



VERDALE
BOTANICAL SEMI-DETACHED
Collection

EDENCE & FLORENCE

Under the twinkling skies and blush horizons

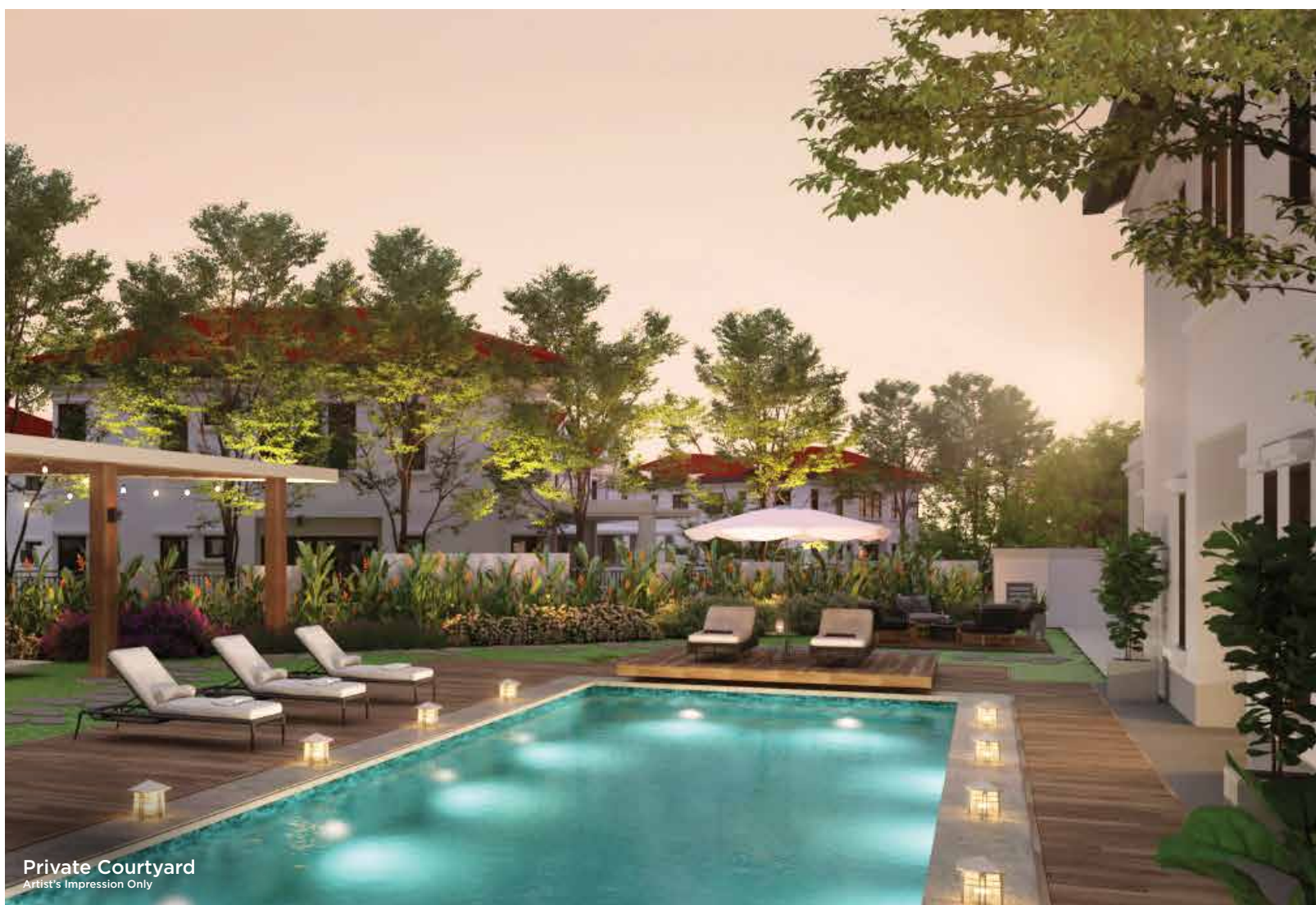
is an enclave of Semi-Detached homes
named Edence and Florence.

The botanical-inspired names lead the
way to an ambience you can imagine -
luxurious springtime living.





Whether you are hosting a dinner party or having a meal on your own, take it outdoors to your private garden and indulge while you watch the evening sky lights up.



Lush outdoor space designed for quiet relaxation like morning yoga, gardening and even alfresco dinner parties.



Artist's Impression Only

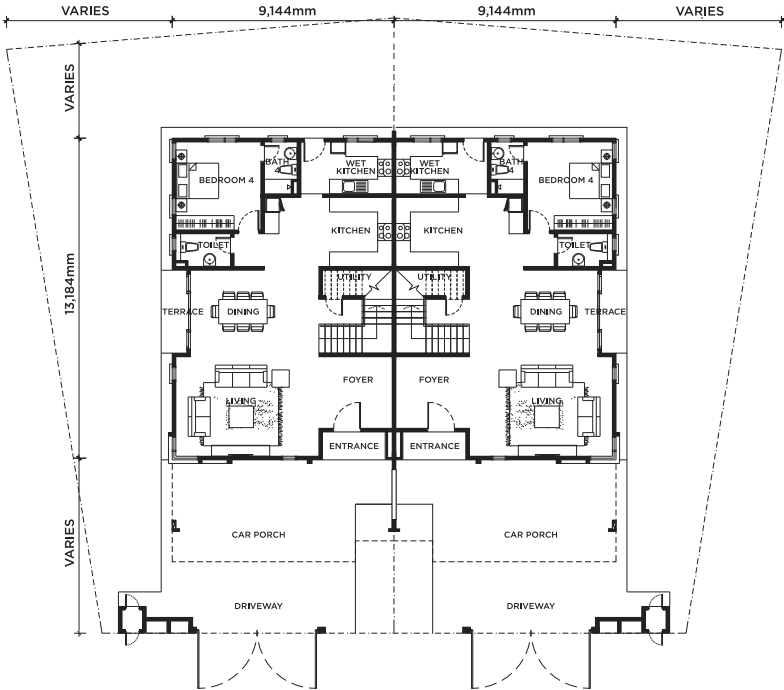
EDENCE

Land Size
40' x 80'

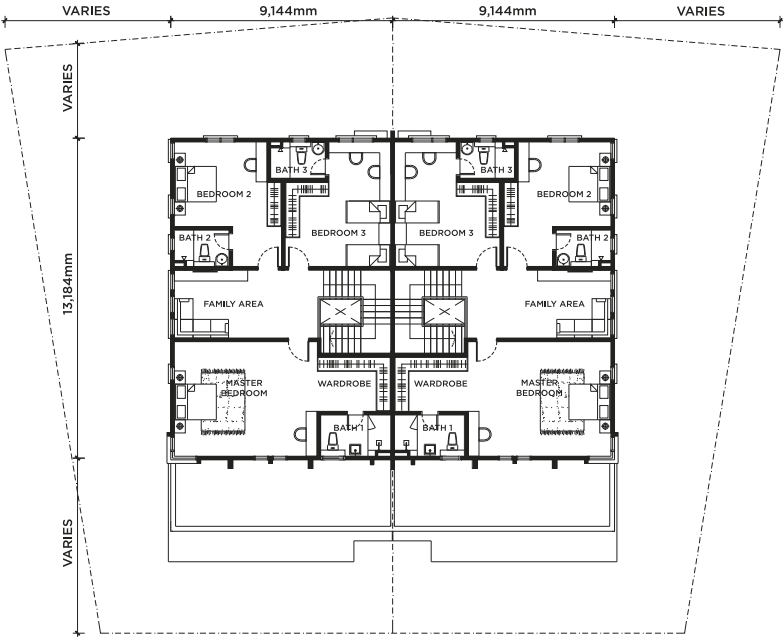
Built-up Size
3,118 sq. ft.

No. of Units
18

4 bedrooms
4 bathrooms & 1 powder room



GROUND FLOOR



FIRST FLOOR



Artist's Impression Only

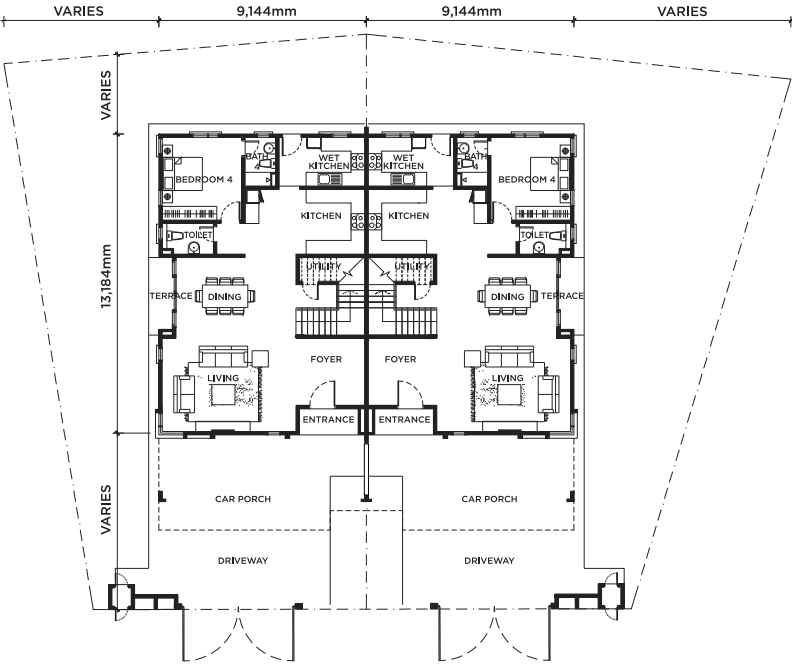
FLORENCE

Land Size
40' x 80'

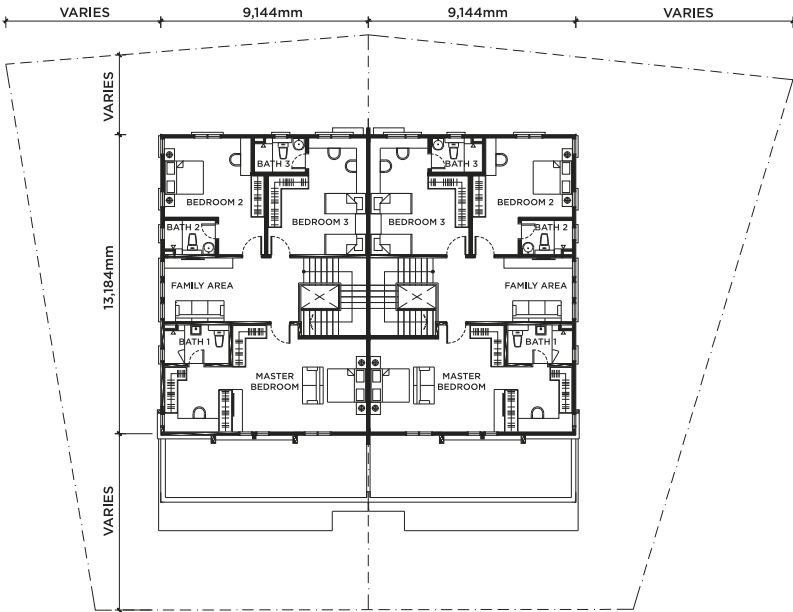
Built-up Size
3,118 sq. ft.

No. of Units
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GROUND FLOOR



FIRST FLOOR

Master Site Plan

LEGEND

- Road
- 20' x 65' Double Storey Terrace House
- 22' x 65' Double Storey Terrace House
- 22' x 70' Double Storey Terrace House
- 22' x 75' Double Storey Terrace House
- 22' x 80' Double Storey Terrace House
- 22' x 85' Double Storey Terrace House
- 24' x 85' Double Storey Superlink House
- 26' x 80' Double Storey Superlink House
- 32' x 65' Double Storey Cluster House
- 32' x 75' Double Storey Semi Detached House
- 35' x 83' Double Storey Cluster House
- 40' x 80' Double Storey Semi Detached House
- Bungalow
- Apartment
- Low / Low Medium / Medium Cost Apartment
- Green Area
- Retention Pond
- Commercial
- Public Amenities





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EDENCE & FLORENCE

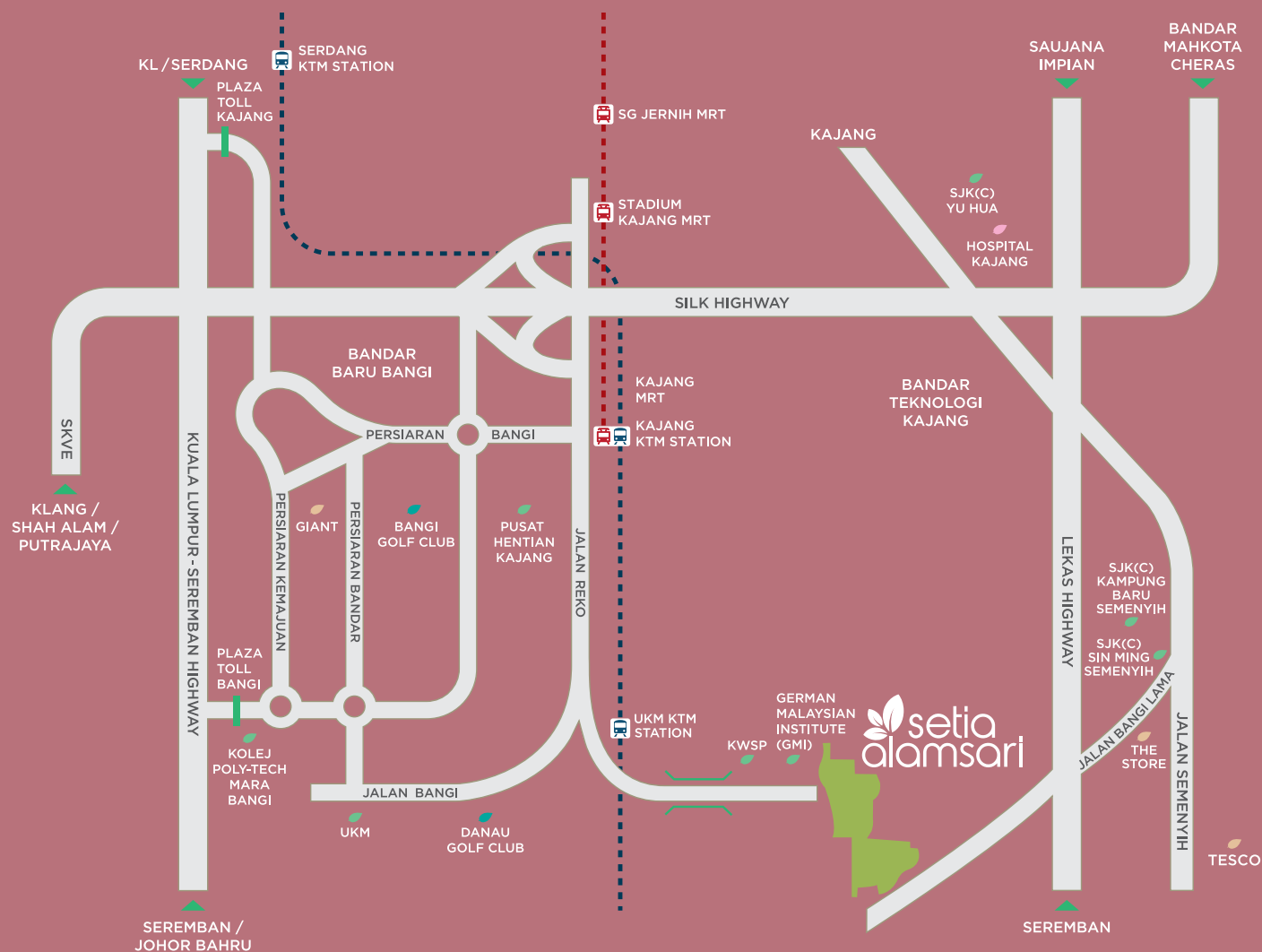
LEGEND

- EDENCE (18 Units)
- FLORENCE (18 Units)

- 1. Blossom Gateway
- 2. Jogging Track
- 3. Twinkle Pavilion
- 4. Lullaby Playground
- 5. Outdoor Fitness

SPECIFICATIONS

		EDENCE	FLORENCE
STRUCTURE	: Reinforced Concrete		
WALL	: Brick Wall		
ROOF COVERING	: Roof Tiles / Reinforced Concrete Roof		
ROOF FRAMING	: Lightweight Steel		
CEILING	: Concrete Slab / Skim Coat / Plaster Ceiling Board		
WINDOWS	: Aluminium Framed Glass		
DOORS			
Main Entrance	: Solid Core Plywood Timber Door		
Side Entrance	: Aluminium Framed Sliding Door		
Others	: Flush Door		
IRONMONGERY	: Quality Ironmongery		
WALL FINISHES			
Internal Walls	: Plaster / Skim Coat and Paint		
External Walls	: Plaster and Weather Resistant Paint		
Kitchen	: 1500mm High Porcelain Tiles		
Bathrooms	: Porcelain Tiles up to 2650mm		
FLOOR FINISHES			
Car Porch / Driveway	: Homogeneous Tiles		
Entrance	: Homogeneous Tiles		
Living / Dining	: Porcelain Tiles		
Bedroom 4	: Porcelain Tiles		
Other Bedrooms	: Timber		
Family Area	: Timber		
Bathrooms	: Porcelain Tiles		
Kitchen	: Porcelain Tiles		
Terrace / Apron	: Porcelain Tiles		
Staircase	: Timber		
Utility 1	: Cement Render		
SANITARY & PLUMBING			
Water Closet	: 5 nos	5 nos	
Wash Basin	: 5 nos	5 nos	
Shower Rose	: 4 nos	4 nos	
Kitchen Sink	: 1 no	1 no	
ELECTRICAL INSTALLATION			
Lighting Point	: 31 nos	31 nos	
Ceiling Fan Point	: 7 nos	7 nos	
Gate Light Point	: 2 nos	2 nos	
13 Amp Power Point	: 27 nos	27 nos	
Air Conditioning Point	: 6 nos	6 nos	
Door Bell Point	: 1 no	1 no	
Water Heater Point	: 1 no	1 no	
Fiber Termination Box (FTB)	: 1 no	1 no	
Fiber Wall Socket (FWS)	: 1 no	1 no	
SMATV Outlet Point	: 3 nos	3 nos	
FENCING	: Brick Wall / M.S. Grille		
PAINTING			
Interior	: Emulsion Paint		
Exterior	: Weather Resistant Paint		



SOWING IN A BRIGHT LOCALE

Education

German-Malaysian Institute	1.9 km
Sekolah Rendah Sri Al-Amin Bangi	2.7 km
Universiti Kebangsaan Malaysia	4.1 km
SMK Bandar Baru Bangi	6.4 km
SJK(C) Sin Ming, Semenyih	6.4 km
SJK(C) Kg Baru Semenyih	7.0 km
Rafflesia International School	8.4 km
SJK(C) Yu Hua & SMJK Yu Hua	9.2 km

Shopping

Bangi Gateway	5.8 km
Giant Hypermarket	8.1 km
Tesco Semenyih	9.0 km
IOI City Mall	16.1 km

Golf Clubs & Recreation

Danau Golf Club	3.4 km
Bangi Wonderland	4.0 km
Themepark & Resort	
Bangi Golf Club	8.2 km
Taman Tasik Cempaka	9.1 km

Medical

Hospital Kajang	9.1 km
KPJ Kajang Specialist Hospital	9.4 km
Hospital Serdang	16.0 km
Hospital Putrajaya	23.3 km

Public Transport

UKM KTM Station	1.0 km
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Setia

Developer: Setia Alamsari – Phase 9P4 (Double-Storey Semi-Detached House) • Developer: I & P Menara Sdn Bhd (97237-W) • Developer License No: 9851-23/06-2022/0354 (L) • Validity Period: 17/06/2020 – 16/06/2022 • Advertising Permit No: 9851-23/06-2022/0354 (P) • Validity Period: 17/06/2020 – 16/06/2022 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ 2/P/52/2018 • Expected Date of Completion: February 2022 • Land Encumbrances: HSBC Bank Malaysia Berhad • Tenure of Land: Freehold • Number of Units: 36 • Built-up Area: 3,118 sq.ft. • Selling Price: RM 1,736,000 (Min) – RM 2,325,600 (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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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA