



LAGENDA
TELUK INTAN



LAGENDA
TELUK INTAN

Affordable Home with Clubhouse Facilities

A 1,099 acres of development comprises a variety of components, facilities and amenities that are slated to change the landscape of Teluk Intan, Perak.



Overview

Township

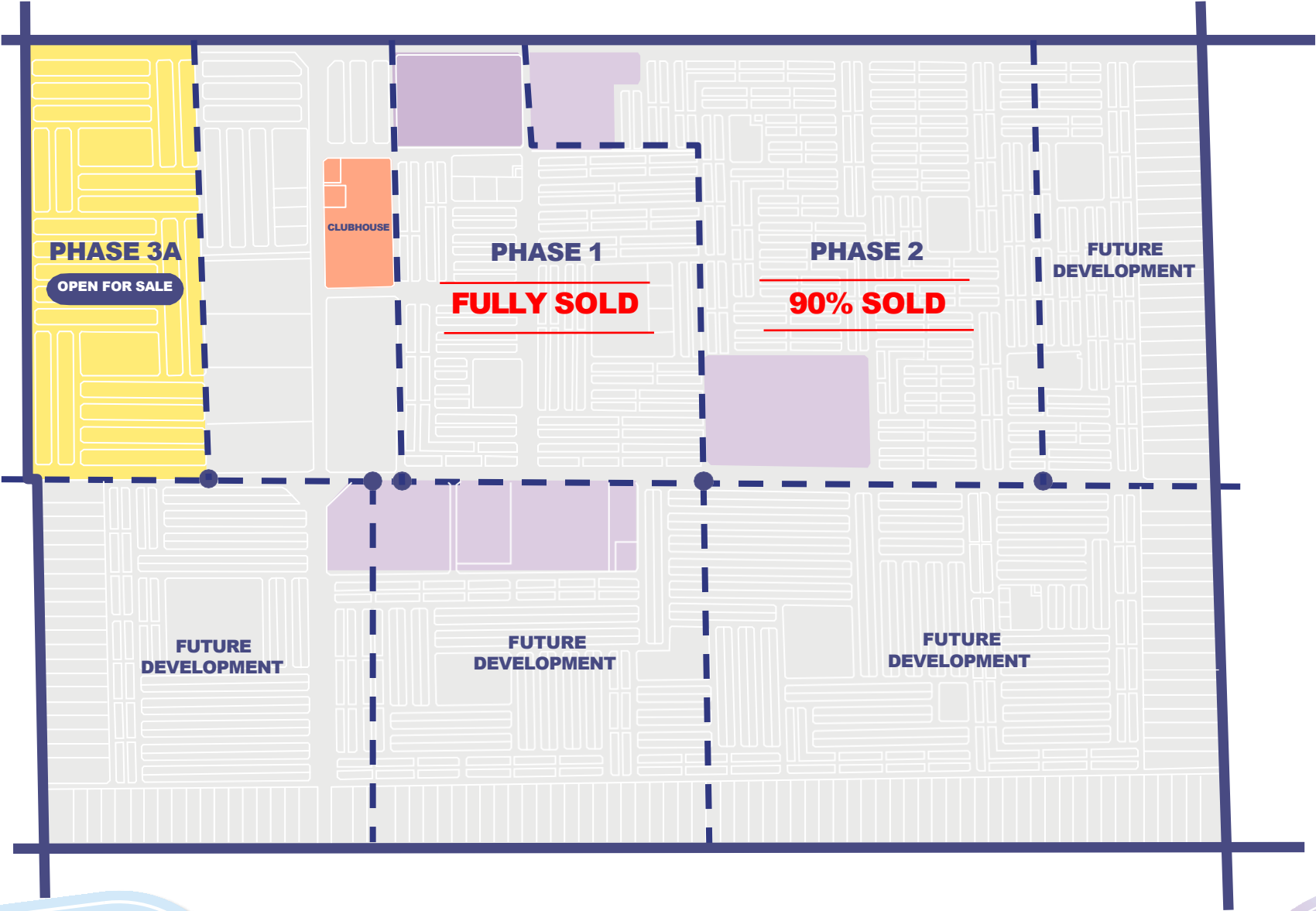
1. Project Name: Lagenda Teluk Intan
2. Project Address: Mukim Durian Sebatang, Daerah Hilir Perak, Perak
3. Land Tenure: Leasehold (Exp. Dec-2091)
4. Land Title: Residential
5. Development Component: Residential & Commercial
6. Total Township Acreage: 1,099 acres
7. Total Unit: Est. 10,000
8. Total Phase: 7

Phase 3A - Open for Sale

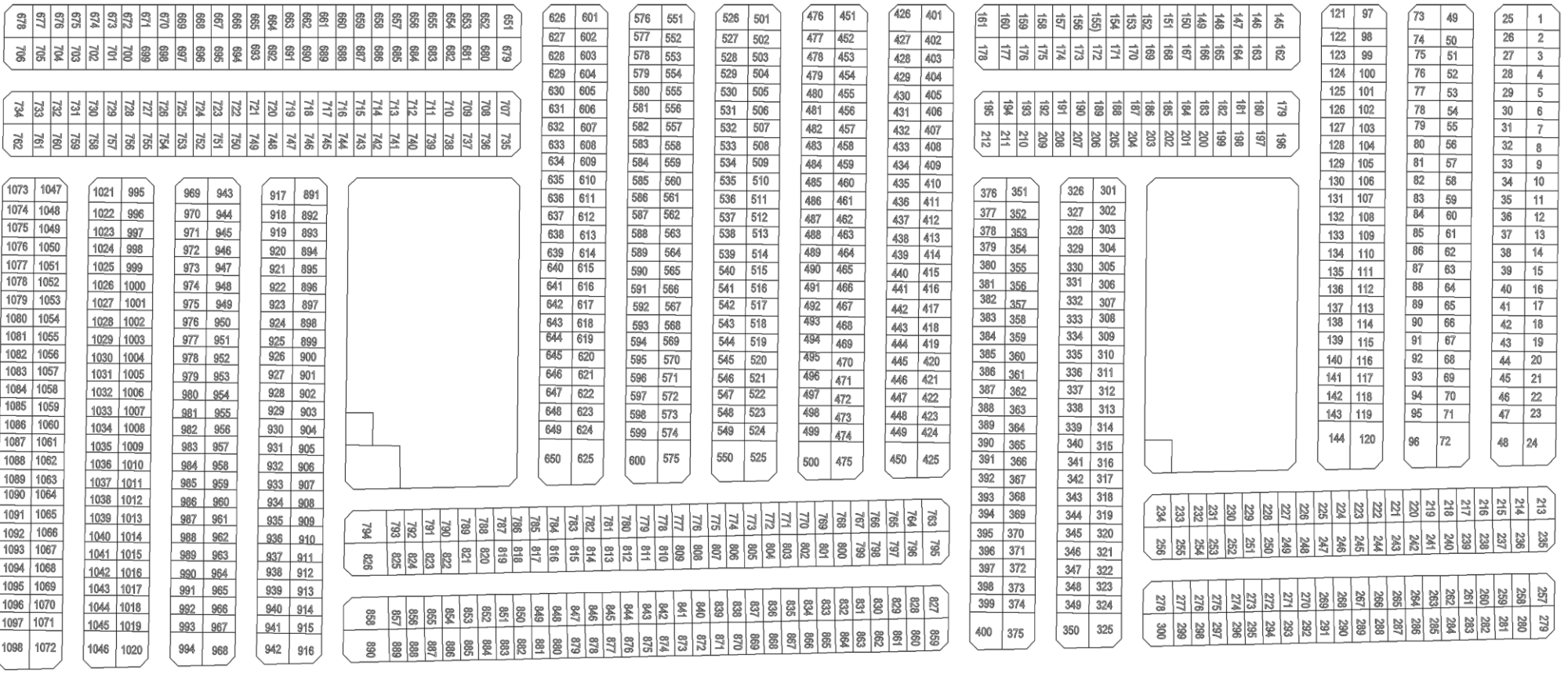
1. Phase Component:
 - Single Storey Cluster
 - Single Storey Bungalow
2. Land Size: 86 acres
3. Total Units : 1,098
 - Single Storey Cluster - 1,080 units
 - Single Storey Bungalow - 18 units
4. Land Area: From 33' x 60'
5. Built-Up Area: From 23' x 40'
6. Development License: 14283-14/12-2023/0888(L)
7. Advertisement Permit: 14283-14/12-2023/0888(P)



Masterplan



Site Plan

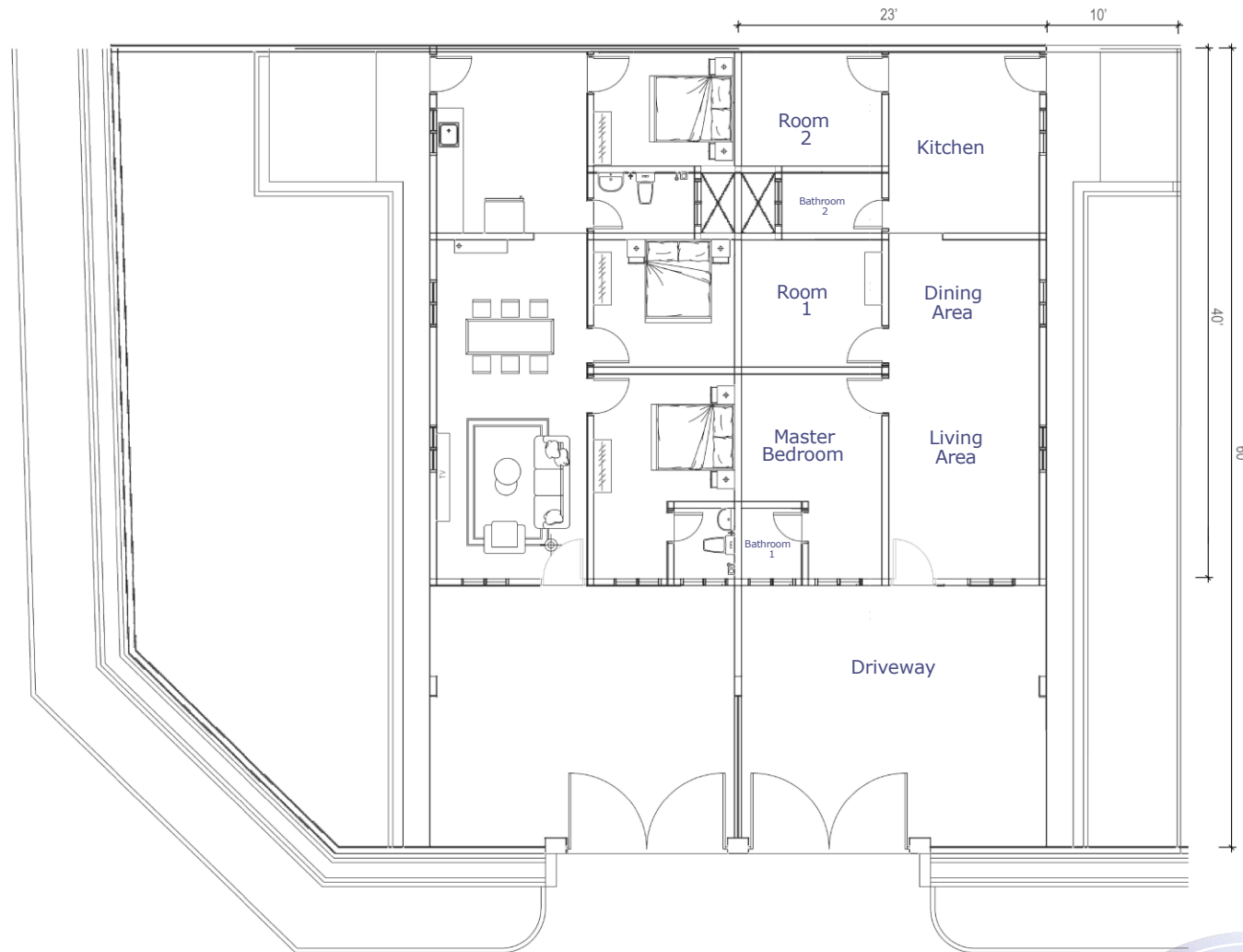


Floor Plan

Single Storey Cluster
3 Rooms | 2 Bathrooms

Land Area: From 33' x 60'
Built-Up Area: 23' x 40'

From
RM247,000*



Specification



Structure	Reinforce Concrete Framework
Wall	Brick with Cement Plaster/Concrete Wall with Skim Coat
Roof	Roof Tiles
Ceiling	Plaster Ceiling
Doors	Entrance (Decorative Door) Bedrooms (Flush Door) Bathrooms (PVC Door) Kitchen (Mild Steel Door)
Locks	Quality Lockset
Windows	Aluminium Frame Casement Windows/ Top Hung Windows/Sliding Windows
Floor Finishes	Living & Dining Area (Tiles) Bedrooms (Ceramic Tiles) Bathrooms & Kitchen: (Ceramic Tiles) Driveway (Tiles) Others Area (Cement Render)

Wall Finishes

Kitchen (Ceramic Tiles to 5' High - L Shape)
Bathrooms (Ceramic Tiles to 5' High)
Other Area (Plaster/Skim Coat and Paint)

Sanitary Fitting

Wash Basin (2 nos)
Aluminium Sink with Tap (1 no)
Sitting W.C (2 nos)
Water Tap (3 nos)
Shower Head (2 nos)

Electrical Installations

Lighting Point (12 nos)
Socket Point (8 nos)
Fan Point (5 nos)
TV Point (1 no)
Telephone Point (1 no)
Air-Cond Point (2 nos)

Fencing

Brickwall

Gate

M.S. Gate



Location Map



Accessibility

- 5 KM West Coast Expressway (WCE)
- 30 KM PLUS Highway
- 72 KM To Ipoh via PLUS Highway
- 115 KM To Kuala Lumpur via PLUS Highway

Amenities

Education



3 KM	SK Selabak
4 KM	SK Tebok Banjar
4.5 KM	UiTM Teluk Intan
	SMK Seri Setia, Teluk Intan
5 KM	Kolej Vokasional Teluk Intan
	SMK Abdul Rahman Talib
	SJK (T) Ladang Selaba
7 KM	Kolej Komuniti Teluk Intan
8 KM	Sekolah Menengah Sains Teluk Intan

Healthcare



3 KM	Klinik Desa Selabak
3.5 KM	Klinik Desa Kampung Banjar
4 KM	Hospital Teluk Intan
5 KM	Klinik Desa Changkat Jong
6 KM	Acson Bay Medical Centre
9 KM	Klinik Kesihatan Teluk Intan
	Klinik Kesihatan Pergigian Teluk Intan

Hypermarket



4 KM	TF Value Mart Teluk Intan
7 KM	Lotus's Teluk Intan
8 KM	The Store Teluk Intan

Recreational



7 KM	Menara Condong Teluk Intan
	Teluk Intan Firefly Marvels River Cruise



Clubhouse Facilities

- Futsal Court
- Badminton Court
- Recreational Park
- Swimming Pool
- Playground
- Multi-purpose Hall
- Gymnasium
- Surau





Kitchen



Living Room



Bedroom



Dining Area

Panel Solicitors

- KH ONG & NG
- ONG & RAYMOND HOR
- MAHINDERJIT MEOR & ASSOCIATES
- VINCY WONG & CO.
- AMI ROZAIDI, EDYNOOR & MU'AZ
- PRETAM SINGH, NOR & CO
- GANESAN & IRMOHIZAM
- KUMARI, PALANY & CO.
- ABDUL HAKIM ABDUL RAHMAN

- BAHARI, CHOY & NONGCHIK
- NIZAM, VIKNES & CO.
- HAKEM ARABI & ASSOCIATES
- ANN & ANUAR
- TAM CHENG YAU & CO
- ZUZI MD NOOR & ROBIATUL
- FAIRUZ ALI & CO.
- RUSNAH LOH, NG & CO.

Panel End-Financiers



TBC





LAGENDA
PROPERTIES



Galeri Jualan Lagenda Teluk Intan
Lot 1820, Jalan Changkat Jong,
36000 Teluk Intan, Perak

Operating Hours
Monday - Sunday
Public Holiday

9am - 6pm
10am - 2pm

Pemaju: TARAF NUSANTARA SDN. BHD. (1115974-K) • No 131, Persiaran PM2/1 Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak • Tel: 05-6882222 • No. Lesen Pemaju: 14283-14/12-2023/0888(L) • Tempoh Sah: 3/12/2021 hingga 2/12/2023 • No. Permit Iklan & Jualan: 14283-14/12-2023/0888(P) • Tempoh Sah: 3/12/2021 hingga 2/12/2023 • Pegangan Tanah: Pajakan hingga 16/12/2091 • Bebanan Tanah: Tiada • Pihak Berkuasa Tempatan: Majlis Perbandaran Teluk Intan • No. Kelulusan Pelan Bangunan: MPTI(B)SP16-2020 • Tarikh Jangka siap: Disember 2024 • Rumah Kluster Setingkat • Jumlah Unit: 1080 • Rumah Banglo Setingkat • Jumlah Unit: 18 • Harga Jualan: RM210,000 (min) - RM480,000 (maks) • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. Gambar di dalam iklan ini hanyalah ilustrasi sahaja. Maklumat ini tertakluk kepada perubahan tanpa pemberitahuan sebagaimana yang diperlukan oleh pihak tertentu atau jurubina pemaju. Pihak pemaju tidak bertanggungjawab di atas segala ketidaktetapan didalam menyediakan maklumat di atas. Iklan ini untuk kegunaan pihak syarikat TARAF NUSANTARA sahaja.