

TAMAN

KLEBANGRIA
 豪景苑

最低 **Min: 208,800.00**
 最高 **Max: 308,800.00**



5% Discount For Bumiputra

永久地契 **FREEHOLD**

原封橡胶园地
Ex-Rubber Estate Land

示范屋开放 (10.00AM ~ 7.00PM)
SHOW HOMES OPEN FOR VIEWING

免费

买卖合同律师费
 及转让印花税

FREE

Legal Fees &
 Stamp Duty
 On Transfer



42
 unit

42 间 双 层 排 屋 | Double Storey Terrace Homes | Rumah Teres Dua Tingkat

- 自动铁闸
- 干及湿厨房
- 所有卧室附及浴室
- 10 英亩的休闲公园
- 可停泊两辆车的停车位
- Autogate
- Dry & Wet Kitchen
- All rooms with bathroom attached
- 10-acre landscaped park
- 2 car park

地点图
LOCATION PLAN



Developer / 发展商:

NAMCOM
Development
 Sdn. Bhd. (391041-T)

PT 181653, Jalan Kuala Kangsar, Taman Klebang Ria, 31200 Ipoh, Perak.

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SPECIFICATIONS

STRUCTURE:

Reinforced concrete.

BRICKS:

Clay bricks / Kalsa bricks.

ROOFING:

Cement roof tiles.

DOORS:

Main door - Decorative solid timber door.
Bedrooms, bathrooms, utility & dry kitchen - SLP decorative door.
Door frames - Electro galvanised steel frame.

WINDOWS:

Natural anodized aluminium frame with clear glass panels.

FLOOR FINISHES:

Living, dining, utility, master bedroom, bedroom 2&3, hall, staircase & dry kitchen - Ceramic floor tiles.
Bathrooms, wet kitchen, car porch & patio - Homogeneous ceramic floor tiles.
Others - Cement rendered.

WALL FINISHES:

Wet kitchen & bathrooms - Glazed wall tiles to ceiling.
Dry kitchen - Glazed wall tiles to 5'0" high.
Others - Cement plastering.

CEILING FINISHES:

Living & dining, hall, bedrooms & upstairs bathrooms - Plaster glass ceiling.
Utility, dry kitchen & bathroom 4 - Skim coat rendering.
Porch & others - Asbestos-free fiber cement flat ceiling.

ELECTRICAL INSTALLATIONS:

Lighting point	- 23 nos.
13amp power point	- 15 nos.
Ceiling fan point	- 6 nos.
Air-cond. point w/o starter	- 1 no.
Water Heater w/o ELCB	- 1 no.
TV point	- 2 nos.
Telephone point	- 2 nos.
Auto gate wiring	- 1 set.
Door bell point	- 1 no.
60A fuse board	- 2 sets.

SANITARY FITTINGS:

Sitting W/C suite	- 4 nos.
Wash basin	- 4 nos.
Shower Tap	- 4 nos.
Stainless steel single bowl kitchen sink	- 1 no.

PAINTING:

Internal - Emulsion paint
External - Weather shield paint.

GATE & FENCING:

Gate - Sliding mild steel gate with motor.
Fencing - Brick wall & mild steel grille.

SPESIFIKASI

STRUKTUR:

Konkrit tetulang.

BATA:

Bata tanah liat / bata Kalsa.

BUMBUNG:

Gentian simen.

PINTU:

Pintu utama - Pintu kayu berukiran.
Pintu bilik tidur, bilik air, serbaguna dan dapur kering - SLP kayu berukiran.
Rangka pintu - Rangka besi 'electro galvanised'.

TINGKAP:

Tingkap bergelongsor aluminium dengan kaca.

KEMASAN LANTAI:

Ruang tamu, makan, serbaguna, bilik tidur 1, 2 dan 3, ruang rehat, tangga dan dapur kering - Ubin seramik.
Bilik air, dapur basah, tempat letak kereta dan patio - Ubin 'Homogenous'.
Lain-lain - Lepas simen.

KEMASAN DINDING:

Dapur basah dan bilik air - Ubin kilat hingga siling.
Dapur kering - 5'0" tinggi ubin kilat.
Lain-lain - Lepas simen.

KEMASAN SILING:

Ruang tamu, makan, ruang rehat, bilik tidur dan bilik air tingkat atas - 'Plasterglass' siling.
Bilik serbaguna, dapur kering dan bilik air 4 - Lepas 'Skim coat'.
Tempat letak kereta dan lain-lain - Simen fiber tanpa asbestos.

PEMASANGAN ELEKTRIK DALAMAN:

Mata kuasa lampu	- 23 no
Mata kuasa soket 13amp	- 15 no
Mata kuasa kipas	- 6 no
Mata kuasa hawa dingin	- 1 no
Mata kuasa pemanas air	- 1 no
Mata TV	- 2 no
Mata talipon	- 2 no
Mata pendawaian pintu pagar automatik	- 1 set
Mata loceng pintu	- 1 no
60A kotak fius	- 2 set

PEMASANGAN KEBERSIHAN:

Tandas duduk	- 4 no
Besen basuh tangan	- 4 no
Mata pancuran air	- 4 no
Sinki dapur tunggal tidak berkarat	- 1 no

CAT:

Dinding dalaman - Cat emulsi.
Dinding luaran - Cat cuaca.

PINTU PAGAR DAN PAGAR:

Pintu pagar - Pintu pagar besi bergelongsor dengan motor.
Pagar - Dinding bata dan pagar besi 'MS' gril.

建筑规格

结构:
钢筋混凝土。

墙:
红砖/砖块

屋顶:
洋灰瓦。

门:
大门 - 装饰硬木门。
卧室、浴室、客房及干厨房 - 高密度纤维硬木框门。
门框 - 铁框。

窗:
铝框玻璃推拉窗或滑动窗。

地面装饰:
客厅、餐厅、客房、主人房、卧室2及3、大厅、楼梯及干厨房 - 陶瓷地面砖。
浴室、湿厨房、车棚及院子 - 防滑磁砖。
其它 - 抹灰。

墙面装饰:
湿厨房及浴室 - 瓷砖铺至天花板。
干厨房 - 瓷砖铺至5尺高。
其它 - 抹灰。

天花板装饰:
客厅、餐厅、大厅。
卧室及楼上浴室 - 石膏天花板及吸边。
客房、干厨房及浴室4 - 石膏抹灰及吸边。
车棚及其它 - 不含石棉天花板。

电源设备:

电灯位	- 23个
13安培电插座	- 15个
电风扇位	- 6个
冷气电位	- 1个
热水炉电位	- 1个
电视插座	- 2个
电话插座	- 2个
自动铁闸门电位	- 1套
门铃位	- 1个
60A电表	- 2套

卫生装置:

坐厕	- 4个
洗手盆	- 4个
花洒位	- 4个
不锈钢单盆洗碗盆	- 1个

漆:
室内 - 乳胶漆。
室外 - 晴雨漆。

篱笆及铁闸:
铁闸门 - 自动铁闸门及电动机。
篱笆 - 砖墙及铁花篱笆。

Developer's License	: 8209-2/08-2010/720
Validity Date	: 13/8/2008 ~ 12/8/2010
Advertising Permit License	: 8209-2/1634/2010(08)
Validity Date	: 12/08/09 ~ 11/8/2010

Plan Approval No.	: MBI F2/P/47/1353/01
Expected Date Of Completion	: JULY 2011
Land Tenure	: FREEHOLD
Land Encumbrances	: FREE