

9 UNITS DOUBLE STOREY BUNGALOW

Rumah Banglo Dua Tingkat

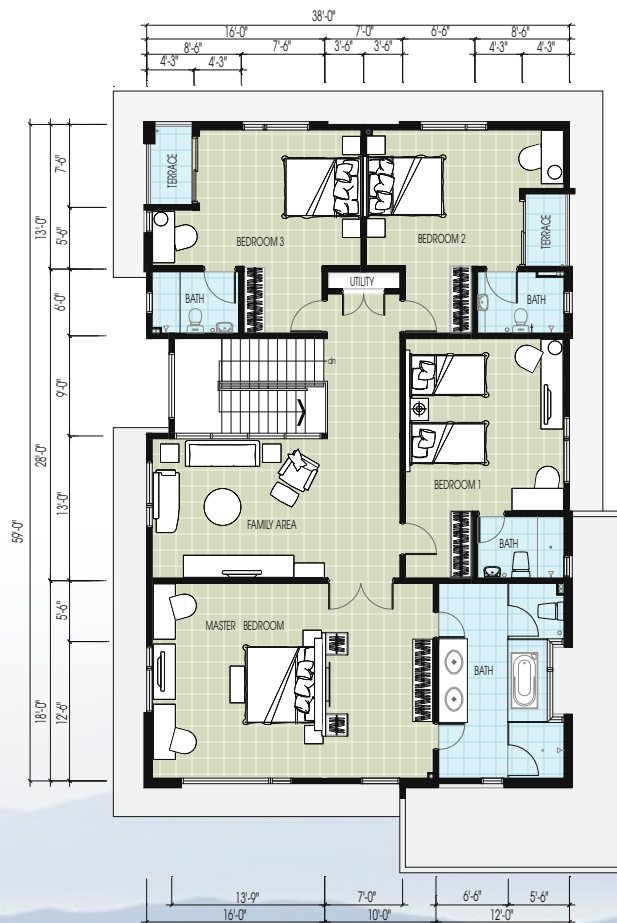
Lot Size : 5,400 sq.ft

Price : RM950,000

5% Discount For Bumiputra



Ground Floor Plan



First Floor Plan

SPECIFICATIONS

FOUNDATION & STRUCTURE WALL ROOFING WINDOWS

- Reinforced concrete frames.
- Clay / Kalsa bricks.
- R.C. roof.
- Powder coated aluminium framed top hung / fixed glass window.
- Powder coated aluminium framed casement window.

DOORS

- Main Entrance - Hardwood door (Height : 8 feet).
- All Bathrooms - Solid door with water resistant lining (Height : 8 feet).
- Dining - Powder coated aluminium framed sliding door.
- Others - Timber door.

CEILING

- Ground floor - Plaster glass / Skim coat.
- First floor - Plaster glass.

FLOOR FINISHES

- Living, dining, foyer, dry kitchen & guest bedroom - 600mm x 600mm polished porcelain tiles.
- Staircase & family area - Laminated timber flooring.
- Bedrooms - Master, 1, 2, 3 - Laminated timber flooring.
- Bathrooms, Utility room, Wet kitchen & Store - Ceramic tiles.

WALL FINISHES

- Master bathroom - Ceiling height wall tiles.
- Other bathrooms - Ceiling height wall tiles.
- Wet kitchen - Ceiling height wall tiles.
- Others - Cement plastering with quality emulsion paint.

SANITARY FITTINGS

- Water storage tank (300gal.) - 2 nos.
- S.S. kitchen sink - 2 nos.
- Wash hand basin - 8 nos.
- Pedestal WC - 7 nos.
- Hand spray shower - 6 nos.
- Long bath tub - 1 no.
- Garden Tap - 1 no.
- Bib Tap - 8 nos.

ELECTRICAL INSTALLATION

- 3 Phase Wiring
 - Lighting point - 78 nos.
 - Ceiling fan point - 6 nos.
 - 13 amp socket point - 59 nos.
 - 15 amp socket point - 3 nos.
 - Telephone point - 6 nos.
 - TV / Astro point - 7 nos.
 - Air-cond point c/w piping - 8 nos.
 - Jacuzzi point - 1 no.
 - Auto gate point with motor - 1 no.
 - Pillar gate point - 2 nos.
 - Door bell point - 1 no.
 - Weather proof 13amp point - 2 nos.
 - Underground cable - 1 no.
 - Alarm system - 1 no.

GATE & FENCING

- Front - M.S automatic gate with brick piers & 5'0" high brick wall fencing with grilles, TNB meter panel and refuse compartment
- Back - 5'0" high brick wall fencing

TIMBER & METAL

- Gloss paint

OTHER FEATURES

- Anti-Termite Treatment
- Stream central vacuum system
- Solar heater
- Hot & Cold water piping for all bathrooms
- Booster pump
- Living, Dining, Foyer, Dry kitchen, Bedroom (Guest room, Master room, 1, 2, 3) & Family hall with fully air-condition.

CCTV CABLING

- 8 points (to be decided, eg. Front, Back, Living & Family area)

SPESIFIKASI

STRUKTUR DINDING BUMBUNG TINGKAP

- Konkrit tetulang.
- Bata tanah liat / kalsa.
- Genting konkrit.
- Tingkat berangka aluminium powder coated 'top hung' / ram kaca tetap.
- Tingkat berangka aluminium 'powder coated' casement.
- Pintu Utama - Pintu kayu padat (8' tinggi)
- Bilik Mandi - Pintu papan alas kalis air (8' tinggi)
- Ruang Makan - Pintu berangka aluminium 'Powder coated' bergelongsor.

PINTU

- Lain-lain - Pintu papan.
- Tingkat bawah - Skim coat / siling plaster.
- Tingkat atas - Siling plaster.

SILING

- Ruang tamu, ruang makan, dapur kering & bilik tetamu - Ubin porcelin berkilat 600mm x 600mm
- Tangga & ruang keluarga - Kepingan kayu.
- Bilik utama, 1, 2, 3 - Kepingan Kayu.
- Bilik mandi, dapur basah, Bilik serbaguna & stor - Ubin seramik.
- Belkoni - Ubin seramik.
- Anjung kereta - Konkrit texture.
- Lain-lain - Simen.

KEMASAN LANTAI

- Bilik mandi - Ubin seramik sehingga siling.
- Dapur basah - Ubin seramik sehingga siling.
- Lain-lain - Lepatan simen dan cat.

KEMASAN DINDING

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KELENGKAPAN SANITARI

- Tangki air simpanan (300gal.) - 2 no.
- Sinki dapur tunggal - 2 no.
- Besen basuh tangan - 8 no.
- Tandas duduk - 7 no.
- Pancutan air - 6 no.
- Tab mandi - 1 no.
- Paip air halaman - 1 no.
- Paip air - 8 no.

PEMASANGAN ELEKTRIK

- Mata lampu - 78 no.
- Pendawaian 3 fasa Mata kipas - 6 no.
- Mata kuasa 13 amp - 59 no.
- Mata kuasa 15 amp - 3 no.
- Mata telefon - 6 no.
- Mata TV / Astro - 7 no.
- Mata hawa dingin - 8 no.
- Mata jacuzzi - 1 no.
- Mata pintu automatik & motor - 1 no.
- Mata lampu tiang pagar bata - 2 no.
- Mata pintu loceng - 1 no.
- Mata kuasa pelindung cuaca 13 amp - 2 no.
- Kabel bawah tanah - 1 no.
- Sistem penggera - 1 no.

PAGAR / PINTU PAGAR

- Depan - Pintu pagar besi bersama pagar bata/ grille besi setinggi 5'0", peti meter TNB & peti ruang tong sampah.
- Belakang - Pagar bata setinggi 5'0".

PERMUKAAN PAPAN & BESI

- Cat bergilap.
- Pencegahan anai-anai.
- Sistem penyedut berpusat Stream.
- Pemanas solar.
- Saluran air sejuk & panas bagi keseluruhan bilik mandi.
- Pam 'Booster'
- Seluruh hawa dingin di Ruang tamu, Ruang makan, Dapur Kering, Bilik Tetamu, Bilik Utama, 1, 2, 3 & Ruang Keluarga.

KABEL CCTV

- 8 mata (untuk ditentukan, seperti depan, belakang, ruang tamu & ruang keluarga).