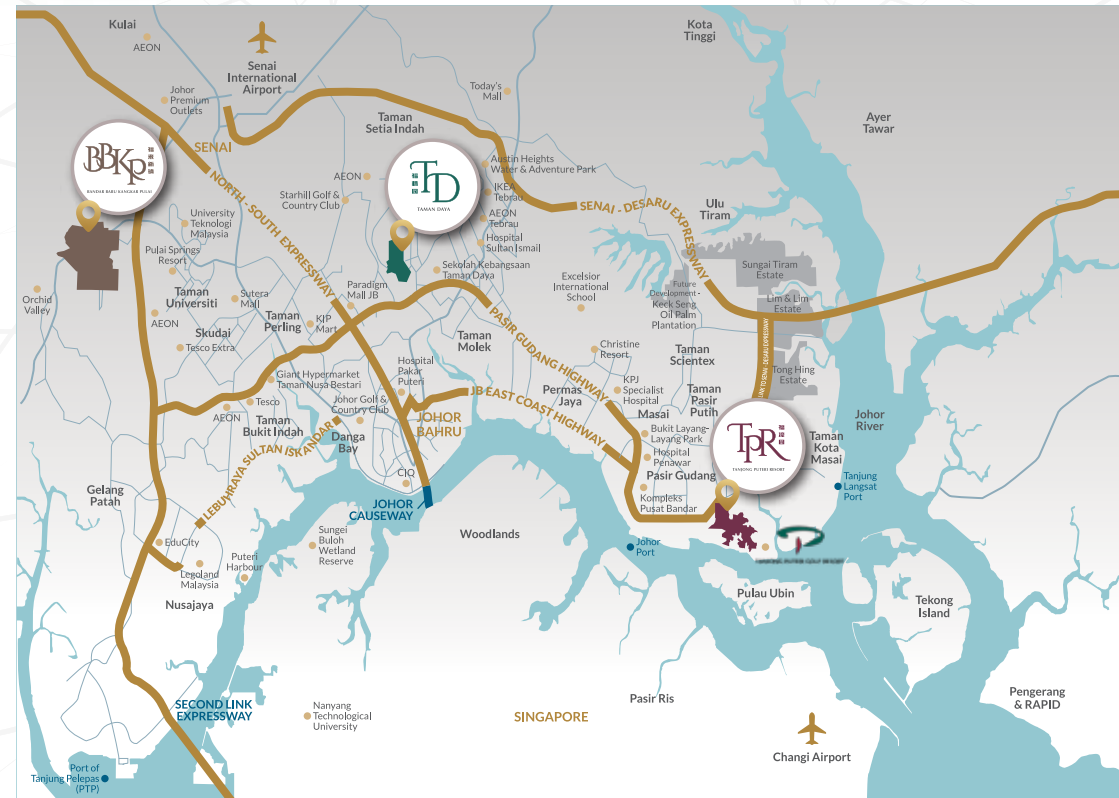


PELAN TAPAK
SITE PLAN
总平面图



KECK SENG GROUP

KECK SENG (M) BERHAD (8157-D)
No. 1, Jalan Pulau Bistari 1,
Bandar Baru Kangkar Pulai,
81300 Johor Bahru, Johor, Malaysia
T: 607-527 1935 F: 607-527 6020
W: td.keckseng.com
E: sales@keckseng.com

f fb.me/my.keckseng

Opening Hours:
Mon-Thur : 8.30am-5.30pm
Fri : 8.30am-5.00pm
Sat : 8.30am-1.00pm
Sun : Closed

No. Lesen Pemaju: 2823-29/09-2019/0737(L), (Tempoh Sah: 27/09/2017 - 26/09/2019), No. Permit Klam: 2823-29/09-2019/0737(P), (Tempoh Sah: 27/09/2017 - 26/09/2019), Pegangan Tanah: Pajakkan 99 tahun berakhir pada 18 Ogos 2108, Bebanan Tanah: Tiada, Tarikh Dijangka Siap: 30/09/2019, Pihak Berk kuasa yang meluluskan Pelan Bangunan: Majlis Perbandaran Kulai. No. Kelulusan Pelan: MPKu 4/2-22/2016P, Rumah Teres Dua Tingkat, Harga: RM448,000 (minima) RM624,165 (maksima), Bilangan unit: 142 *15% diskaun untuk Bumiputera.

Sekatan-sekatan kepentingan: Tanah yang terkandung di dalam hak milik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berk kuasa Negeri.

BBKp 福来新镇
BANDAR BARU KANGKAR PULAI



SAPPHIRE HILLS 盛凯苑

Rumah Indah Anda

BEAUTIFULLY CRAFTED HOMES

用心建造每一个家

GATED AND GUARDED PRECINCT

A Lifestyle Collection by Keck Seng Group

RUMAH TERES 2 TINGKAT

DOUBLE-STOREY TERRACE HOMES

双层排楼

22' x 70' | 2,080 sq.ft. | 4 3

SAPPHIRE HILLS

盛凯苑

RUMAH TERES DUA TINGKAT

Double-Storey Terrace Homes

双层排楼

4 BILIK TIDUR DAN 3 BILIK MANDI

4 Bedrooms & 3 Bathrooms

4 卧室及 3 浴室

RM448,000.00

HARGA MINIMA / Minimum Price / 最低 售价

RM624,165.00

HARGA MAKSIMA / Maximum Price / 最高 售价

LUAS TANAH

LAND SIZE

土地面积

22' X 70'

LUAS BINAAN

BUILT-UP AREA

建筑面积

2,080

KAKI PERSEGI

SQ. FT. / 平方米



STRUKTUR STRUCTURE	Rangka konkrit bertulang. Reinforced concrete framework
DINDING WALLS	Dinding simen luar & dalam / Bata tanah liat dengan lepaan simen hingga ke siling External & internal walls of clay / cement bricks with cement plastered finish to ceiling height
BUMBUNG ROOFING COVERING	Genting bumbung konkrit / Konkrit rata bertulang Concrete roof tile / Reinforced concrete flat roof
RANGKAP BUMBUNG ROOF FRAMING	Kerangka logam ringan Light weight metal truss
SILING CEILING	Bumbung slab konkrit / Siling papan yang berplaster teras / Siling berplaster tiada asbestos Concrete slab / Plaster ceiling / Asbestos free ceiling board
TINGKAP WINDOWS	Tingkap panel kaca berbingkai kerangka aluminium / Tingkap gelongsor / Tingkap panel kaca tetap / Tingkap sisip ke atas Aluminium frame casement window / Sliding window / Fixed glass panel window / Fixed louvers window / Top hung window
PINTU DOORS	Laluan masuk utama – Pintu kayu. Lain-lain – Pintu papan lapis / Pintu kayu louver / Pintu gelangsar kerangka aluminium, / Pintu jerak keluli sederhana Main entrance – timber door Others – Flush door / Flush door with louvers / Aluminium frame sliding door / M.s grille door
KELENGKAPAN BESI IRON/MONGERY	Set kunci berkualiti Quality locksets
KEMASAN DINDING	Dinding luar - Cat tahan cuaca Dinding dalam - Cat emulsi Bilik mandi utama / Bilik mandi 2 & 3 / Dapur - Dinding jubin seramik ketinggian 1500mm External wall - Weather Resistant Paint Internal wall - Emulsion Paint Master Bathroom, Bathrooms 2 & 3, Kitchen - 1500mm high ceramic wall tiles
KEMASAN LANTAI	Aras bawah: Ruang tamu / Ruang makan / Bilik tidur 4 / Dapur / Bilik mandi 3 / Anjung kereta - Jubin seramik Stor / Lain-lain / Anjung / Pandu lalu - Simen Tingkat satu: Bilik tidur utama / Bilik tidur 2 & 3 / Bilik mandi utama / Bilik mandi 2 / Tangga / Ruang keluarga / Balkoni - Jubin seramik Tebing penghawa dingin / Lain-lain - Simen Ground Floor: Living / Dining / Bedroom 4 / Kitchen / Bath 3 / Car Porch - Ceramic tiles First Floor: Master Bedroom / Bedroom 2 & 3 / Master Bath / Bath 2 / Staircase / Family Area / Balcony - Ceramic Tiles Ground Floor: Store / Other areas / Yard / Driveway - Cement render First Floor: A/C Ledge / Other Areas - Cement Render
FLOOR FINISHES	

KELENGKAPAN SANTARI SANITARY & PLUMBING FITTINGS	Sinki dapur Kitchen sink - 1 no. Basin Basin - 3 nos. Pemegang tisu tandas Toilet roll holder - 3 nos. Pancuran air mandi Shower - 3 nos. Tandas duduk Water closet - 3 nos.																																						
KELENGKAPAN ELEKTRIK ELECTRICAL INSTALLATION	<table><tr><td>Lot Tengah Intermediate Lot</td><td>Lot Penjuru Ganjil / Lot Tepi dengan Tanah Odd Corner Lot / End lot with Land</td></tr><tr><td>Punca lampu Lighting point</td><td>21</td><td>23</td></tr><tr><td>Punca lampu dinding Power point</td><td>17</td><td>18</td></tr><tr><td>Punca kipas Fan point</td><td>6</td><td>6</td></tr><tr><td>Punca TV TV point</td><td>3</td><td>3</td></tr><tr><td>Punca pemanas air Water heater point</td><td>3</td><td>3</td></tr><tr><td>Punca penghawa dingin Air-cond point</td><td>2</td><td>2</td></tr><tr><td>Punca pintu pagar automatik Auto gate point</td><td>1</td><td>1</td></tr><tr><td>Punca lampu tiang pintu pagar Gate post lighting point</td><td>2</td><td>2</td></tr><tr><td>Punca loceng pintu Door bell point</td><td>1</td><td>1</td></tr><tr><td>Punca dapur masak Cooker power point</td><td>1</td><td>1</td></tr><tr><td>Punca data Data point</td><td>1</td><td>1</td></tr><tr><td>Punca telefon Telephone point</td><td>2</td><td>2</td></tr></table>	Lot Tengah Intermediate Lot	Lot Penjuru Ganjil / Lot Tepi dengan Tanah Odd Corner Lot / End lot with Land	Punca lampu Lighting point	21	23	Punca lampu dinding Power point	17	18	Punca kipas Fan point	6	6	Punca TV TV point	3	3	Punca pemanas air Water heater point	3	3	Punca penghawa dingin Air-cond point	2	2	Punca pintu pagar automatik Auto gate point	1	1	Punca lampu tiang pintu pagar Gate post lighting point	2	2	Punca loceng pintu Door bell point	1	1	Punca dapur masak Cooker power point	1	1	Punca data Data point	1	1	Punca telefon Telephone point	2	2
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KABEL TELEFON DALAMAN INTERNAL TELEPHONE TRUNKING AND CABLING																																							
PAGAR FENCING	Dinding bata dengan pagar keluli sederhana / Pintu pagar keluli sederhana / Kebuk sampah / Meter TNB / Peti surat Low cement brick wall with m.s grille, m.s gate, refuse slab, TNB meter compartment & letter box.																																						

SPESIFIKASI

SPECIFICATIONS

建筑规格

PELAN LANTAI

FLOOR PLAN

平面图

