

**Well connected to highways**



**Approximate Distance**

- 5.5 km to Semenyih Town
  - 13 km to Kajang
  - 24 km to Putrajaya
  - 33 km to Kuala Lumpur
  - 4.5 km to Kajang-Seremban Highway (LEKAS)
- Easy access to Putrajaya, Cyberjaya and KLIA by SILK Highway

**Location**



Developer  
**Agenda Istimewa Sdn Bhd** (281606-H)

Managed by  
**Gallery Development Sdn Bhd** (945350-D)

Sales Office  
No. 2, Jalan Kesuma 3/2,  
43700 Beranang, Selangor D.E.  
Fax: 603 8723 8566

Head Office  
No. J-1-2A, Blok J, Jalan PJU 1A/20B, Dataran Ara Damansara, Ara Damansara,  
47301 Petaling Jaya, Selangor D.E. Tel: 603 7846 0992 / 0993 Fax: 603 7846 0996  
Email: sales@gallery-development.com

For further enquiry, please call

**012-277 8666**  
**03-8727 8367**

• No. Lesen Pemaju: 6868/09-2025/0927(R) • Tempoh Sah: 8/9/2022 - 7/9/2025 • No. Permit Iklan dan Jualan: 6868-18/10-2024/0230(NI-IL) • Tempoh Sah: 13/10/2022 - 12/10/2024 • Pihak Berkuasa yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kajang (MPKJ) • No. Rujukan Pelan Bangunan: Bil.1/7/ldim. MPKJ 2/P/26/2021 • Bebanan Tanah: Maybank Islamic Berhad • Pegangan Tanah: Hak Milik Kekal • Jenis Rumah: Rumah Teres 2 Tingkat • Jumlah Unit: 98 • Harga Jualan: RM533,400 [Min.] - RM745,500 [Maks.] • Luas Binaan: 1,548 kps - 1,721 kps • Tarikh Dijangka Siap: Oktober 2024 • Sekatan Kepentingan: Tiada • 7% Diskaun untuk Bumiputera

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**



**Suburban Living  
in an Integrated  
Township.**

**Calm.  
Convenient.  
Connected.**

**FREEHOLD**



# Type A

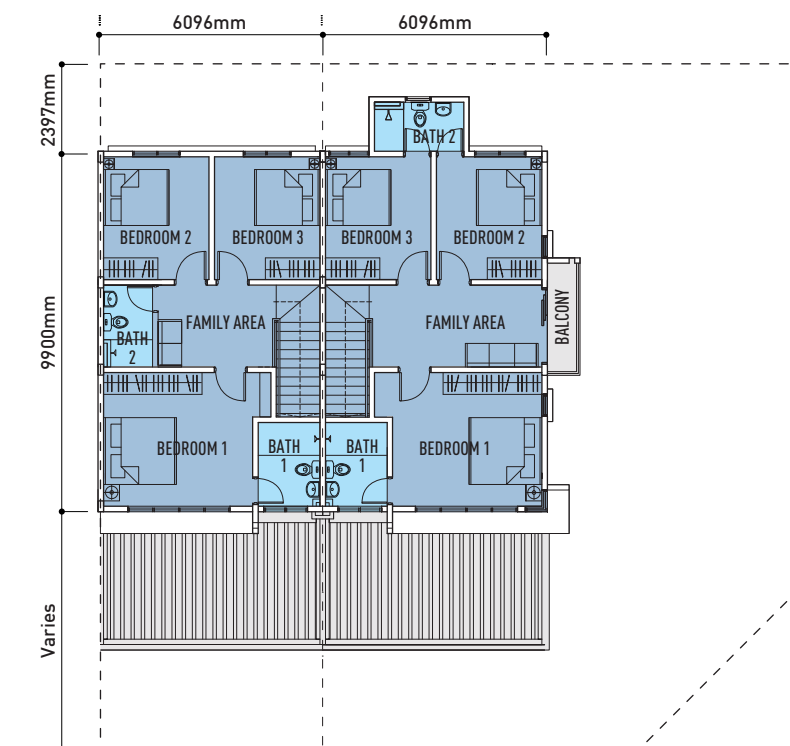


## Specifications

<b>STRUCTURE</b>	Reinforced concrete framework
<b>ROOF</b>	Metal roofing
<b>WALL</b>	Cement sand brick
<b>CEILING</b>	Skim coat / Plaster ceiling
<b>WINDOW</b>	Aluminium framed glass window
<b>DOOR</b>	Timber flush door / Aluminium frame sliding glass door / Plywood flush door
<b>IRONMONGERY</b>	Quality lockset
<b>PERIMETER FENCING &amp; GATE</b>	Chain link fencing / Half brick with M.S. grille / M.S. swing gate
<b>FLOOR FINISHES</b>	
Porch	Concrete imprint
Living, Dining, Kitchen, Bathrooms, Bedroom 4 & Staircase	Tiles
Utility	Cement rendering
Bedroom 1, 2, 3 & Family Area Balcony (Corner unit only)	Laminated timber flooring Tiles
<b>WALL FINISHES</b>	
Internal / External	Plastering / Paint
Kitchen	1500mm high tiles
Bathroom 1, 2 & 3	2100mm high tiles
<b>SANITARY FITTINGS</b>	
Kitchen -	
Aluminium basin with tap	1 no.
Bathroom -	
Sitting water closet	3 nos.
Basin with tap	3 nos.
Washing tap	4 nos.
Shower rose	3 nos.
Toilet paper holder	3 nos.
<b>MECHANICAL &amp; ELECTRICAL SERVICES</b>	
Lighting point	18 nos. / 20 nos. (Corner unit)
Power socket	18 nos.
Ceiling fan point	5 nos.
Fiber wall socket	1 no.
Air-cond point	2 nos.
DB box	1 no.
SMATV point	1 no.
Water heater point	1 no.
Bell point	1 no.

## Built-Up

<b>INTERMEDIATE UNIT</b> 1,548 sf	<b>END UNIT</b> 1,637 sf	<b>CORNER UNIT</b> 1,721 sf
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FIRST FLOOR



GROUND FLOOR

## Site Plan

Type A Type B



# Type B