

SPECIFICATIONS 建筑规格

STRUCTURE	Reinforced concrete frame.	
WALL	Brickwall.	
ROOF	Concrete roof tiles	
CEILING	Plaster ceiling Cement board Skim coating	
WINDOWS	Aluminum frame windows	
DOORS	Aluminum frame sliding door Solid timber door T&G timber door	
FLOOR FINISHES	<p>GROUND FLOOR</p> <p>Lounge/Dining/Bedroom/Kitchen/Bath/ Storerroom - Ceramic tiles Car Porch/Side Terrace - Porcelain tiles Others - Cement render</p> <p>FIRST FLOOR</p> <p>Staircase/Family Hall/Bedrooms/Baths - Ceramic tiles Balcony - Porcelain tiles Others - Cement render</p>	
WALL FINISHES	Baths/Kitchen - 1500mm high ceramic tiles	Others - Cement plaster
PAINTING	Interior wall - Emulsion paint	Exterior walls - Weather resistant paint
SANITARY INSTALLATION	<p>DOUBLE STOREY TERRACE</p> <p>Water Closet 3 nos. Water Basin 3 nos. Kitchen Sink 1 no. Shower 3 nos.</p>	<p>DOUBLE STOREY SEMI-DE</p> <p>3 nos. 3 nos. 1 no. 3 nos.</p>
ELECTRICAL INSTALLATION	<p>Lighting points 19 nos. 13 Amp Power points 12 nos. Fan points 7 nos. Telephone point 1 no. TV point 1 no.</p>	<p>20 nos. 12 nos. 7 nos. 1 no. 1 no.</p>
FENCING	Cement sand brickwall fencing 1500mm high chain link fencing M.S. Gate	

優越地理位置 ACCESSIBILITY | CONNECTIVITY | LEISURE | EDUCATION

5 minutes 分钟	10 minutes 分钟	15 minutes 分钟	20 minutes 分钟
SPA (Sunga Udang - Paya Rumpit - Ayer Keroh) Highway / UTeM / Krubong Industrial Park	Tesco / Ayer Keroh Toll / Batu Berendam Air Port	AEON Jusco / Parkson Melaka Mall / Mydin Hypermarket / Multimedia University / Batu Berendam Free Trade Zone	Manipal College / Melaka State Government Administration Center / MITC / Ayer Keroh Golf & Country Club / Tiara Golf & Country Resort



Another Project by :

TELADAN SETIA SDN. BHD.
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Tenure of Land : Freehold • Land Encumbrances : Malayan Banking Berhad • Expected Completion Date : December 2016 • Approving Authority : MPR/TJ • Building Plan Approval No. : MPR/TJ/AG/0906/03/2011 • Developer's Licence No. : 7305-22/11/2015/0816 • Validity Period : 06/11/2019-04/11/2015 • Sales & Advertising Permit No. : 7306-22/11/2015/0816 • Validity Period : 05/11/2019-04/11/2015 • Double Storey Terrace House - 38 units Min. RM560,000.00 Max. RM480,000.00 • Double Storey Semi-Detached House - 20 units Min. RM500,000.00 Max. RM475,000.00



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Freehold
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2

Storey
Terrace House
双层排楼

Lot Size 土地面积 » 22' x 70'
Build-up Area 建筑面积 » 2,568sq.ft.

FLOOR PLAN GROUND FLOOR



FLOOR PLAN FIRST FLOOR



FLOOR PLAN GROUND FLOOR



FLOOR PLAN FIRST FLOOR



2

Storey
Semi-De
双层半独立

Lot Size 土地面积 » 40' x 80'
Build-up Area 建筑面积 » 3,033sq.ft.