

Another Prestigious Development by:



Building up your assets

TELADAN SETIA SDN. BHD.

力裕有限公司 (261447-A)

A member of REHDA, Malaysia.

Developer:

Asal Harta Sdn. Bhd.

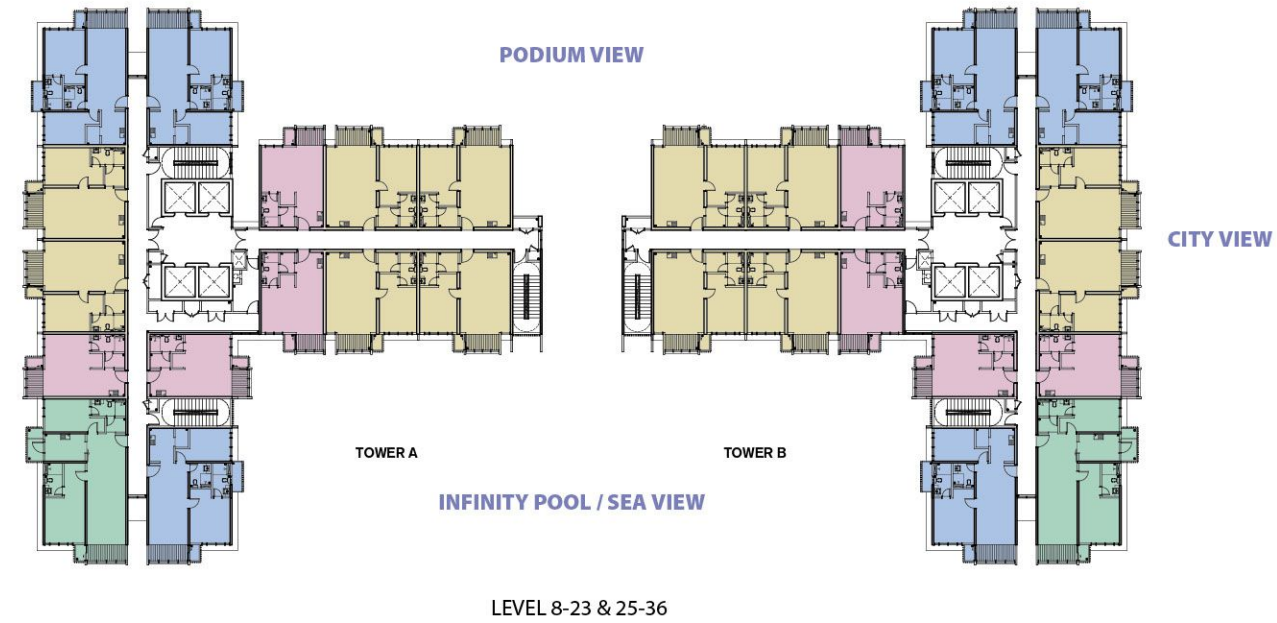
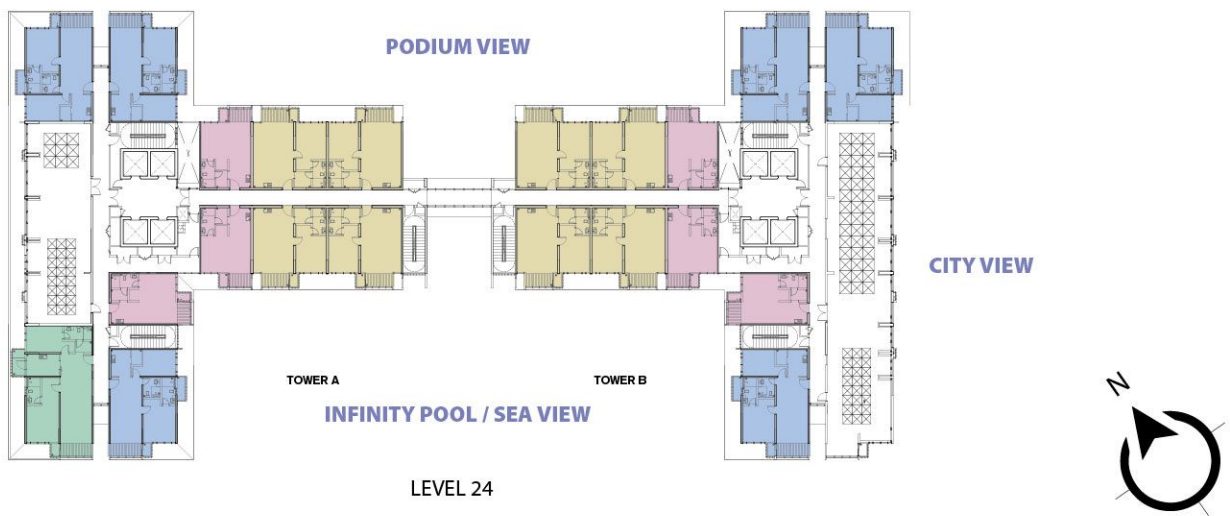
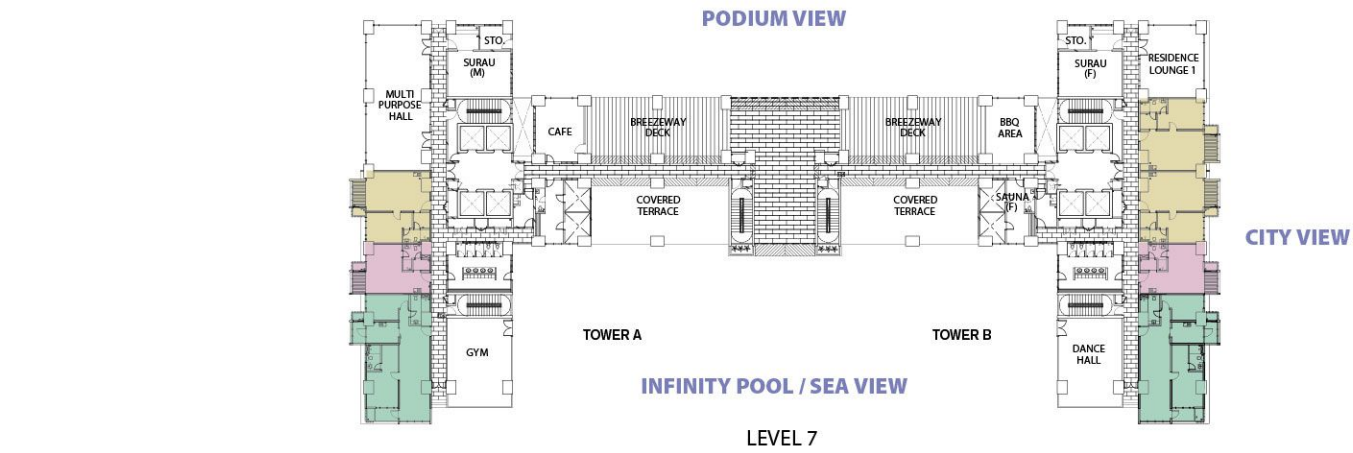
www.teladansetia.com



TYPICAL FLOOR PLANS & SPECIFICATIONS

TYPICAL STOREY PLAN

There's always a right-sized unit to suit you

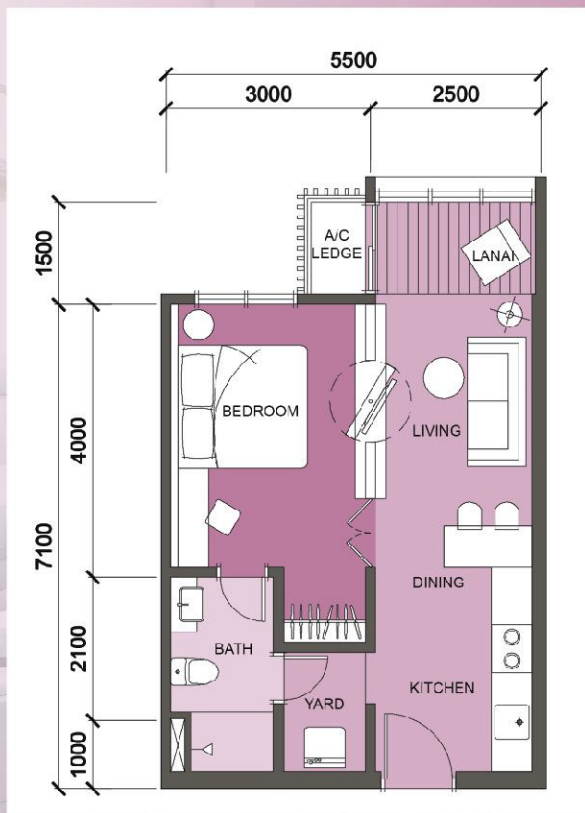


- Legend
- Type A
 - Type B
 - Type C
 - Type D



A

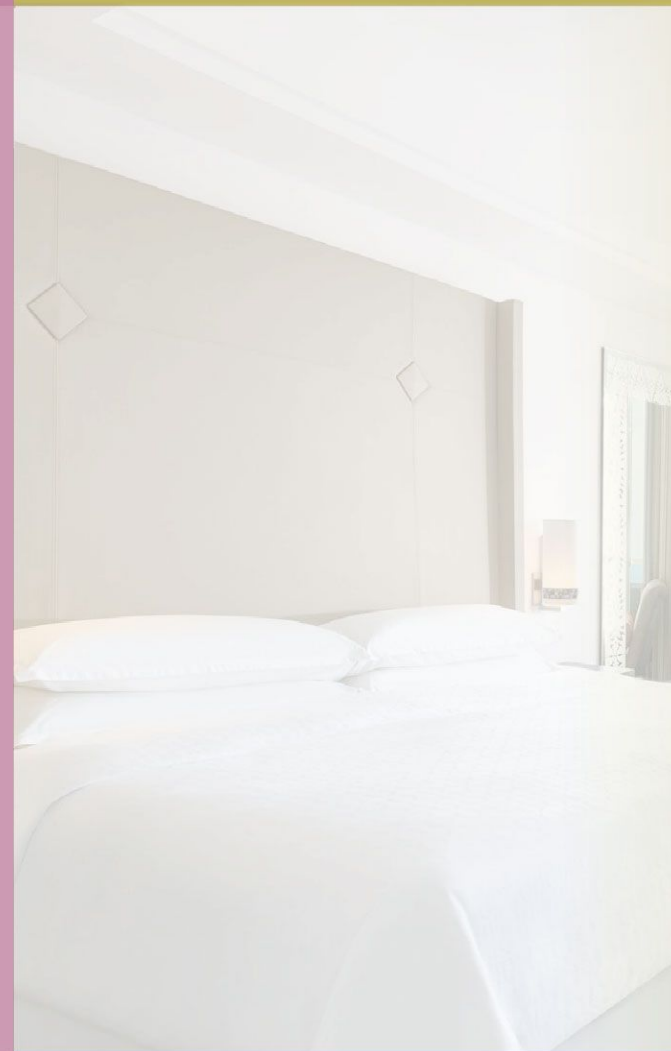
Unit Size 44.30m² / 477sf
Studio



Your **BEGINNING**

B

Unit Size 62.80m² / 676sf
Room 1



Your **SELECTION**

C

Unit Size 80.25m² / 864sf
Rooms 2



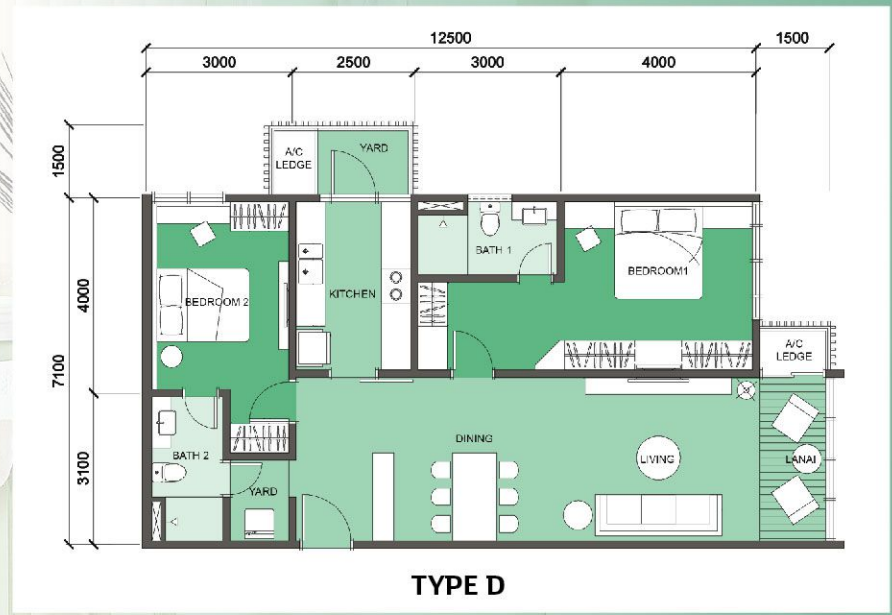
Your **PARTNER**

D

Unit Size 100.00m² / 1,076sf
Rooms 2



Unit Size 104.65m² / 1,126sf
Rooms 2



TYPE D

Your **FAMILY**

SPECIFICATIONS

TYPE A, A1, B, B1, C, D & D1

Structure	: Reinforced concrete	
Wall	: Brickwall with plaster / Reinforced concrete infill with skim coat	
Roof	: Reinforced concrete slab	
Ceiling	: Living / Dining / Lanai / Bedrooms / Yard / A/C Ledge	- Skim coat to the soffit of slab
	Kitchen / Baths	- Plasterboard
Windows	: Powder-coated aluminium framed glass window	
Doors	: Main Entrance	- Timber fire rated door
	Baths / Yard / Bedrooms	- Timber flush door
	Lanai (A/c Ledge)	- Powder-coated aluminium frame glass sliding door
Floor Finishes	: Living / Dining / Kitchen / Lanai / Bedrooms / Baths / Yard	- Tiles
	Other	- Cement render
Wall Finishes	: External	- Skim coat / Plaster with external weather shield paint
	Living / Dining / Lanai / Bedrooms & General Area	- Skim coat / Plaster with emulsion paint
	Baths	- Ceiling height tiles
	Kitchen / Yard	- 1500mm high tiles
	A/C Ledge	- Skim coat / Plaster with external weather shield paint
Sanitary Installation	: Water Closet	- 1 no
	Wash Basin	- 1 no
	Kitchen Sink	- 1 no
	Shower	- 1 no
Electrical Installation	: Lighting Point	- 9 nos
	Ceiling Fan Point	- 2 nos
	Water Heater Point	- 1 no
	Power Point	- 8 nos
	Air-cond Point	- 1 no
	TV Point	- 1 no
	Telephone Point (Fibre Wall Socket)	- 1 no

SERVICED SUITES

Your homes are built using only the best quality materials and workmanship, so you can live a truly distinctive lifestyle.

TYPE E, F, G, H & I

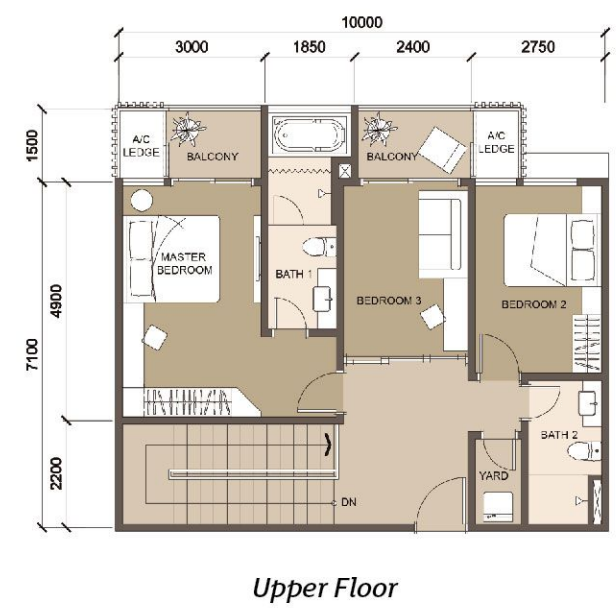
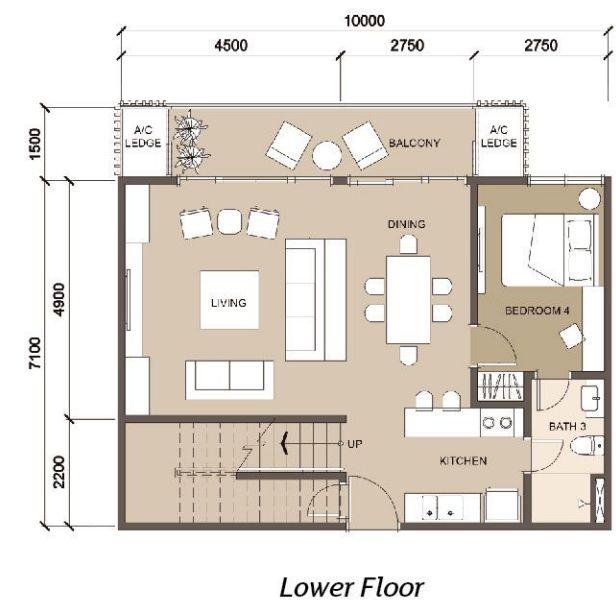
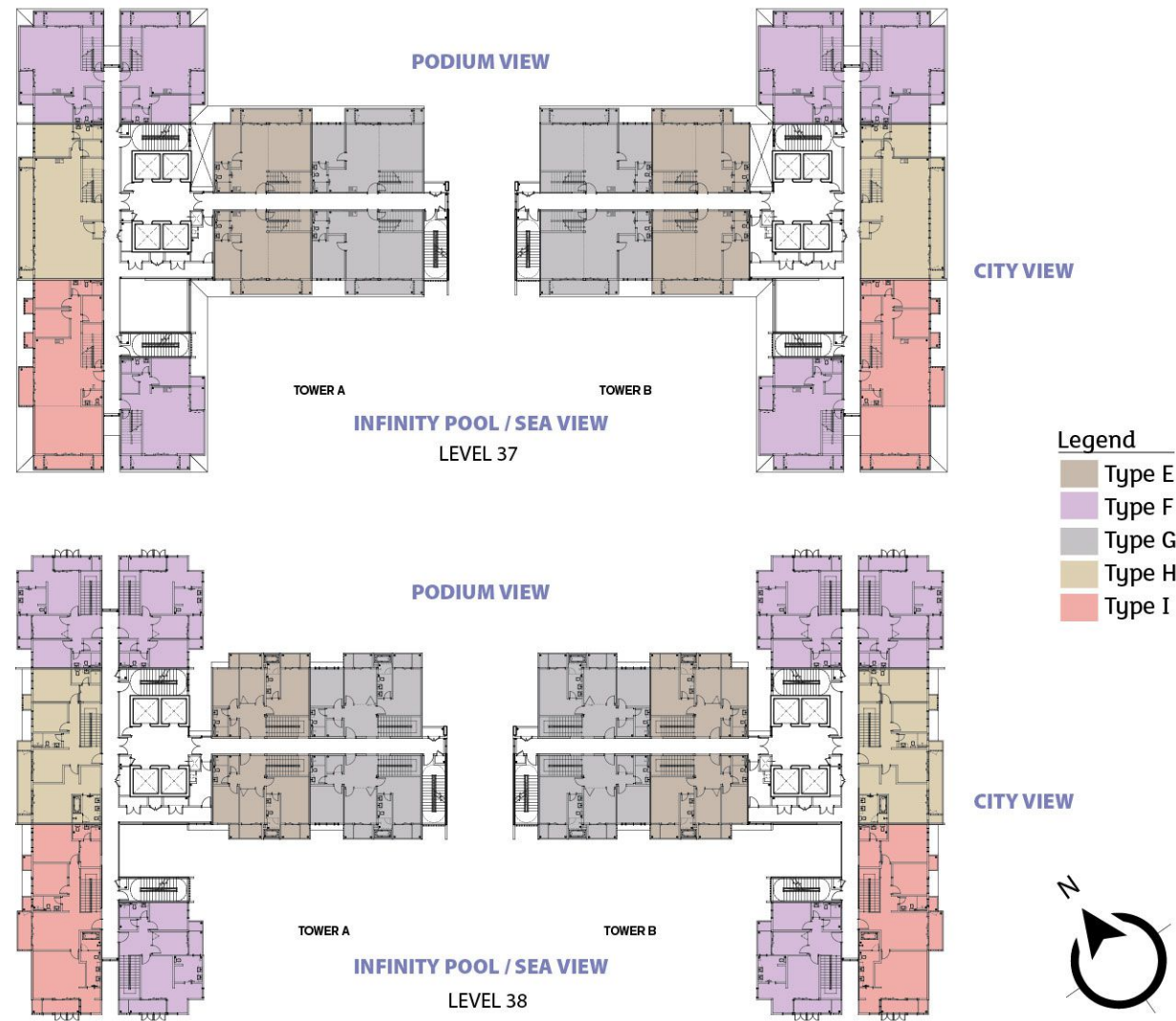
Structure	: Reinforced concrete	
Wall	: Brickwall with plaster / Reinforced concrete infill with skim coat	
Roof	: Reinforced concrete slab	
Ceiling	: Living / Dining / Lanai / Bedrooms / Yard / Kitchen / Baths	- Plasterboard
	A/C Ledge / Balcony	- Skim coat to the soffit of slab
Windows	: Powder-coated aluminium framed glass window	
Doors	: Main Entrance	- Timber fire rated door
	Baths / Yard / Bedrooms	- Timber flush door
	Lanai / Balcony	- Powder-coated aluminium frame glass sliding door
Floor Finishes	: Living / Dining / Kitchen / Lanai / Family Hall Bedrooms / Baths / Yard / Balcony	- Tiles
	Other	- Cement render
Wall Finishes	: External	- Skim coat / Plaster with external weather shield paint
	Living / Dining / Lanai / Bedrooms & General Area	- Skim coat / Plaster with emulsion paint
	Baths	- Ceiling height tiles
	Kitchen / Yard	- 1500mm high tiles
	A/C Ledge / Balcony	- Skim coat / Plaster with external weather shield paint
Sanitary Installation	: Water Closet	- 3 nos
	Wash Basin	- 3 nos
	Kitchen Sink	- 1 no
	Shower	- 3 nos
	Bath Tub	- 1 no
Electrical Installation	: Lighting Point	- 20 nos
	Ceiling Fan Point	- 6 nos
	Water Heater Point	- 3 nos
	Power Point	- 15 nos
	Air-cond Point	- 5 nos
	TV Point	- 2 nos
	Telephone Point (Fibre Wall Socket)	- 1 no

PENTHOUSE

PENTHOUSE STOREY PLAN

Only available in limited units, these Penthouse come with a large balcony overlooking the city or the Straits of Malacca.

166.76m² / 1,795sf
Rooms 4 + Baths 3



LUXURIOUS & COMFORT

F

187.30m² / 2,016sf
Rooms 4 + 1 + Baths 3



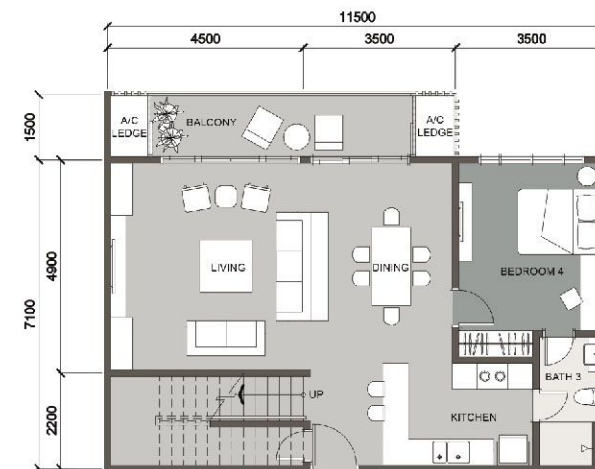
Lower Floor



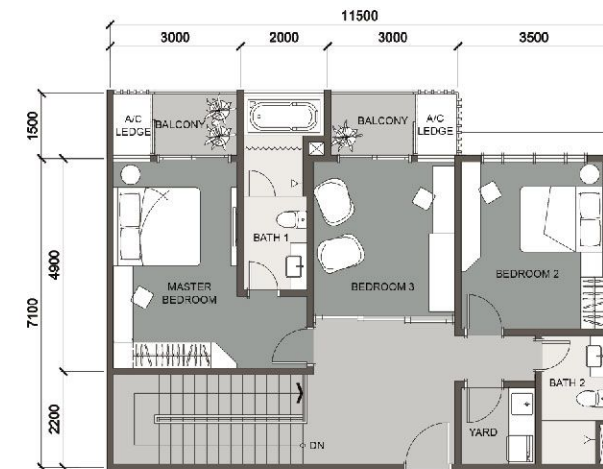
Upper Floor

G

187.30m² / 2,016sf
Rooms 4 + Baths 3



Lower Floor

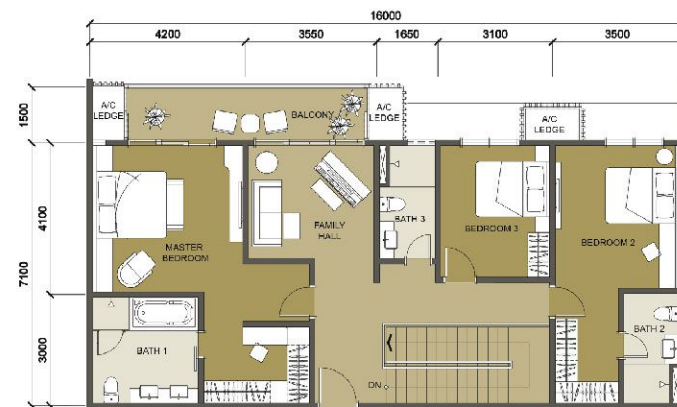


Upper Floor

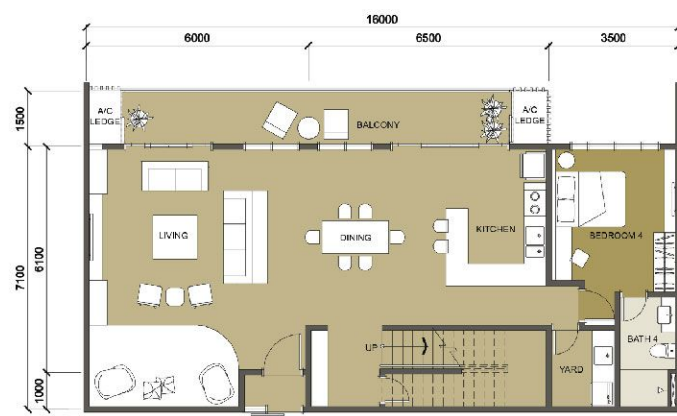
LUXURIOUS & COMFORT

LUXURIOUS & COMFORT

260.20m² / 2,801sf
Rooms 4 + Baths 4



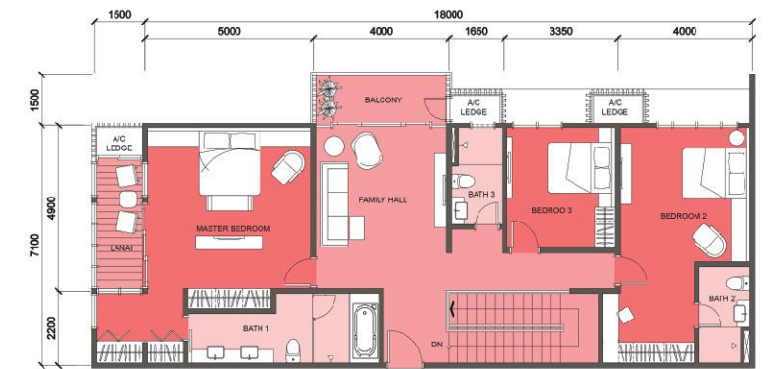
Upper Floor



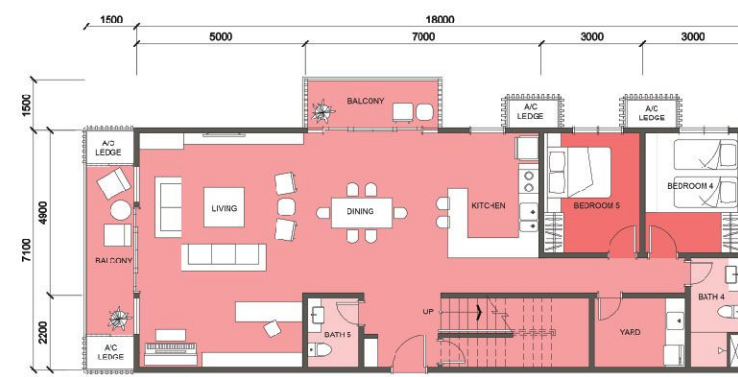
Lower Floor

LUXURIOUS & COMFORT

294.90m² / 3,174sf
Rooms 5 + Baths 5



Upper Floor



Lower Floor

LUXURIOUS & COMFORT