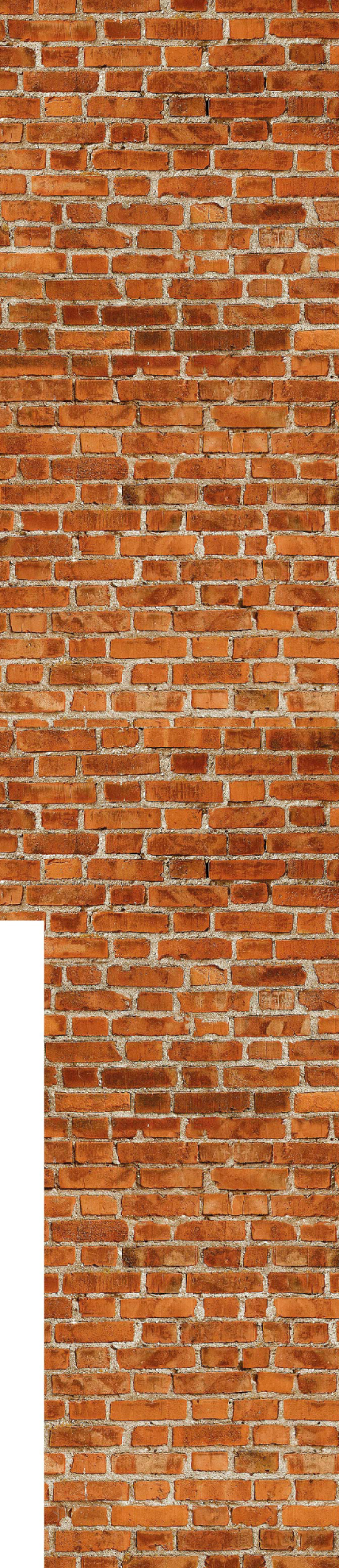


The background of the entire page is a high-resolution image of a red brick wall. The bricks are laid in a traditional running bond pattern. The color of the bricks varies slightly, showing natural variations in the clay and mortar. The mortar is a light, off-white color. The overall texture is rough and tactile.

FRISKA

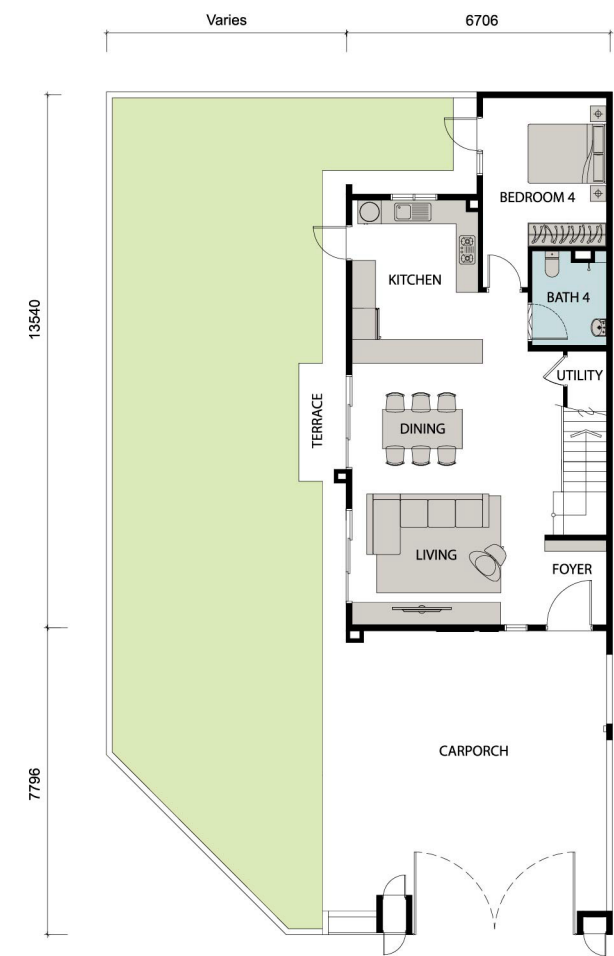
2 STOREY LINKED SEMI-D





LAND SIZE: 32' X 70'	BEDROOMS: 4
BUILT-UP SIZE: 2,075 SQFT	BATHROOMS: 4

FRISKA 1



GROUND FLOOR



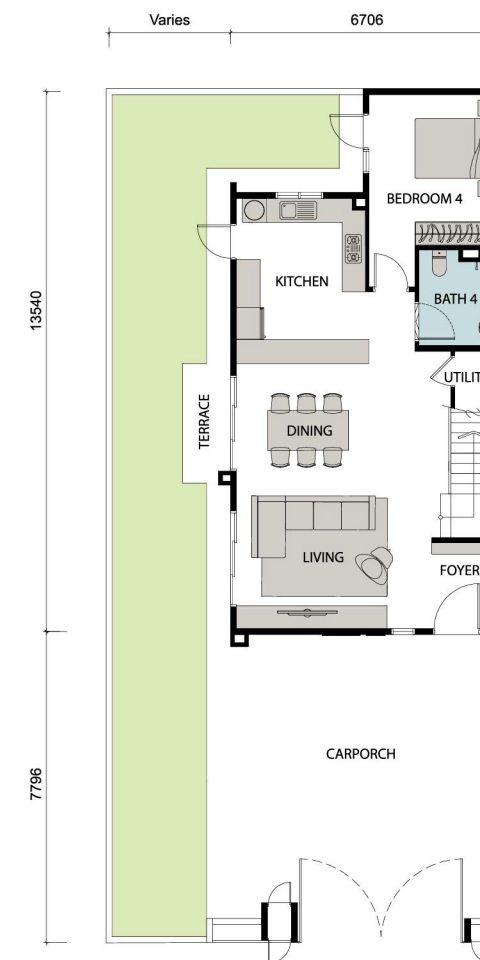
FIRST FLOOR

FRISKA 2

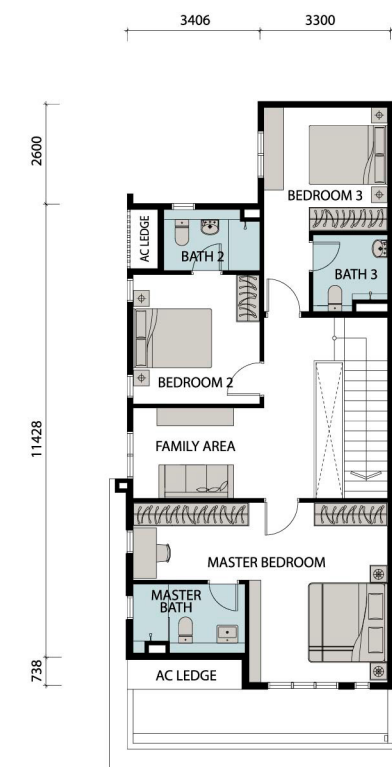


LAND SIZE: 32' X 70'
BUILT-UP SIZE: 2,075 SQFT

BEDROOMS: 4
BATHROOMS: 4



GROUND FLOOR

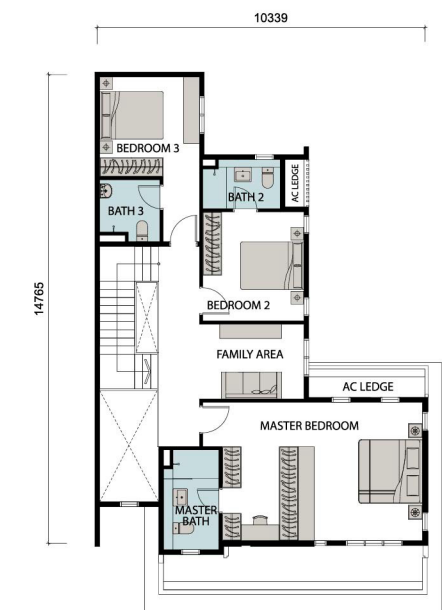


FIRST FLOOR

FRISKA 3



GROUND FLOOR



FIRST FLOOR

LAND SIZE: 32' X 70'
BUILT-UP SIZE: 2,422 SQFT

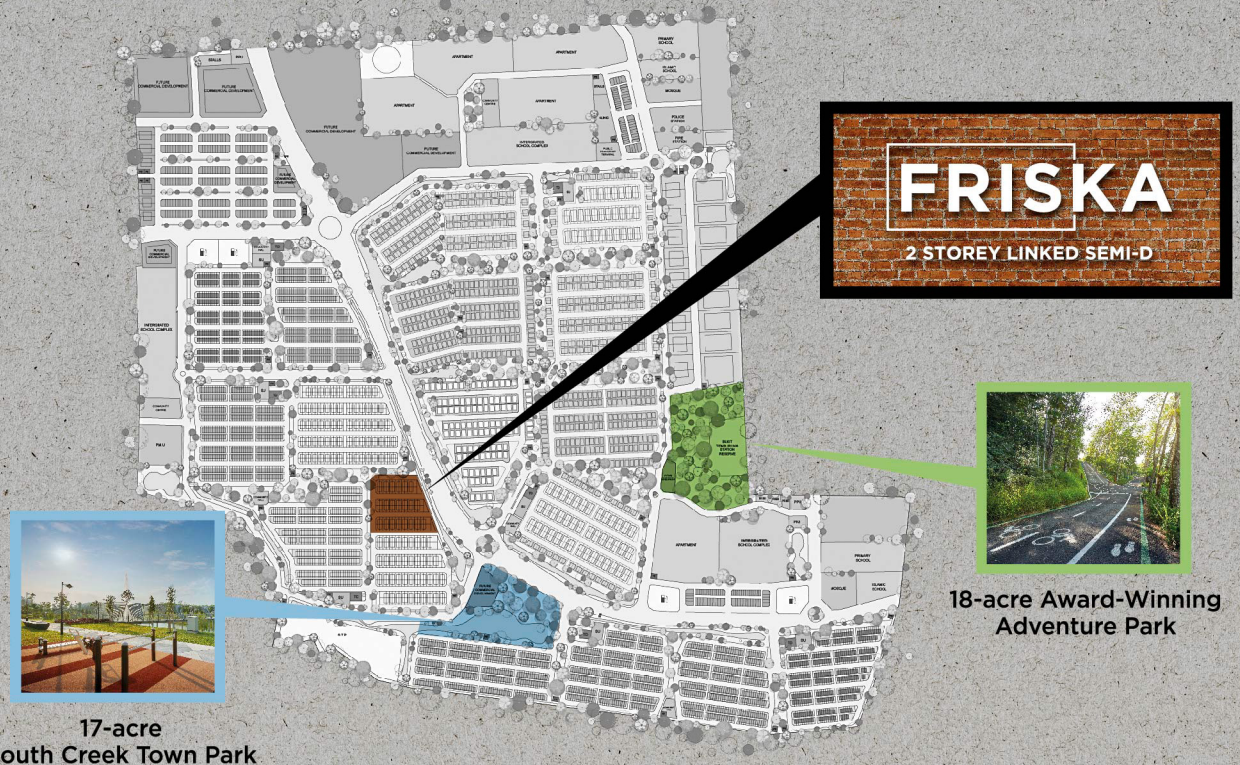
BEDROOMS: 4
BATHROOMS: 4



SITE PLAN



MASTER PLAN



SPECIFICATIONS

Structure	- Reinforced Concrete			
Wall	- Brickwall / Precast Concrete Panel Wall			
Roofing Material	- Reinforced Concrete Slab / Metal Deck Roofing			
Roof Framing	- Metal Truss			
Ceiling	- Skimcoat / Plaster Ceiling			
Windows	- Aluminium Framed Glass Window			
Doors	- Main Entrance : Timber Door Others : Aluminium Framed Glass Sliding Door / Flush Door / Aluminium Framed Glass Door / Louvre Door			
Ironmongery	- Provided			
Wall Finishes	- Kitchen : 1500mm High Porcelain Tiles Master Bath : Porcelain Tiles to Ceiling Height Bath 2 / Bath 4 : Ceramic Tiles to Ceiling Height Bath 3 : 2700mm High Ceramic Tiles Others : Plaster & Paint to Ceiling Height			
Floor Finishes	- Living / Dining / Kitchen / Bedroom 4 : Porcelain Tiles Utility : Ceramic Tiles Staircase / Family Area / Master Bedroom / Bedroom 2 / Bedroom 3 : Laminated Timber Floor Master Bath : Porcelain Tiles Bath 2 / Bath 3 / Bath 4 : Ceramic Tiles Car Porch / Terrace : Homogenous Tiles Others : Cement Render			
Sanitary & Plumbing Fittings	- 4 WCs, 4 Wash Basins, 4 Showers, 1 Kitchen Sink			
		Corner/ Intermediate Unit Type Friska 1	Intermediate Unit Type Friska 2	End Unit Type Friska 3
Electrical Installation	- Power Point : 22 Lighting Point : 24 Air-Conditioning Point : 4 Fan Point : 7 TV Point : 1 Gate Light Point : 1 Door Bell Point : 1 Water Heater Point : 4 Water Pump Point : 1 Auto Gate Point : 1	22 24 4 7 1 1 1 4 1 1	22 24 4 7 1 1 1 4 1 1	23 28 4 7 1 1 1 4 1 1
Internal Telecommunication Trunking and Cabling	- Fibre Wall Socket : 1	1	1	1
Fencing	- Fencing with Gate, Refuse Chamber and Letter Box			
Turfing	- Provided			

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Developer License No.: 14421/11-2023/0860(A) | Validity Period: 26/11/2021 - 25/11/2023 | Advertising & Sales Permit No.: 14421-20/11-2024/0290(N)-(L) | Validity Period: 02/11/2022 - 01/11/2024 | Land Tenure: Freehold | Land Encumbrances: Mortgage (RHB Islamic Bank Berhad & RHB Bank Berhad)
| Approving Authority: Majlis Perbandaran Kajang (MPKJ) | Building Plan Reference No.: MPKJ/2/P/36/2021 | Expected Completion Date: November 2024 | Total Unit: 84 units | Minimum Price: RM986,000; Maximum Price: RM1,460,000 | Built-up: Friska 1 & 2 : 2,075 sq ft (Intermediate & End Lot);
Friska 3: 2,422 sq ft (Corner Lot) | Type of Property: Double Storey Cluster House | Restriction of Interest: Nil | 7% Discount for Bumiputra
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA