

# Lokasi

BANDAR SEJAHTERA, POKOK SENNA



.RUANGAN TAMU  
YANG LUAS

LOT KEDAI  
YANG BERDEKATAN



.KOMUNITI  
RUKUN TETANGGA

# BANDAR SEJAHTERA

P O K O K S E N A



# KLUSTER SETINGKAT

 **3+1 Bilik Tidur**

 **2 Bilik Air**

**Saiz Tanah : 48' x 60'**

**Saiz Binaan : 38' x 40'**

*\*untuk lot pertengahan*

## KLUSTER spesifikasi

<b>Struktur</b>	Reinforced Concrete
<b>Dinding</b>	Cement & Sand Brick Wall / Reinforced Concrete
<b>Bumbung</b>	Reinforced Concrete Slab/ Cement Roof Tile
<b>Siling</b>	Plaster Siling/ Skim Coat
<b>Kemasan Dinding</b>	Bilik Air : 300mm x 300mm Ceramic Tile (to Ceiling Height) Area lain : Skim Coat & Paint/ Plaster and Paint
<b>Kemasan Lantai</b>	500mm x 500mm Ceramic Tile (Semua Ruang/ Ruang Makan & Bilik Air) 300mm x 300mm Ceramic Tile (Semua Bilik Air) Cement Render to Others
<b>Tingkap</b>	Black Powder Coated Aluminium Frame Window c/w Clear Glazing Black Powder Coated Aluminium Frame Window c/w Frosted Glazing (Bilik Air Utama/ Bilik Air 2)
<b>Pintu</b>	Black Powder Coated Aluminium Frame Sliding Door (Bilik Tidur Utama/ Ruang Makan) PVC Folding Door (Bilik Air 2) Swing Door (Bilik Air 3) Timber Flush Door (others) M.S Door (rear door at kitchen)
<b>Set Kunci</b>	Kualiti Lever Lockset
<b>Kelengkapan Rumah</b>	Water Closet 2Nos Bib Tap 2 Nos Wash Basin with Tap 3 Nos Shower Head 2 Nos Kitchen Sink with Tap 1 No Garden Tap 1 No Washing Machine Water Tap 1 No
<b>Kelengkapan Elektrikal</b>	Light Point 18 Nos 13 Amp Switch Socket 17 Nos 15 Amp Switch Socket 1 No Ceiling Fan Point 6 Nos Water Heater Point 2 Nos Aircond Point 5 Nos SMATV 1 No Fibre Wall Socket 1 No Door Bell Point 1 No Auto gate wiring 2 Nos
<b>Pagar</b>	5ft Cement & Sand Brick Wall (dihadapan) / chain link fence (rear)
<b>Lain-lain</b>	NIL

## TERES 2 TINGKAT spesifikasi

<b>Struktur</b>	Reinforced Concrete
<b>Dinding</b>	Cement & Sand Brick Wall / Reinforced Concrete
<b>Bumbung</b>	Reinforced Concrete Slab/ Cement Roof Tile
<b>Siling</b>	Plaster Siling/ Skim Coat
<b>Kemasan Dinding</b>	Bilik Air : 300mm x 300mm Ceramic Tile (to Ceiling Height) Area lain : Skim Coat & Paint/ Plaster and Paint
<b>Kemasan Lantai</b>	500mm x 500mm Ceramic Tile (Semua Ruang/ Ruang Makan & Bilik Air) 300mm x 300mm Ceramic Tile (Semua Bilik Air) Cement Render to Others
<b>Tingkap</b>	Black Powder Coated Aluminium Frame Window c/w Clear Glazing Black Powder Coated Aluminium Frame Window c/w Frosted Glazing (Bilik Air Utama/ Bilik Air 2)
<b>Pintu</b>	Black Powder Coated Aluminium Frame Sliding Door (Bilik Tidur Utama/ Ruang Makan) PVC Folding Door (Bilik Air 2) Swing Door (Bilik Air 3) Timber Flush Door (others) M.S Door (rear door at kitchen)
<b>Set Kunci</b>	Kualiti Lever Lockset
<b>Kelengkapan Rumah</b>	Water Closet 3 Nos Bib Tap 3 Nos Wash Basin with Tap 3 Nos Shower Head 3 Nos Kitchen Sink with Tap 1 No Garden Tap 1 No Washing Machine Water Tap 1 No
<b>Kelengkapan Elektrikal</b>	Light Point 25 Nos 13 Amp Switch Socket 20 Nos 15 Amp Switch Socket 1 No Ceiling Fan Point 7 Nos Water Heater Point 3 Nos Aircond Point 5 Nos SMATV 1 No Fibre Wall Socket 1 No Door Bell Point 1 No Auto gate wiring 2 Nos
<b>Pagar</b>	5ft Cement & Sand Brick Wall (dihadapan) / chain link fence (rear)
<b>Lain-lain</b>	NIL

# TERES 2 TINGKAT

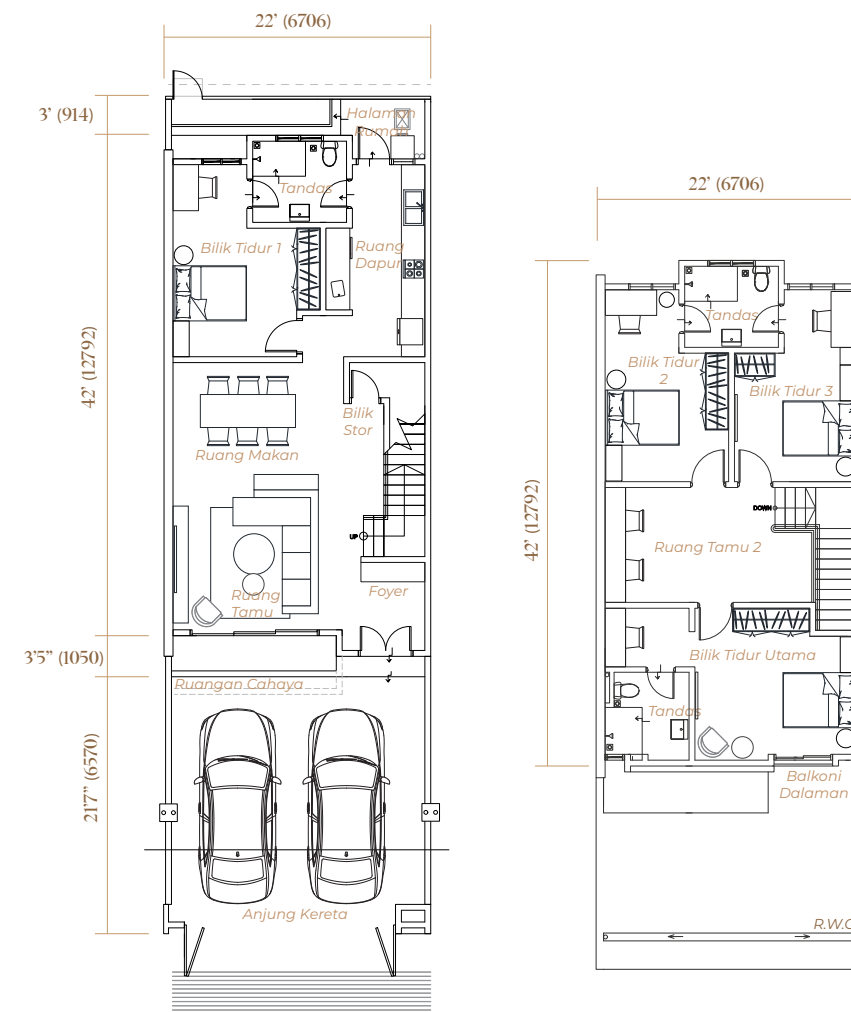
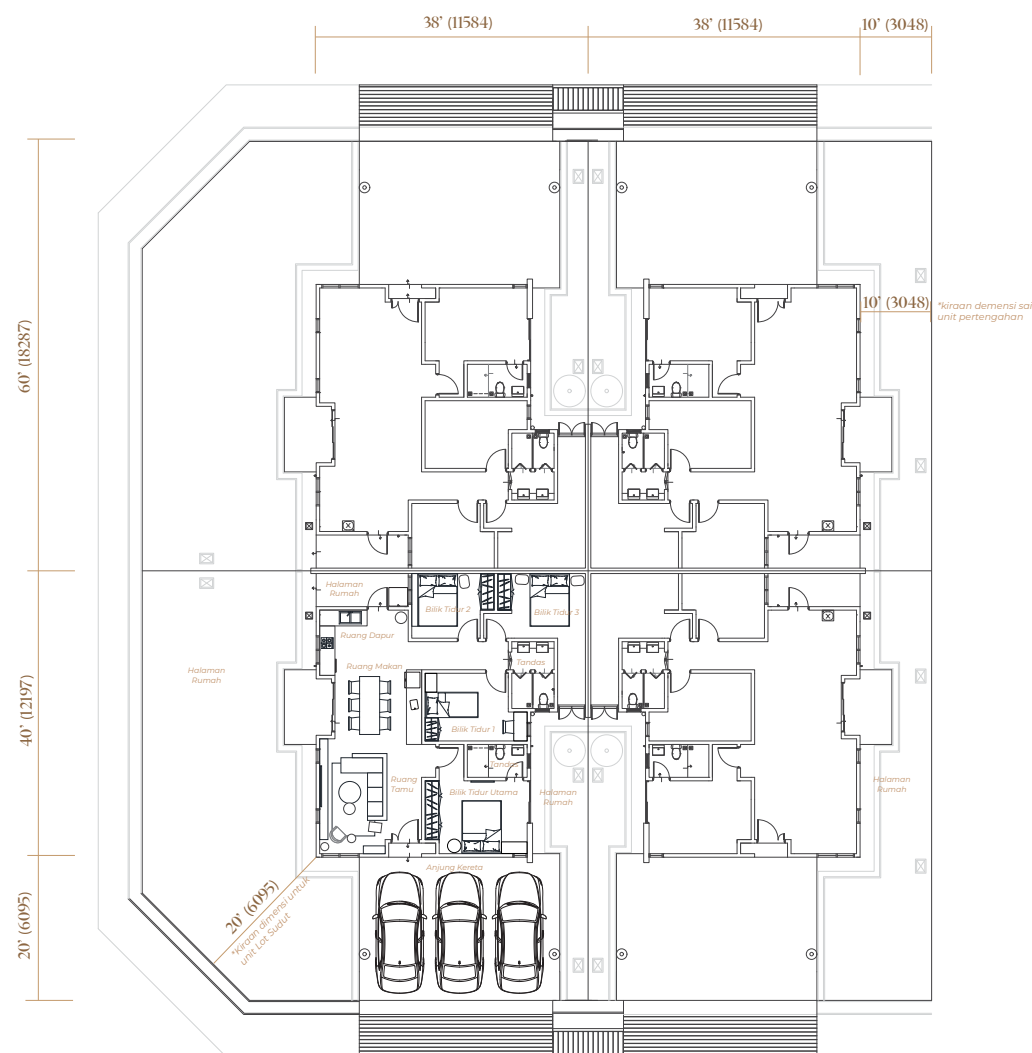
**4 Bilik Tidur** 

**3 Bilik Air** 

**Saiz Tanah : 22' x 70'**

**Saiz Binaan : 22' x 42'**

*\*untuk lot pertengahan*



TINGKAT BAWAH

TINGKAT ATAS

Hubungi Kami

**018 661 9898**  
**017 635 2060**

Daftar Minat

[www.bandarsejahtera.com.my](http://www.bandarsejahtera.com.my)

No. Lesen : 30127/07-2027/0126 (N)  
Tempoh sah : 26/07/2022 sehingga 25/7/2027  
No. Permit Iklan & Jualan : XX-XX-XXXX hingga XX-XX-XXXX | Tempoh Sah : XX-XX-XXXX hingga XX-XX-XXXX  
Jenis Hak Milik : Hak Milik Kekal | No. Ruj. Majlis : MBAS/B/41/21 | Bebanan Tanah : Tiada | Jangka Siap : 30 April 2024  
Pelana Bangunan Diluluskan Oleh : Majlis Bandaraya Alor Setar  
32 Unit Rumah Cluster Setingkat: RM443,800.00(Min.) - RM612,800(Maks.)  
15 Unit Teres 2 Tingkat: RM420,800.00(Min.) - RM600,800(Maks.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Aman Teamwork SDN BHD (1376694-T)  
142, 1st Floor, Jalan Kelab Cinta Sayang,  
Taman Ria Jaya, 08000, Sungai Petani, Kedah  
T : 04 - 771 1898