

TAMAN
Nelayu 92
KAJANG

Membina komuniti, mencipta gaya kehidupan.

Bungalow Type **A**
Banglo Jenis

5+1 rooms | 80' x 90'* 5+1 bilik | 80' x 90'*

Built up: 6,142 sq.ft. *Luas Binaan: 6,142 k.ps*

* Standard unit land size

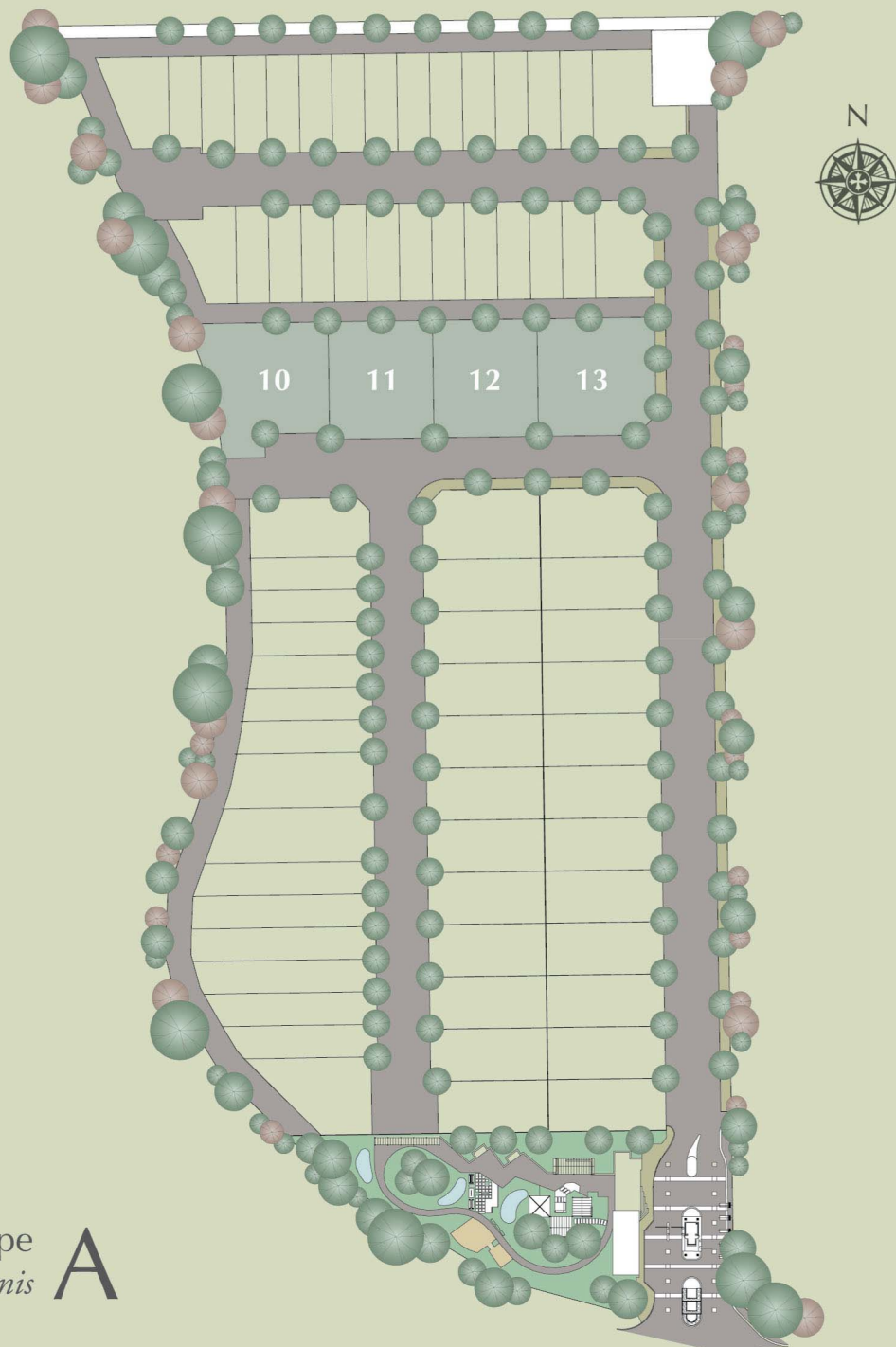
FREEHOLD

Hak Milik Kekal



site plan

pelan tapak



■ type
jenis A



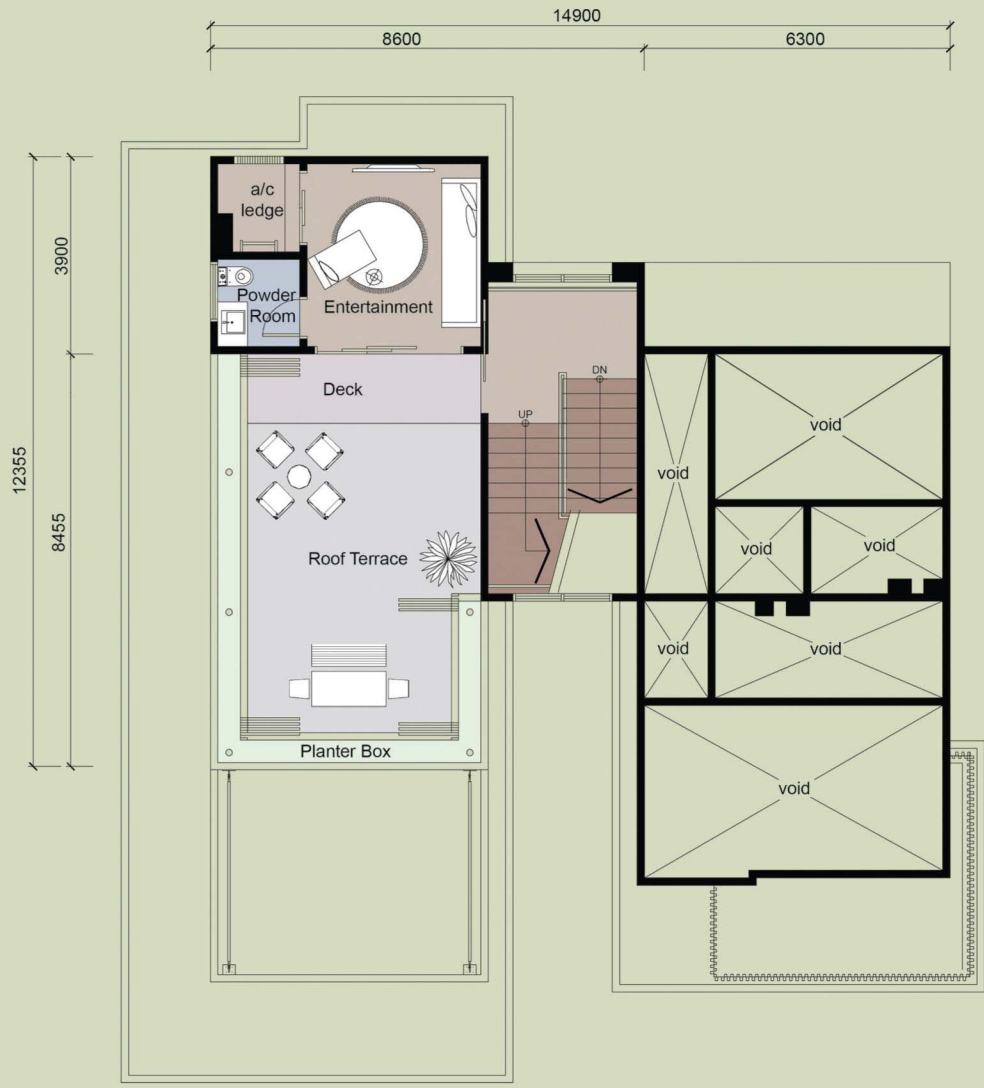
- 3 storey gated & guarded, exclusive luxury Bungalow with enhanced privacy.
- Generous built-up with 5+1 rooms.
- Seamless integration of indoor and outdoor spaces enhances flexibility in usage of space.
- Grand and luxurious ambience with high ceiling design.
- The design allows for unmatched natural lighting and cross ventilation.
- The pond creates soothing and calming effect to the Living and Dining area.
- Entertainment room at the top floor allows for added privacy for family's interaction.
- Large and semi-enclosed Lanai merges indoor and outdoor spaces at balconies, enhancing spaciousness of indoor spaces.
- Grand and welcoming car park with column free design to accommodate 3 car parking bays.
- Large garden area for outdoor leisure activities.
- Rumah banglo mewah eksklusif 3 tingkat yang berpagar dan dikawal dengan privasi maksimum.
- Ruang binaan yang luas dengan 5+1 bilik.
- Integrasi ruang dalaman dan luaran meningkatkan fleksibiliti penggunaan ruang.
- Reka bentuk silingnya yang tinggi menjana suasana yang serba mewah dan anggun.
- Reka bentuk ini membekalkan pencahayaan semula jadi dan pengudaraan silang yang tiada bandingannya.
- Kolam memberikan kesan tenang dan tenteram di ruang rehat dan makan.
- Bilik hiburan pada paras teratas meningkatkan privasi untuk interaksi keluarga.
- Lanai yang besar dan separa terlindung menggabungkan ruang dalaman dan luaran pada balkoni, justeru meningkatkan keluasan ruang dalam.
- Tempat letak kereta yang luas dan tanpa tiang muat untuk 3 ruang letak kereta.
- Kawasan taman yang luas untuk aktiviti rekreasi luar.



ground floor
tingkat bawah

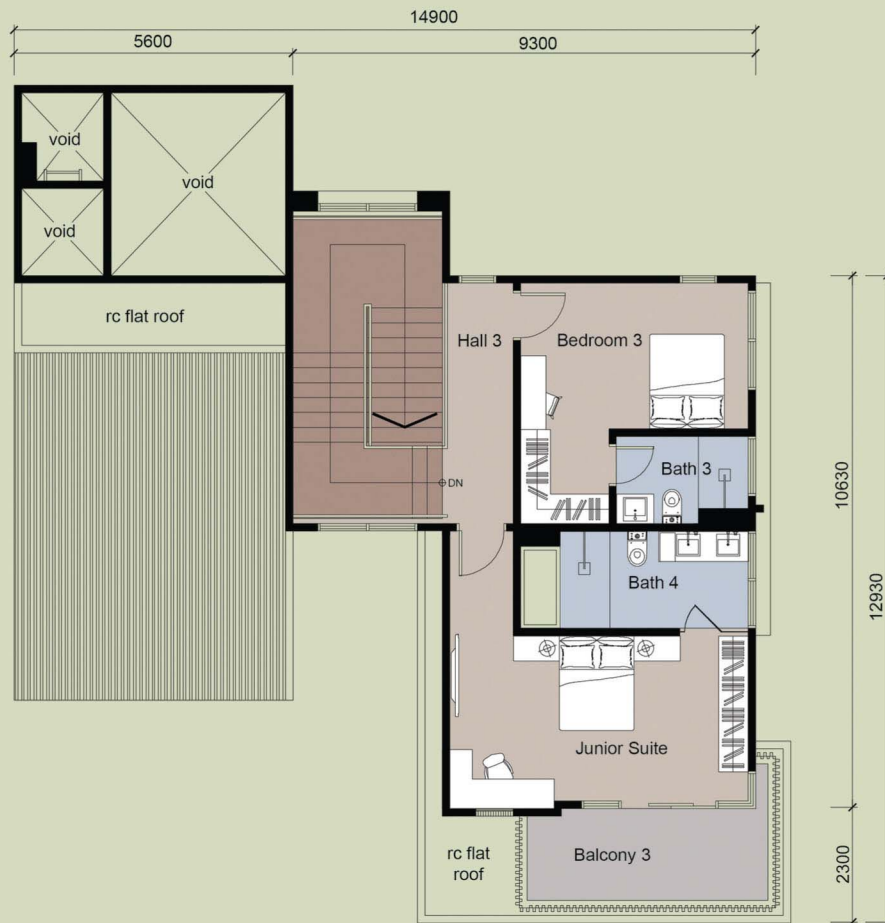


first floor
tingkat pertama



mezzanine floor
tingkat mezanin

type **A** floor plan
jenis pelan bangunan



second floor
tingkat kedua

specifications

spesifikasi

Structure	: Reinforced Concrete	
Wall	: Cement Sand Brick	
Roofing	: Reinforced Concrete Flat Roof / Metal Decking Roof	
Roof Framing	: Metal Truss	
Ceiling	: Car Porch / Store / Yard & Laundry / Living / Hall 1, 2, 3 / Utility / Staircase / Master Bedroom / Bedroom 2 / Guest / Entertainment / Balcony 1, 2 / R.C Flat Roof	- Skim Coat
	: Dining / Wet Kitchen / Terrace 1, 2, 3 / Master Bedroom / Bedroom 3 / Junior Suite / Bath 1, 2, 3, 4 / Toilet / Powder Room / Master Bath / Balcony 3	- Fibrous Plasterboard
Windows	: Internal / External	- Powder Coated Aluminum Frame Glass Window
Doors	: Main Entrance	- Powder Coated Aluminum Frame Sliding Glass Door
	: Store	- Louvres Door
	: Main Gate	- M.S. Door
	: Utility / Wet Kitchen / Yard & Laundry / Master Bedroom / Guest Room / Junior Suite / Bedroom 2,3 / Bath 1, 2, 3, 4 / Master Bath / Powder Room	- Timber Door
	: Living/ Dining / Yard & Laundry / Master Bedroom / Guest / Bedroom 2 / Entertainment / Junior Suite (External)	- Powder Coated Aluminum Frame Sliding Glass Door / Folding Door / M.S. Grille Door
Ironmongeries	: Quality Locksets	
Wall Finishes	: Living / Dining / Yard & Laundry / Master Bedroom / Junior Suite / Guest / Bedroom 2, 3 / Entertainment / Store	- Plaster & Paint
	: Wet Kitchen / Bath 1, 2, 3, 4 / Master Bath / Powder Room / Toilet	- Ceramic Tiles
Floor finishes	: Living / Dining / Hall 1 / Guest	- Porcelain Tiles
	: A/C Ledge / R.C. Flat Roof	- Cement Render
	: Car Porch / Yard & Laundry / Bath 1, 2, 3, 4 / Toilet / Powder Room / Terrace 1, 2, 3 / Wet Kitchen	- Homogeneous Tiles
	: Master Bedroom / Bedroom 2, 3 / Hall 2, 3 / Entertainment / Staircase / Balcony 1, 2, 3 / Deck	- Timber Floor
	: Store / Utility / Pond	- Ceramic Tiles
Sanitary and Plumbing Fitting :	Electrical Installation :	
Wash Basin - 9	Lighting Point - 54	
Wash Basin Tap - 9	Power Point - 35	
Wall Hung / Pedestal WC - 7	SMATV Point - 4	
Shower Hose - 6	Telephone Point - 4	
Soap Holder - 6	Air-Conditioning Point - 8	
Toilet Roll Holder / Paper Holder - 7	Door Bell Chime Point - 1	
Bib Tap - 8	Auto Gate Point - 1	
Kitchen Sink - 2	Ceiling Fan Point - 2	
Kitchen Tap - 2		
Garden Tap - 2		
Long Bath - 2		
Fencing	: Cement Sand Brick	

Struktur	: Konkrit Bertetulang	
Dinding	: Dinding Bata Pasir Simen	
Bumbung	: Bumbung Konkrit Bertetulang / Bumbung Bentangan Logam	
Rangka Bumbung	: Palang Logam	
Siling	: Anjung Kereta / Stor / Laman dan Dobi / Ruang Tamu / Dewan 1, 2, 3 / Utiliti / Tangga / Bilik Tidur Utama /Bilik Tidur 2 / Bilik Tamu / Hiburan / Balkoni 1, 2 / Bumbung R.C.	- Berlepa & Bercat
	: Ruang Makan / Dapur Basah / Teres 1, 2, 3 / Bilik Tidur Utama / Bilik Tidur 3 / Suit Kecil / Bilik Mandi 1, 2, 3, 4 / Tandas / Bilik Pakaian / Bilik Mandi Utama / Balkoni 3	- Papan Plaster Berserat
Tingkap	: Luar / Dalam	- Tingkap Kaca 'Powder Coated Aluminum Frame'
Pintu	: Pintu Masuk Utama	- Pintu Kaca Luncur 'Powder Coated Aluminum Frame'
	: Stor	- Pintu Louvres
	: Pagar Utama	- Pintu Ayun M.S.
	: Utiliti / Dapur Basah / Laman dan Dobi / Bilik Tidur Utama / Bilik Tamu / Suit Kecil / Bilik Tidur 2, 3 / Mandi 1, 2, 3, 4 / Mandi Utama / Bilik Pakaian	- Pintu Kayu
	: Ruang Tamu / Ruang Makan / Laman dan Dobi / Bilik Tidur Utama / Tamu / Bilik Tidur 2 / Hiburan / Suit Kecil (Luar)	- Pintu Kaca Luncur 'Powder Coated Aluminum Frame' / Pintu Lipat / M.S. Grille Door
Kunci	: Kunci Berkualiti	
Kemasan	: Ruang Tamu / Ruang Makan / Laman dan Dobi / Bilik Tidur Utama / Suit Kecil / Tamu / Bilik Tidur 2, 3 / Hiburan / Stor	- Plaster & Bercat
Dinding	: Dapur Basah / Mandi 1, 2, 3, 4 / Mandi Utama / Bilik Pakaian / Tandas	- Jubin Seramik
Kemasan Lantai:	Ruang Tamu / Ruang Makan / Dewan 1 / Tamu	- Jubin Porselin
	A/C Ledge / Bumbung R.C.	- Simen
	Anjung Kereta / Laman dan Dobi / Mandi 1, 2, 3, 4 / Tandas / Bilik Pakaian / Teres 1, 2, 3 / Dapur Basah	- Jubin Homogeneous
	Bilik Tidur Utama / Bilik Tidur 2, 3 / Dewan 2, 3 / Hiburan / Tangga / Balkoni 1, 2, 3 / Deck	- Lantai Kayu
	Stor / Utiliti / Kolam	- Jubin Seramik
Pemasangan Sanitari & Paip :	Pemasangan Elektrik :	
Sinki - 9	Punca Lampu - 54	
Tap Sinki - 9	Punca Suis - 35	
"Pedestal WC" Dinding - 7	Punca SMATV - 4	
Hos Mandi - 6	Punca Telefon - 4	
Pemegang Sabun - 6	Punca Penghawa Dingin - 8	
Pemegang Tisu Tandas - 7	Punca Bel Pintu - 1	
Bib Tap - 8	Punca Pintu Pagar Auto - 1	
Sinki Dapur - 2	Punca Kipas Siling - 2	
Tap Dapur - 2		
Tap Laman - 2		
Tap Panjang - 2		
Pagar	: Dinding Bata Pasir Simen	

A Luxury Living Concept by:



NADAYU PROPERTIES BERHAD
(Formerly known as Mutiara Goodyear Development Berhad)(40282-V)

Developed by:

REGAL FORM SDN BHD
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Developer License No: 8211-6/02-2015/01244(L) | Validity Period: 23/2/2014 - 22/2/2015 | Advertising and Sales Permit No.: 8211-6/02-2015/01244(P) | Validity Period: 23/2/2014 - 22/2/2015 | Land Tenure: Freehold | Estimated Date of Completion: June 2014 | Approving Authority: Majlis Perbandaran Kajang | Building Plan Approval Reference No.: Bil(43)dlm.MPKJ 1/P/19/2010 | Land Encumbrances: Malayan Banking Berhad | No. of Units: 3 (3-Storey Bungalow House) | Selling Price: RM2,585,000(Min) - RM2,919,000 (Max) *Bumi Discount: 7%

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