

Bandar Baru  新天地  
**Sri Klebang**  
 NORTH IPOH



Double Storey  
Link Home



22' x 75'



4 Bedrooms



4 Bathrooms



Club House



Freehold



From RM 393,800

# ASPEN

A spaciouly designed kitchen and open plan living-dining area is ideal for the busy family to spread out and still spend time together.

All four bedrooms are generous in size and each benefits from its own ensuite.  
 Situated in Pine Park at Bandar Baru Sri Klebang, Ipoh.

5% discount for Bumiputera on Bumiputera lots



Visit Our Show Home Today

012 500 8018

[kintaproperties.com](http://kintaproperties.com)

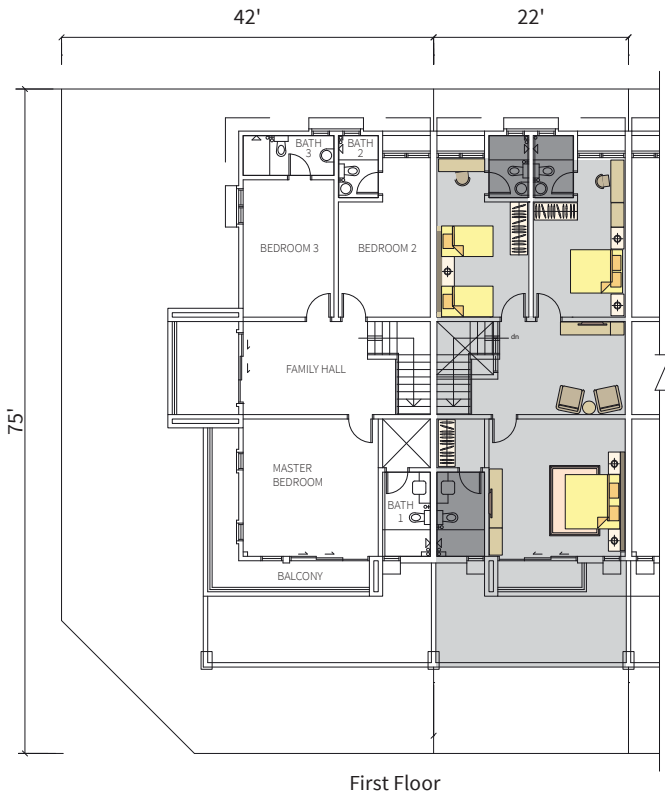
Developer : Kinta EcoCity Sdn. Bhd. (58562-M)  
 No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak . [sales@kintaproperties.com](mailto:sales@kintaproperties.com)

A Premier Development by:

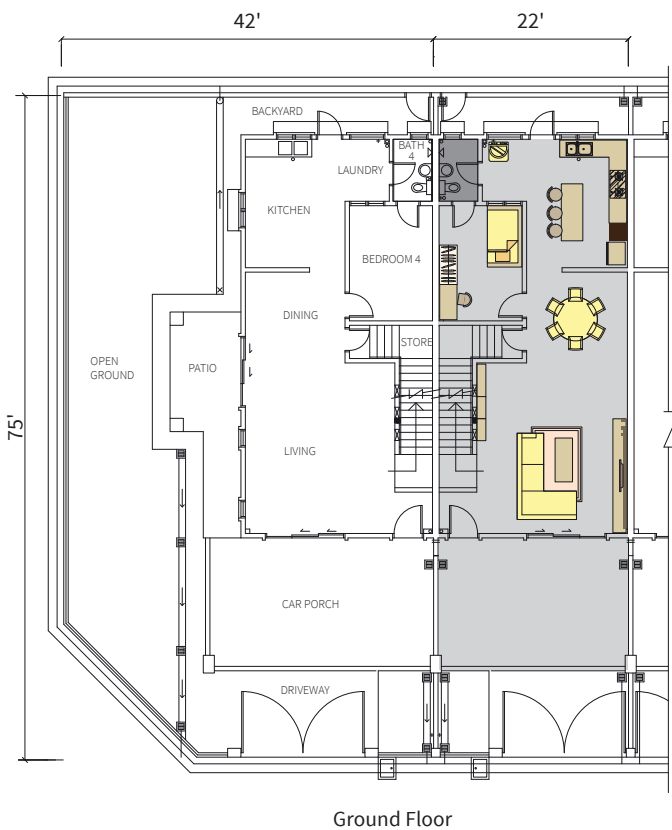
**KINTA**  
 PROPERTIES

# FLOOR PLAN

## SPECIFICATIONS



STRUCTURE:	Reinforced concrete frames	
WALLS:	Clay bricks or equivalent	
ROOFING:	Cement roofing tiles on steel trusses with aluminium foil insulation	
CEILING:	Skim coat or plaster ceiling and ceiling board	
WINDOWS:	Anodised aluminium frame casement and top hung windows	
LOCKS:	Approved quality locksets	
DOORS:	Door frame-	Metal door frame
	Front entrance-	Decorative timber door
	Front & side-	Anodised aluminium frame sliding door complete with glass
	Bedrooms & bathrooms-	Timber composite door
	Rear-	M.S. door
WALL FINISHES:	Generally-	External & internal cement plaster
	Kitchen & bathrooms-	Ceramic wall tiles up to ceiling height
FLOOR FINISHES:	Ground floor & first floor-	Porcelain and ceramic floor tiles
	Kitchen & bathrooms-	Ceramic floor tiles
	Balcony, terrace, staircase & car porch/ driveway-	Porcelain floor tiles
	Backyard & others-	Cement rendered



STAIRCASE:	Timber handrail with M.S balustrade	
SANITARY FITTINGS:	Water storage tank -	1
	Double bowl kitchen sink -	1
	Pedestal water closet-	4
	Wash basin-	4
	Toilet roll holder -	4
	Shower point-	4
	Water tap-	6
	Sink tap-	1
ELECTRICAL INSTALLATION:	Lighting point-	27
	Fan point-	5
	13 amps power point-	18
	Air-cond. point-	2
	Water heater point-	1
	TV point-	2
	Telephone point-	1
	Astro point-	1
	3-phase wiring	
PAINTING:	Internal-	Emulsion paint or equivalent
	External-	Weatherbond paint
	Timber & metal-	Gloss paint
GATE & FENCING:	Entrance gate-	5' x 14' wide M.S swing gate with letter box
	Front-	5' high brick wall fencing with M.S. grille
	Back Fencing-	5' high brick wall fencing with 3' wide gate

Phase : 5F2 (Aspen)  
 Developer Licence: 8456-36/03-2020/0318(L) Licence Validity Period: 30/03/2018-29/03/2020 Advertising Permit: 8456-36/03-2020/0318(P) Permit Validity Period: 30/03/2018-29/03/2020 Exp. Completion Date: Mar 2020  
 Total Units : 65 Land Encumbrances : Nil Land Tenure : Freehold Price : Min RM 393,800 Max RM565,800 Approved Plan No.: OSC(211-B)/L/B/6/98/224/16 Approving Authority: Majlis Bandaraya Ipoh

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA