

setia
alamsari

AVIS 2

DOUBLE STOREY TERRACE HOUSE

— FREEHOLD —



Land Area
22' x 80'

Built-Up Area
1,953 sq.ft. - 2,199 sq.ft.



4

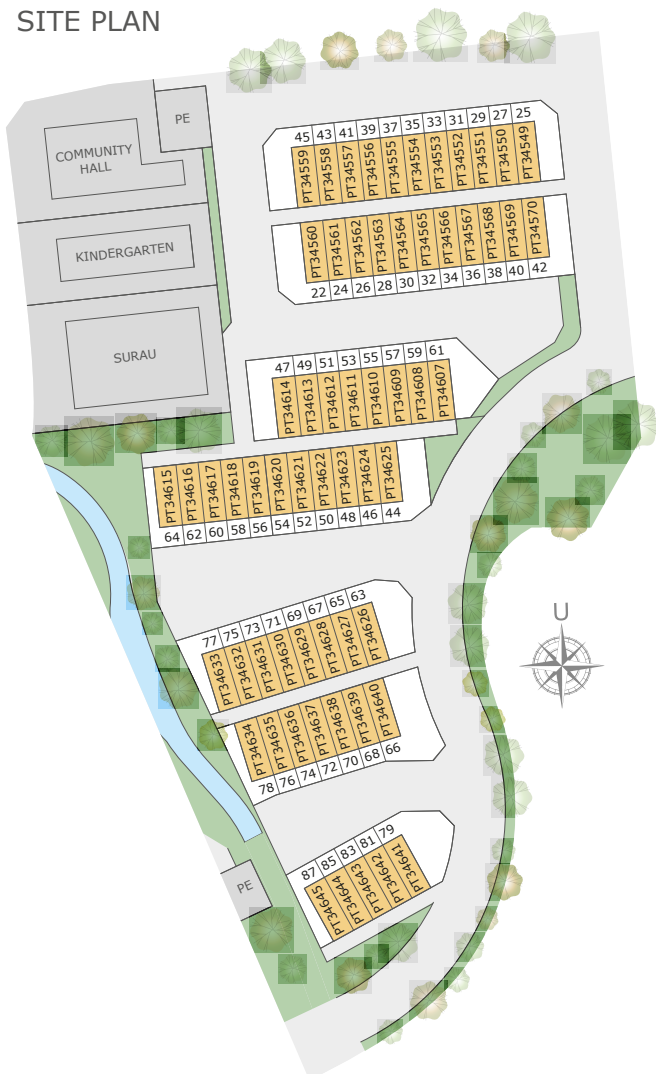
Bedrooms



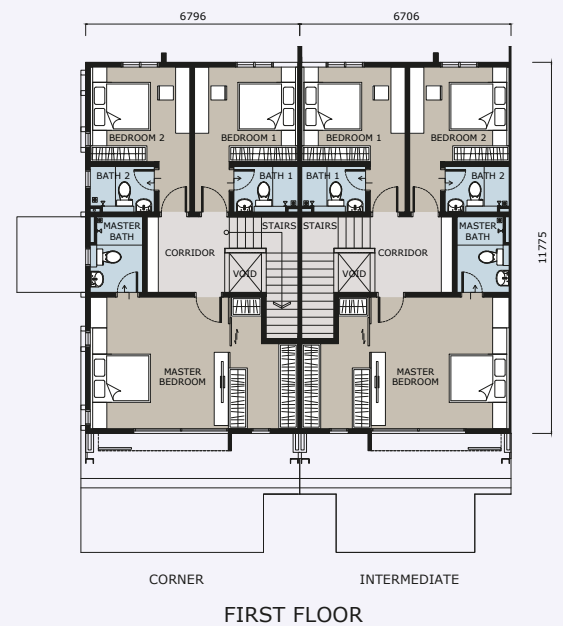
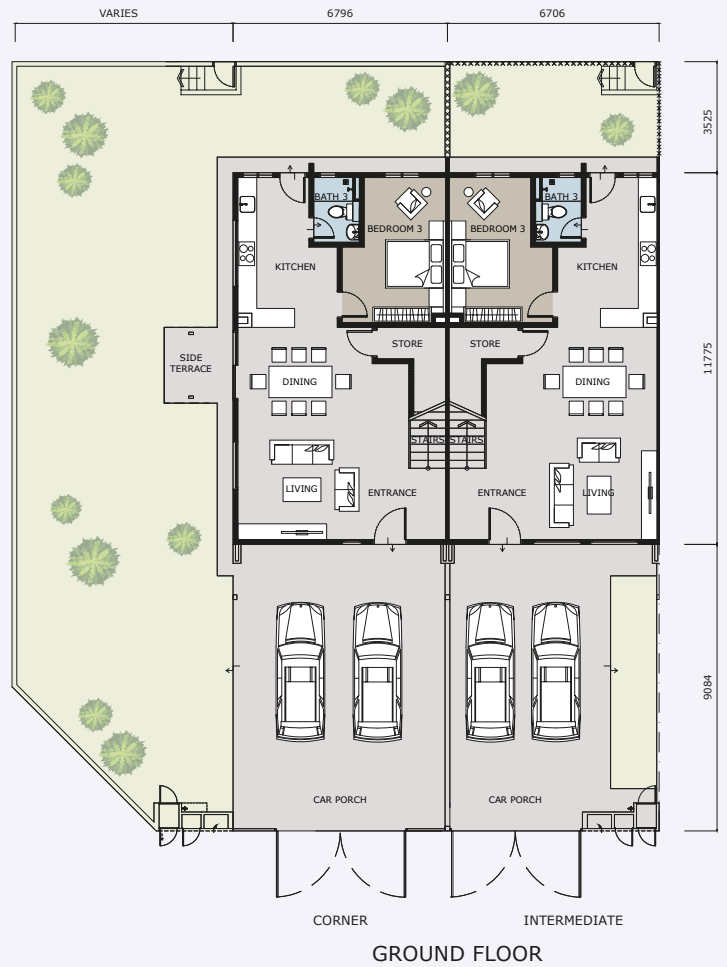
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Bathrooms

SITE PLAN



FLOOR PLAN



SPECIFICATION

Structure	Reinforced Concrete Frame	
Wall	Brick and / or Reinforced Concrete	
Roof Covering	Concrete Roof Tiles	
Roof Framing	Lightweight Steel	
Ceiling	Painted Skim Coat Concrete Slab / Fibrous Plaster Board	
Windows	Anodised Aluminium Framed Glass Window	
Doors	- Main Entrance : Solid Core Plywood Timber Door - Side Entrance (Corner / End Unit) : Aluminium Framed Sliding Door - Others : Flush Door	
Ironmongery	Selected Ironmongeries	
Wall Finishes	- Internal Walls : Plaster / Skim Coat and Emulsion Paint - External Walls : Plaster and Weather Resistant Paint - Kitchen : 1500mm High Ceramic Tiles - Bathrooms : 2600mm High Ceramic Tiles	
Floor Finishes	- Car Porch : Homogenous Porcelain Tiles - Living & Dining : Porcelain Tiles - Guest Room : Porcelain Tiles - Bedrooms : Porcelain Tiles - Bathrooms : Porcelain Tiles - Kitchen : Porcelain Tiles - Terrace : Porcelain Tiles (Corner/ End Lot) - Staircase : Porcelain Tiles - Others : Cement Render	
Sanitary and Plumbing	Water Closet Basin Shower Kitchen Sink	4 nos 4 nos 4 nos 1 no
Electrical Installation	Lighting Point : Corner / End Unit : Intermediate Unit : Odd Corner Unit 13 Amp Power Point Ceiling Fan Point SMATV Outlet Point Telephone Outlet Point (FWS) Air Conditioning Point Door Bell Point Auto Gate Point Water Heater Point	24 nos 23 nos 25 nos 23 nos 6 nos 2 nos 1 no 5 nos 1 no 1 no 4 nos
Fencing	Chain link/ Brick Wall with Mildsteel Grille	
Painting	Exterior : Weather Resistant Paint Interior : Emulsion Paint	

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Setia

Setia Alamsari - Avis 2, Phase 5P7 (Double Storey Terrace House) • Developer: I & P Menara Sdn Bhd (97237-W) (a member of S P Setia Bhd) • Developer License No: 9851-17/12-2020/01086(L) • Validity Period: 13/12/2018 – 12/12/2020 • Advertising Permit No: 9851-17/12-2020/01086(P) • Validity Period: 13/12/2018 – 12/12/2020 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ.2/P/45/2018 • Expected Date of Completion: January 2021 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Number of Units: 61 • Built-up Area: 1,953 sq.ft.(Min) – 2,199 sq.ft.(Max) • Selling Price: RM709,000(Min) – RM1,237,200(Max) • Discount: 7% for Bumiputera.

DISCLAIMER : All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

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