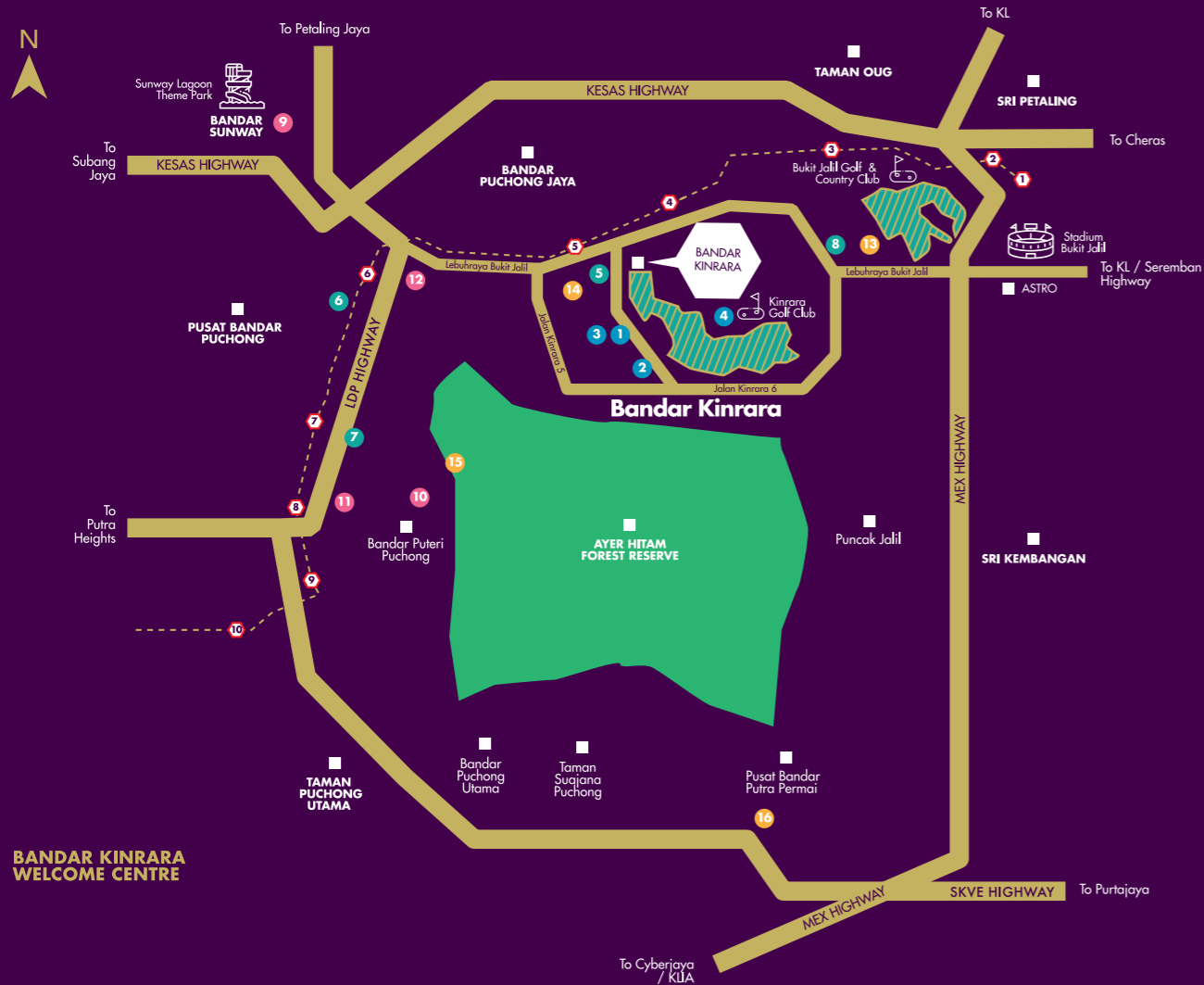




LOCATION MAP



LEGENDS

Education

- 1 SMK Bandar Kinrara Seksyen 4
- 2 Brainy Bunch Bandar Kinrara
- 3 Windsor International Academy
- 4 Tzu Chi International School Kuala Lumpur

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
- 7 SetiaWalk Mall
- 8 Pavilion Bukit Jalil

Medical

- 9 Sunway Medical Centre
- 10 Columbia Asia Hospital Puchong
- 11 KPMC Puchong Specialist Center
- 12 Puchong Specialist Clinic

Recreational Area

- 13 Bukit Jalil Recreational Park
- 14 Kinrara Oval Ground
- 15 Wawasan Hill Trail
- 16 Farm In The City

LRT STATION




THEARA II

DOUBLE STOREY SEMI-D

BANDAR KINRARA

THE GRANDEUR OF LUXURY
AND EXCLUSIVITY

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
T: 03-8082 9525 W: www.spsetia.com E: bandarkinrara@setia.com

Phase 7A10C (Double Storey Semi Detached) • Developer: Perumahan Kinrara Berhad (192001000029 305-P) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829600 • Developer's License No: 4924/10-2023/0056(A) • Validity Period: 22/10/2021 - 21/10/2023 • Advertising and Sales Permit No: 4924-75/11-2024/0366(N)-L • Validity Period: 25/11/2022 - 24/11/2024 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4-600-1/10/4/20(17) • Expected Date of Completion: December 2024 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • No. of Units: 14 • Selling Price: Min RM2,900,000.00 – Max RM3,128,000.00 • Discount: 7% for Bumiputra

THIS ADVERTISEMENT HAS BEEN APPROVED BY HOUSING NATIONAL DEPARTMENT



ALLOW EXCLUSIVE
LIVING UNFOLD
ITSELF TO YOU

ONLY 14 UNITS AVAILABLE

LOT SIZE:
50' x 100'

BUILT-UP AREA:
3,767 - 3,786 SQ.FT

FREEHOLD RESIDENCE





LIVING IT UP WITH LOCAL HOMAGE

With the concept of Living in Eminence flowing from the heart out to the modern minimalist facade of each unit, the architecture of the houses in Theara II pays respect to traditional Malaysian roots and uplifts its design to be a future classic.





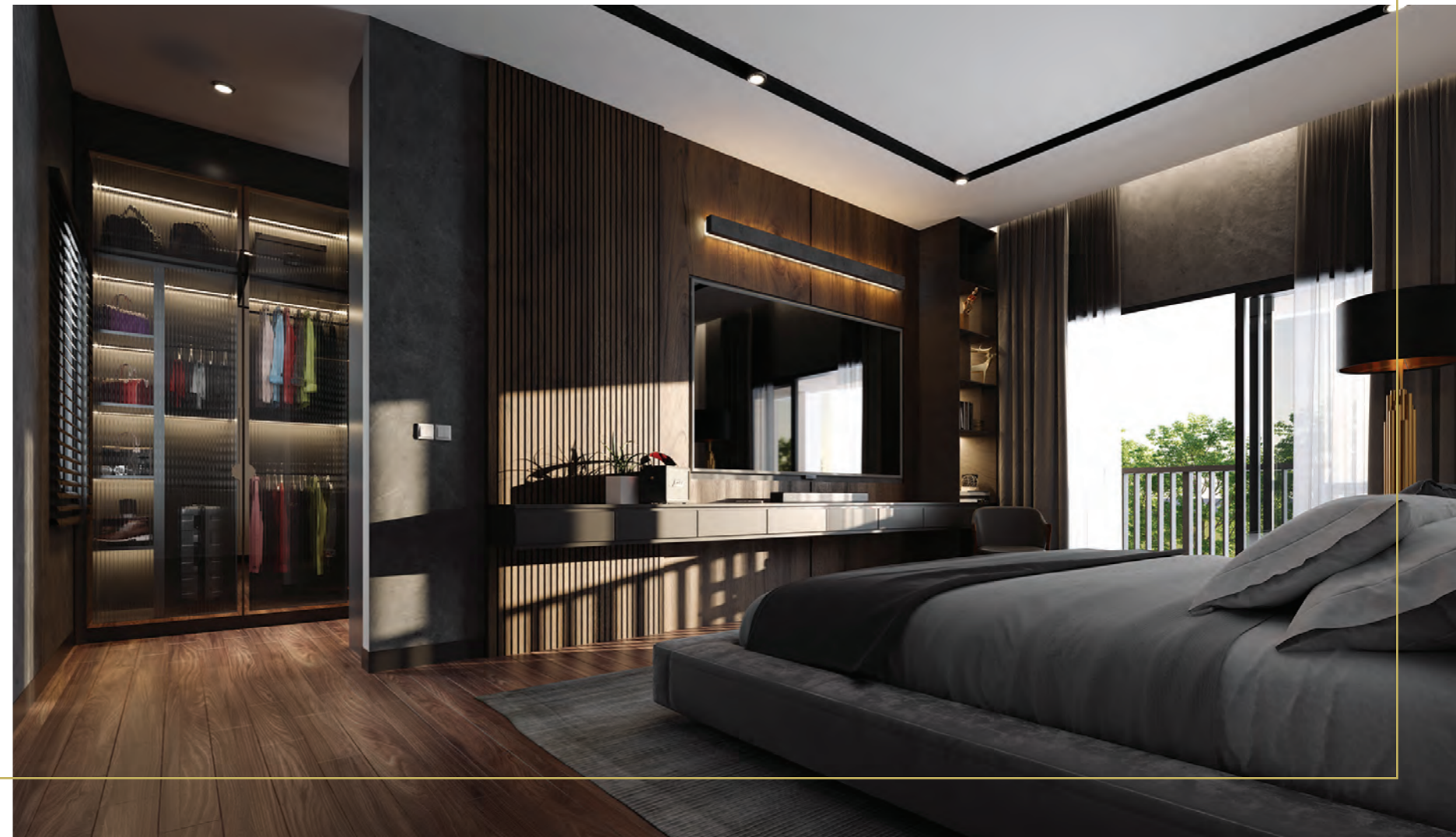
ONLY YOU CAN DEFINE YOUR HOME

Each unit in Theara II offers not only double volume living grounds to accommodate your exquisite lifestyle tastes, but also features flexible interior arrangement so your interior is on-point with your aesthetic vision. Each unit's asymmetrical L-shaped layout brings out spatial multifunctionality while maintaining a sense of uniqueness in design.



ENJOY INDIVIDUALITY AND EXCLUSIVITY DAILY AS YOU SHOULD

Let your daily energy flow out into the ether as you move freely from your abode to a private garden, as you soak in the vast and extravagant surrounding view before proceeding to our lushly spacious garden.



FLOOR PLAN
TYPE
A/A(M)



5 + 2



6

LAND SIZE: 50' X 100'
BUILT-UP AREA: 3,786 SQ.FT



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN
TYPE
B/B(M)



5 + 2



7

LAND SIZE: 50' X 100'
BUILT-UP AREA: 3,767 SQ.FT



GROUND FLOOR

FIRST FLOOR



SITE PLAN



EXCLUSIVE RESIDENCY IN EVERY SENSE

A confluence of premier living and inner city convenience, Bandar Kinrara has now matured into a sought after residential area, with accessibility in abundance such as connection to major highways and a comprehensive township for its residents to enjoy.



SPECIFICATIONS

STRUCTURE	Reinforced concrete	
WALL	Cement and sand bricks / Clay bricks (party wall)	
ROOF COVERING	Concrete roof tiles / Reinforced concrete slabs	
ROOF FRAMING	Lightweight steel truss	
CEILING	Skimcoat / plasterboard & paint	
WINDOW	Aluminium frame Casement window / Top hung / Fixed glass panel	
DOOR	Main Entrance	Timber door
	Kitchen	Timber door
	Master Bedroom, Bedroom 2, 3, 4 & 5	Timber door
	Study Room	Timber door
	Utility	Timber door
	Master Bath, Bath 2, 3, 4, 5 & 6	Timber door
	Powder Room	Timber door
	Yard	Timber door
	Linen	Timber louvered door
	Side Entrance & Terrace	Aluminium frame sliding door
IRONMONGERY	Provided	
WALL FINISHES	Internal & External Wall	Plaster & paint
	Kitchen	5ft. height tiles
	Bathrooms & Powder room	Ceiling height tiles
FLOOR FINISHES	Carporch	Concrete imprint
	Living	Tiles
	Dining	Tiles
	Kitchen	Tiles
	Master Bedroom, Bedroom 2, 3 & 4	Timber flooring
	Bedroom 5	Tiles
	Study Room	Tiles
	Utility	Tiles
	Master Bath, Bath 2, 3, 4, 5 & 6	Tiles
	Powder Room	Tiles
	Family Area, & Staircase	Timber flooring
	Terrace & Refuse Bin	Tiles
SANITARY AND PLUMBING FITTINGS	Shower	6
	Wash Basin	7
	Water Closet	6
	Hand Bidet	5
	Water Tap	4
	Toilet Paper Holder	6
	Kitchen Sink	2
ELECTRICAL INSTALLATION	Lighting Point	44
	Air-Cond Point	7
	Fan Point	9
	TV Point	3
	Telephone Point	1
	Power Point	27
	Water Heater Point	1
	Auto-Gate Point	1
	Door Bell Point	1
	Data Point	3
INTERNAL TELEPHONE TRUNKING & CABLING	Provided	
FENCING	Provided	
TURFING	Provided	
GAS PIPING	Not Provided	