

setia
alamsari

AVIS 1

DOUBLE STOREY TERRACE HOUSE

— 000000 —
FREEHOLD



*Artist's Impression Only

SITE PLAN



NATURE LIVING AUTHENTIC CHARM

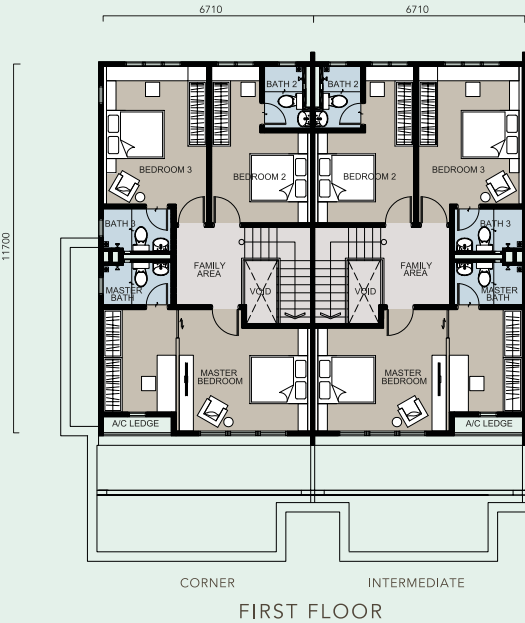
Avis 1 offers a spacious, well-designed interior floor plan that allows for easy expansion. The open plan layout on the ground floor offers maximum usable space as well as flexibility for interior decoration. Embrace a lifestyle that is both sustainable and luxurious.

Land Area
22'x80'

48
Exclusive Units



FLOOR PLAN



Built up Area
1,826 sq.ft. - 2,429 sq.ft.

4 4

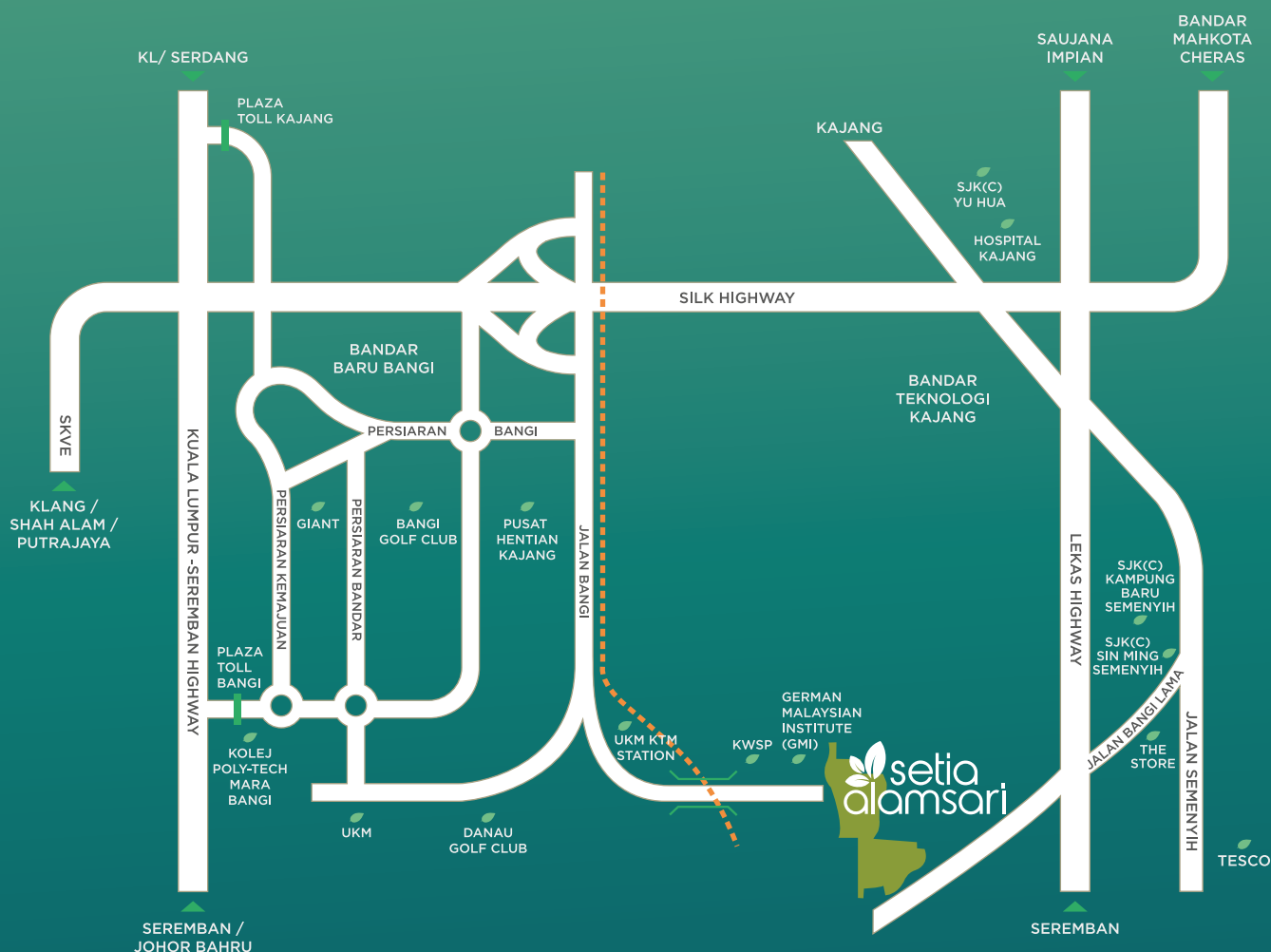
SPECIFICATION

Structure	Reinforced Concrete
Wall	Brick Wall and / or Reinforced Concrete
Roof Covering	Roof Tiles
Roof Framing	Lightweight Steel
Ceiling	Concrete Slab / Skim Coat / Plaster Ceiling Board
Windows	Aluminium Framed Glass Window
Doors	<ul style="list-style-type: none">Main Entrance : Solid Core Plywood Timber DoorSide Entrance (Corner / End Unit) : Aluminium Framed Sliding DoorOthers : Flush Door
Ironmongery	Quality Ironmongery
Wall Finishes	<ul style="list-style-type: none">Internal Walls : Plaster / Skim Coat and PaintKitchen : 1500 mm High Ceramic Wall TilesBathrooms : Ceramic Tiles up to Ceiling / 2700mm HeightYard : Plaster / Skim Coat and PaintOthers : Plaster / Skim Coat and Paint
Floor Finishes	<ul style="list-style-type: none">Living / Dining : Porcelain TilesKitchen : Porcelain TilesBedrooms : Porcelain TilesYard : Porcelain TilesBathrooms : Homogeneous TilesStaircase : Porcelain TilesCar Porch : Homogeneous TilesOthers : Cement Render

Sanitary and Plumbing	Water Closet	4 nos	
	Basin	4 nos	
	Shower	4 nos	
	Kitchen Sink	1 no	
Electrical Installation	Lighting Point	: Corner / End Unit	22 nos
		: Intermediate Unit	21 nos
		: Odd Corner Unit	23 nos
	13 Amp Power Point		23 nos
	Ceiling Fan Point		6 nos
	SMATV Outlet Point		2 nos
	Telephone Outlet Point (FWS)		1 no
	Air Conditioning Point		5 nos
	Door Bell Point		1 no
	Auto Gate Point		1 no
	Water Heater Point		4 nos
Fencing	Brick wall / M.S. Grille		
Painting	Exterior : Weather Resistant Paint		
	Interior : Emulsion Paint		

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Setia

Setia Alamsari - Avis 1, Phase 5P6 (Double Storey Terrace House) • Developer: I & P Menara Sdn Bhd (97237-W) (a member of S P Setia Bhd) • Developer License No: 9851-18/12-2020/01109(L) • Validity Period: 19/12/2018 – 18/12/2020 • Advertising Permit No: 9851-18/12-2020/01109(P) • Validity Period: 19/12/2018 – 18/12/2020 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ 2/P/34/2018 • Expected Date of Completion: January 2021 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Number of Units: 48 • Built-up Area: 1,826 sq.ft.(Min) – 2,429 sq.ft.(Max) • Selling Price: RM668,000(Min) – RM1,263,600(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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