

setia
alamsari



CLOVER

DOUBLE STOREY SEMI-DETACHED HOUSE

— 000000 —
FREEHOLD

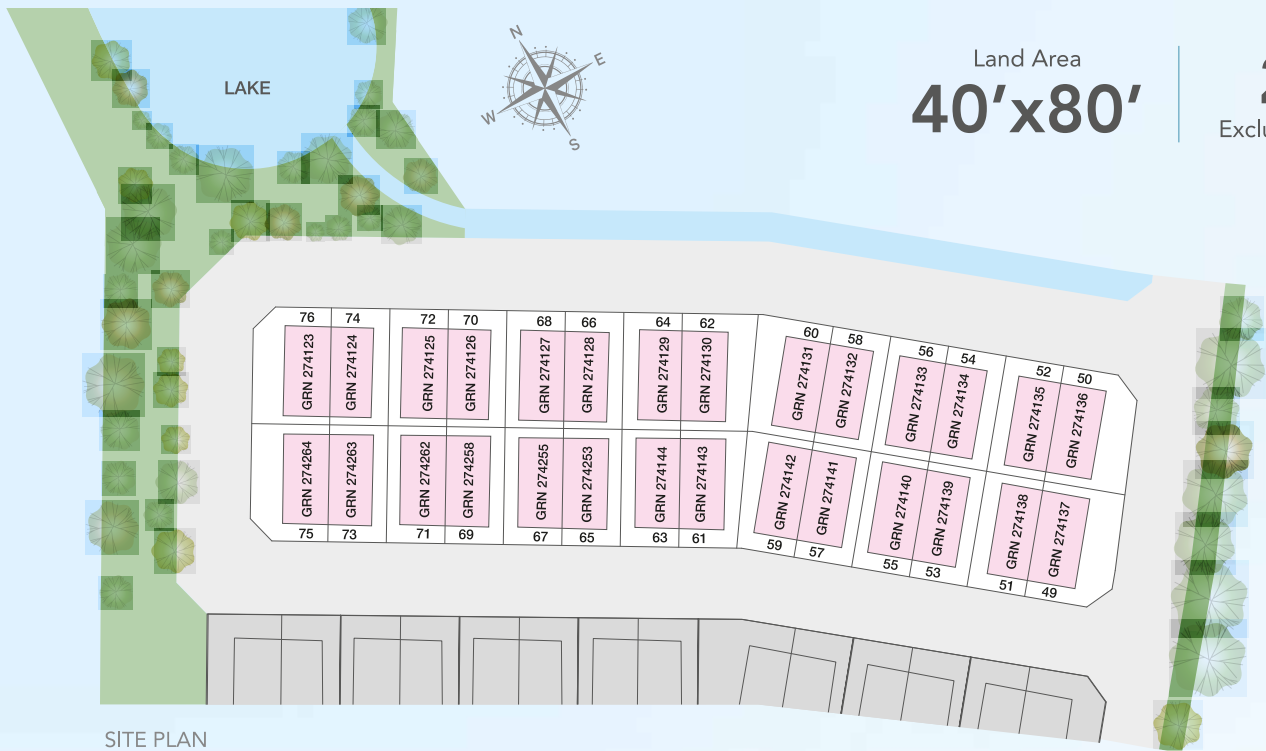


*Artist's Impression Only

NATURE INSPIRED COMMUNITY

Land Area
40'x80'

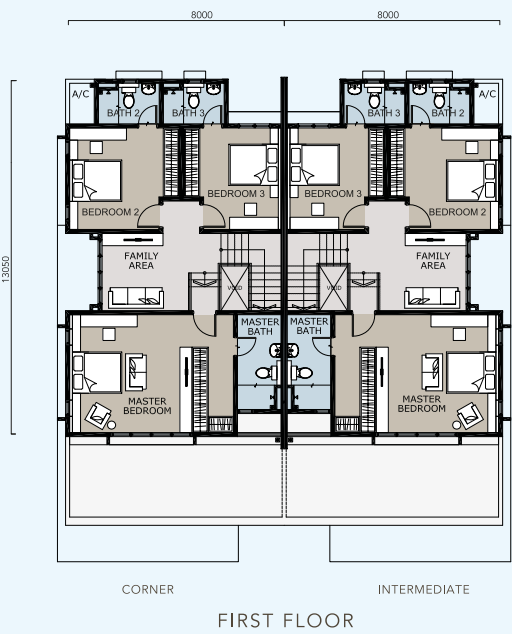
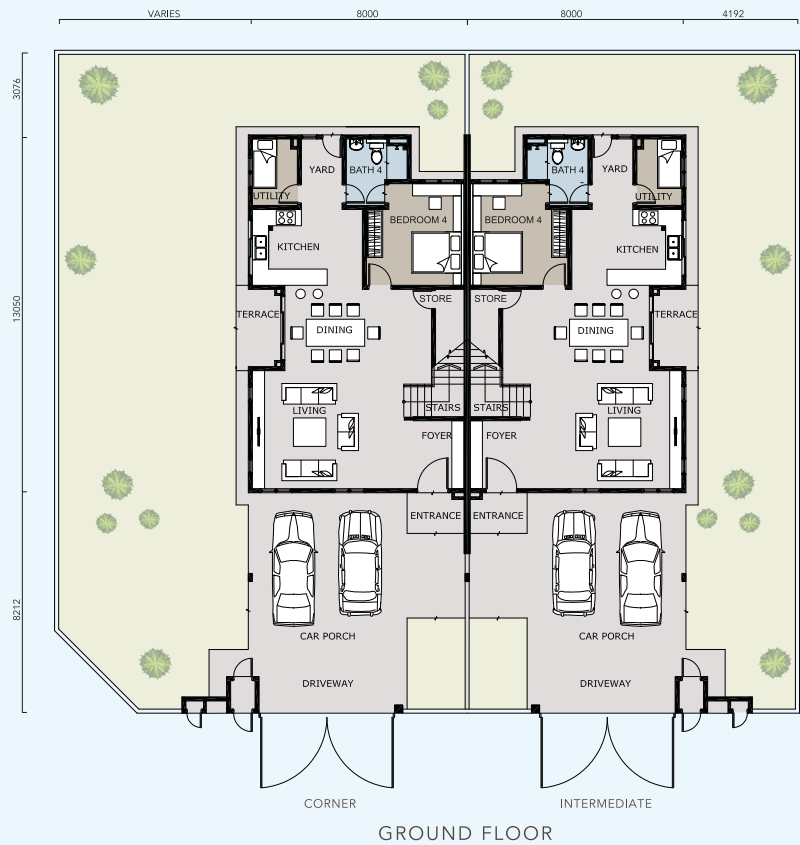
28
Exclusive Units



SITE PLAN



FLOOR PLAN



Built up Area
2,597 sq.ft.

4+1

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 : 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 HeightYard : Plaster / Skim Coat and PaintOthers : Plaster / Skim Coat and Paint
Floor Finishes	<ul style="list-style-type: none">Living / Dining : Porcelain TilesKitchen : Porcelain TilesBedroom 4 : Porcelain TilesOther Bedrooms : Laminated Timber FloorYard : Porcelain TilesBathrooms : Homogeneous TilesUtility Room : Ceramic TilesStaircase : Laminated Timber FloorCar 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	25 nos
	13 Amp Power Point	25 nos
	Ceiling Fan Point	7 nos
	SMATV Outlet Point	3 nos
	Telephone Outlet Point (FWS)	1 no
	Air Conditioning Point	6 nos
	Door Bell Point	1 no
	Auto Gate Point	1 no
Fencing	Brick wall / M.S. Grille	
Painting	Exterior : Weather Resistant Paint	
	Interior : Emulsion Paint	



HIGH CEILING DESIGN

*Artist's Impression Only



OPEN CONCEPT INTERIOR DESIGN

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Setia

Setia Alamsari - Clover, Phase 3P4 (Double Storey Semi-detached House) • Developer: I & P Menara Sdn Bhd (97237-W) (a member of S P Setia Bhd) • Developer License No: 9851-16/10-2020/0895(L) • Validity Period: 13/10/2018 – 12/10/2020 • Advertising Permit No: 9851-16/10-2020/0895(P) • Validity Period: 13/10/2018 – 12/10/2020 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ 2/P/32/2018 • Expected Date of Completion : October 2020 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Number of Units: 28 • Built-up Area: 2,597sq.ft. • Selling Price: Min RM1,183,000 – Max RM1,624,800 • 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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