B1
BUILT-UP: 2,874 sqft

4 5 1



TYPE B1
BUILT-UP: 2,829 sqft

4 5 1



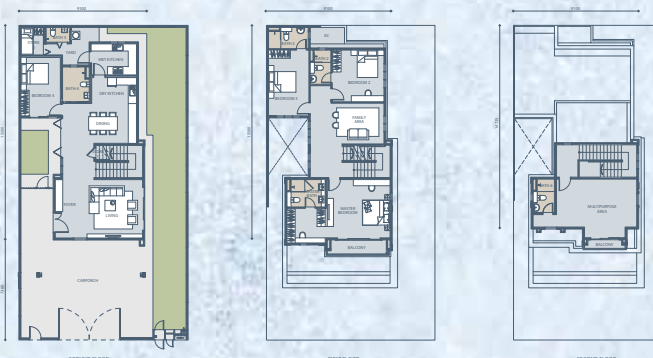
TYPE B2
BUILT-UP: 3,650 sqft

4+1 6 1



TYPE B2
BUILT-UP: 3,334 sqft

4+1 6 1



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: 9246/10-2028/1268(R) • Validity Period: 28/10/2023-27/10/2028 • Advertising & Sales Permit No: XXXX-XX/XX-XXXX/XXXX(N)-(S) • 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.U13/0196-2023 • Expected Completion Date: September 2026 • 3 Storey Linked Semi-detached House Type A1 • Total Unit: 32, Balance Unit: 25 • Built-up: 2,819 sqft (min), 2,867 sqft (max) • Price: RM1,887,000 (min), RM1,955,000 (max) • 3 Storey Linked Semi-detached House Type B1 • Total Unit: 28, Balance Unit: 2 • Builtup: 2,829 sqft (min), 2,874 sqft (max) • Price: RM1,893,000 (Min), RM1,904,000 (Max) • 7% Discount for Bumiputra

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