

Enjoy the convenience of modern amenities nearby



GPS Location:
4.556413, 101.059111



Developer

Total Investment Sdn Bhd
地亞房地產

259443-M

3, Jalan Lasam, Greentown,
30450 Ipoh, Perak Darul Ridzuan.
Fax: 05-242 5155

Land Owner : Tak & YWF Realty Sdn. Bhd.
549004-M

05-253 6555
012-521 8330
www.tihomes.com

No Lesen Pemaju : 6469-44/01-2022/006(L) Tempoh Sah : 04.01.2020 - 03.01.2022 No Permit Iklan : 6469-44/01-2022/006(P) Tempoh Sah : 04.01.2020 - 03.01.2022 No Pelan Kelulusan : MBI LB01/0003180/0036/19/FF00/P00/L00 Pihak Berkuasa yang Meluluskan : Majlis Bandaraya Ipoh Tarikh Dijangka Siap : Disember 2021 Pajak Tanah : 99 tahun (16.08.2106) Bebanan Tanah : Tiada Tuan Tanah : TAK & YWF Realty Sdn Bhd (549004-M) Harga : Min: RM348,800.00 Maks: RM528,800.00 Syarat-syarat nyata : Sebuah rumah kediaman Sekatan-sekatan Kepentingan : Tanah ini boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

10+

Lakeside Living a Better Living





artist impression only

Special Features

- Astro cabled for TV point
- Shower screen for Master Bath & Bath 2 (1st Floor)
- Vanity basin for Master Bathroom
- Alarm system & Auto gate
- Bidet for Master Bathroom
- Skirting for Living, Dining & Dry Kitchen
- Wet Kitchen slab cabinet door
- Long driveway & Spacious rooms

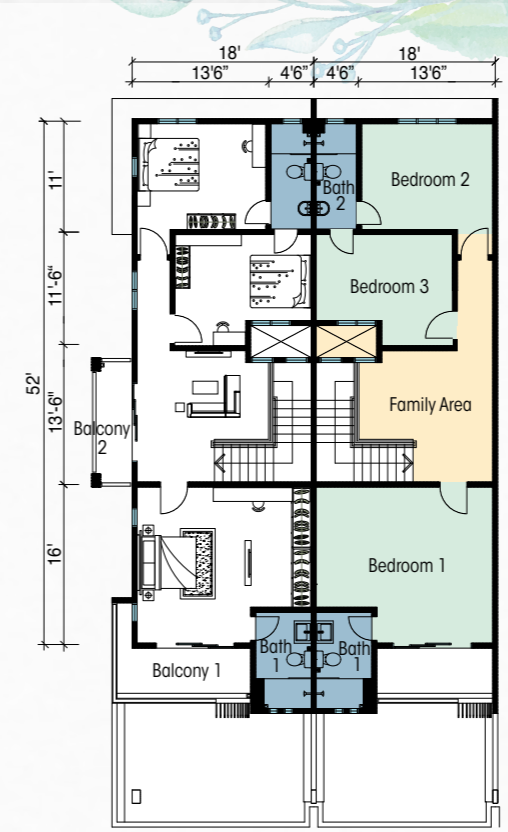
修饰特点

- Astro天线电视插座
- 沐浴屏風于主人房浴室, 浴室2
- 主人浴室設有梳妝台洗手盆
- 防盜系統與自動電柵門
- Bidet于主人房浴室
- 腳線邊于客廳及飯廳及干廚房
- 濕廚房設有廚灶櫥櫃
- 特長車道和寬敞臥室

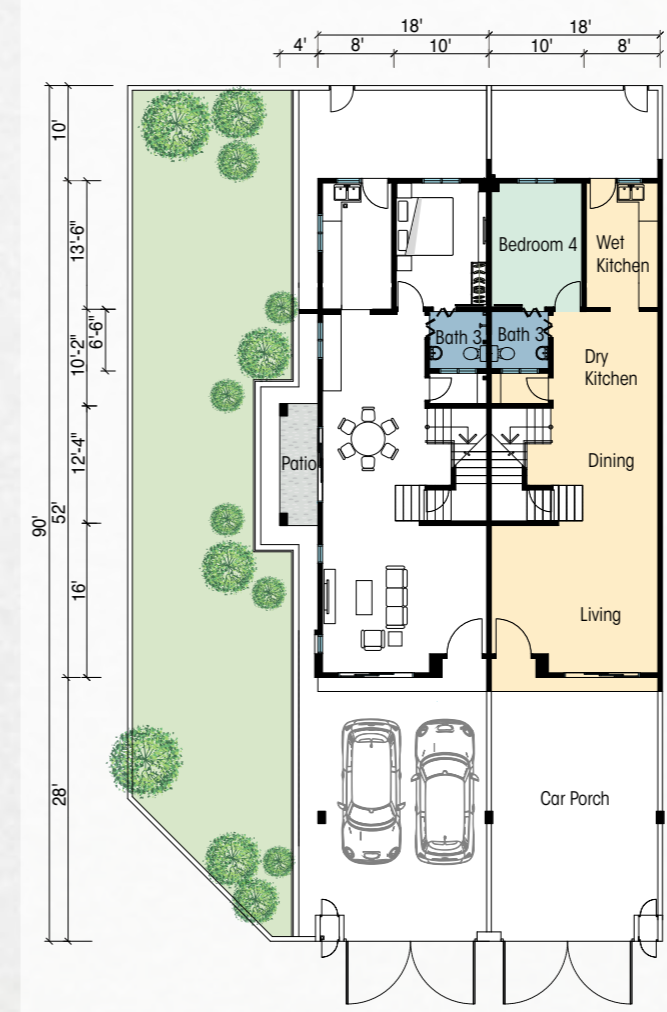
Modern Comfortable & Spacious



Floor Plan 平面圖



First Floor 樓上平面圖



Ground Floor 樓下平面圖

Specifications 建築規格

STRUCTURE	: Reinforced concrete frame.	
WALLS	: Quality common bricks with cement plaster.	
ROOFING	: Cement tiles on galvanised steel roof trusses	
CEILING	: Ground Floor / Car Porch - Cement plaster / skim coating / fibrous plaster ceiling	
	First Floor - Fibrous plaster ceiling	
	Roof Eave - Non asbestos flat sheet	
WINDOWS	: Front/Side - Aluminium casement c/w tinted glass	
	Rear - Aluminium casement c/w tinted glass	
	Ground Bath 1 - Naco louvres c/w frosted glass	
DOORS	: Door Frame - Metal door frames	
	Main Entrance - Timber deco door / Aluminium sliding c/w tinted glass	
	Rear - Metal Plate Door	
	Bedrooms - Timber deco door	
	Bathrooms - Timber door / Alum. Bi-fold door	
	Balcony - Aluminium sliding c/w tinted glass	
WALL FINISHES	: Master Bath - Ceramic wall tiles to ceiling height	
	Bathroom 2 & 3 - Ceramic wall tiles to ceiling height	
	Wet Kitchen - Ceramic wall tiles to ceiling height (L-shaped)	
FLOOR FINISHES	: Internal Accomodations / Balcony - Ceramic tiles	
	Car Porch, Driveway & Yard - Ceramic tiles / Cement Rendered	
SANITARY FITTINGS		
	Stainless steel double bowl kitchen sink	1 set
	Wash basin	2 nos
	Vanity basin	1 no
	Sitting W.C.	3 nos
	Shower point	3 nos
	Garden Tap	1 no
ELEC. INSTALLATION		
	Grd FLOOR	1st FLOOR
	Air Cond. point	1 no
	Lighting point	10 nos
	2 way switch	3 nos
	Ceiling fan point	3 nos
	13 amp power point	7 nos
	Door bell point	1 no
	Telephone point	1 no
	TV point (Astro cabled)	1 no
	Heater point c/w ELCB	-
	Gate light point	2 nos
	Auto gate point	1 no
PAINTING	: Internal - Quality emulsion point.	
	External - Quality weather shield paint.	
FENCING & GATE	: Front & Back Side - Brickwall fencing	
	- Brickwall fencing with m.s.grille	

結構	: 鋼筋混凝土	
牆	: 優質磚牆及抹灰	
屋瓦	: 鍍錫鋼屋架屋瓦	
天花板	: 樓下 / 車棚 - 石膏天花板 / 石膏抹灰 / 石膏天花板	
	樓上 - 石膏天花板	
	屋簷 - 不含石棉天花板	
窗	: 前面 / 側面 - 鋁框推窗附設有色玻璃	
	後面 - 鋁框推窗附設有色玻璃	
	樓下浴室 - 百葉窗附設磨砂玻璃	
門	: 門框 - 鐵門框	
	大門 - 裝飾木門 / 鋁框滑動有色玻璃門	
	後面 - 鐵門	
	臥室 - 裝飾木門	
	浴室 - 裝飾木門 / 鋁框折疊門	
	露台 - 鋁框滑動門附設有色玻璃	
牆面裝飾	: 主浴室 - 磁磚鑲至天花板高	
	浴室 - 磁磚鑲至天花板高	
	濕廚房 - 磁磚鑲至天花板高 (L-shaped)	
地面裝飾	: 室內 / 露台 - 磁磚	
	入口處, 車棚, 庭院 - 磁磚 / 抹灰	
衛生裝置		
	双盆不鏽鋁質洗碗盆	- 1 個
	洗手盆	- 2 個
	梳妝台洗手盆	- 1 個
	坐廁	- 3 個
	花灑位	- 3 個
	水龍頭(花園)	- 1 個
電源設備		
	樓下 樓上	
	冷氣機插座	- 1 個 - 1 個
	電燈位	- 10 個 - 13 個
	雙路電掣	- 3 個 - 1 個
	風扇位	- 3 個 - 4 個
	13 安培電插座	- 7 個 - 8 個
	門鐘位	- 1 個
	電話插座	- 1 個 - 1 個
	Astro電視插座	- 1 個 - 2 個
	熱水器插座	- - 1 個
	籬笆電燈位	- 2 個
	電動閘門插座	- 1 個
髹漆	: 室內 - 優質乳膠漆	
	室外 - 優質晴雨漆	
籬笆	: 前面 - 磚牆籬笆	
	側面及後面 - 磚牆及鐵花籬笆	