

THE
PARK
TERRACE
TAMAN KLEBANG RIMA

DOUBLE STOREY TERRACE HOUSE
PHASE 1 | 52 UNITS

LOT SIZE **20'x75'**
4 BEDROOMS | 3 BATHROOMS

MIN
RM328,800
ONLY FOR PHASE 1 5% Discount for Bumiputera Lots

STRUCTURE	Reinforced Concrete Frame	
WALLS	Brickwork with Plaster Generally	
ROOFING	R. C. Flat Roof / Concrete Roof Tiles Metal Trusses	
CEILING	Skim Coat / Fiber Plaster	
WINDOWS	Aluminium Frame Glass Window	
DOORS	Bedrooms / Bathrooms	- Quality Flush Door & Metal Frame
	Entrance	- Decorative Door & Metal Frame
	Other Doors	- Aluminium Frame Sliding Door
IRONMONGERY	Quality Locksets	
WALL FINISHES	Bathrooms	- Quality Tiles up to 9'0" (H) / Plaster & Paint
	Kitchen	- Quality Tiles up to 9'0" (H) / Plaster & Paint
	Others	- Plaster & Paint
FLOOR FINISHES	Living / Dining / Kitchen	- Quality Tiles
	Bedrooms / Family Hall / Landing	- Quality Tiles
	Bathrooms	- Quality Tiles
	Utility / Terrace / Balcony	- Quality Tiles
	Car Porch / Driveway	- Quality Tiles
PAINTING	Internal	- Two Coats Emulsion Paint
	External	- Two Coats Weather Shield Paint
STAIRCASE	3'6"m.s. Railing	
SANITARY FITTINGS	Water Closet	- 3 nos.
	Single Bowl Kitchen Sink	- 1 no.
	Sink Tap	- 1 no.
	Wash Basin	- 3 nos.
	Basin Pillar Tap	- 3 nos.
	Shower Set c/w Chrome Sliding Bar	- 3 nos.
ELECTRICAL INSTALLATION	Lighting Point	- 18 nos.
	Fan Point	- 4 nos.
	Switched Socket Outlet	- 12 nos.
	Fibre Optic Point (Conduit Only)	- 1 no.
	TV Socket Outlet	- 2 nos.
	AC Power Point	- 1 no.
	Solar Water Heater Point	- 1 no.
	Telephone Point	- 1 no.
	Auto Gate Point	- 1 no.
GATE & FENCING	Entrance Gate	- M.S. Swing Gate with Letter Box
	Front	- 5'0" High Brickwall Fencing with Metal Grill
	Back Fencing	- 5'0" High Brickwall

First Floor Plan Details:

- Overall Dimensions:** 75'-0" (Total) / 25'-0" (Front Porch) + 50'-0" (House)
- Room Dimensions:**
 - Front Porch: 25'-0" (Total) / 16'-0" (Living Area) + 9'-0" (Car Porch)
 - Living Area: 16'-0" (Total) / 10'-0" (Living Room) + 6'-0" (Dining Room)
 - Kitchen: 10'-0" (Total) / 6'-3" (Kitchen) + 3'-6" (Breakfast Room)
 - Bathroom: 6'-3" (Total) / 3'-6" (Bathroom) + 2'-9" (Closet)
 - Bedroom: 10'-0" (Total) / 6'-3" (Bedroom) + 3'-6" (Closet)
 - Utility: 10'-0" (Total) / 6'-3" (Utility) + 3'-6" (Closet)
- Other Features:**
 - Car Porch: 9'-0" (Total) / 5'-0" (Car Porch) + 4'-0" (Front Porch)
 - Covered Terrace: 10'-0" (Total) / 6'-3" (Terrace) + 3'-6" (Front Porch)
 - Stairs: Located in the Utility Room, leading up and down.
 - Fireplace: Located in the Living Room.
 - Breakfast Room: Located adjacent to the Kitchen.
 - Closets: Located in the Bedroom, Bathroom, and Utility Room.

The floor plan shows a second floor with the following layout and dimensions:

- Overall Dimensions:**
 - Width: 20'-0" (divided into 10'-0", 5'-0", 5'-0", 5'-0", 5'-0", 10'-0", and 5'-0").
 - Depth: 54'-0" (divided into 14'-0", 7'-9", 8'-3", 8'-0", 6'-3", and 9'-9").
- Rooms and Features:**
 - Master Bedroom:** Located at the bottom right, featuring a large bed and a closet.
 - Bath 1:** Adjacent to the Master Bedroom.
 - Family Hall:** Central area containing a staircase and a fireplace.
 - Balcony:** Attached to the Family Hall.
 - Bedroom 2:** Located at the top right.
 - Bedroom 3:** Located in the center, featuring a red sofa.
 - Bath 2:** Located at the top right, near Bedroom 2.
 - Living Area:** Located at the top left, featuring a blue sofa and a coffee table.
 - Bedroom:** Located at the bottom left, featuring a white bed.
- Additional Dimensions:**
 - Bottom width segments: 14'-0", 6'-0", 6'-0", 14'-0", totaling 40'-0".
 - Bottom depth segments: 20'-0", 6'-0", 20'-0", totaling 46'-0".

LOCATION MAP

THE PARK TERRACE
TAMAN KLEBANG RIMA

LANDMARKS AND FACILITIES:

- SK Klebang Jaya
- TAMAN KLEBANG PUTRA
- TAMAN KLEBANG PUTRA
- TAMAN KLEBANG RIA
- TAMAN KLEBANG JAYA
- SJK (C) Poi Lam
- SJK (T) Klebang
- Bandar Baru Sri Klebang
- Chemor
- ECONSAVE
- Master Badminton Club
- McDonald's
- Maybank
- Pharmacy Klebang Restu
- Masjid Jamek Medan Klebang Restu
- AEON Klebang
- PEKAS
- BHD
- PERKERAJAAN

ROADS: JALAN PUTRA, JALAN KUALA KANGSAR

Other Labels: FUTURE LINK BRIDGE TO MERU, From Pusat Bandaraya Ipoh

Show Here Location (Google Map)

Show House Location
(Google Maps)



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PROPERTIES GROUP
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Nombor Lesen Pemaju: 19516-1/10-2020/0879(L) • Tempoh Sah Laku Lesen & Permit: 06/10/2018 Hingga 05/10/2020 • Nombor Permit Iklan & Jualan: 19516-1/10-2020/0879(P) • Pajak Tanah: 99 Tahun (31/03/2115) • Bebanan Tanah: Tiada • Nama Pemajuan Perumahan: Taman Klebang Rima • Tarikh Pemajuan Perumahan Dijangka Siap: Ogos 2020 • Harga Jualan: Min RM328,800 Max RM608,800 • Bilangan Unit: 52 • Nama Pihak Berkuas (PBT) Yang Meluluskan Pelan Bangunan: Majlis Bandaraya Ipoh • No. Kelulusan Pelan Bangunan: LB01/0002427/0004/17/F00/P00/L00 • Syarat-syarat Nyata: Sebuah Rumah Kediaman • Sekatan-sekatan Kepentingan: Tanah Ini Boleh Dipindahmiliki Atau Dipajak Dengan Kebenaran Bertulis Oleh Pihak Berkuas Negeri

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"

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