



. Freehold . Individual Title .

DOUBLE-STOREY TERRACE HOME

Open For

REGISTRATION OF INTEREST

20'x60'/65'/70'



HOME THAT GROWS WITH YOU



4 Bedrooms



Spacious Car Porch



Matured Neighbourhood



3 Bathrooms



Functional Family Layout



Access Via Rawang Bypass Highway



Scan to Register Your Interest

SPECIFICATIONS

Structure : Reinforced Concrete Frame
Walls : Cement Sand Brick
Roof Covering : Concrete Roof Tiles / Concrete Roof Slab
Ceiling : Skim Coat / Ceiling Board
Windows : Aluminium Frame Glass Windows

Doors
 Main Entrance : Timber Door
 All Bedroom : Timber Door
 Kitchen : Timber Door
 All Bathrooms : Timber Door
 Utility Room : Timber Door
 Terrace / Balcony (Corner Only) : Aluminium Frame Sliding Glass Door

Ironmongery : Quality Lockset

Wall Finishes
 External Walls : Plaster & Paint
 Internal Walls : Plaster & Paint
 Kitchen/Bathrooms : Tiles up to 1500mm Height / Plaster & Paint
 Master Bathroom : Tiles up to Ceiling Height

Floor Finishes
 Living / Dining/Kitchen : Tiles
 All Bedrooms : Tiles
 All Bathrooms : Tiles
 Stair : Tiles
 Utility Room : Cement Render
 Car Porch : Concrete Broom Finished
 Terrace / Balcony (Corner Only) : Tiles

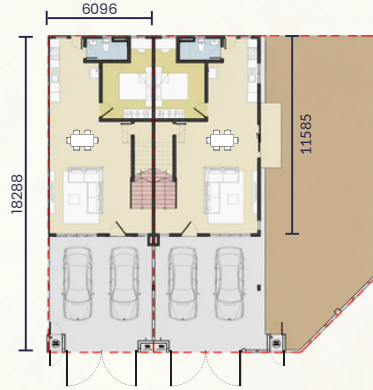
Sanitary fittings
 W.C : 3 nos.
 Wash Basin : 3 nos.
 Shower : 3 nos.
 Toilet Roll Holder : 2 nos.
 Single Bowl Kitchen Sink : 1 nos

Electrical Installation
 13 Amp Power Points : 16 nos.
 Lighting Points : 21 Nos. (Inter. & End) | 23 Nos. (Corner) - 20'x60'
 : 22 Nos. (Inter. & End) | 24 Nos. (Corner) - 20'x65'/70'
 Fan Points : 7 nos.
 A/C Points : 2 nos.
 Water Heater Point : 2 nos.
 TV Point : 2 nos.
 Door Bell Point : 1 no.
 Fiber Wall Socket : 1 no.

Fencing
 5' High Brickwall / 5' High Brickwall with Opening (front & side)
 5' Chainlink (rear)

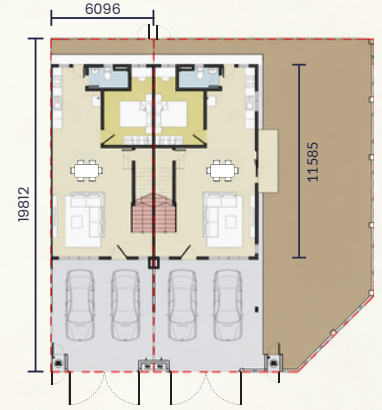
GROUND FLOOR 20'X60'

Built- Up Size : 1,718 sq.ft to 1,810 sq.ft

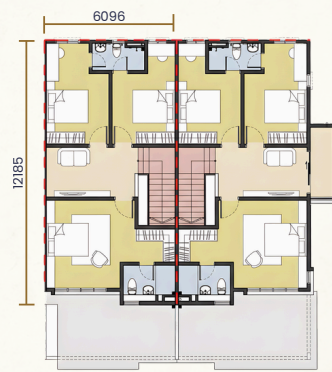


GROUND FLOOR 20'X65'

Built- Up Size : 1,718 sq.ft to 1,810 sq.ft

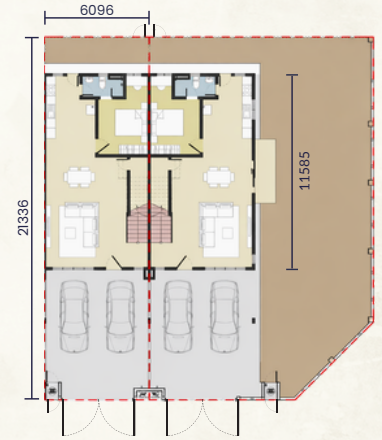


FIRST FLOOR (20X60'/65'/70')

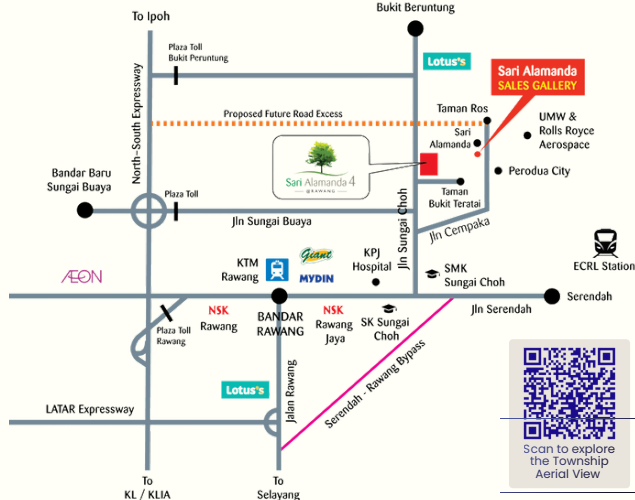


GROUND FLOOR 20'X70'

Built- Up Size : 1,718 sq.ft to 1,810 sq.ft



SURROUNDING AMENITIES & FACILITIES



- EDUCATION**
- Reed International School 5.1 KM
 - SMK Sungai Choh 5.3 KM
 - SK Sungai Choh 6.5 KM
 - SJK (C) Serendah 8.4 KM
 - SRK Serendah 9.6 KM
 - SMK Serendah 9.8 KM

- HEALTH CARE**
- KPJ Rawang Specialist Hospital 9.1 KM
 - Klinik Kesihatan Rawang 9.8 KM
 - Selgate Specialist Hospital 19.1 KM

- HYPERMARKET & AMENITIES**
- NSK Big Trade City Rawang 7.6 KM
 - Mydin Rawang 9.0 KM
 - Giant Rawang 9.0 KM
 - Ria by PARKSON Rawang 9.3 KM
 - AEON Mall Rawang 16.4 KM

- FINANCIAL**
- Hong Leong Bank Rawang 9.1 KM
 - CIMB Rawang 9.4 KM
 - RHB Bank Rawang 9.4 KM
 - Maybank Rawang 9.5 KM
 - Bank Islam Rawang 9.8 KM
 - Ambank Rawang 10.1 KM
 - Public Bank Rawang 11.2 KM

- RECREATION AREA**
- The Seven Well of Serendah 10 KM
 - Tasik Kebun serendah 10 KM
 - Sekeping serendah Retreat 11.5 KM
 - Serendah Recreational Waterfalls 12.4 KM
 - Temple Park Rainforest Retreat 18.5 KM

- ACCESSIBILITY**
- ECRL Bandar Serendah (Future development) 5 KM
 - KTM Serendah Station 9.4 KM

Amalan Setar

Your Developer • Your Partner

AMALAN SETAR (M) SDN BHD 425172-T
 6-2-3A Kedai Pejabat Sinaran TTDI, Jalan Tun Mohd Fuad 3,
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Sari Alamanda Sales Gallery

Sari Alamanda Rawang Sales Gallery

www.amalansetar.com.my

No. Lesen Pemaju: 11625/07-2026/0875(A) • Tempoh Sah: 03/07/2023 sehingga 02/07/2026 • No. Permit Iklan dan Jualan: 11625-16/03-2028/0212(N)-(L) • Tempoh Sah: 17/03/2026 sehingga 16/03/2028 • Pegangan Tanah: Bebas Selama-lamanya • Bebanan (gadaian) Tanah: Tiada • Tarikh Dijangka Siap: March 2028 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Hulu Selangor • No.Kelulusan Pelan: Bil.(12)d/m.MPHS.431/09/H/2023/016-B • Jenis Rumah: Rumah Teres 2 Tingkat (20' x 60') • Jumlah Unit: 14 Unit • Harga: RM 679,800.00 (Min) - RM 895,950.00 (Max) • Jenis Rumah: Rumah Teres 2 Tingkat (20' x 65') • Jumlah Unit: 56 Unit • Harga: RM 695,200.00 (Min) - RM 915,860.00 (Max) • Jenis Rumah: Rumah Teres 2 Tingkat (20' x 70') • Jumlah Unit: 60 Unit • Harga: RM 723,800.00 (Min) - RM 955,680.00 (Max) • 7% Diskaun untuk Bumiputra

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
 MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY