

高雅佳苑
CHARISMA
TAMAN GAYA

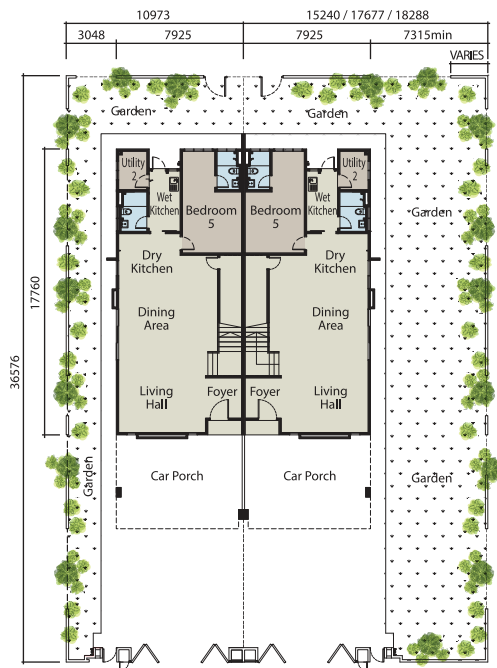
2-STOREY SEMI-DETACHED HOMES (TYPE C)

双层半独立式洋楼 (户型C)

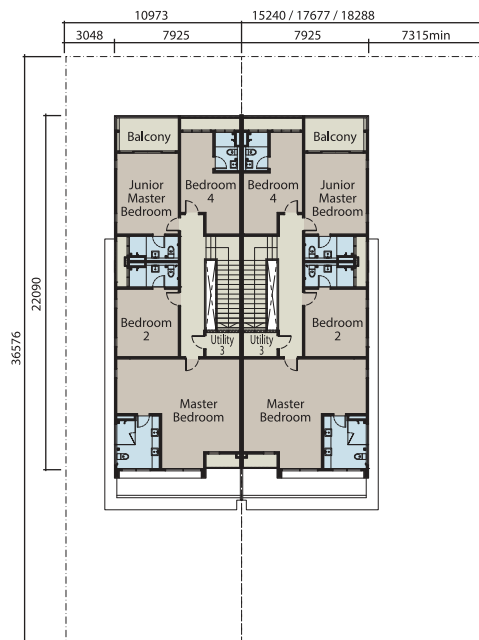
Land Area 土地面积 : 36' x 120'

Built-Up 建筑面积 : Min. 3,503 sq.ft.

Total Unit 总单位 : 10 Units



Ground Floor



First Floor



SPECIFICATIONS 建筑描述

STRUCTURE 结构	Reinforced Concrete Frame 钢筋混凝土结构	
WALL 墙壁	Generally Bricks with Cement Sand Plastering 红砖及抹沙灰	
ROOF COVERING 屋顶覆盖	Metal Roofing Sheets 金属屋顶 Reinforced Concrete Slab at Car Porch 车房钢筋混凝土板片	
ROOF FRAMING 屋顶结构	Light Weight Metal Frame 轻量金属结构	
CEILING 天花板	Skim Coating and Emulsion Painting to Soffit of Concrete Slab 混凝土板片抹灰与乳胶漆 Fibrous Plaster Ceiling and Emulsion Painting 纤维天花板与乳胶漆	
WINDOWS 窗	Aluminum Frame Glass Windows 铝框玻璃窗	
DOORS 门	Generally Plywood Flush Doors 三夹板门 Aluminum Frame Glass Door 铝框玻璃门 Solid Door for Entry 实心木门	
IRONMONGERY 锁	Selected Quality Lock Set 优质门锁	
WALL FINISHES 墙面修饰	Emulsion Paint on Internal Plastered Walls 室内抹灰墙漆乳胶漆 Weather Resistant Paint on External Walls 外墙漆晴雨漆 Porcelain Tiles to Ceiling Height to Bathrooms and Kitchen 厨房与浴室铺砌壁砖由地至顶 Paint on Timber and Steel 木料及金属油漆	
FLOOR FINISHES 地面修饰	Generally all in Porcelain Tiles 全屋铺砌地砖 SPC Flooring to Master Bedroom, Bedroom 2, Junior Master Bedroom & Bedroom 4, Staircase, Hallway, Utility 3 主人房, 卧房2, 初级主卧房, 卧房4, 楼梯, 走廊, 多用途室3石塑地板 Porcelain Tiles to Others 其他铺砌地砖	
SANITARY & PLUMBING FITTINGS 卫生装置	WC - Pedestal 坐式马桶	6
	Wash Basin 洗手盆	7
	Shower Head 花洒	6
	Toilet Roll Holder 厕纸卷筒	6
	Kitchen Sink 厨房洗完盆	1
	Bid Tap 水龙头	10
ELECTRICAL INSTALLATION 电源设备	Light Point 电灯插座	36
	Fan Point 风扇位	7
	13A Power Point 13安培电源插座	25
	15A Power Point 15安培电源插座	1
	Television Point 电视无线插位	3
	Water Heater Point 热水器位	5
	Auto Gate Point 电动闸门位	1
	A/C Power Point 冷气电源插座	7
	Bell Chime Point 门铃位	1
	Gate Pillar Light Point 闸门电灯位	2
	Data Point 网络数据插座	3
	Booster Pump Point 增强水力插座	1
INTERNAL TELEPHONE TRUNKING AND CABLING 室内电话线路	Telephone Point 电话插座	3
FENCING 篱笆	Plastered Brick & Mesh / BRC Fencing 抹灰墙砖与铁花 / 焊接网络 MS Gate at Front 前方篱笆铁花	
TURFING 草坪	Cow Grass 牛草	

* Notice: In the event of a conflict of interpretation, all specifications, etc. stated in English Language shall prevail. 注意: 如果有任何陈述不准确, 请以英文为准。

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· Developer's License No.: 7215-8/04-2023/0182(A) · Validity Period: 10/04/2021 - 09/04/2023 · Advertising & Sales Permit No.: 7215-8/04-2023/0324(P) · Validity Period: 10/04/2021 - 09/04/2023 · Land Tenure: Freehold · Encumbrances: Nil · Building Plan Approval No.: MBJB/U/2018/14/BGN/36, PL/PB 106/2018 · Approving Authority: MBJB · Expected Date of Completion: April 2023 · Total Units: 10 units · Selling Price: RM1,865,800.00 (min.) - RM2,659,800.00 (max.) · 15% Discount for Bumiputera

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