

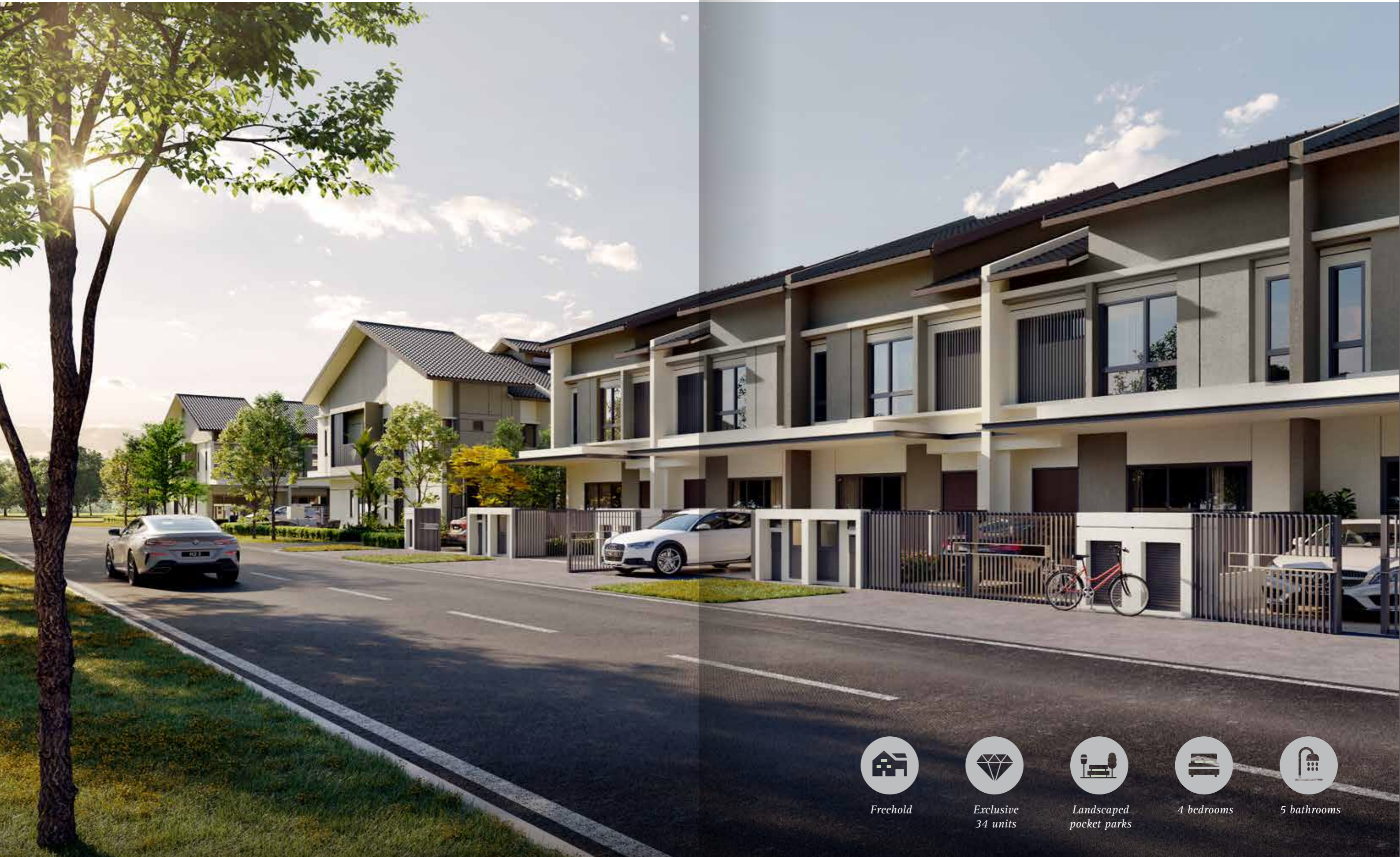


# IRAMA I VILLA I

DOUBLE STOREY TERRACE

A home  
for the affluent





*Freehold*



*Exclusive  
34 units*



*Landscaped  
pocket parks*



*4 bedrooms*



*5 bathrooms*



## An exclusive and rare release

Introducing our new luxurious 2-storey homes - Irama Villa 1. Cocooned in the most premium terrace house precinct of Bandar Kinrara, these homes are extremely spacious and opulent.

Released in limited numbers of only 34 units, Irama Villa 1 is most definitely a rare gem in Bandar Kinrara.





## Ultra spacious, modern and extravagant

Boasting a remarkably huge living space of up to 2,549 sq. ft., every corner of this home speaks of extravagance and invites your indulgence.

Irama Villa 1 makes an ideal venue to host social gatherings and showcase your new home.



# IRAMA VILLA I

DOUBLE STOREY TERRACE

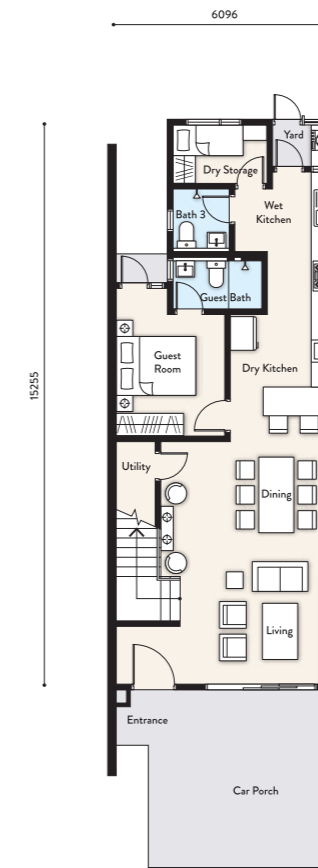


## TYPE A1

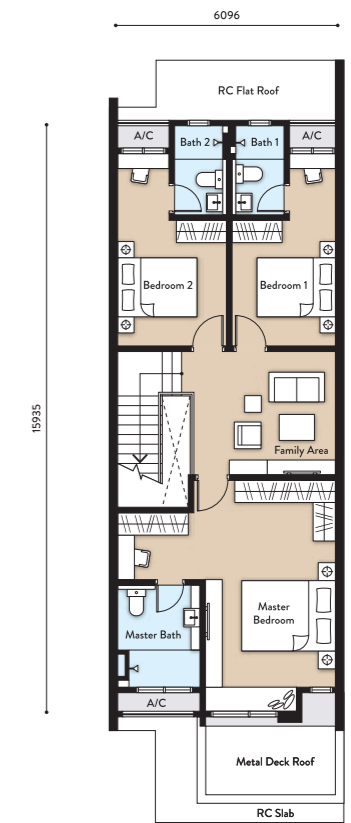
### Intermediate Lot

Land size:  
20' x 80'

Built-up area:  
2,204 sf



Ground Floor



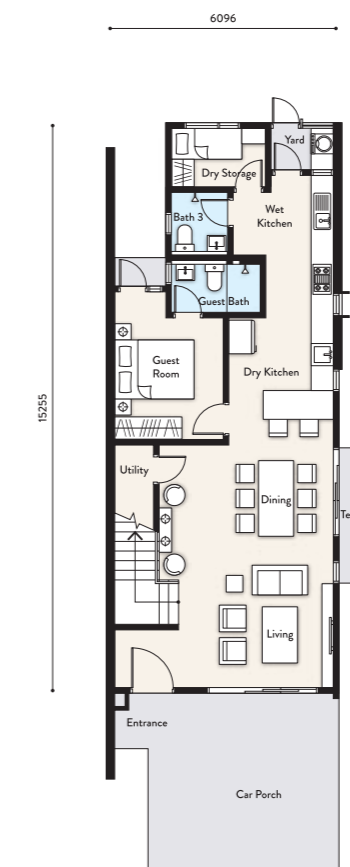
First Floor

## TYPE A2-M

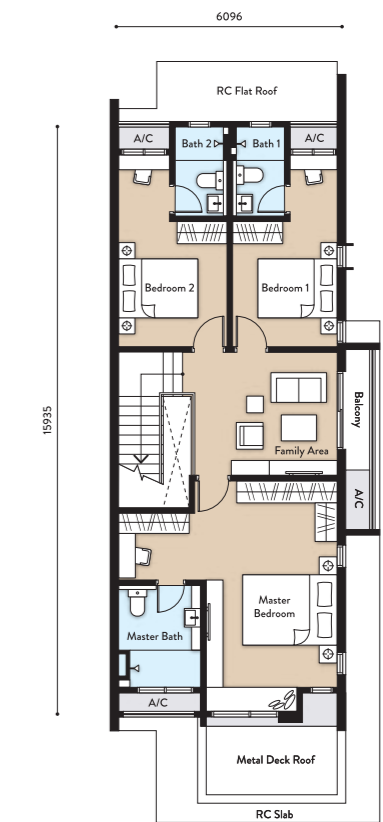
### Corner Lot

Land size:  
20' x 80'

Built-up area:  
2,342 sf



Ground Floor



First Floor

### TYPE A3

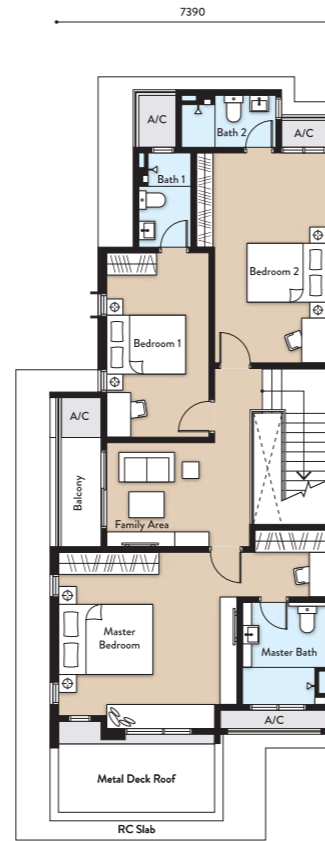
End Lot

Land size:  
20' x 80'

Built-up area:  
2,556 sf



Ground Floor



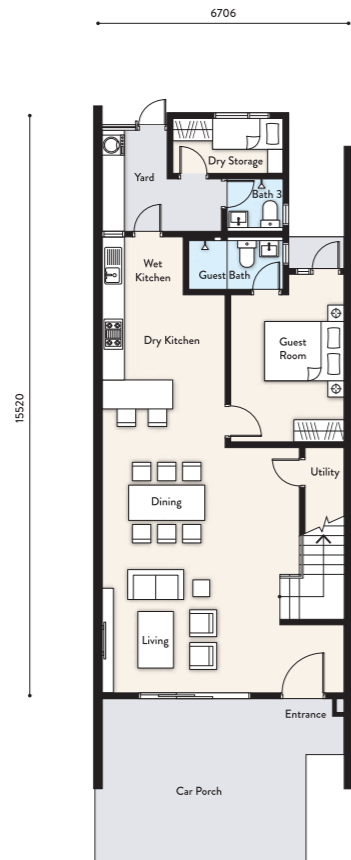
First Floor

### TYPE B1

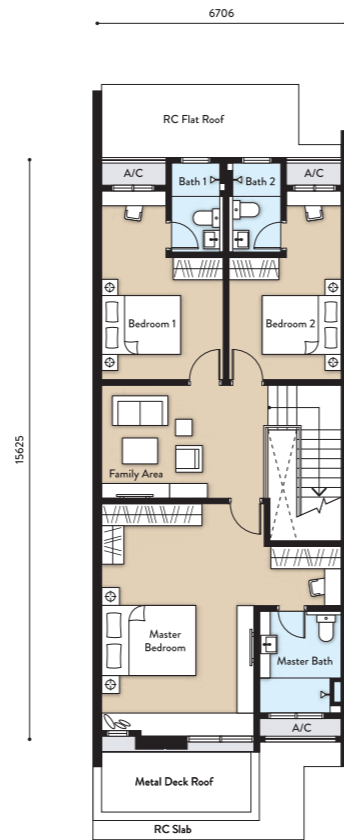
Intermediate Lot

Land size:  
22' x 80'

Built-up area:  
2,411 sf



Ground Floor



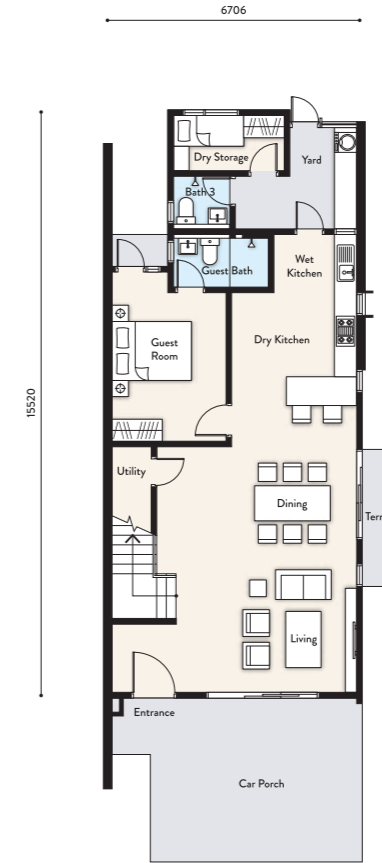
First Floor

### TYPE B2-M

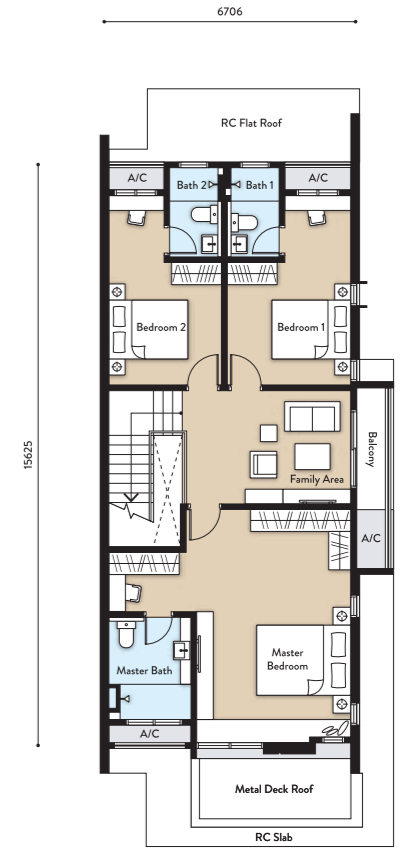
Corner Lot

Land size:  
22' x 80'

Built-up area:  
2,549 sf



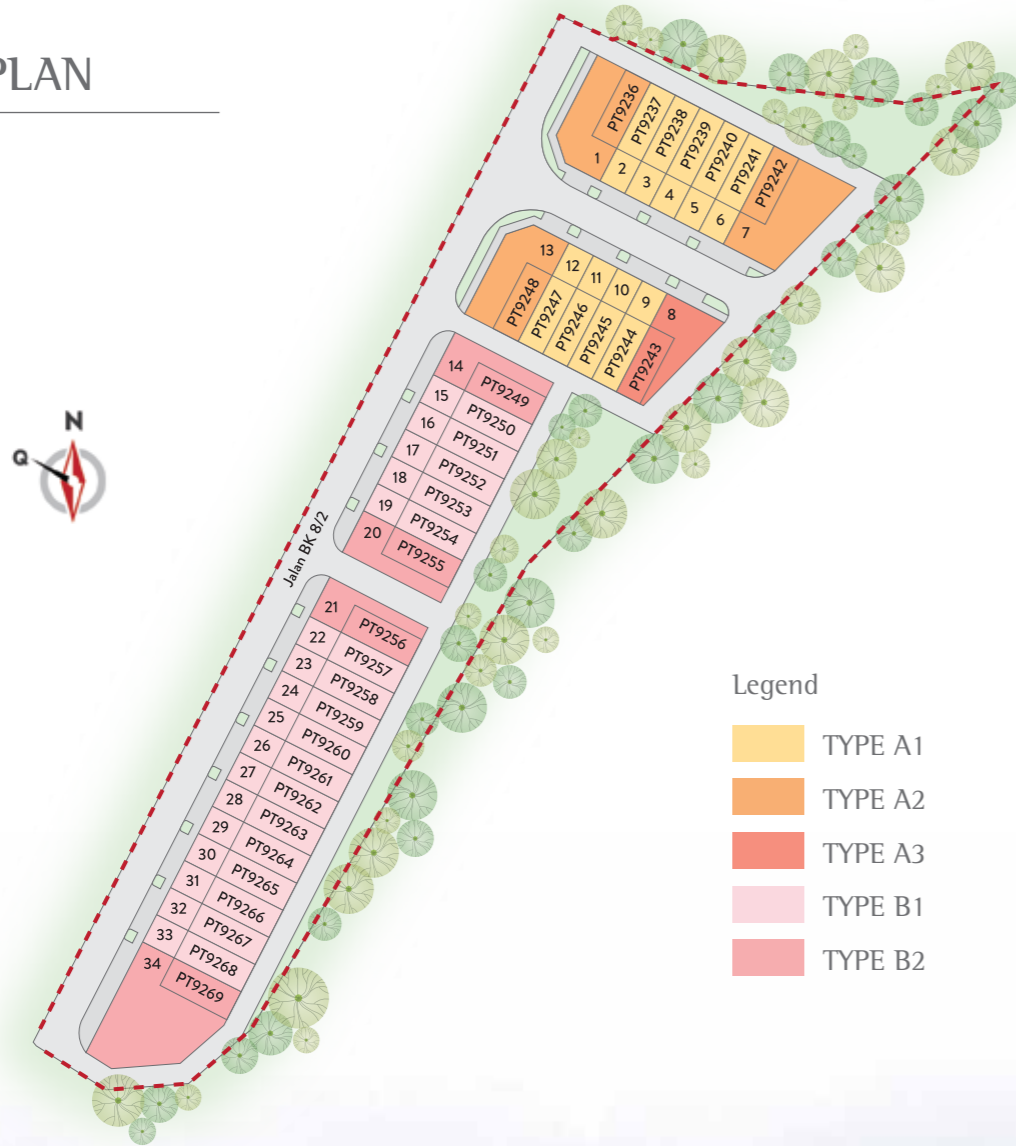
Ground Floor



First Floor



# SITE PLAN



### Legend

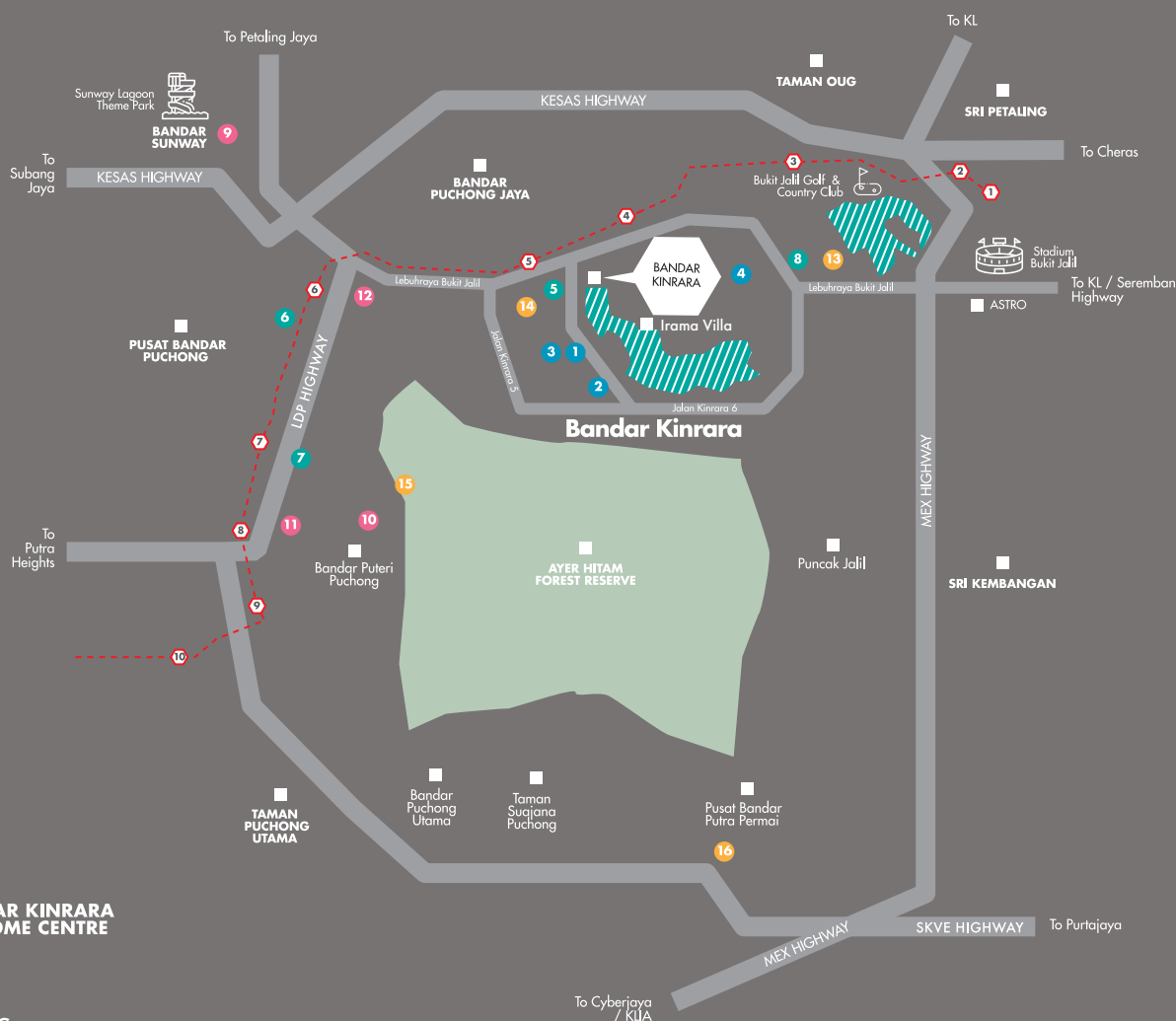
- TYPE A1
- TYPE A2
- TYPE A3
- TYPE B1
- TYPE B2



# 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 (A2, A2-M, A3, B2, B2-M) Bedrooms Guest Room Bathrooms Kitchen Dry Storage Utility Yard	Timber Door Aluminium Frame Sliding Door Aluminium Frame Sliding Door Timber Door Timber 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 (A2, A2-M, A3, B2, B2-M) Kitchen Dry Storage Utility 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				
	A1/A1-M	A2/A2-M	A3	B1/B1-M	B2/B2-M
Water Closet	5	5	5	5	5
Wash Basin	5	5	5	5	5
Shower	5	5	5	5	5
Paper Roll Holder	5	5	5	5	5
Hand Bidet	4	4	4	4	4
Kitchen Sink	1	1	1	1	1
Electrical Installation	Type				
	A1/A1-M	A2/A2-M	A3	B1/B1-M	B2/B2-M
Light Point	33	35	34	33	35
Power Point	27	27	27	27	27
Air Conditioner Electrical Point	7	7	7	7	7
Water Heater Electrical Point	4	4	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 Kinrara Oval Ground
- 15 Wawasan Hill Trail
- 16 Farm In The City

### LRT STATION



Stay Together. Stay Setia  
**livelearnworkplay**

**Call 603 8082 9525**

**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**

Phase 7A4(A), Double Storey Terrace • Developer: 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: 4924-76/03-2025/0349(N)-(L) • Validity Period: 28/03/2023 - 27/03/2025 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/21(12) • Expected Date of Completion: May 2025 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: Type A 13 Units (20' x 80') • Selling Price: Min. RM1,356,000.00- Max. RM2,062,000.00 • Number of Units : Type B 21 Units (22' x 80') • Selling Price : Min. RM1,459,000.00 - Max. RM2,488,000.00 • Discount: 7% for Bumiputera.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT