



PRIMA @ SITIAWAN

RESIDENSI
Sitiawan

1
NEGARAKU
PRIMA
RUMAHKU, KOMUNITIKU



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

Ke Lebuh raya Pantai Barat (WCE)

Lot Pertanian

Kemajuan Akan Datang

Lot Pertanian

PRIMA @ SITI AWAN

Rumah Teres (20' X 65')

Rumah Teres (20' X 65')

Rumah Berkembar (40' X 80')

Kedai (20' X 70')

Rumah Berkembar (40' X 80')

Banglo (min 45' x 80')

Lot Pertanian

Kedai (20' X 70')

Rumah Teres (20' X 65')

Lot Pertanian

Rumah Teres (20' X 65')

Rumah Kluster (33' X 60')

Kedai (20' X 70')

Kolam Rekreasi



TAWARAN



BOOKING FEE



SPA FEE



LAWYER FEE

**TERES 2
TINGKAT**
—
RM270,610

**REBATE
RM 30K**



TERES 2 TINGKAT

(PRIMA @ SITIAWAN)

RM 270,610.00

(MAINTANANCE FEE RM0.07/SQFT)

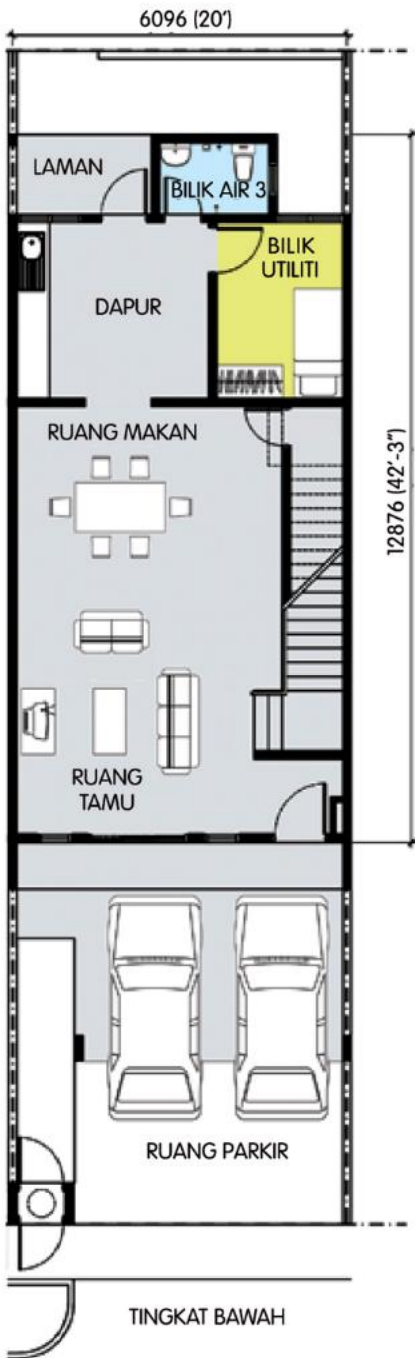
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3



- 3 Bilik Tidur
- 3 Bilik Air
- 1 Bilik Utiliti
- Laman Belakang
- 1 Dapur
- Ruang Makan
- Ruang Tamu
- Ruang Keluarga
- Ruang Parkir



PELAN LANTAI

Size: Intermediate

Build-up : 1,903 sq ft
Land : 20' x 70'

SPEKIFIKASI

SPEKIFIKASI TERES 2 TINGKAT

STRUCTURE	REINFORCE CONCRETE
WALL	CEMENT SAND BRICKS
ROOF COVERING	CONCRETE ROOF TILES
ROOF FRAMING	LIGHTWEIGHT METAL TRUSSES
CEILING	<ul style="list-style-type: none">• PLASTER CEILING• ASBESTOS FREE CEMENT SHEETS
WINDOWS	ALUMINIUM FRAME GLASS WINDOW
IRONMONGERY	QUALITY LOCKSET
DOORS	<ul style="list-style-type: none">• MAIN ENTRANCE - METAL FRAME PLYWOOD DOOR• LIVING - ALUMINIUM FRAME SLIDING DOOR• BEDROOMS - METAL FRAME PLYWOOD DOOR• BATHROOMS - METAL FRAME PVC DOOR• KITCHEN - METAL FRAME PLYWOOD DOOR
FLOOR FINISHES	<ul style="list-style-type: none">• LIVING / DINING AREA - CERAMIC TILES• BEDROOMS - CERAMIC TILES• BATHROOMS - ANTI-SLIP CERAMIC TILES• KITCHEN - CERAMIC TILES• CARPORCH - HOMOGENEOUS TILES• OTHERS - CEMENT RENDER

SPESIFIKASI

SPESIFIKASI TERES 2 TINGKAT

WALL FINISHES	<ul style="list-style-type: none">• EXTERNAL PAINT• INTERNAL PAINT• BATHROOMS• KITCHEN <ul style="list-style-type: none">- WEATHER COAT PAINT- EMULSION PAINT- 1500MM HIGH CERAMIC TILES- 1500MM HIGH CERAMIC TILES
ELECTRICAL INSTALLATIONS	<ul style="list-style-type: none">• LIGHTING POINT - 17• WALL LIGHTING POINT - 1• FAN POINT - 7• 13A SSO - 12• FIBRE WALL SOCKET - 1• TV POINT - 1• 15A WATER HEATER POINT - 1• 15A AIRCOND POINT - 2
SANITARY AND PLUMBING FITTINGS	<ul style="list-style-type: none">• PEDESTAL WC - 3• WASH HAND BASIN - 3• SHOWER ROSE - 3• BIB TAP - 3• STAINLESS STEEL KITCHEN SINK - 1• KITCHEN SINK TAP - 1
INTERNAL TELEPHONE TRUNKING AND CABLING	CONCEALED
FENCING	N/A
TURFING	N/A
GAS PIPING	N/A

**TERES
1 TINGKAT**

**—
RM198,405**

**REBATE
RM 10K**



TERES 1 TINGKAT

(PRIMA @ SITIAWAN)

RM198,405.00

(MAINTANANCE FEE RM0.07/SQFT)

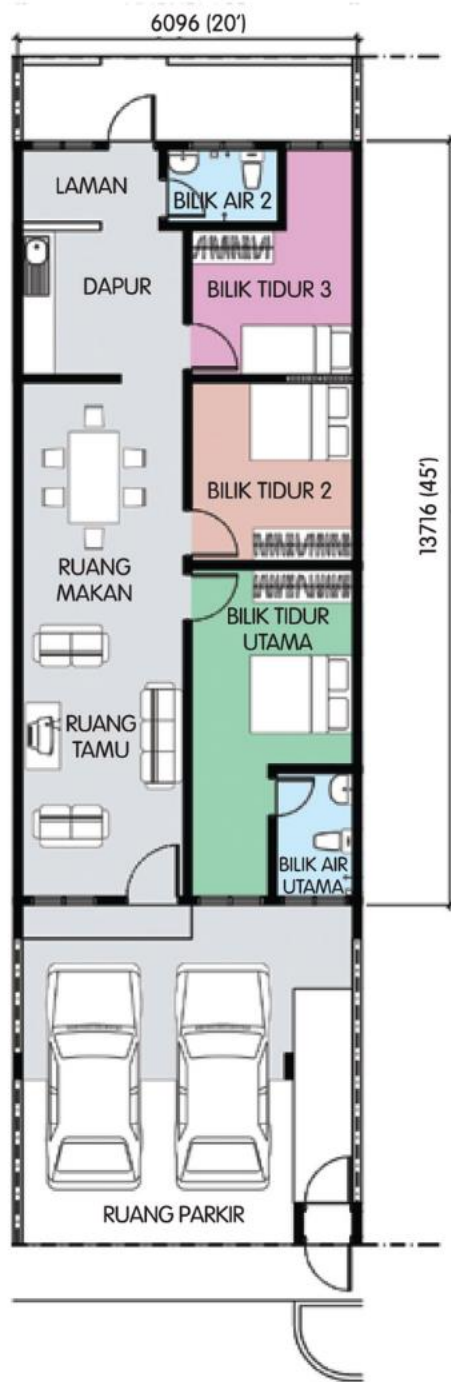
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- 3 Bilik Tidur
- 2 Bilik Air
- Laman Belakang
- 1 Dapur
- Ruang Makan
- Ruang Tamu
- Ruang Parkir



PELAN LANTAI

Size: Intermediate

Build-up : 1,064 sq ft

Land : 20' x 70'

SPEKIFIKASI

SPEKIFIKASI TERES 1 TINGKAT

STRUCTURE	REINFORCE CONCRETE
WALL	CEMENT SAND BRICKS
ROOF COVERING	CONCRETE ROOF TILES
ROOF FRAMING	LIGHTWEIGHT METAL TRUSSES
CEILING	<ul style="list-style-type: none">• PLASTER CEILING• ASBESTOS FREE CEMENT SHEETS
WINDOWS	ALUMINIUM FRAME GLASS WINDOW
IRONMONGERY	QUALITY LOCKSET
DOORS	<ul style="list-style-type: none">• MAIN ENTRANCE - METAL FRAME PLYWOOD DOOR• LIVING - ALUMINIUM FRAME SLIDING DOOR• BEDROOMS - METAL FRAME PLYWOOD DOOR• BATHROOMS - METAL FRAME PVC DOOR• KITCHEN - METAL FRAME PLYWOOD DOOR
FLOOR FINISHES	<ul style="list-style-type: none">• LIVING / DINING AREA - CERAMIC TILES• BEDROOMS - CERAMIC TILES• BATHROOMS - ANTI-SLIP CERAMIC TILES• KITCHEN - CERAMIC TILES• CARPORCH - HOMOGENEOUS TILES• OTHERS - CEMENT RENDER

SPEKIFIKASI

SPEKIFIKASI TERES 1 TINGKAT

WALL FINISHES	<ul style="list-style-type: none">• EXTERNAL PAINT• INTERNAL PAINT• BATHROOMS• KITCHEN	<ul style="list-style-type: none">- WEATHER COAT PAINT- EMULSION PAINT- 1500MM HIGH CERAMIC TILES- 1500MM HIGH CERAMIC TILES
ELECTRICAL INSTALLATIONS	<ul style="list-style-type: none">• LIGHTING POINT• FAN POINT• 13A SSO• FIBRE WALL SOCKET• TV POINT• 15A WATER HEATER POINT• 15A AIRCOND POINT	<ul style="list-style-type: none">- 12- 5- 9- 1- 1- 1- 2
SANITARY AND PLUMBING FITTINGS	<ul style="list-style-type: none">• PEDESTAL WC• WASH HAND BASIN• SHOWER ROSE• BIB TAP• STAINLESS STEEL KITCHEN SINK• KITCHEN SINK TAP	<ul style="list-style-type: none">- 2- 2- 2- 2- 1- 1
INTERNAL TELEPHONE TRUNKING AND CABLING	CONCEALED	
FENCING	N/A	
TURFING	N/A	
GAS PIPING	N/A	

FASILITI YANG
DISEDIAKAN

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



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



PRASARANA

5.3 KM
SEKOLAH



13 KM
AEON MALL, SERI MANJUNG



13 KM
HOSPITAL PANTAI MANJUNG



21 KM
MARINA ISLAND



21 KM
STESEN JANAKUASA SULTAN AZLAN SHAH,
SERI MANJUNG



11 KM
BANDAR SETIAWAN



12 KM
'THE STORE' SETIAWAN



11 KM
MASJID AL-MUTTAQIN



20 KM
TREK MERENTAS HUTAN
BUKIT ENGKU BUSU



5 KM
BALAI POLIS



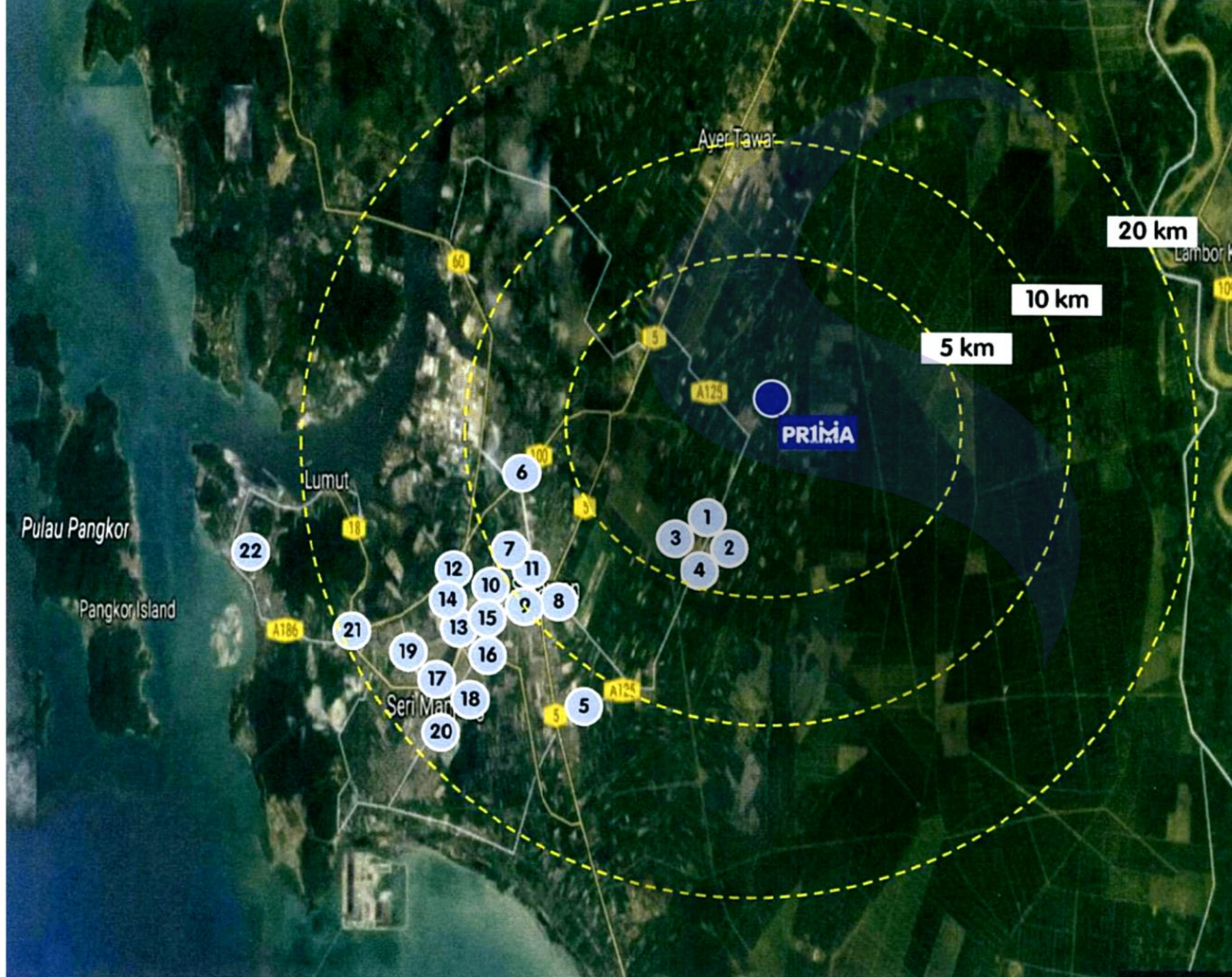


Sitiawan
RESIDENSI



PRIMA @ SITIAWAN

GPS KOORDINAT
4.245789,100.771199



No	Facilities / Amenities	Distance
1	Sekolah Jenis Kebangsaan Cina	2.9 km
2	Pasar Awam Pekan Gurney	3.2km
3	Klinik Desa Pekan Gurney	3.2 km
4	Balai Polis Pekan Gurney	3.9 km
5	Pasar Awam Kg Koh	9.4 km
6	Sekolah Keb Sitiawan	10.4 km
7	Pejabat Pos Malaysia	11.2 km
8	Tenaga Nasional	11.6km
9	Masjid An Nasriyah	12 km
10	Poliklinik Samudera Sitiawan	12.5 km
11	SMK Ahmad Bostamam	12.9 km
12	Aeon Mall Seri Manjung	13 km
13	Tesco Express	14 km
14	Shell petrol Station	14.8 km
15	Petronas Seri Manjung	14.8 km
16	Maybank	15 km
17	Bank Islam	16.6 km
18	Mini stadium Majlis Perbandaran Manjung	16.8 km
19	Public Bank	17.2 km
20	Vokasional Seri Manjung	18.0 km
21	Sekolah Kebangsaan Seri Bayu	18.7 km
22	TLDM	22 km

PROSES PEMBANGUNAN



SYARAT-SYARAT

**ANDA MESTILAH
WARGANEGARA MALAYSIA**

**BUJANG ATAU BERKAHWIN
SERTA BERUMUR 21 TAHUN
DAN KE ATAS**

SYARAT KELAYAKAN

Berikut merupakan kriteria asas untuk menjadi pemilik kediaman PR1MA.

**PENDAPATAN ISI RUMAH
INDIVIDU ATAU KELUARGA
(SUAMI & ISTERI) ANTARA
RM 2,000 - RM 15,000
SEBULAN**

**KEDIAMAN PR1MA BOLEH
DIBELI SEBAGAI KEDIAMAN
PERTAMA ATAU KEDUA
SAHAJA**