



**BERMULA DARI  
RM 243,000**

# **BANDAR BARU SETIAWAN PERDANA**

## **SITIAWAN, PERAK**



BANDAR BARU  
SETIA AWAN PERDANA

- C -- Lot Pemiagaan
- S -- Surau
- H -- Dewan
- M -- Masjid
- Pencawang Elektrik
- P -- Stesen Minyak
- L -- Rumah Kelab
- Kemajuan Akan Datang
- K -- Klinik Kesihatan
- B -- Pejabat Cawangan MPM
- F -- Balai Bomba
- A -- Balai Polis
- O -- Kompleks Sekolah
- Rezab Tangki Air
- Kolam Rekreasi / Kolam Tahanan
- Rezab Perkuburan Islam
- Rezab Loji Rawatan
- Kawasan Lapang
- R -- Rezab Kerajaan



## TERES SETINGKAT

Keluasan Tanah : 20' x 70'

Keluasan Rumah : 20' x 45'

3



2



## PELAN LANTAI

3 Bilik Tidur

2 Bilik Air

1 Dapur

1 Ruang Makan

Ruang Tamu

Porch Kereta

**JANGKA SIAP : 2024**

# TAWARAN MENARIK

**TERBUKA  
KEPADA  
SEKTOR  
SWASTA &  
KERAJAAN**



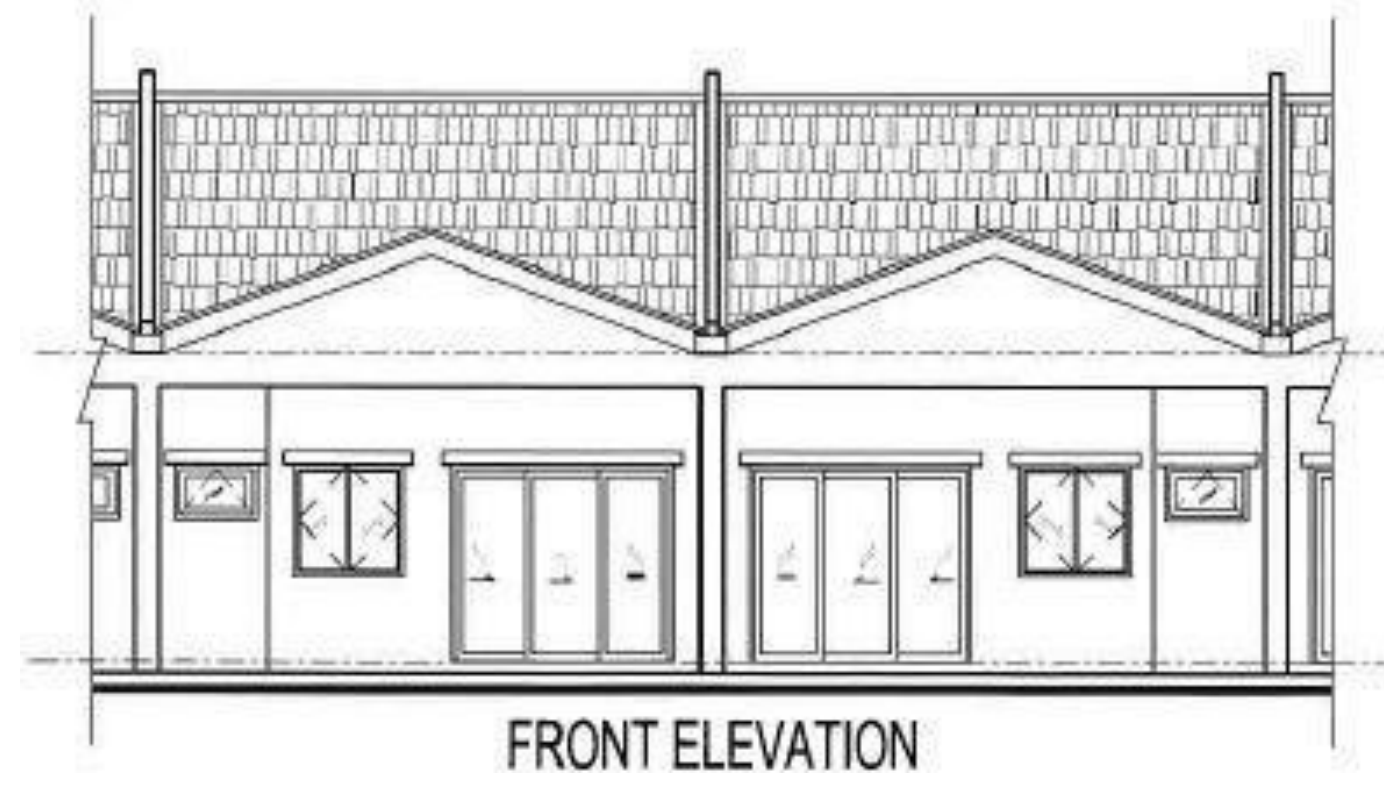
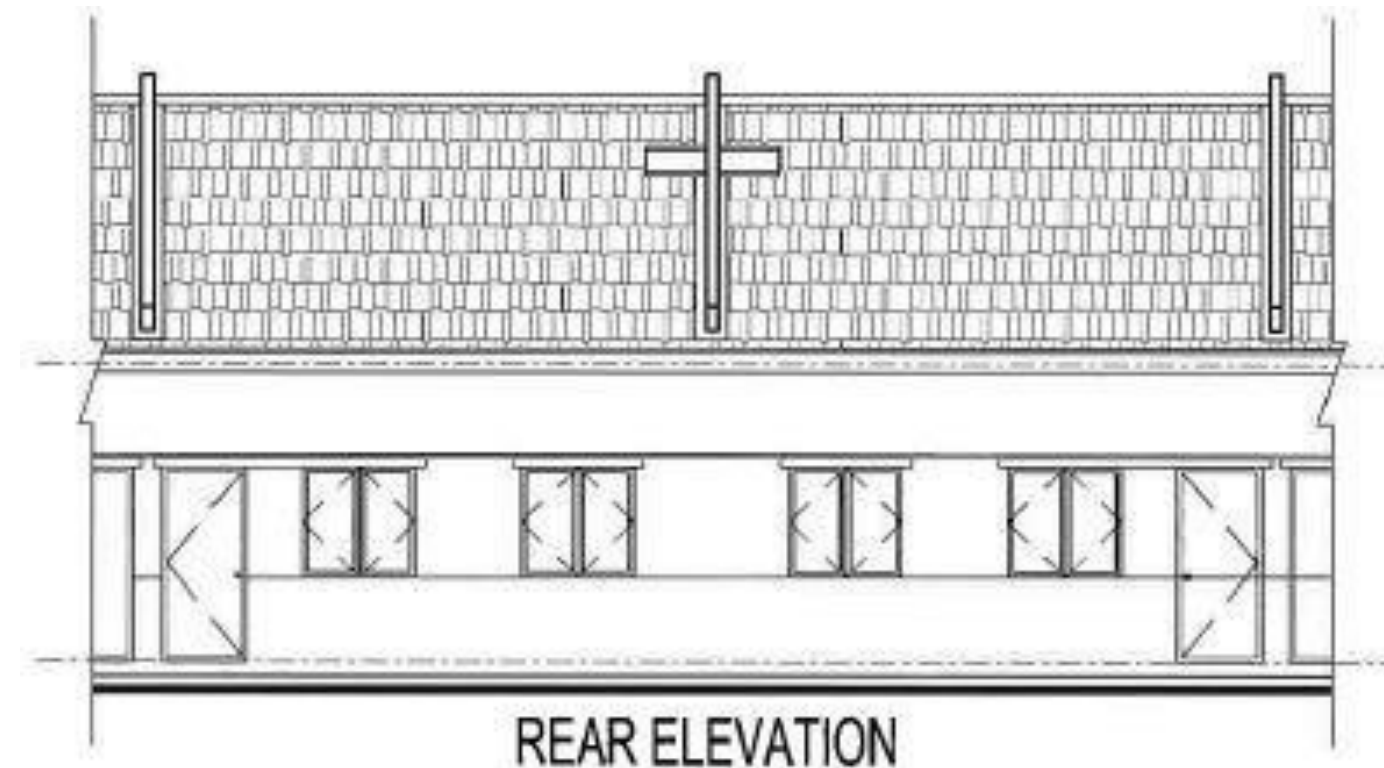
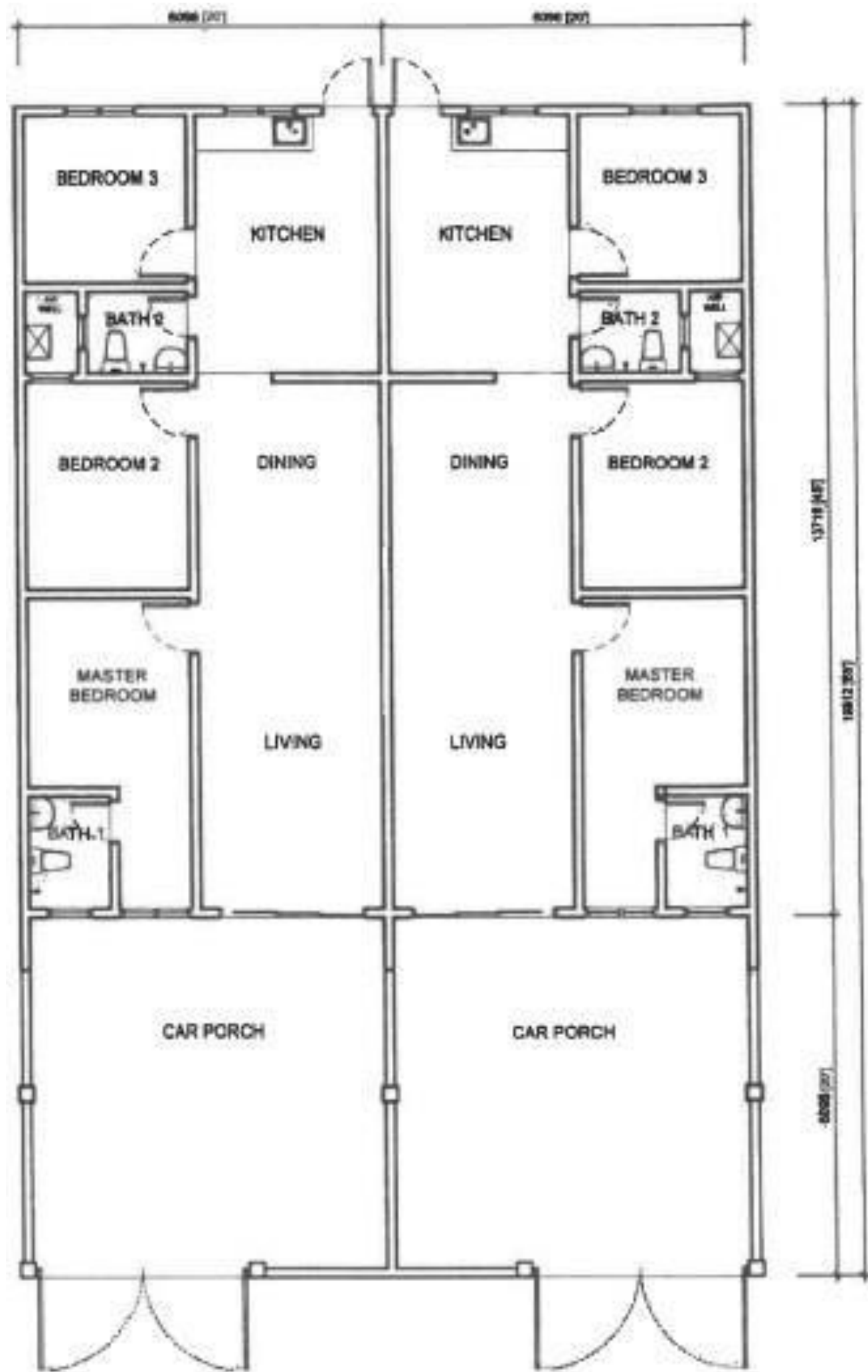
**TANPA DEPOSIT**



**FREE BOOKING**

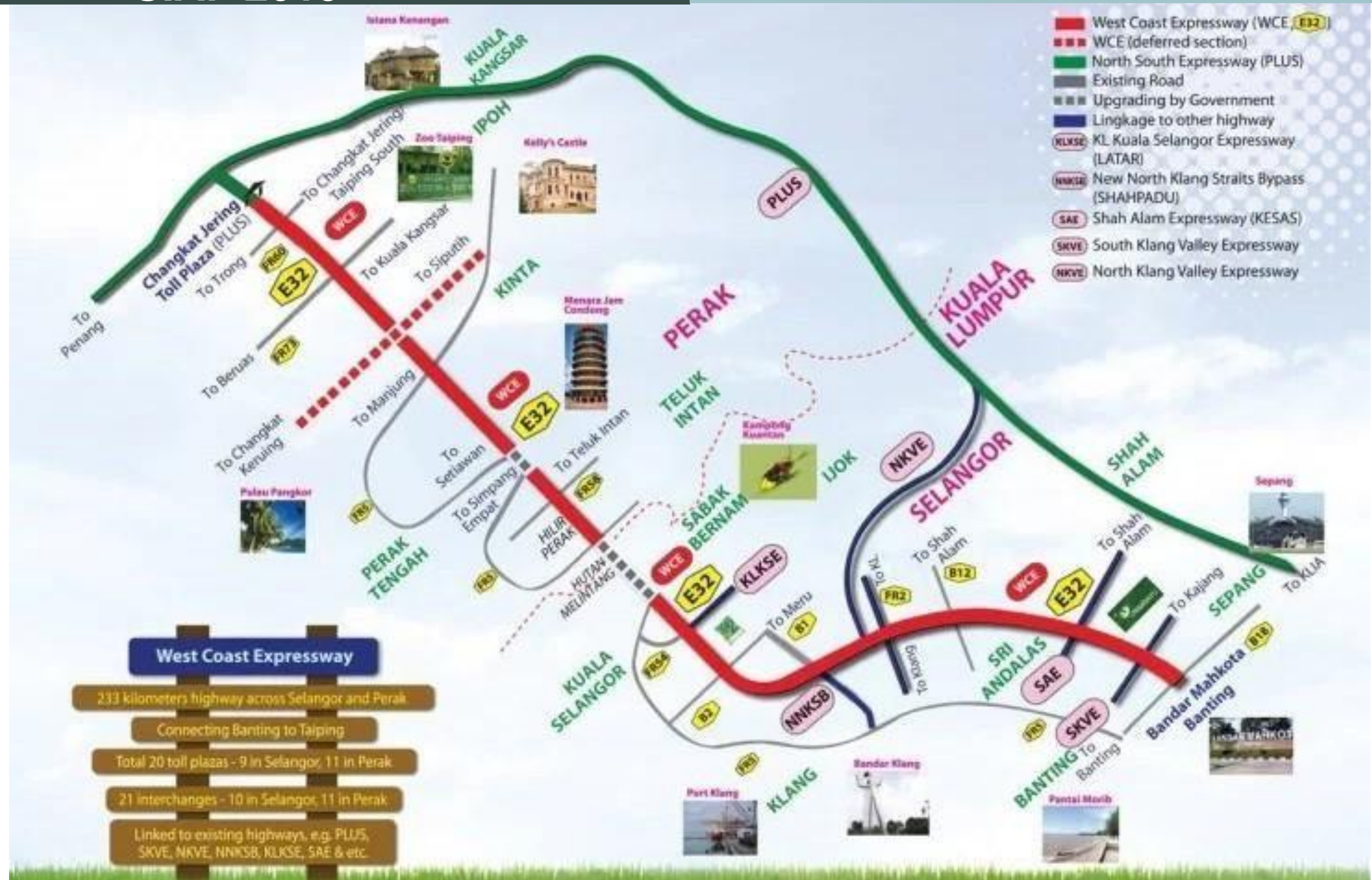


**FREE YURAN GUAMAN**



# WEST COAST EXPRESSWAY (WCE) - SIAP 2019 -

KL TO MANJUNG - 1 JAM 15 MINIT



# SPEKIFIKASI

## SPEKIFIKASI

STRUCTURE	REINFORCE CONCRETE FRAMEWORK
BRICK	SAND BRICK
ROOF	ROOF TILES
CEILING	PLASTER CEILING
DOORS	<ul style="list-style-type: none"><li>•</li><li>•</li><li>•</li><li>•</li></ul> <ul style="list-style-type: none"><li>- ALUMINIUM SLIDING DOORS</li><li>- DECORATIVE / PLYWOOD DOOR</li><li>- PVC DOOR</li><li>- M.S DOOR</li></ul>
LOCKS	QUALITY LOCK
WINDOWS	ALUMINIUM FRAME CASEMENT WINDOW / TOP HUNG WINDOWS
FLOOR FINISHED	<ul style="list-style-type: none"><li>•</li><li>•</li><li>•</li><li>•</li><li>•</li></ul> <ul style="list-style-type: none"><li>- CERAMIC TILES</li><li>- CERAMIC TILES</li><li>- CERAMIC TILES</li><li>- TILES</li><li>- CEMENT RENDER / CONCRETE CEMENT</li></ul>

# SPEKIFIKASI

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WALL FINISHES	<ul style="list-style-type: none"><li>•</li><li>•</li></ul>	- CERAMIC TILES TO 5' HIGH - CERAMIC TILES TO 5' HIGH L SHAP E
PAINTING	QUALITY PAINT	
SANITARY FITTING	ALUMINIUM SINK / STAINLESS STEEL SINK SITTING W.C WASH BASIN	- 1 NO - 2 NOS - 2 NOS
ELECTRICAL INSTALLATIONS	<ul style="list-style-type: none"><li>•</li><li>•</li><li>•</li><li>•</li><li>•</li></ul>	- 10 NOS - 8 NOS - 4 NOS - 1 NO - 1 NO
FENCING	FENCING	- 4' HIGH BRICKWALL
GATE	4' HIGH M.S GATE	
OTHERS	CONCEALED LETTER BOX	- 1 NO



**KEMUDAHAN  
BERDEKATAN**





**FASILITI**

# FASILITI

- INDOOR GYM
- JOGGING TRACK
- CHILDREN'S PLAYGROUND
- GOLF DRIVING RANGE
- OUTDOOR GYM
- AGRICULTURE ECO GARDEN
- MULTI-PURPOSE HALL
- BICYCLE TRACK

- MAZE GARDEN
- TROPICAL LAKE
- CLUB HOUSE
- OUTDOOR BASKETBALL COURT
- CENTRALPARK
- BADMINTON COURT
- OLYMPIC SIZE SWIMMING POOL
- TENNIS COURT



AGRICULTURAL ECO  
GARDEN



GARDEN MAZE



OUTDOOR GYM



WATER PLAYGROUND



CYCLING LANE



JOGGING TRACK

INDOOR BADMINTON  
COURT



INDOOR GYM



FUTSAL



SAUNA



SEPAK TAKRAW



GOLF DRIVING



**TEMPAT  
MENARIK**





● **PULAU PANGKOR**



● **MUZIUM BERUAS**



● **KOTA BELANDA**



**LUMUT WATERFRONT  
ESPLANADE**

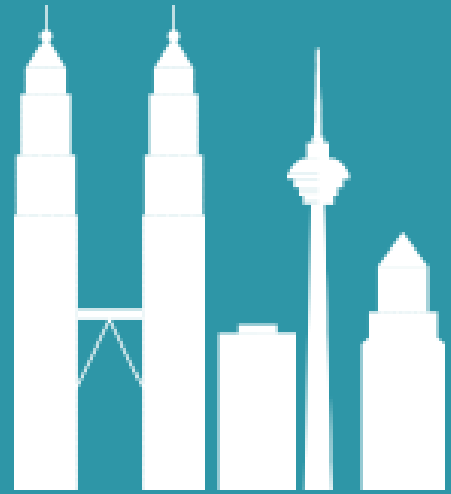


**AIR TERJUN ULU LICIN**



**TELUK BATIK**

# AKSES BERHAMPIRAN



**2 JAM 58 MIN KE  
KUALA LUMPUR**



**1 JAM 27 MIN KE  
IPOH**



**3 JAM 49 MIN KE  
NEGERI SEMBILAN**



**2 JAM 35 MIN KE  
PULAU PINANG**