

SPEKTRA

@BANDAR KINRARA

LOCATION

CHOICES

AFFORDABLE

FREEHOLD



PLAND & PERMITTING SERVICES (PMS)
2014-2015
Developing A Better Future



Perumahan Kinrara Baitul

SPEKTRA@Bandar Kinrara

A perfect dwelling for the modern family. SPEKTRA is designed to give a modern contemporary look, yet affordable, and features choices on built-up area. Strategically located fronting Bukit Jalil Highway, SPEKTRA offers the best of city and suburban living.

SPEKTRA@Bandar Kinrara... a place you call home.

**Double Storey Terrace • Modern Contemporary Designs • Built-up Area : 1,812 - 2,351 sq.ft.
82 Units Available • Price : RM295,087-RM491,443 (7% discount for bumiputera)**



Overall Layout & Site Plan 9A4



PHASE 9A4 DOUBLE STOREY TERRACE

LEGEND

- Type A (Intermediate) : 20 units
Built up: 1,812 sq ft
- Type B (Intermediate) : 28 units
Built up: 1,877 sq ft
- Type C (Intermediate) : 8 units
Built up: 2,115 sq ft
- Type D (Intermediate) : 8 units
Built up: 2,036 sq ft
- Type E & E1 (Corner) : 4 units
Built up: 2,290 sq ft
- Type F (Corner) : 5 units
Built up: 2,339 sq ft
- Type G (End) : 2 units
Built up: 2,325 sq ft
- Type H (End) : 2 units
Built up: 2,351 sq ft
- Type J (Full de-sac) : 3 units
Built up: 2,262 sq ft
- Type K (Full de-sac) : 2 units
Built up: 2,217 sq ft



TYPE A (Intermediate Unit)



Actual Appearance Only

Front Elevation

Double Storey House

- Land area : 1,650 sq.ft.
- Built up area : 1,812 sq.ft.
- No. of units : 20 units
- Price : RM295,087

* 7% discount for Bumiputera only

TYPE B (Intermediate Unit)



Actual Appearance Only

Front Elevation

Double Storey House

- Land area : 1,650 sq.ft.
- Built up area : 1,877 sq.ft.
- No. of units : 28 units
- Price : RM300,611 - RM305,634

* 7% discount for Bumiputera only

TYPE C (Intermediate Unit)



Actual Appearance Only

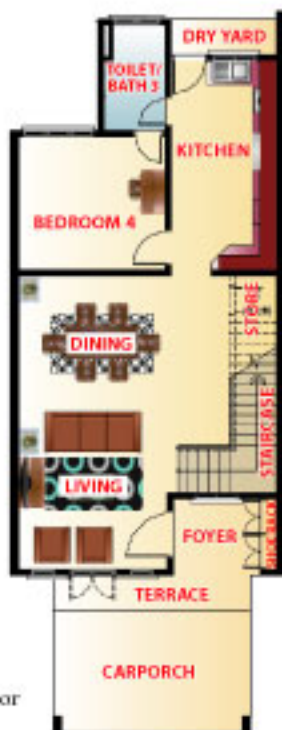
Front Elevation

Double Storey House

- Land area : 1,650 sq.ft.
- Built up area : 2,115 sq.ft.
- No. of units : 8 units
- Price : RM345,255

* 7% discount for Bumiputera only

TYPE D (Intermediate Unit)



Ground Floor



First Floor



Actual Appearance Only

Front Elevation

Double Storey House

- Land area : 1,650 sq.ft.
- Built up area : 2,036 sq.ft.
- No. of units : 8 units
- Price : RM331,436

* 7% discount for Bumiputera only

TYPE E & E1 (Corner Unit)



Actual Appearance Only - Front Elevation (E1)

Double Storey House

- Land area : 3,038 - 3,113 sq.ft.
- Built up area : 2,270 sq.ft.
- No. of units : 3 units (E) & 1 unit (E1)
- Price : RM461,372 - RM462,507

* 7% discount for Bumiputera only

TYPE F (Corner Unit)



Artistic Impression Only

Front Elevation

Double Storey House

- Land area : 3,038 - 3,113 sq.ft.
- Built up area : 2,339 sq.ft.
- No. of units : 5 units
- Price : RM472,569 - RM481,742

* 7% discount for Bumiputera only

TYPE G (End Unit)



Actual Appearance Only

Front Elevation

Double Storey House

- Land area : 2,400 - 3,299 sq.ft.
- Built up area : 2,325 sq.ft.
- No. of units : 2 units
- Price : RM426,965 - RM474,699

* 7% discount for Bumiputera only

TYPE H (End Unit)



Actual Appearance Only

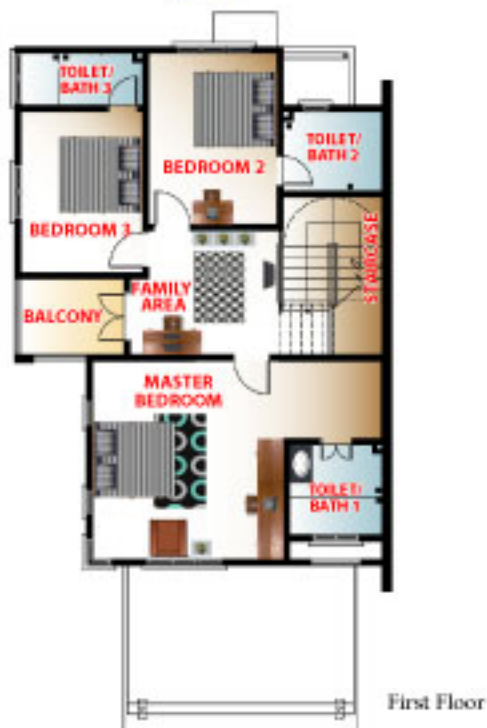
Front Elevation

Double Storey House

- Land area : 2,400 - 3,299 sq.ft.
- Built up area : 2,351 sq.ft.
- No. of units : 2 units
- Price : RM434,199 - RM483,942

* 7% discount for Bumiputera only

TYPE J (Cul-De-Sac Unit)



Actual Appearance Only

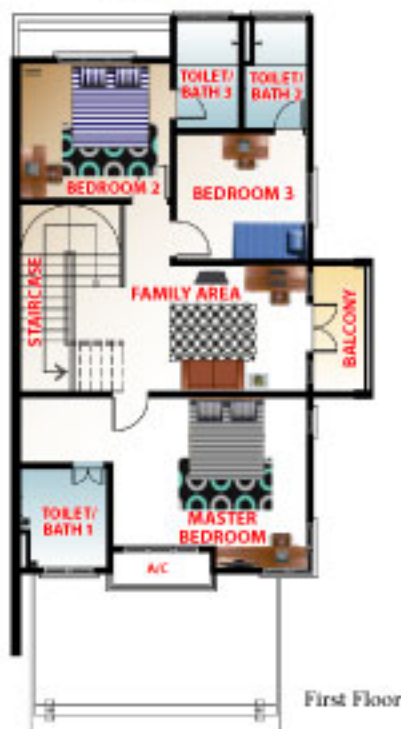
Front Elevation

Double Storey House

- Land area : 3,640 sq.ft.
- Built up area : 2,262 sq.ft.
- No. of units : 3 units
- Price : RM491,443

* 7% discount for Bumiputera only

TYPE K (Cul-De-Sac Unit)



Actual Appearance Only

Front Elevation

Double Storey House

- Land area : 3,282 - 3,640 sq.ft.
- Built up area : 2,237 sq.ft.
- No. of units : 2 units
- Price : RM467,518 - RM487,387

* 7% discount for Bumiputera only

PHASE 9A4 - SPECIFICATION



STRUCTURE

Reinforced concrete frame

WALL

Brick wall with cement plaster

Claybrick to partywall

ROOFING TILES

Concrete roof tiles

Concrete flat roof

ROOF TRUSSES

Steel trusses

CEILING

Fibrous plaster with perimeter cornices

Skimcoat and paint with perimeter cornices

Skimcoat and paint

Asbestos-free ceiling board

FLOOR FINISHES

Car Porch

: Homogeneous tiles

Driveway

: Homogeneous tiles

Terrace - front

: Porcelain tiles

Terrace - side (Type E, F, G, H, J, K)

: Homogeneous tiles

Living

: Porcelain tiles

Dining

: Porcelain tiles

Master bedroom

: Timber flooring

Bedroom 2

: Timber flooring

Bedroom 3

: Timber flooring

Bedroom 4

: Ceramic tiles

Maid's Room (Type F, H, J)

: Ceramic tiles

Balcony (Type E, F, G, H, J, K)

: Ceramic tiles with pebble wash border

Kitchen

: Ceramic tiles

Store

: Cement render

Staircase

: Timber flooring

All Bath

: Ceramic tiles

Family Area

: Timber flooring

Yard (Type E, F, G, H, J, K)

: Ceramic tiles

PHASE 9A4 - SPECIFICATION



WALL FINISHES

External Walls

: Weather shield paint

Internal Walls

: Emulsion paint

Kitchen

: Ceramic tiles & emulsion paint

All Bath

: Ceramic tiles

SANITARY INSTALLATION

	A	B	C	D	E/E1	F	G	H	J	K
Water closet	3	3	3	3	4	5	4	5	5	4
Wash basin	3	3	3	3	4	4	4	5	4	4
Shower rose	3	3	3	3	4	5	4	5	5	4
Toilet paper holder	3	3	3	3	4	5	4	5	5	4
Soap holder	3	3	3	3	4	5	4	5	5	4
Mirror	3	3	3	3	4	4	4	4	4	4
Kitchen sink	1	1	1	1	1	1	1	1	1	1

ELECTRICAL INSTALLATION

	A	B	C	D	E/E1	F	G	H	J	K
Fan point	7	7	7	7	7	7	7	7	7	7
Lighting point	25	25	26	27	28	31	29	31	31	29
Gatelight point	2	2	2	2	2	2	2	2	2	2
13A switch socket outlet	18	19	20	20	19	19	19	21	19	17
Telephone point	2	2	2	2	2	2	2	2	2	2
Heater point	2	2	2	2	2	2	2	2	2	2
TV point	2	2	2	2	2	2	2	2	2	2
Aircond point	1	1	1	1	1	1	1	1	1	1
Autogate point	1	1	1	1	1	1	1	1	1	1

Fencing

: Brickwall with mild steel grille fencing to front and side

Chain link fencing to rear side

Turfing

: Not provided

Internal telephone trunking and cabling

: Provided



DISCLAIMER:

While every reasonable care has been taken in preparation this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as presentation of facts. All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved by the building authority. Rendering and illustrations are artist's impression only and cannot be regarded as representations of facts, and floor area are approximately and subject to final survey.

PHASE 8A4 (Double Storey Terrace):

Advertising Permit No: 4924-37/715/2005(04); Validity Period: 02/04/2007 - 01/04/2008; Developer's License No: 4924-37/05-2009(49); Validity Period: 22/05/2008 - 21/05/2009; Approving Authority: Majlis Perbandaran Subang Jaya; Building Plan Approval Reference No: MPSJ- B2360/155; Expected Date of Completion: April 2009; Agreement Land Encumbrance (if any): Nil; Tenure of Land: Freehold; Selling Price: Min - RM295,087.00 Max - RM491,443.00; Discount for Bumiputera: 7%; Total Unit: 62

For more information, please call
03-8073 7000

Another Project By:



PERUMAHAN KINRARA BERHAD
 (2009)

Developing & Better Future

Developed By:

Perumahan Kinrara Berhad (2009-P1)

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Perumahan Kinrara Berhad