



TRAMA III VILLA III

DOUBLE STOREY TERRACE

Step into a
world of
luxury





Smart Lock



Box 366



EV Port Ready



Green Switch



Solar Switch Ready





Exquisite
living, **limited**
availability

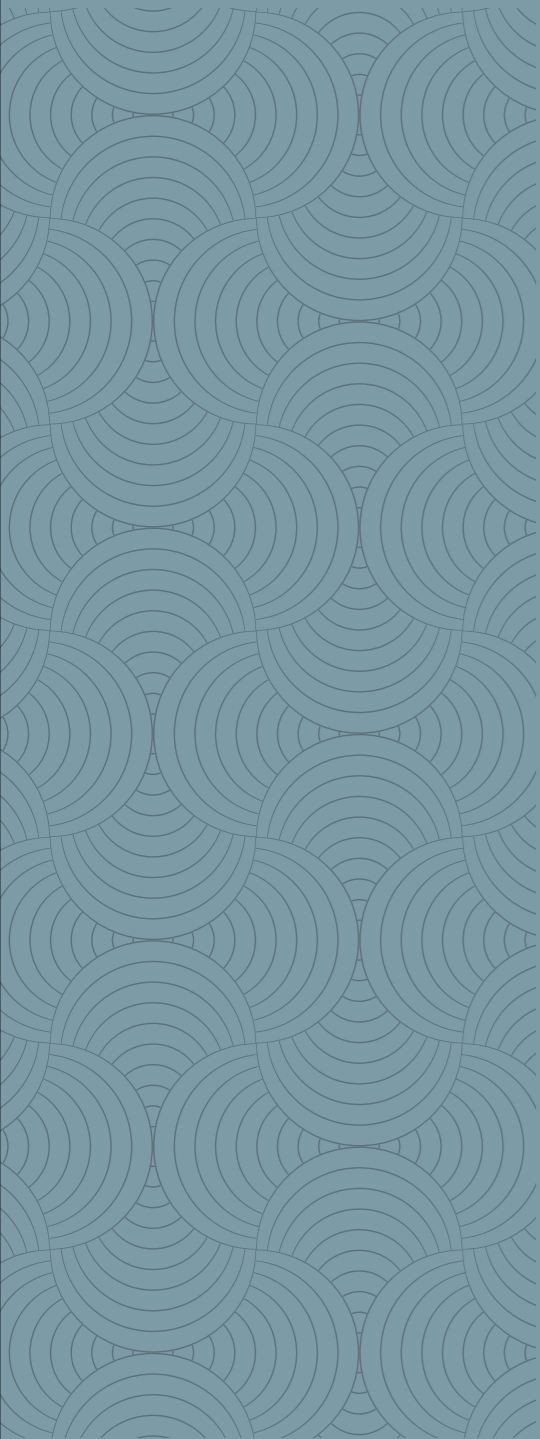
With only a limited number of exclusive residences available, this is an opportunity like no other. Luxuriate in the grandeur of high-end finishes and premium materials that adorn every corner, creating an ambiance of refined opulence only for the selected few.

A backyard as your outdoor relaxation zone



Experience the epitome of
modern luxury
& spacious living

Step into a realm of unparalleled luxury and discover the true meaning of spacious living. Immerse yourself in a symphony of elegance and sophistication, where every inch is thoughtfully designed to exceed your expectations.



IRAMA III VILLA III

DOUBLE STOREY TERRACE

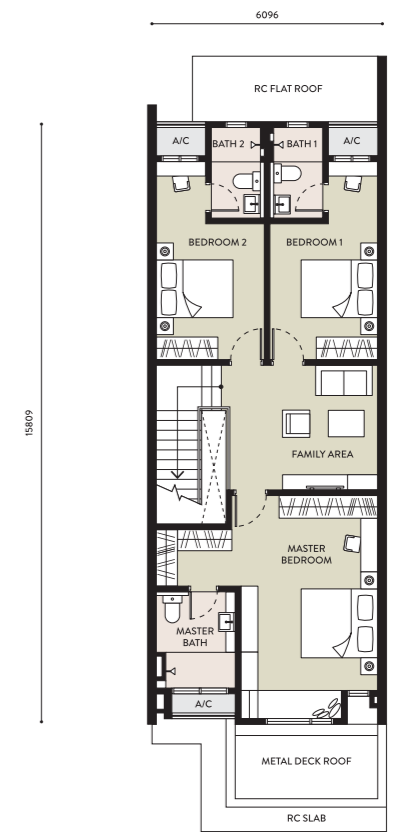
TYPE E1 Intermediate Lot

Land size:
20' x 80'

Built-up area:
2,183 sf



Ground Floor

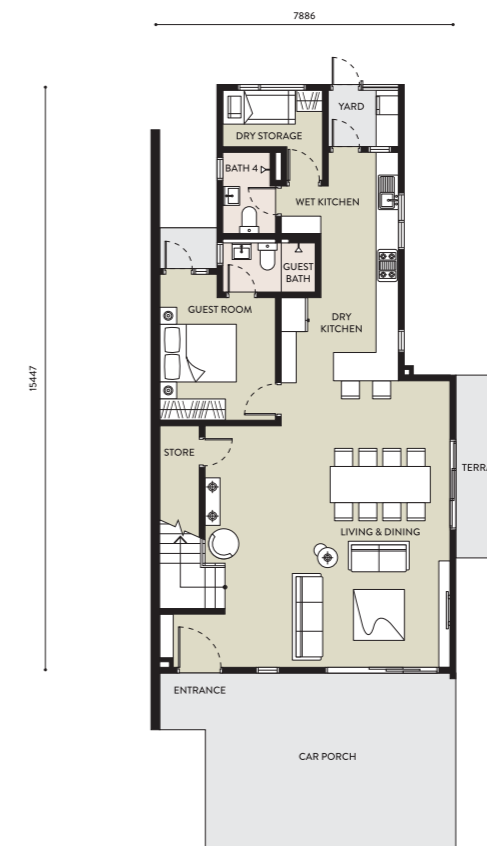


First Floor

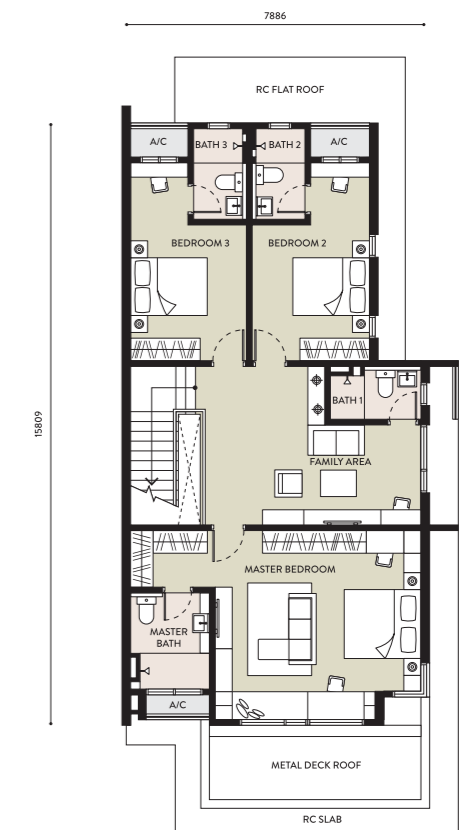
TYPE E2 Corner / End Lot

Land size:
20' x 80'

Built-up area:
2,770 sf



Ground Floor



First Floor



Freehold



Exclusive
38 units



4 bedrooms



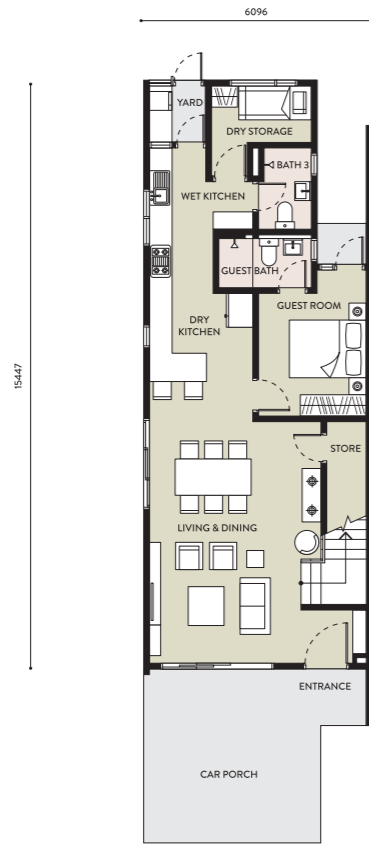
5 bathrooms

TYPE E3

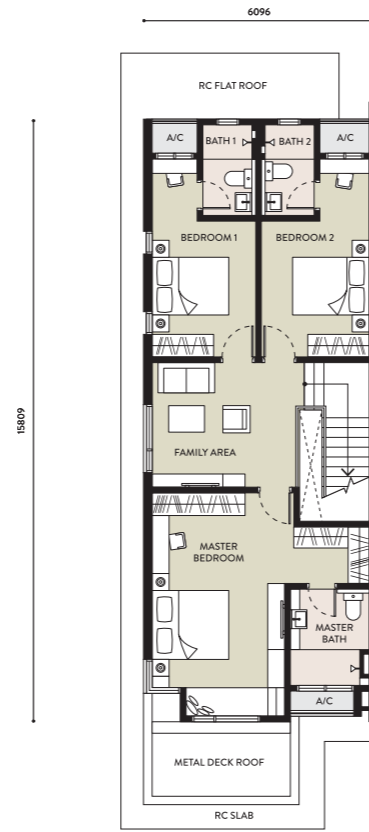
End Lot

Land size:
20' x 80'

Built-up area:
2,165 sf



Ground Floor



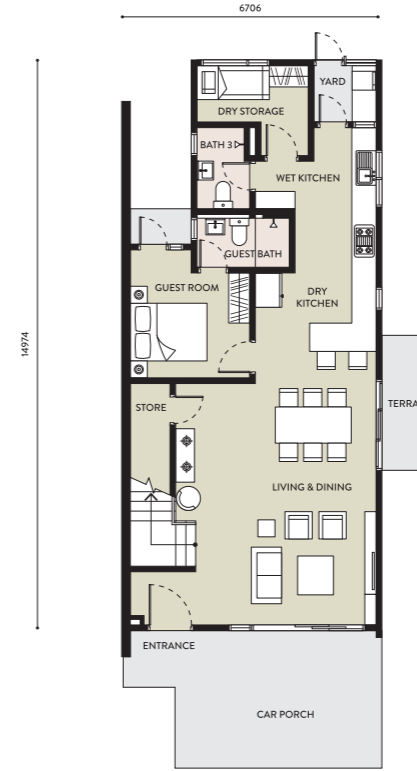
First Floor

TYPE F2-M

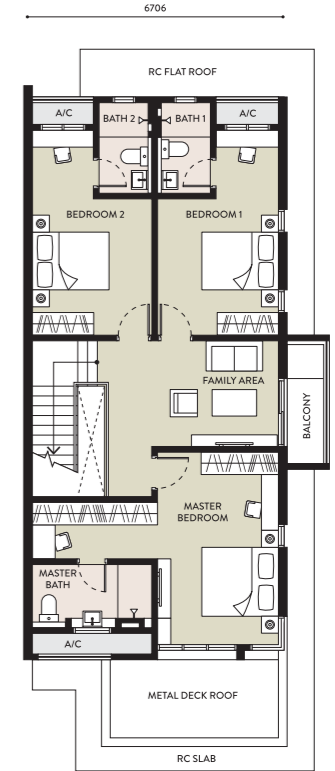
Corner Lot

Land size:
22' x 75'

Built-up area:
2,337 sf



Ground Floor



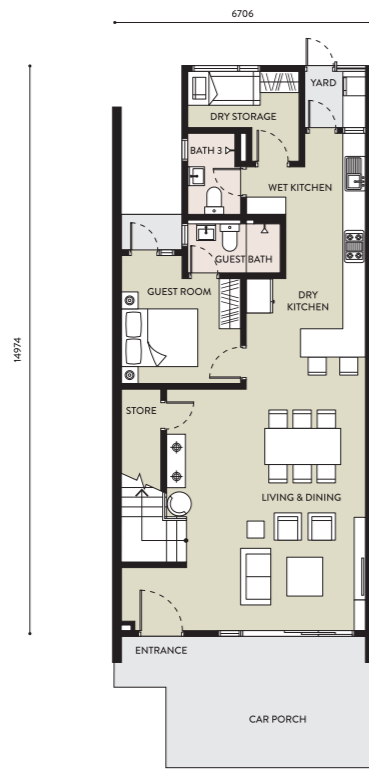
First Floor

TYPE F1

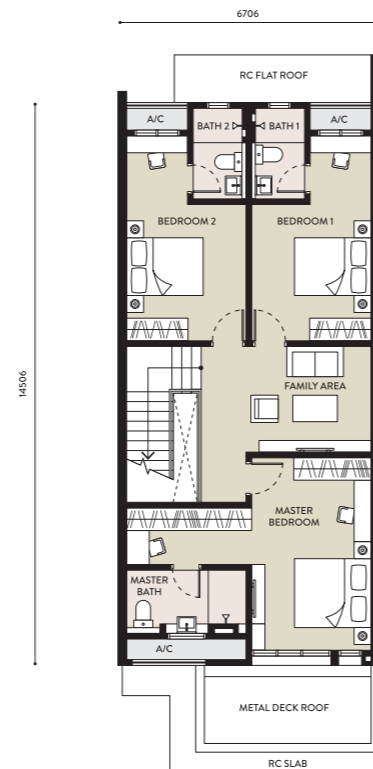
Intermediate Lot

Land size:
22' x 75'

Built-up area:
2,234 sf



Ground Floor



First Floor



SITE PLAN

- Type E1
- Type E2
- Type E3
- Type F1
- Type F2

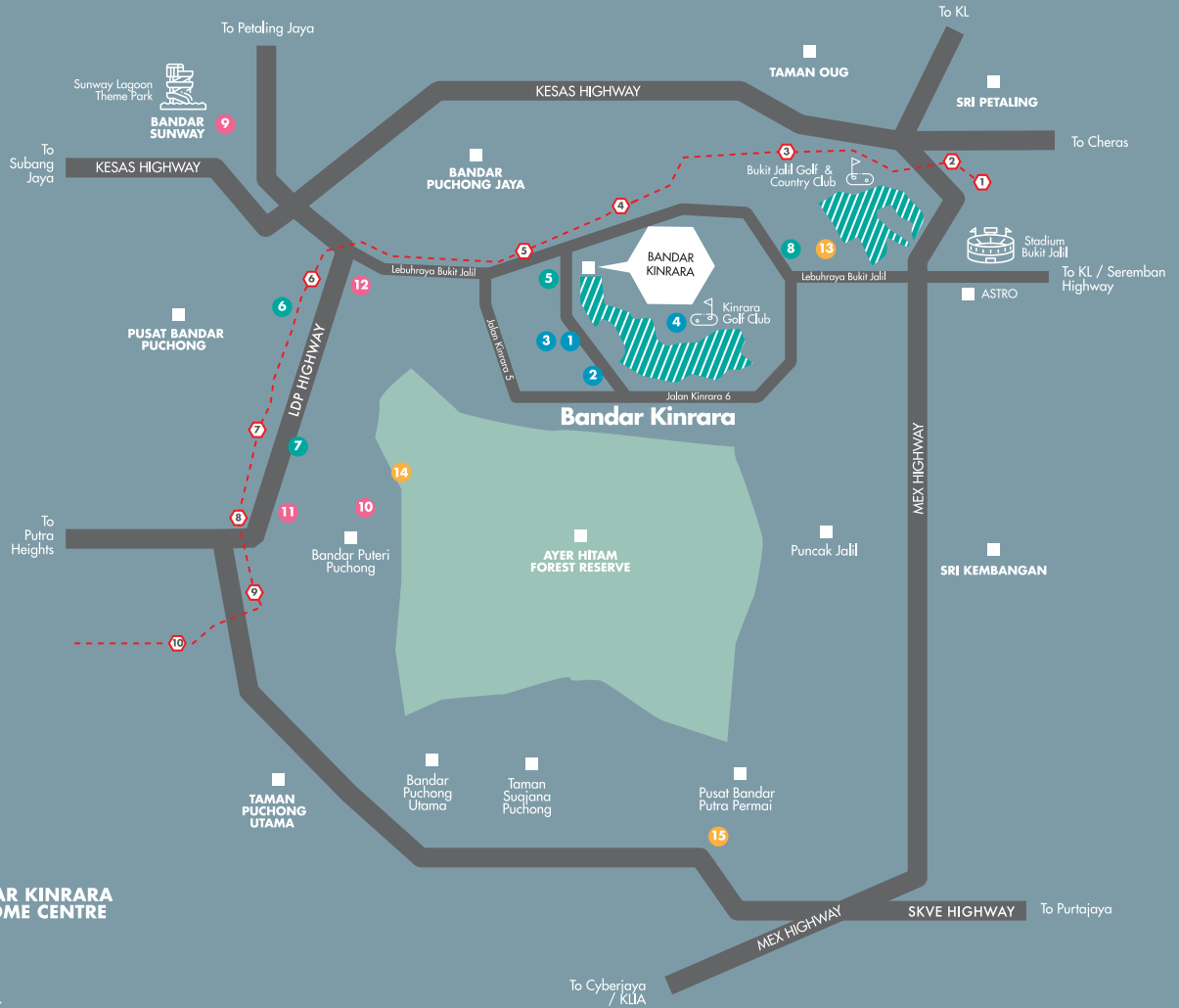


**IRAMA
VILLA III**
DOUBLE STOREY TERRACE



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 (E2, E2-M, E3, F2, F2-M) Bedrooms Guest Room Bathrooms Kitchen Dry Storage Store Yard				Timber Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Door Timber Door, Aluminium Frame Glass Door Timber 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 Terrace / Balcony (E2, E2-M, F2, F2-M) Kitchen Dry Storage Store Yard Staircase Master Bedroom / Bedroom 1 & 2 Family Area Bathrooms				Tiles Tiles Tiles Tiles Tiles Tiles Tiles Cement Render Tiles Timber Flooring Timber Flooring Timber Flooring Tiles
Sanitary & Plumbing Fitting			Type		
	E1/E1-M	E2/E2-M	E3	F1/F1-M	F2/F2-M
Water Closet	5	6	5	5	5
Wash Basin	5	6	5	5	5
Shower	5	6	5	5	5
Paper Roll Holder	4	5	4	4	4
Hand Bidet	4	5	4	4	4
Kitchen Sink	1	1	1	1	1
Electrical Installation			Type		
	E1/E1-M	E2/E2-M	E3	F1/F1-M	F2/F2-M
Light Point	33	35	33	33	35
Power Point	28	28	28	28	28
Air Conditioner Electrical Point	7	7	7	7	7
Water Heater Electrical Point	4	5	4	4	4
Fan Point	9	9	9	9	9
SMATV Point	3	3	3	3	3
Data Point	3	3	3	3	3
Telephone Point	1	1	1	1	1
Door Bell Point	1	1	1	1	1
Auto Gate Point	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 iHOME



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

Setia

Developer Name: Bandar Kinrara • Phase 7A4(C), 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: 4924/10-2023/0056(A) • Expiry Date: 22/10/2021 – 21/10/2023 • Advertising Permit No: 4924-78/09-2025/1011(N)-(L) • Validity Period: 07/09/2023 – 06/09/2025 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/24(12) • Expected Date of Completion: September 2025 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any) : Nil • Number of Units: Type E 18 Units (20' x 80') • Selling Price: Min. RM1,457,000.00 - Max. RM2,433,000.00 • Number of Units : Type F 20 Units (22' x 75') • Selling Price : Min. RM1,498,000.00 - Max. RM2,176,000.00 • Discount: 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT