



*. 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





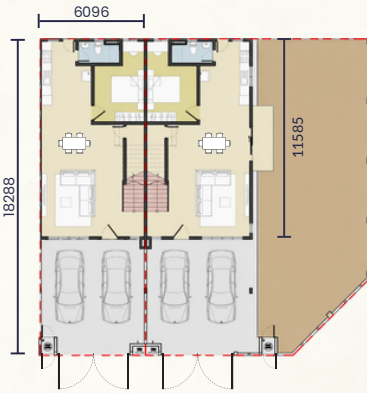
## SPECIFICATIONS

|                                 |                                                           |
|---------------------------------|-----------------------------------------------------------|
| <b>Structure</b>                | : Reinforced Concrete Frame                               |
| <b>Walls</b>                    | : Cement Sand Brick                                       |
| <b>Roof Covering</b>            | : Concrete Roof Tiles / Concrete Roof Slab                |
| <b>Ceiling</b>                  | : Skim Coat / Ceiling Board                               |
| <b>Windows</b>                  | : Aluminium Frame Glass Windows                           |
| <b>Doors</b>                    |                                                           |
| 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                      |
| <b>Ironmongery</b>              | : Quality Lockset                                         |
| <b>Wall Finishes</b>            |                                                           |
| External Walls                  | : Plaster & Paint                                         |
| Internal Walls                  | : Plaster & Paint                                         |
| Kitchen/Bathrooms               | : Tiles up to 1500mm Height / Plaster & Paint             |
| Master Bathroom                 | : Tiles up to Ceiling Height                              |
| <b>Floor Finishes</b>           |                                                           |
| 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                                                   |
| <b>Sanitary fittings</b>        |                                                           |
| W.C                             | : 3 nos.                                                  |
| Wash Basin                      | : 3 nos.                                                  |
| Shower                          | : 3 nos.                                                  |
| Toilet Roll Holder              | : 2 nos.                                                  |
| Single Bowl Kitchen Sink        | : 1 nos                                                   |
| <b>Electrical Installation</b>  |                                                           |
| 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)

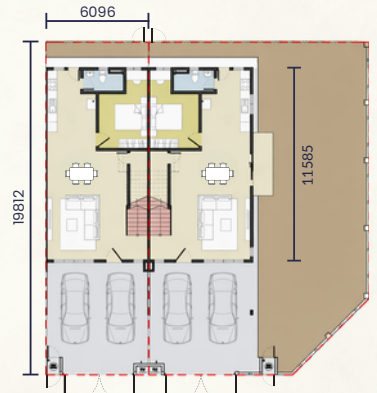
### GROUND FLOOR 20'X60'

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

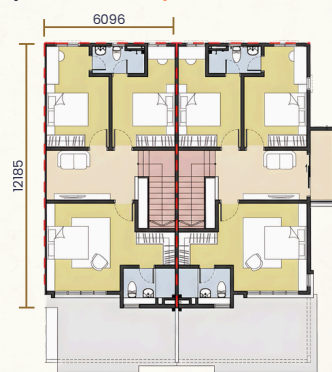


### GROUND FLOOR 20'X65'

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

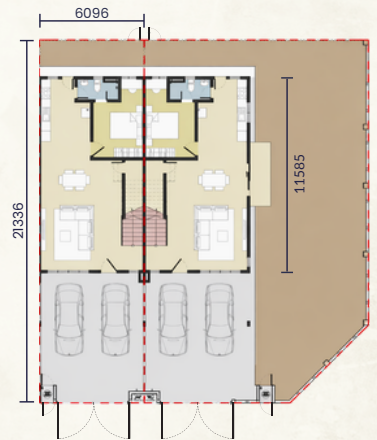


### FIRST FLOOR (20'X60'/65'/70')



### 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,  
Taman Tun Dr Ismail, 60000 Kuala Lumpur, Malaysia.  
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**+6012 954 4788**



Sari Alamanda Sales Gallery



Sari Alamanda Rawang Sales Gallery



[www.amalansetar.com.my](http://www.amalansetar.com.my)



No. Lesen Pemaju: 11625/07-2033/0290(R) • Tempoh Sah: 03/07/2026 sehingga 02/07/2033 • 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) Rumah: Tiada • Tarikh Dijangka Siap: March 2028 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Hulu Selangor • No.Kelulusan Pelan: Bil.(12)dlm.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 Bumiputera

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