



Double Storey
Semi Detached Home



40'x 80'
40' x 90'



4
Bedrooms



5
Bathrooms



Club House



Freehold

A Home for generations

Free-flowing with flexible living spaces, ideal for multi-generations looking to live together in perfect harmony.

Presented as a spacious open plan living, dining and dry-kitchen area with a convenient adjoining wet kitchen, bedroom with attached bathroom, and another common bathroom on the ground floor, this stylish home serves as the ideal backdrop for a lifetime of memories.

Upstairs is an expansive family room, with three bedrooms each with an attached bathroom, and separate balconies to enjoy the views surrounding Bandar Baru Sri Klebang.

Step inside this stunning home in the guarded precinct of Grand Retreats, and discover your home sweet home.



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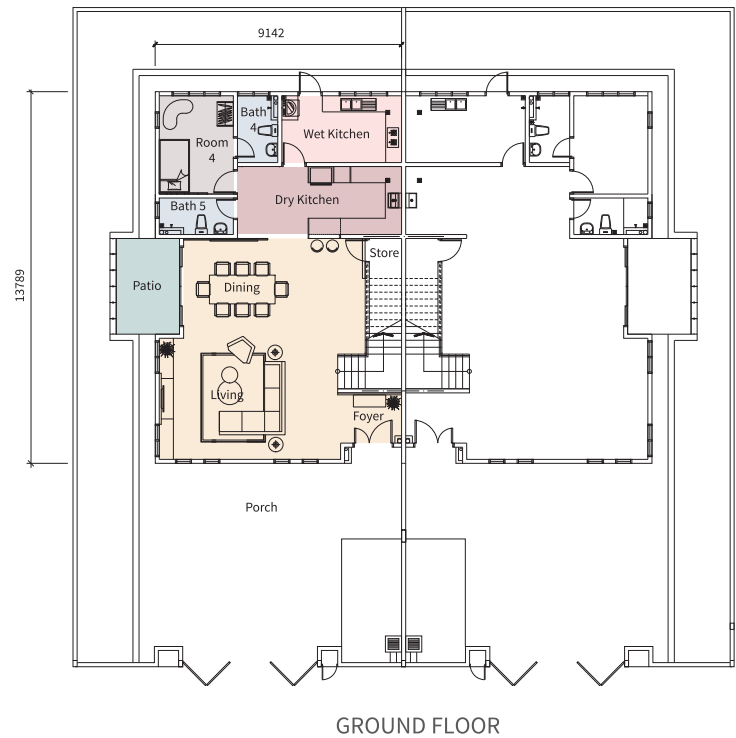
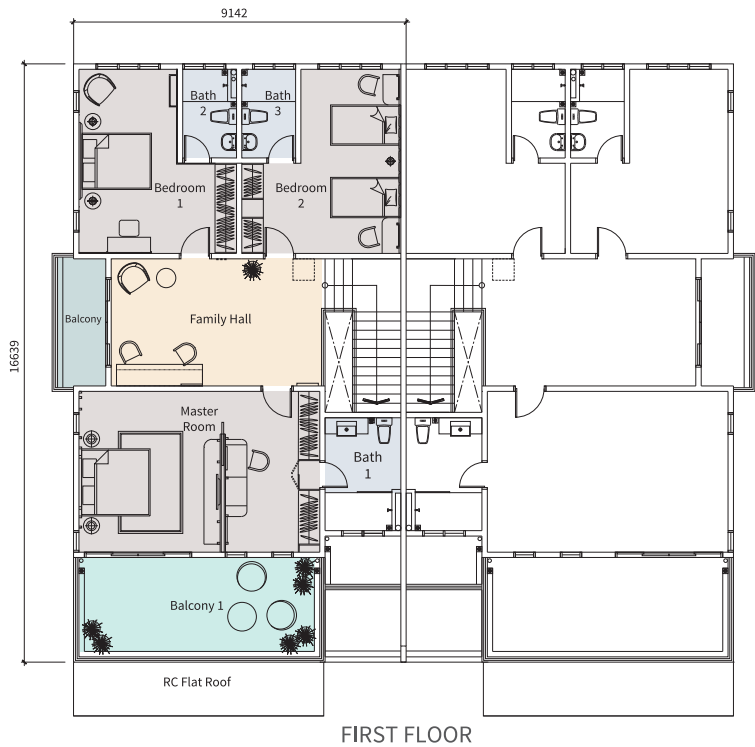
Developer: Kinta Ecocity Sdn. Bhd. [198001004777 (58562-M)]
No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak. sales@kintaproperties.com

A Premier Development by:

KINTA®
PROPERTIES

FLOOR PLAN

Built-Up: 2,812 sq ft



SPECIFICATIONS

STRUCTURE:	Reinforced concrete frames	
WALLS:	Clay bricks or equivalent	
ROOFING:	Concrete roofing tiles on steel trusses	
CEILING:	Skim coat or plain plaster ceiling or ceiling board	
WINDOWS:	Aluminium frame windows with fixed glass	
STAIRCASE:	Glass railing with timber handrail	
LOCKS:	Approved quality locksets	
DOORS:	Front Entrance	Aluminium frame sliding glass door with fixed glass panel/ timber door with metal frame
	Side	Aluminium frame sliding glass door with fixed glass panel
	Bedrooms, Bathrooms	Timber composite door with metal door frame
	Rear	Metal door
WALL FINISHES:	Bathrooms	Ceramic tiles
	Kitchen	Ceramic tiles or cement plastered
	Others	Cement plastered
FLOOR FINISHES:	Living, Dining & Bedrooms	Porcelain or ceramic floor tiles
	Bathrooms, Patio, Washing, Kitchen & Car Porch	Porcelain or ceramic floor tiles
	Others	Porcelain or ceramic floor tiles or cement rendered
SANITARY FITTINGS:	Water storage tank	1
	Rain water storage tank	1
	Kitchen sink c/w water tap	1
	Pedestal water closet	5
	Wash basin c/w tap	6
	Toilet roll holder	5
	Shower point	5
	Water tap c/w bidet	5
	Water tap	1
	Garden tap	2
ELECTRICAL INSTALLATION:	Solar photovoltaic system	1
	Solar heater	1
	Lighting point	37
	Ceiling fan point	7
	13 amps power point	22
	Air-cond. point	7
	TV point	1
	Telephone point	1
	Auto gate point	1
	Gate pillar light points	2
PAINTING:	Internal	Emulsion paint or equivalent
	External	Weatherbond paint
	Timber & Metal	Gloss paint
GATE & FENCING:	Entrance gate	M.S. frame folding gate
	Front	Brickwall fencing
	Side	Brickwall fencing

Phase 3D5 (P2) Developer Licence: 8456/12-2028/1416(R) Licence Validity Period: 11/12/2023 - 10/12/2028 Advertising Permit: 8456-55/04-2026/0290(N)-(L) Permit Validity Period: 03/04/2024 - 02/04/2026
Exp. Completion Date: April 2026 Total Units: 30 Land Encumbrances: Malayan Banking Berhad Land Tenure: Freehold Restriction of interest: NIL Price: Min. RM878,800 Max. RM903,800 Approved Plan No.: Bil(16)d/m.MBI OSC(444-B)L/B/6/122/605/23 Approving Authority : Majlis Bandaraya Ipoh
Sekatan Kepentingan : Tanah ini hanya boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. Sekatan ini dikecualikan kepada kaum Bumiputra bagi pindahmilik kedua dan seterusnya.