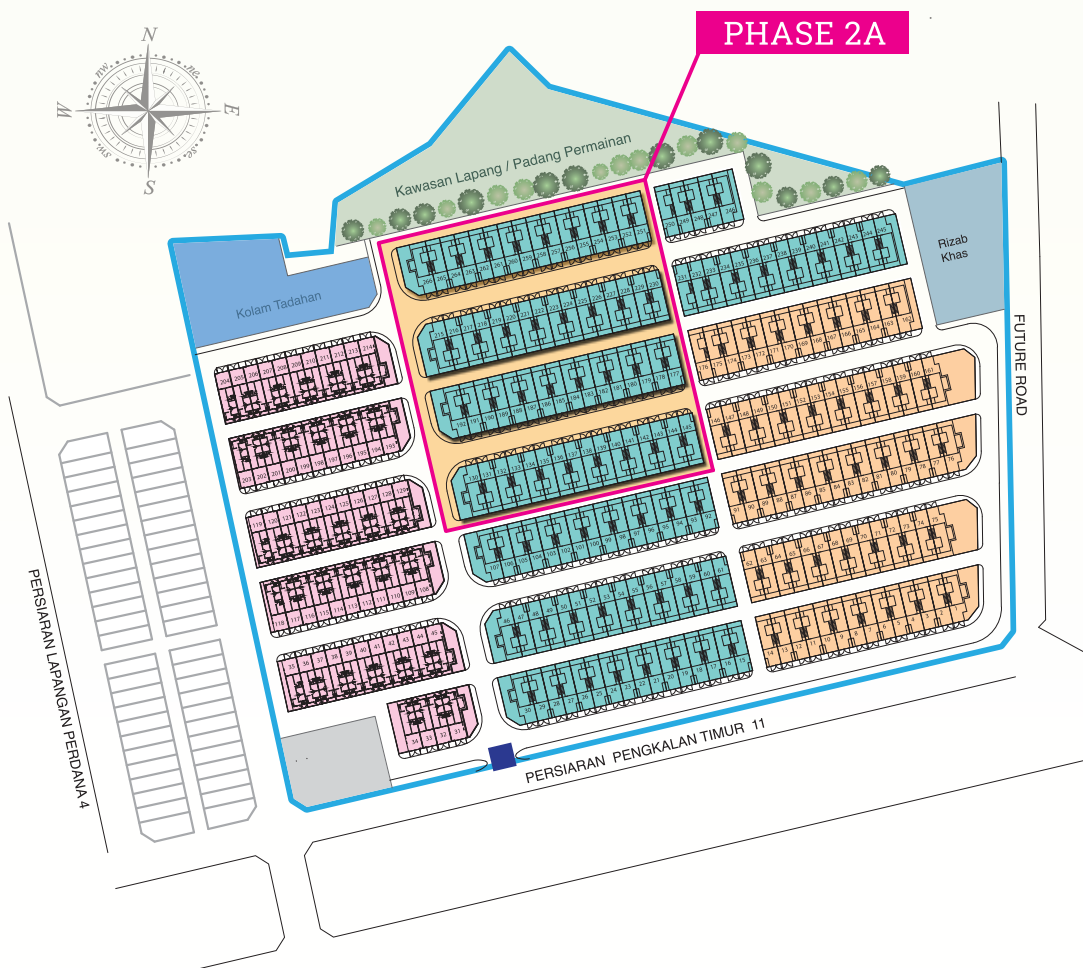
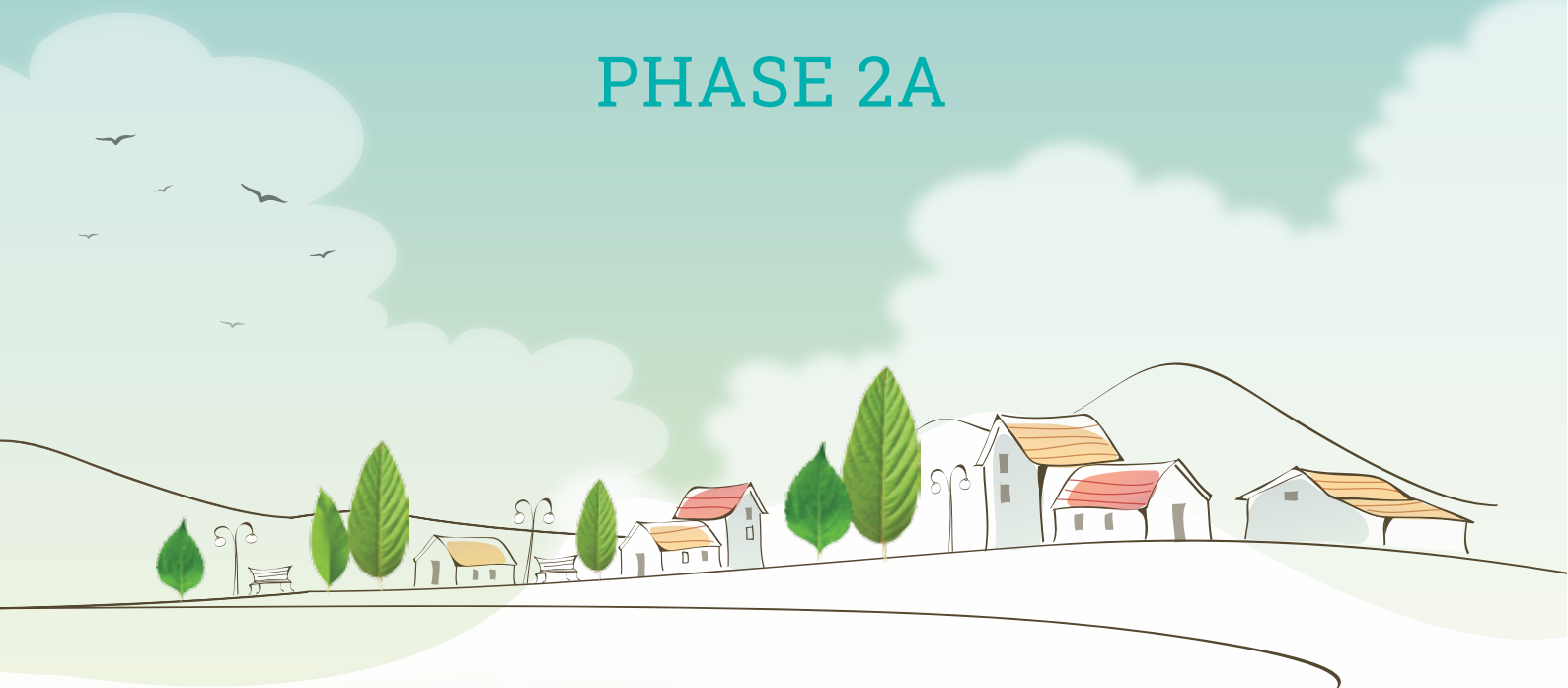


Pearl Garden

PANORAMA LAPANGAN MUTIARA

PHASE 2A



SITE PLAN

PHASE 2A •
64 units

PHASE 2A
(64 UNITS)

1 ½ Storey
Terrace House
1层半毗连式房屋

SINGLE ENTRANCE
GUARD HOUSE

PHASE
2A

1 ½ Storey
Terrace House
1层半毗连式房屋
20' x 70'

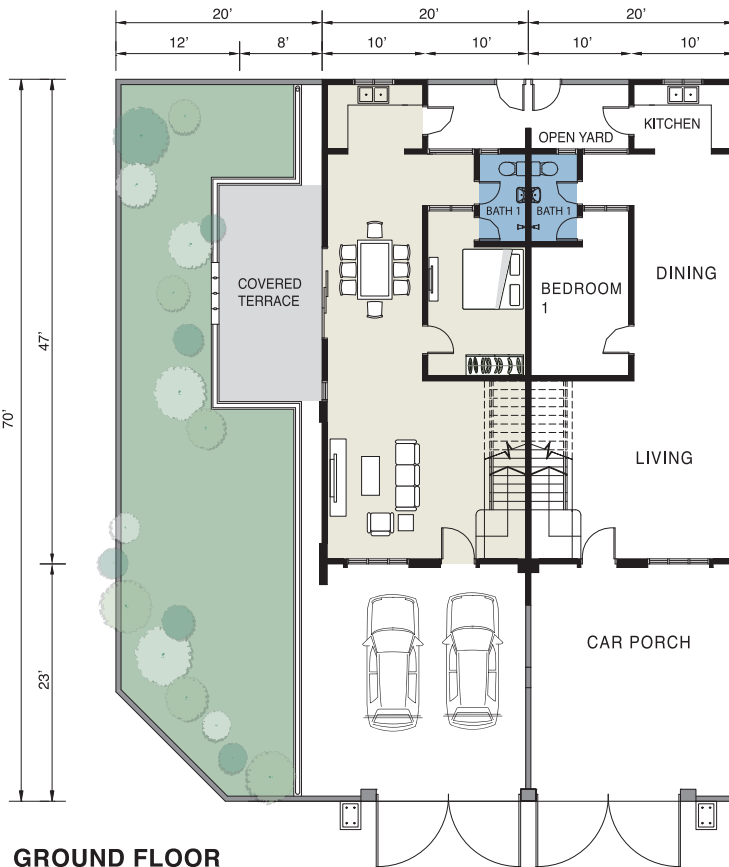
Price • 售价

RM428,000.00 (min)

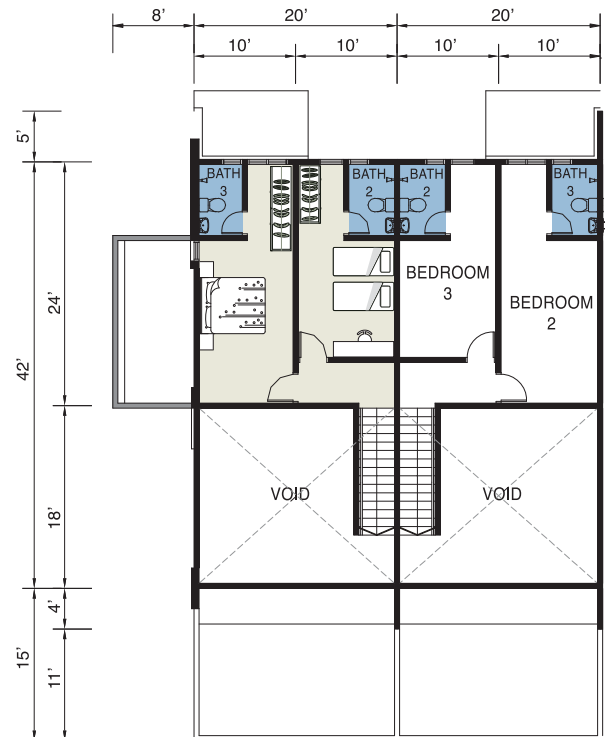
RM539,000.00 (max)

* 5% discount for Bumiputra Lot price below RM350,000

* 7% discount for Bumiputra Lot price above RM350,000



GROUND FLOOR



MEZZANINE FLOOR

SPECIFICATIONS

STRUCTURE	Reinforced concrete framework
WALLS	Concrete wall / Sand bricks
ROOFING	Cement roof tiles and light weight truss
CEILING	
External	Cement sheet to eave/ plain plaster ceiling/ Skimcoat
Ground Floor	Skimcoat to all r.c. slab & plain plasterglass to Boxing up sewer pipe area
First Floor	Plain plaster ceiling / Skimcoat
WINDOWS	N/A Aluminium casement windows N/A Aluminium top hung windows Metal frame fixed louvers windows
DOOR	
Main Entrance	- Timber panel door
Bedroom	- Moulded flush door
Bathroom	- PVC door
Rear Door	- Metal plate door with ventilation opening

FLOOR FINISHES	Internal Ground Floor & Bathrooms Ceramic tiles Carporch & Driveway Ceramic tiles Staircase Ceramic tiles First Floor Bedrooms SPC Floor Board Storeroom, Cement rendering Backyard & others
WALL FINISHES	Internal Kitchen Cement & Sand plaster with painting Ceramic tiles to 7' height Bathroom Ceramic tiles to 9' height
PAINTING	Internal Quality paint External Quality paint

SANITARY INSTALLATION	Sitting W.C Shower point Wash basin Kitchen sink	- 3 nos. - 3 nos. - 3 nos. - 1 no.
ELECTRICAL INSTALLATION	Lighting point 13amp power point Ceiling fan point 2 way lighting point TV socket point Fiber wall socket point Air-cond point Water heater point	- 18 nos. - 12 nos. - 5 nos. - 1 no. - 1 no. - 1 no. - 4 nos. - 3 nos.
GATE & FENCING	M.S gate & 5' height sand brickwall fencing c/w gate pillars & letter box Rear gate Grille gate Staircase Brickwall c/w Timber Handrail	

• No. Lesen Pemaju: 19910-3/01-2024/55 (L)
• Tarikh Dijangka Siap: DIS 2024
• Bebanan Tanah: Public Islamic Bank Berhad

• Tempoh Sah: 20/01/2022 - 19/01/2024
• Pajak Tanah: 99 tahun (tamat pada 21 Mei 2121)
• Jumlah unit: 64 unit

• No. Permit Jualan & Iklan: 19910-4/02-2025/0164 (P)
• Pihak Berkuasa yang meluluskan: Majlis Bandaraya Ipoh
• Harga: min- RM428,000.00 maks- RM539,000.00

• Tempoh Sah: 22/02/2023 - 21/02/2025
• No. Kelulusan Pelan: B1 (14) dlm. MBI OSC (132-A) L/B/1/35/484/22
• Sekatan-sekatan kepentingan: Tanah ini boleh dipindahkan atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"