



TRAMA IV VILLA IV

DOUBLE STOREY TERRACE

THIS IS YOUR
FINAL
OPPORTUNITY



Setia eGreenLiving



EV Port Ready



Box 366



Smart Lock



Solar Switch Ready



Green Switch



THE GRAND FINALE

OF LUXURY LIVING

Nestled within the heart of our prestigious community, Irama Villa IV is the culmination of luxury and elegance, representing the final chapter of this exclusive enclave. It's a once-in-a-lifetime opportunity to be part of something truly extraordinary.





LUXURIOUS LIVING SPACES & MODERN

ARCHITECTURAL MARVELS



At Irama Villa IV, we redefine luxury living through innovative design and contemporary architecture. Our homes offer not just comfort, but a lifestyle that reflects your success and aspirations.

Walk into your new home and be greeted by spacious interiors that seamlessly flow from one room to the next. Clean lines, contemporary finishes and architectural finesse create a visual masterpiece in every Irama Villa IV home.

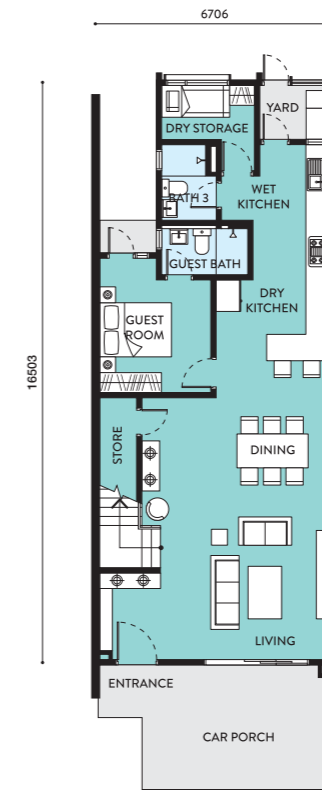




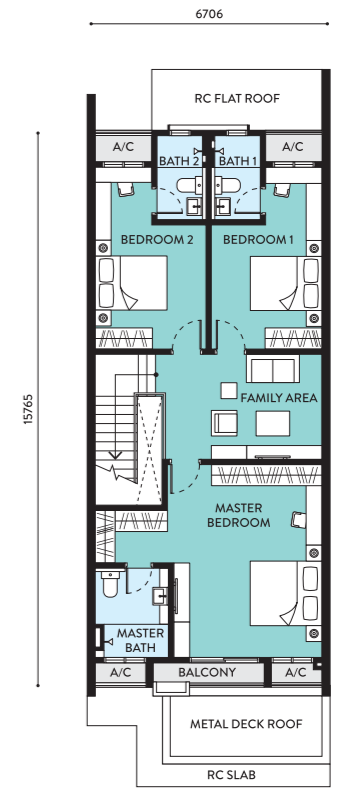
TYPE G1 Intermediate Lot

Land size:
22' x 80'

Built-up area:
2,421 sf



Ground Floor



First Floor



Freehold



Exclusive
38 units



4 bedrooms



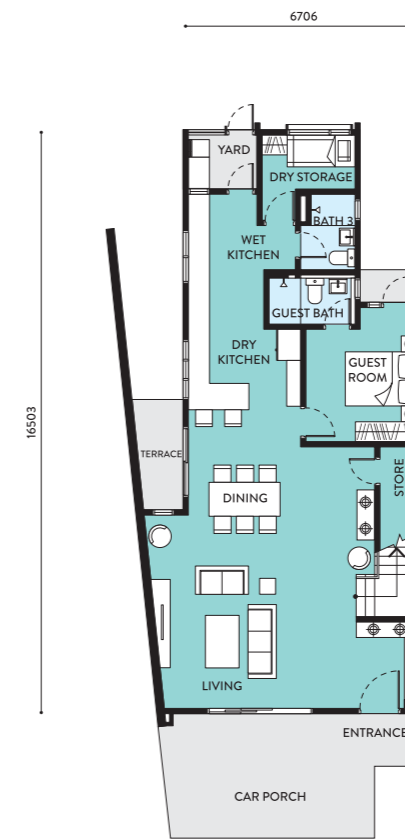
5 bathrooms



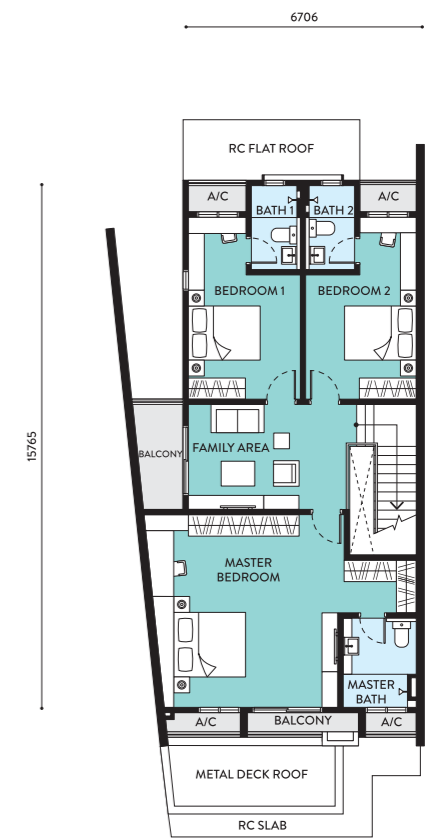
TYPE G2-M Intermediate Lot

Land size:
22' x 80'

Built-up area:
2,663 sf



Ground Floor



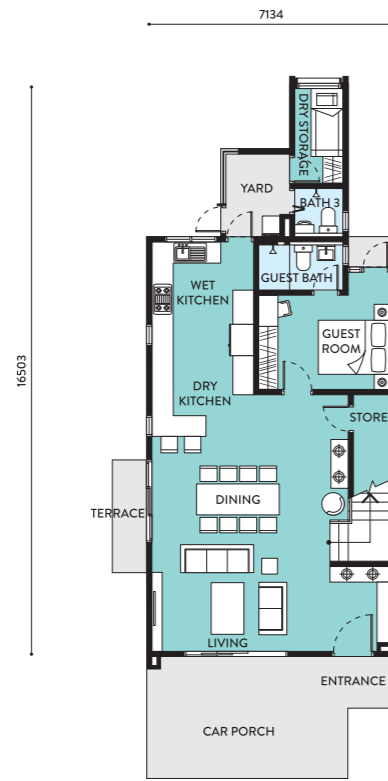
First Floor

TYPE G3

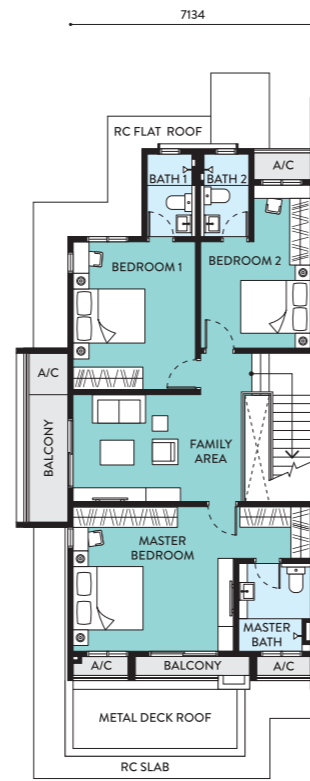
End Lot

Land size:
22' x 80'

Built-up area:
2,486 sf



Ground Floor



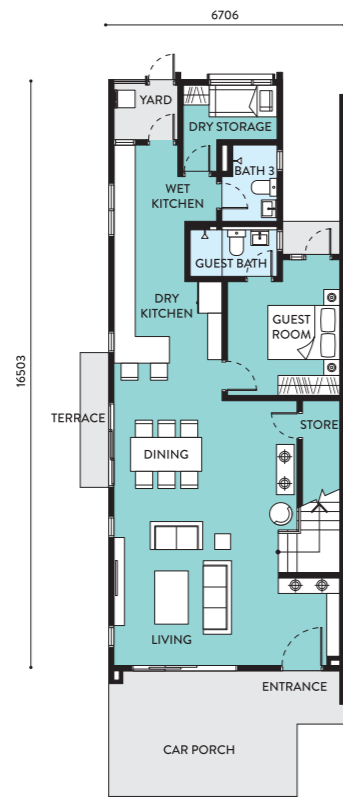
First Floor

TYPE G4

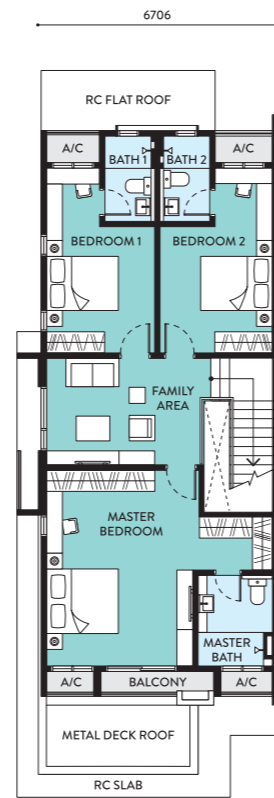
Corner / End Lot

Land size:
22' x 80'

Built-up area:
2,414 sf



Ground Floor



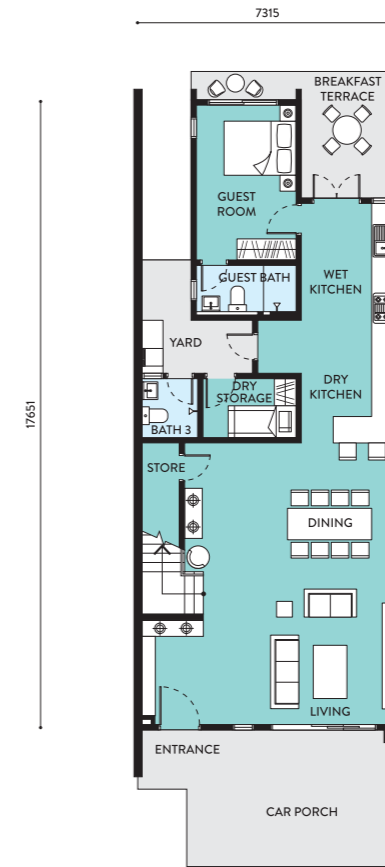
First Floor

TYPE H1

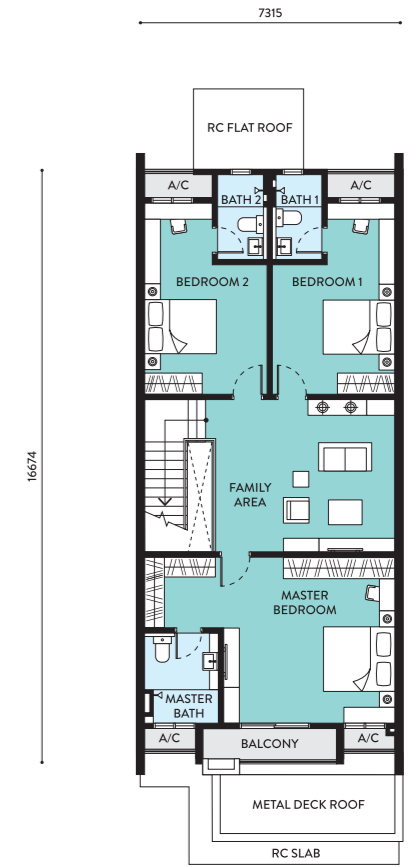
Intermediate Lot

Land size:
24' x 100'

Built-up area:
2,786 sf



Ground Floor



First Floor

TYPE H2

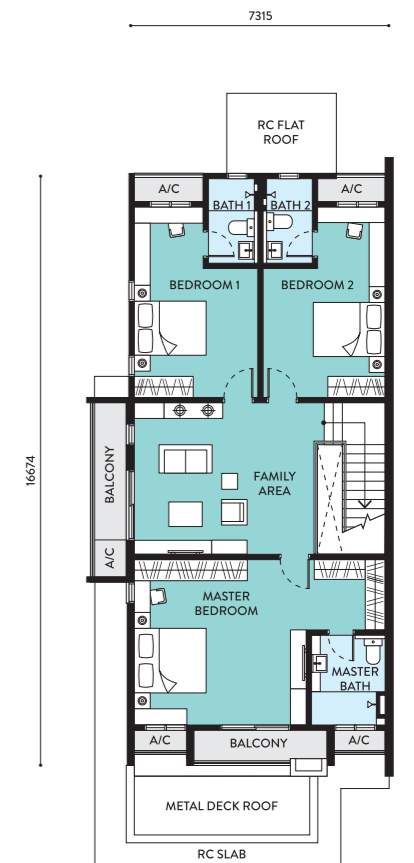
End Lot

Land size:
24' x 100'

Built-up area:
2,927 sf



Ground Floor



First Floor

SITE PLAN

- Type G1 / G1-M
- Type G2 / G2-M
- Type G3 / G3-M
- Type G4 / G4-M
- Type G5
- Type H1 / H1-M
- Type H2 / H2-M



TRAMA IV
VILLA
DOUBLE STOREY TERRACE



SPECIFICATIONS

Structure	Reinforced Concrete					
Wall	Cement Sand Bricks / Clay Brick (Party Wall)					
Roofing Covering	Concrete Tiles Roofing / Metal Deck Roof / RC Flat Roof					
Roofing Framing	Light Weight Steel Trusses					
Ceiling	Plaster Ceiling Skim Coat					
Window	Aluminium Frame Casement Aluminium Frame Fixed Glass Aluminium Frame Top Hung Aluminium Louvered					
Door	Entrance Living Dining (G2, G2-M, G3, G3-M, G4, G4-M, G5, H2, H2-M) Bedrooms Guest Room Bathrooms (G1, G1-M, G2, G2-M, G4, G4-M, G5, H1 & H1-M, H2, H2-M) Bathrooms (G3 & G3-M) Kitchen Dry Storage Store Yard	Timber Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Door Timber Door Timber Door Timber Door, Aluminium Frame Folding Door Timber Door Timber Door Timber Louvered Door M.S. Grill Door				
Ironmongery	Provided					
Wall Finishes	External Walls Internal Walls Kitchen Bathrooms	Plaster & Paint Plaster & Paint 5 ft Height Tiles Ceiling Height Tiles				
Floor Finishes	Car Porch & Driveway Entrance Living Dining Guest Bedroom Balcony Terrace (G2, G2-M, G3, G3-M, G4, G4-M, G5, H2, H2-M) Kitchen Dry Storage Store Yard Staircase Master Bedroom / Bedroom 1 & 2 Family Area Bathrooms	Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Cement Render Tiles Timber Flooring Timber Flooring Timber Flooring Tiles				
Sanitary & Plumbing Fitting	Type					
	G1/G1-M	G2/G2-M	G3/G3-M	G4/G4-M/G5	H1/H1-M	H2/H2-M
Water Closet	5	5	5	5	5	5
Wash Basin	5	5	5	5	5	5
Shower	5	5	5	5	5	5
Paper Roll Holder	4	4	4	4	4	4
Hand Bidet	4	4	4	4	4	4
Kitchen Sink	2	2	2	2	2	2
Electrical Installation	Type					
	G1/G1-M	G2/G2-M	G3/G3-M	G4/G4-M/G5	H1/H1-M	H2/H2-M
Light Point	32	33	34	33	34	36
Power Point	29	29	29	29	29	29
Air Conditioner Electrical Point	7	7	7	7	7	7
Water Heater Electrical Point	4	4	4	4	4	4
Fan Point	9	9	9	9	9	9
SMATV Point	3	3	3	3	3	3
Data Point	3	3	3	3	3	3
Telephone Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
Booster Pump	Provided					
Internal Telecommunication Trunking And Cabling	Provided					
Fencing	Provided					
Turfing	Not Provided					
Gas Piping	Not Provided					



BANDAR KINRARA WELCOME CENTRE

LEGENDS

Education

- 1 SMK Bandar Kinrara Seksyen 4
- 2 Brainy Bunch Bandar Kinrara
- 3 Windsor International Academy
- 4 Tzu Chi International School Kuala Lumpur

Medical

- 9 Sunway Medical Centre
- 10 Columbia Asia Hospital Puchong
- 11 KPMC Puchong Specialist Center
- 12 Puchong Specialist Clinic

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
- 7 SetiaWalk Mall
- 8 Pavilion Bukit Jalil

Recreational Area

- 13 Bukit Jalil Recreational Park
- 14 Wawasan Hill Trail
- 15 Farm In The City

LRT STATION



Setia eGreenLiving



Smart Lock



Box 366



EV Port Ready



Green Switch



Solar Switch Ready

Bandar Kinrara Welcome Centre

Eight Kinrara – Ground Floor, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan T: 03-8082 9525 W: www.spsetia.com



Developer Name: Bandar Kinrara • Phase 7A4(D), Double Storey Terrace • Company Name : Perumahan Kinrara Berhad-[192001000029(305-P)] • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara-Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 • Developer's License No: 4924/10-2028/1226(A) • Expiry Date: 22/10/2023 – 21/10/2028 • Advertising Permit No: 4924-80/01-2026/0033(N)-(L) • Validity Period: 11/01/2024 – 10/01/2026 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/25(15) • Expected Date of Completion: March 2026 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: Type G 31 Units (22' x 80') • Selling Price: Min. RM1,709,000.00 - Max. RM2,920,000.00 • Number of Units : Type H 7 Units (24' x 100') • Selling Price : Min. RM1,980,000.00 - Max. RM3,045,000.00 • Discount: 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT