



Pendidikan	Pasar Raya	Perubatan	Kemudahan Berdekatan
1 Sri KDU International School Klang	5 AEON Mall Bukit Tinggi	9 Hospital Tunku Ampuan Rahimah	13 Bayuemas Sports & Events Complex
2 Regent International School (Klang)	6 GM Klang Wholesale City	10 Manipal Hospital Klang	14 Petubuhan Hospis, Klang
3 Al Baghdadi Playtime Centre	7 NSK Trade City	11 Columbia Asia Hospital Bukit Rimau	15 Petronas, Bayuemas
4 UITM Shah Alam	8 Mydin @ Little India Klang	12 KPJ Selangor Specialist Hospital	16 Bayuemas Park



Stay Together Stay Setia
livelearnworkplay

Hubungi 603 3325 1700
Bayuemas Sales Gallery
4, Jalan Bayu Impian 10/KS9, Kota Bayuemas, 41200 Klang, Selangor
T: 603 3325 1700 W: www.inp.my E: bayuemas@spsetia.com

Setia

Fasa A2 (Rumah Teres Dua Tingkat) • Pemaju: I&P Kota Bayuemas Sdn. Bhd. (200201000654) (568517-J) (Ahl Kumpulan Setia) • Alamat Pemaju: Bandar Kinrara Welcome Centre, Eight Kinrara – Blok B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829600 • No Lesen Pemaju: 9796/01-2024/22(A) • Tempoh Sale: 07/01/2022 – 05/01/2024 • No Permit Iklan & Jualan: Tempoh Sale: Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Klang • No Pelan Bangunan: MPK/BGN-600-4/1/0108/2018)-P • Tarikh Dijangka Siap: Oktober 2023 • Sekatan Kepentingan (jika ada): Tiada • Bebanan Tanah (jika ada): Tiada • Pegangan Tanah: Pegangan Bebas • Bilangan Unit: 82 • Baki unit yang belum dijual: 1 • Harga Jualan: Min. RM720,000.00 – Maks. 1,070,000.00 • Diskaun: 7% untuk Bumiputras

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



20' x 70' | 84 UNIT | PEGANGANG BEBAS



PELAN TAPAK BERGENIA

Jenis A	UNIT TENGAH	Jenis Bm	UNIT HUJUNG	Jenis B2	UNIT HUJUNG
Jenis Am	UNIT TENGAH	Jenis B1	UNIT HUJUNG	Jenis C	UNIT CORNER
Jenis B	UNIT HUJUNG	Jenis B1m	UNIT HUJUNG	Jenis Cm	UNIT CORNER



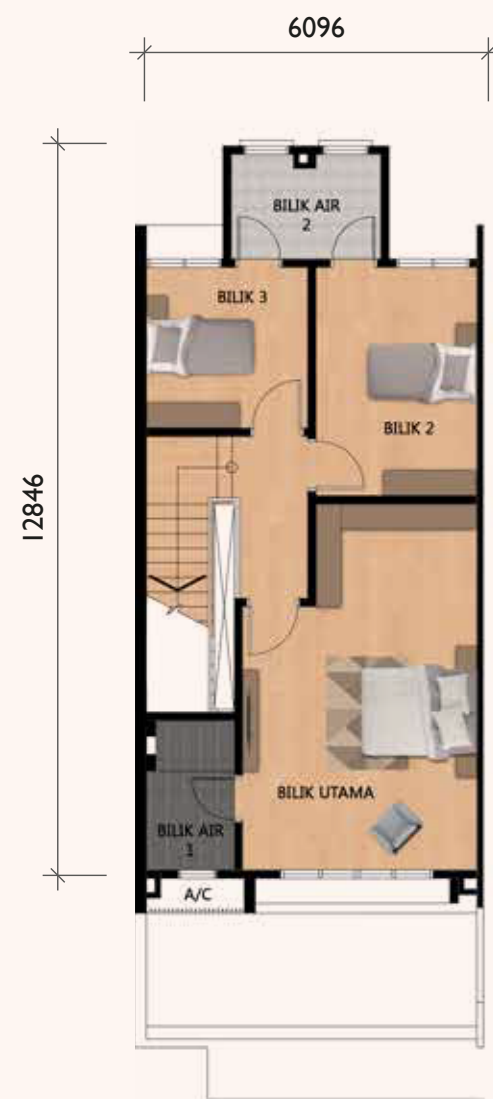
JENIS A

UNIT TENGAH

KAWASAN BINAAN : 1716 KAKI PERSEGI
SAIZ LOT : 20' X 70'



TINGKAT BAWAH



TINGKAT ATAS

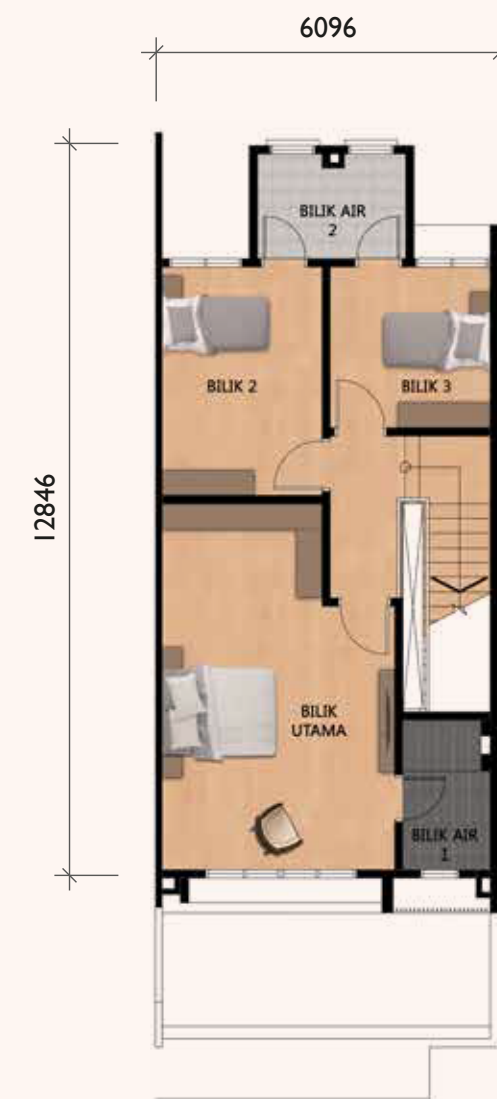
JENIS Am

UNIT TENGAH

KAWASAN BINAAN : 1716 KAKI PERSEGI
SAIZ LOT : 20' X 70'



TINGKAT BAWAH



TINGKAT ATAS

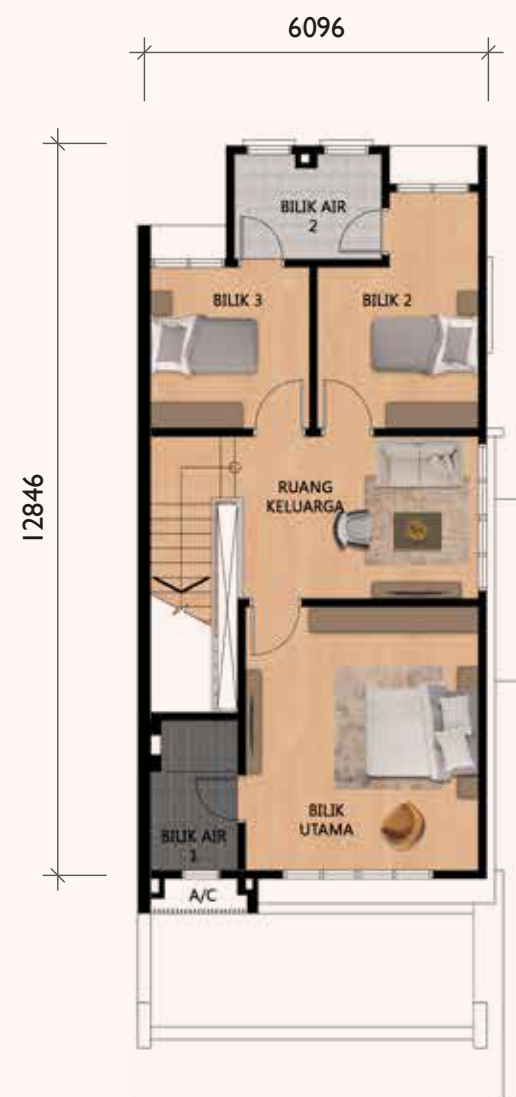
JENIS B

UNIT Hujung

KAWASAN Binaan : 1779 KAKI PERSEGI
SAIZ LOT : 20' X 70'



TINGKAT BAWAH



TINGKAT ATAS

JENIS B1

UNIT Hujung

KAWASAN Binaan : 1880 KAKI PERSEGI
SAIZ LOT : 20' X 70'



TINGKAT BAWAH



TINGKAT ATAS

JENIS B2

UNIT Hujung

KAWASAN BINAAN : 1741 KAKI PERSEGI
SAIZ LOT : 20' X 70'



TINGKAT BAWAH

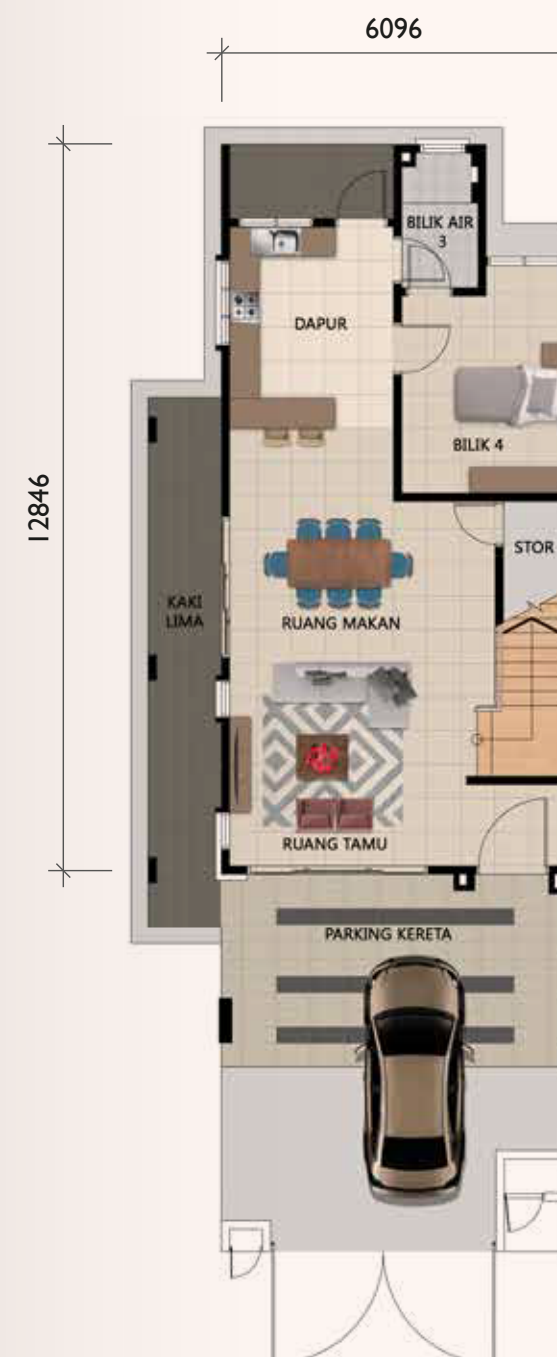


TINGKAT ATAS

JENIS C

UNIT CORNER

KAWASAN BINAAN : 1880 KAKI PERSEGI
SAIZ LOT : 20' X 70'



TINGKAT BAWAH



TINGKAT ATAS



SPESIFIKASI

STRUKTUR	Konkrit Tetulang
DINDING	Bata Pasir Semen dan Konkrit Tetulang (dinding pemisah)
PENUTUP BUMBUNG	Jubin Bumbung Konkrit
KERANGKA BUMBUNG	Kekuda Keluli Ringan
SILING	Serbuk Skim dengan Cat Plaster Siling
TINGKAP	Tingkap Berbingkai Aluminium Tingkap Gantung Berbingkai Aluminium
PINTU	Pintu Kayu Pintu Ram Pintu Gelangsar Berbingkai Aluminium
BARANG-BARANG BESI	Disediakan
KEMASAN DINDING Bilik Air Dapur Lain-lain	Jubin ikut Ketinggian Siling Jubin tinggi sehingga 1500mm/ Plaster dan Cat Plaster & Cat
KEMASAN LANTAI Anjung Kereta Jalan Masuk Teres Ruang Tamu & Ruang Makan Ruang Keluarga Tangga Bilik Tidur No. 1, 2 & 3 Bilik Tidur No. 4 Dapur Ruang Kerja Balkoni Bilik Air Linen Peti Sampah	Jubin Kemasan Konkrit Jubin Jubin Lantai Kayu Berlamina Lantai Kayu Berlamina Lantai Kayu Berlamina Jubin Jubin Jubin Jubin Lepa Simen Tiles

KEBERSIHAN DAN PADANAN KERJA PAIP	Bilik Air 1		Bilik Air 2		Bilik Air 3
Tandas Duduk	1		1		1
Sinki Cuci Tangan	1		1		1
Pancuran Mandian	1		1		1
Pemegang Tisu Tandas	1		1		1
Bidet Tangan	1		1		1
PEMASANGAN ELEKTRIK	JENIS A, Am (Tengah)	JENIS B, Bm (Hujung)	JENIS B1, B1m (Hujung)	JENIS B2 (Hujung)	JENIS C, Cm (Corner)
Titik Pencahayaan	28	29	29	28	29
Titik Kipas	6	7	7	7	7
Titik Kuasa	17	18	18	18	18
Titik Elektrik Pemanas Air	2	2	2	2	2
Titik Elektrik Penghawa Dingin	2	2	2	2	2
Titik Telefon	2	2	2	2	2
Titik TV	1	2	2	2	2
Titik Pagar Auto	1	1	1	1	1

TELEKOMUNIKASI DALAMAN PENYALURAN & PENGKABELAN	Disediakan
PEMAGARAN	Disediakan



Bayuemas Sales Gallery

Education	Supermarket	Medical	Nearby Amenities
1 Sri KDU International School Klang	5 AEON Mall Bukit Tinggi	9 Hospital Tunku Ampuan Rahimah	13 Bayuemas Sports & Events Complex
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Setia

Phases A2 (Double Storey Terrace) • Developer: IAP Kota Bayuemas Sdn. Bhd. (202001000854) (568517-M) (a member of Setia) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80828600 • Developer's License No: 9796/01-2024/22(A) • Validity Period: 07/01/2022 to 06/01/2024 • Advertising and Sales Permit No: • Validity Period: • Approving Authority: Majlis Perbandaran Klang • Building Plan Approval No: MPK/BGN-600-4/1/0108(2016)-P • Expected Date of Completion: October 2023 • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • No. of Units: 82 • Balance unsold unit: 1 • Selling Price: Min. RM720,000.00 – Max. 1,070,000.00 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT



20' x 70' | 84 UNITS | FREEHOLD



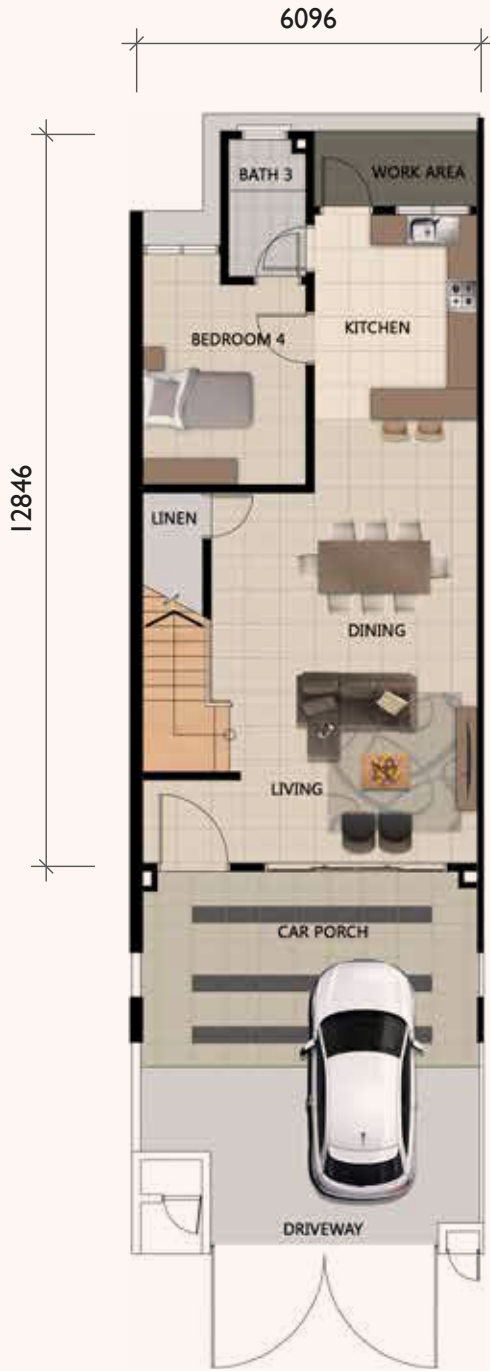
BERGENIA SITE PLAN

Type A	INTERMEDIATE UNIT	Type Bm	END UNIT	Type B2	END UNIT
Type Am	INTERMEDIATE UNIT	Type B1	END UNIT	Type C	CORNER UNIT
Type B	END UNIT	Type B1m	END UNIT	Type Cm	CORNER UNIT

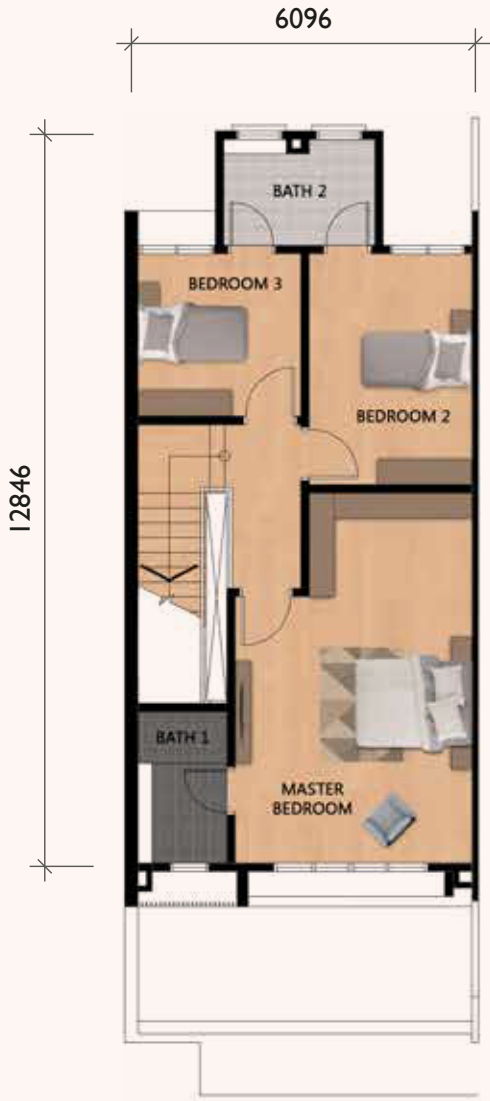


TYPE A
INTERMEDIATE UNIT

BUILT-UP AREA : 1716 SQ. FT.
LOT SIZE : 20' X 70'



GROUND FLOOR



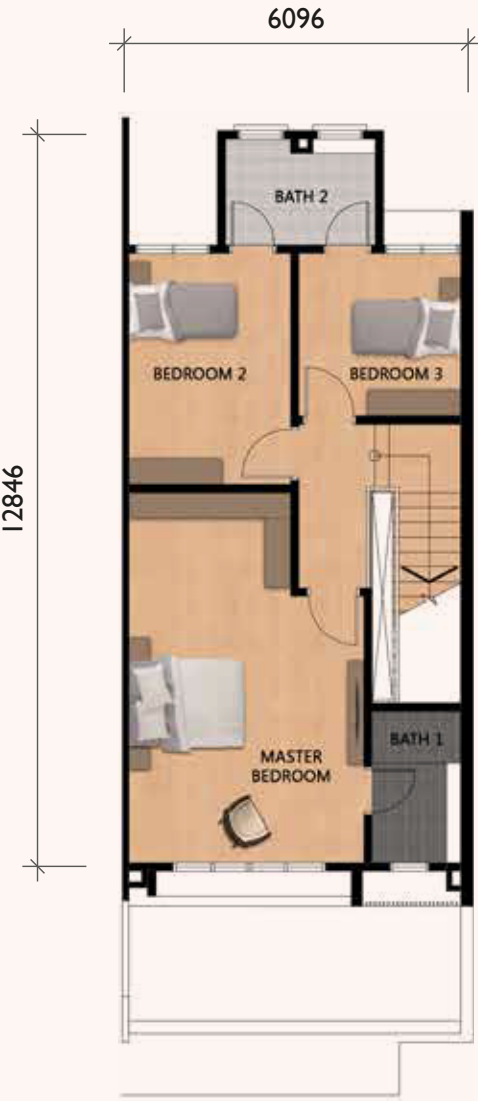
FIRST FLOOR

TYPE Am
INTERMEDIATE UNIT

BUILT-UP AREA : 1716 SQ. FT.
LOT SIZE : 20' X 70'



GROUND FLOOR



FIRST FLOOR

TYPE B
END UNIT

BUILT-UP AREA : 1779 SQ. FT.
LOT SIZE : 20' X 70'



GROUND FLOOR



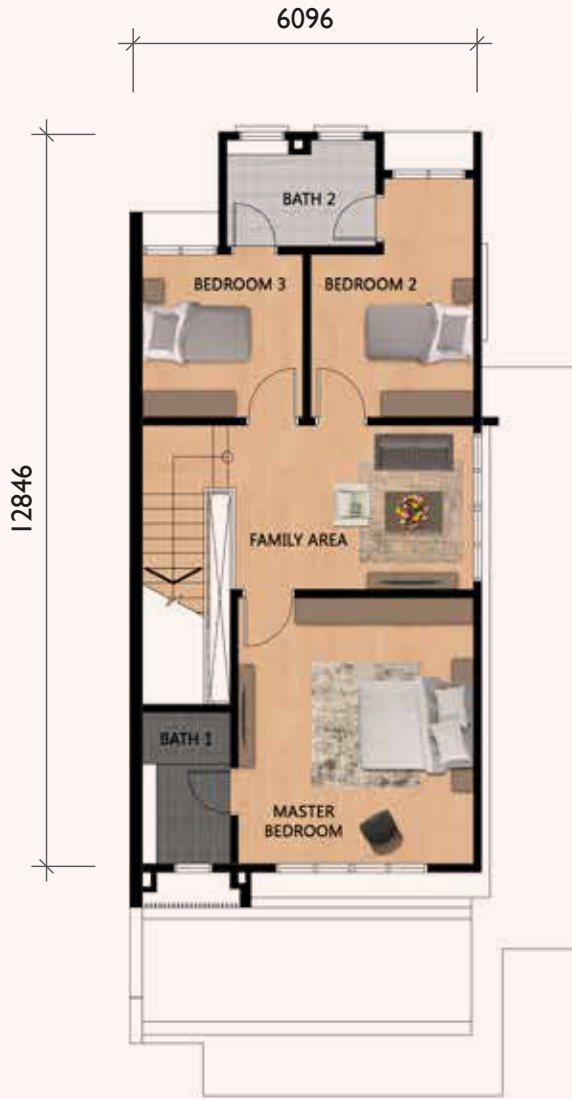
FIRST FLOOR

TYPE B1
END UNIT

BUILT-UP AREA : 1880 SQ. FT.
LOT SIZE : 20' X 70'



GROUND FLOOR

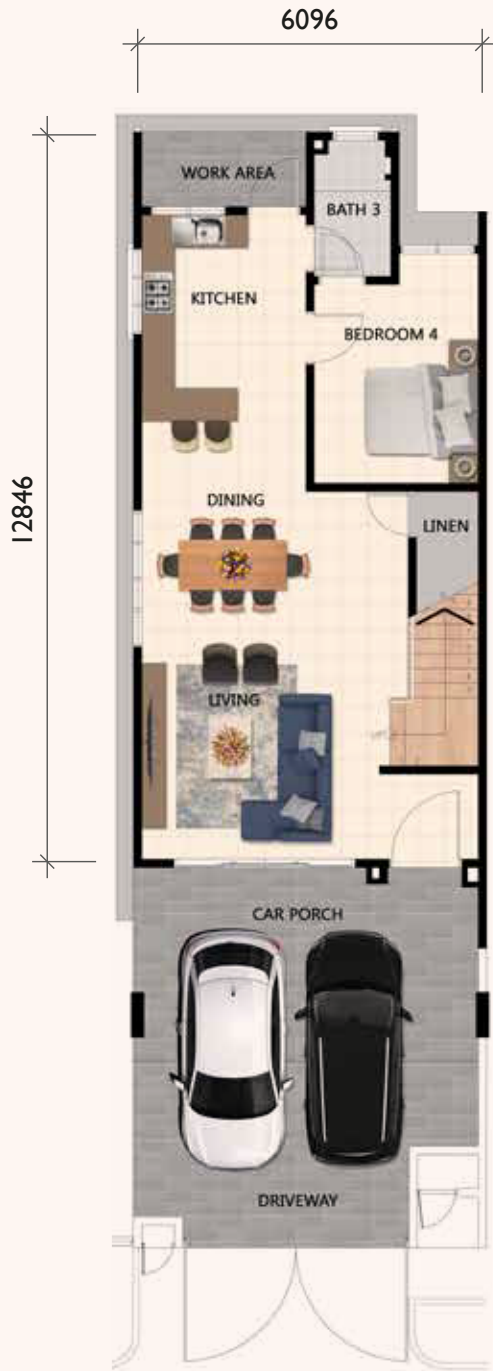


FIRST FLOOR

TYPE B2

END UNIT

BUILT-UP AREA : 1741 SQ. FT.
 LOT SIZE : 20' X 70'



GROUND FLOOR



FIRST FLOOR

TYPE C

CORNER UNIT

BUILT-UP AREA : 1880 SQ. FT.
 LOT SIZE : 20' X 70'



GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS



STRUCTURE	Reinforce Concrete				
WALL	Cement Sand Brick and Reinforced Concrete (party-wall)				
ROOF COVERING	Concrete Roof Tiles				
ROOF FRAMING	Light Weight Steel Trusses				
CEILING	Skim Coat with Paint Plaster Ceiling				
WINDOWS	Aluminium Framed Casement Window Aluminium Frame Top Hung Window				
DOORS	Timber Door Timber Louvred Door Aluminium Frame Sliding Door				
IRONMONGERY	Provided				
WALL FINISHES Bathrooms Kitchen Others	Tiles at Ceiling Height Tiles up to 1.5m High/ Plaster and Paint Plaster & Paint				
FLOOR FINISHES Car Porch Driveway Terrace Living & Dining Family Area Staircase Bedroom No. 1, 2 & 3 Bedroom No. 4 Kitchen Work Area Balcony Bathrooms Linen Garbage Compartment	Tiles Concrete Finished Tiles Tiles Laminated Timber Flooring Laminated Timber Flooring Laminated Timber Flooring Tiles Tiles Tiles Tiles Tiles Cement Render Tiles				
SANITARY AND PLUMBING FITTING	Bath 1		Bath 2		Bath 3
Pedestal W.C	1		1		1
Wash Hand Basin	1		1		1
Shower Rose	1		1		1
Toilet Roll Holder	1		1		1
Hand Bide	1		1		1
ELECTRICAL INSTALLATION	TYPE A, Am (Intermediate)	TYPE B, Bm (End)	TYPE B1, B1m (End)	TYPE B2 (End)	TYPE C, Cm (Corner)
Lighting Points	28	29	29	28	29
Fan Points	6	7	7	7	7
Power Points	17	18	18	18	18
Water Heater Electrical Point	2	2	2	2	2
Air-conditioning Electrical Point	2	2	2	2	2
Telephone Point	2	2	2	2	2
TV Points	1	2	2	2	2
Auto Gate Point	1	1	1	1	1
INTERNAL TELECOMMUNICATION TRUNKING & CABLING	Provided				
FENCING	Provided				