

## PELAN TAPAK



JENIS A

JENIS B2

## SPESIFIKASI

Struktur	Konkrit Bertetulang		
Dinding	Batu Bata		
Bumbung	Bumbung Jubin Logam / Bumbung Rata Konkrit / Kanopi Kaca ( <i>Jenis A Sahaja</i> )		
Kerangka Bumbung	Kekuda Logam		
Siling	Siling Lepa / Lapisan Skim / Siling Kayu Komposit		
Tingkap	Kerangka Aluminium 'Powder Coated'		
Pintu	Pintu Masuk Utama	Pintu Hiasan Kayu Padu	
	Pintu Bilik Tidur	Pintu Kayu Padu	
	Lain-lain	Pintu Kayu Padu / Pintu Papan Lapis Rata / Pintu Kayu 'Louvered' / Pintu Gelongsor Kaca Bingkai Aluminium / Pintu Gril Aluminium	
Set Kunci	Set Kunci Berkualiti		
Kemasan Dinding (Dalaman)	Bilik Mandi / Tandas	Jubin Porselin	
	Dapur	Jubin Porselin	
	Lain-lain	Lepa dan Cat	
Kemasan Dinding (Luar)	Lepa dan Cat		
Cat	Cat Emulsi Secara Dalaman & Cat Tahan Cuaca Secara Luaran		
Kemasan Lantai	Jubin Porselin		
<b>TINGKAT BAWAH</b>	Anjung Kereta	Jubin Porselin	
	Ruang Ketibaan ( <i>Jenis A Sahaja</i> )	Jubin Porselin	
	Ruang Legar / Ruang Tamu / Ruang Makan / Ruang Keluarga ( <i>Jenis A Sahaja</i> )	Jubin Porselin	
	Dapur	Jubin Porselin	
	Bilik Tetamu ( <i>Jenis B2 Sahaja</i> )	Jubin Porselin	
	Bilik Tidur Utama ( <i>Jenis A Sahaja</i> )	Jubin Porselin	
	Bilik Mandi Tetamu ( <i>Jenis B2 Sahaja</i> ) / Bilik Mandi Utama ( <i>Jenis A Sahaja</i> ) / Bilik Mandi / Tandas	Jubin Porselin	
	Bilik Utiliti 1 ( <i>Jenis A Sahaja</i> ) / Bilik Stor / Ruang Cucian ( <i>Jenis A Sahaja</i> ) / Ruang Jemuran	Jubin Porselin	
	Tangga	Jalur Kayu	
	Teres / Dek ( <i>Jenis B2 Sahaja</i> )	Jubin Porselin	
	Kebuk Sampah	Jubin Seramik	
	Lain-lain	Lepaan Simen	
<b>TINGKAT 1</b>	Semua Bilik Tidur	Jalur Kayu	
	Semua Bilik Mandi	Jubin Porselin	
	Ruang Istirehat Keluarga ( <i>Jenis A Sahaja</i> ) / Ruang Keluarga / Koridor ( <i>Jenis A Sahaja</i> ) / Tangga	Jalur Kayu	
	Bilik Belajar ( <i>Jenis B2 Sahaja</i> )	Jalur Kayu	
	Balkoni / Belebas 1, 2 dan 3 ( <i>Jenis B2 Sahaja</i> )	Jubin Porselin	
	Belebas 3 ( <i>Jenis A Sahaja</i> )	Jubin Porselin	
	Lain-lain	Lepaan Simen	
Kelengkapan Sanitari dan Peralatan Paip	Tandas Duduk	JENIS A	JENIS B2
	Sinki	6	6
	Tab Mandi	7	6
	Pancuran Mandian	2	2
	Sinki Dapur	5	5
		1	1
Pemasangan Telefon & Bahan Elektrik	Poin Lampu	49	50
	Poin Kuasa	46	43
	Poin Penghawa Dingin	8	8
	Poin Kipas	7	7
	Poin Telefon	3	3
	Poin Data	7	7
	Poin TV / ASTRO	3	3
	Poin Loceng Pintu	1	1
	Poin Pemanas Air	1	1
	Poin Isolator	1	1
	Pendawaian Elektrik 3 Fasa	Dibekalkan	Dibekalkan
Pagar	Pagar Berketinggian 1,200mm		
Kawasan Kompaun	Rumput		

BROSUR

# RUMMAII

@ROBIN COVE

INDULGE IN NATURE'S CHARMS

## BANDAR ECO-SETIA SDN BHD

### FASA19B1

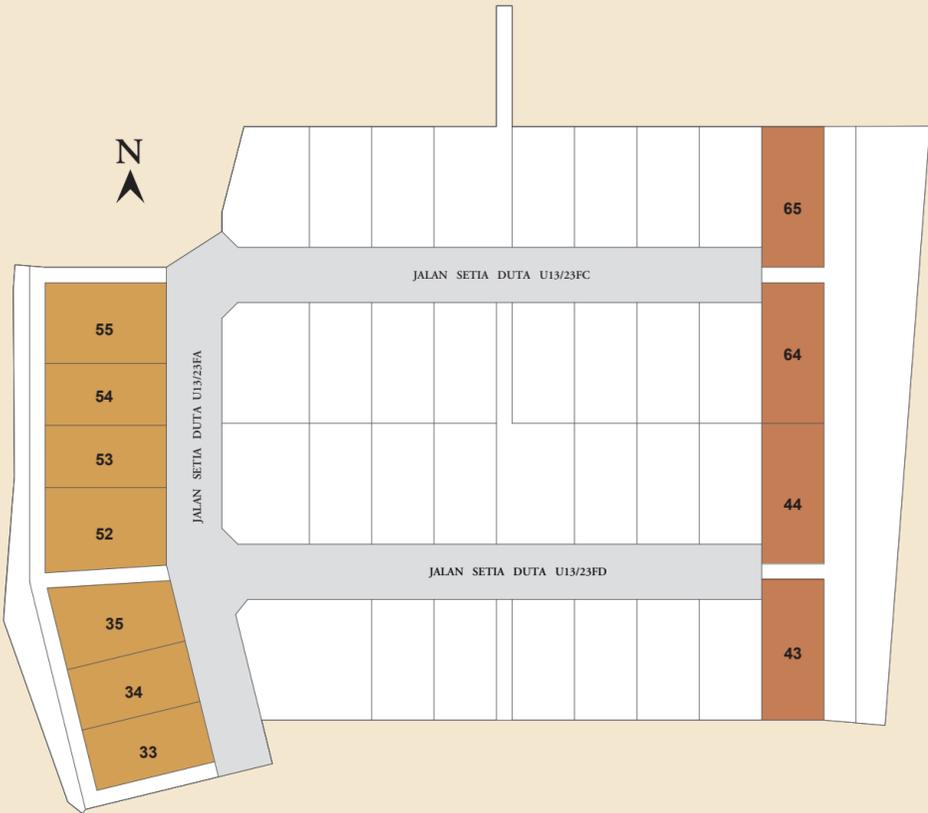
## RUMAH BANGLO

### 2-TINGKAT

### 59' X 133' | 59' X 115'



SITE PLAN



TYPE A
  TYPE B2

SPECIFICATIONS

Structure	Reinforced Concrete			
Wall	Brickwork			
Roofing Material	Metal Roof Tiles / R.C. Flat Roof / Glass Canopy (Type A Only)			
Roof Framing	Metal Truss			
Ceiling	Plaster Ceiling / Skim Coat / Composite Timber Ceiling			
Windows	Powder Coated Aluminium Frame Window			
Doors	Main Entrance	Solid Timber Decorative Door		
	Bedroom	Solid Core Timber Door		
	Others	Solid Core Timber Door / Timber Flush Door / Timber Louvered Door / Aluminium Frame Sliding Door / Aluminium Grille Door		
Ironmongery	Quality Ironmongery			
Wall Finishes (Internal)	Bathroom / Toilet	Porcelain Tiles		
	Kitchen	Porcelain Tiles		
	Others	Plaster and Paint		
Wall Finishes (External)	Plaster and Paint			
Painting	Emulsion Paint Internally and Weather Resistant Paint Externally			
Floor Finishes				
GROUND FLOOR	Car Porch	Porcelain Tiles		
	Entrance (Type A Only)	Porcelain Tiles		
	Foyer / Living / Dining / Family Area (Type A Only)	Porcelain Tiles		
	Kitchen	Porcelain Tiles		
	Guest Room (Type B2 Only)	Porcelain Tiles		
	Master Bedroom (Type A Only)	Porcelain Tiles		
	Guest Bathroom (Type B2 Only) / Master Bathroom (Type A Only) / Bathroom / Toilet / Utility 1 (Type A Only) / Store / Laundry (Type A Only) / Yard	Porcelain Tiles		
	Staircase	Timber Strips		
	Terrace / Deck (Type B2 Only)	Porcelain Tiles		
	Refuse Compartment	Ceramic Tiles		
	Others	Cement Render		
	FIRST FLOOR	All Bedrooms	Timber Strips	
		All Bathrooms	Porcelain Tiles	
		Private Family Lounge (Type A Only) / Family Area / Corridor (Type A Only) / Staircase	Timber Strips	
		Study (Type B2 Only)	Timber Strips	
Balcony / AC Ledge 1, 2 & 3 (Type B2 Only) / AC Ledge 3 (Type A Only)		Porcelain Tiles		
Others		Cement Render		
Sanitary Wares & Plumbing Fittings	WC	TYPE A	TYPE B2	
	Wash Basin	6	6	
	Long Bath	7	6	
	Shower	2	2	
	Shower	5	5	
	Kitchen Sink	1	1	
	Telephone & Electrical Installation	Light Point	49	50
Power Point		46	43	
Air-Cond Point		8	8	
Fan Point		7	7	
Telephone Point		3	3	
Data Point		7	7	
TV Point		3	3	
Door Bell Point		1	1	
Instant Water Heater Point		1	1	
Isolator Point		1	1	
3-Phase Wiring		Provided	Provided	
Fencing		1200mm High Fencing		
Turfing		Spot Turfing		

# RUMMA II

@ROBIN COVE

INDULGE IN NATURE'S CHARMS

## BANDAR ECO-SETIA SDN BHD

PH19B1

2-STOREY  
BUNGALOW HOMES  
59' X 133' | 59' X 115'





TYPE A

## TYPE A

BUILT-UP SIZE: 4,300 SQFT.

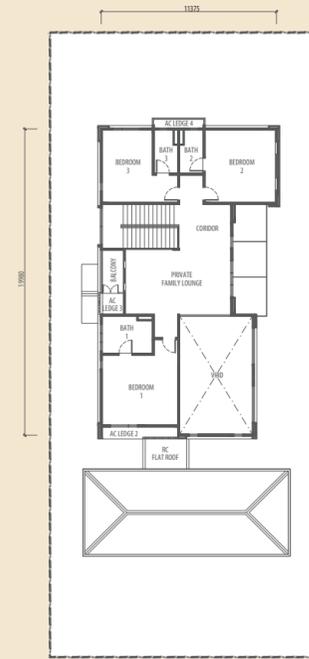
4+1 BEDROOMS

5 BATHROOMS

4 CAR PARKS



Ground Floor



First Floor



TYPE B2

## TYPE B2

BUILT-UP SIZE: 4,100 SQFT.

4+1 BEDROOMS

5 BATHROOMS

6 CAR PARKS

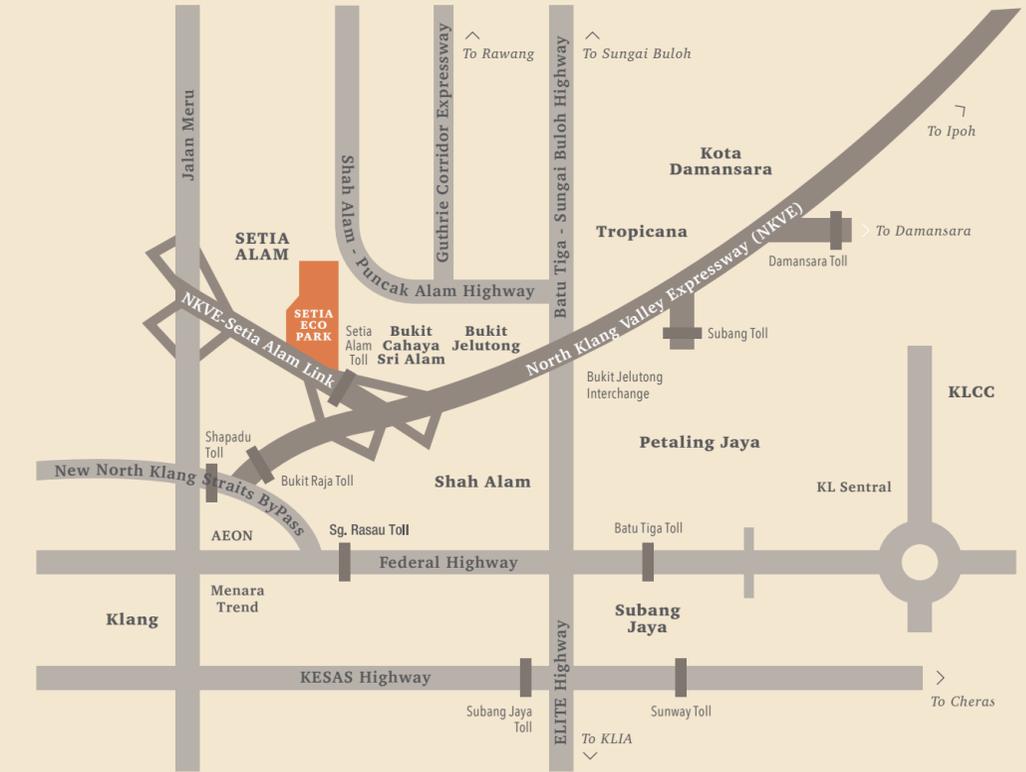


Ground Floor



First Floor

## LOCATION MAP



Developer: Bandar Eco-Setia Sdn. Bhd. (Company No: 200101030379 (566138-A)) • Developer's License No.: 9586/02-2029/1555(A) • Validity Period: 12/02/2024 to 11/02/2029 • Advertising & Sales Permit No: XXXX-XX-XX-XXXX/XXXX • Validity Period: XX/XX/XXXX -XX/XX/XXXX • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No: MBSA.BGN.600-3/4/142 • Completion Date: Nov 2026 • Total Units: 11 units • Price: RM4,778,000 (min), RM5,352,000 (max) • 7% Discount for Bumiputra

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