



Modern and stylish yet spacious and comfortable, Tulip double-storey link home brings with it all the charm and allure of a safe haven for you and your family.

With four spacious bedrooms, each with their own bathroom, and airy, sunlit spaces, this homey abode is created for those priceless moments together. From the cosy kitchen to the open-plan living and dining area, every inch of the home is ready for you to make the best memories. Modern living meets homey vibes—what's not to love?

A welcoming development which offers a real sense of community, Golden Fields offers you the convenience of having schools, banks, AEON Shopping Mall and other amenities nearby.


Double-Storey
Link Home

 4

 20'x70'

 4


Min **RM363,800**
Mak **RM569,800**


Freehold

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A Premier Development by:

KINTA®
PROPERTIES

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

SPECIFICATIONS

Built Up - Intermediate: 1849 sq ft Corner:1872 sq ft

Structure	Reinforced concrete frames
Wall	Burnt clay bricks or equivalent
Roof	Cement roofing tiles on steel trusses
Ceiling	Plaster ceiling, skim coat or ceiling board
Windows	Anodized aluminium frame windows

Doors	
Main entrance	Decorative timber door
Others	Timber composite doors & PVC doors
Living	Aluminium frame sliding door
Backdoor	M.S. Door
Ironmongery	Approved quality lockset

Wall Finishes	
External wall	Plaster and paint
Internal wall	Plaster and paint
Toilet	Ceramic tiles (Approx. 5' high)
Kitchen	Ceramic tiles (Approx. 5' high)

Floor Finishes	
Living, dining, bedrooms, foyer	Porcelain or ceramic tiles
Car porch	Porcelain or ceramic tiles
Bathroom & kitchen	Porcelain or ceramic tiles
Others	Porcelain or ceramic tiles & cement rendering

Staircase	Timber handrail with M.S. balustrade
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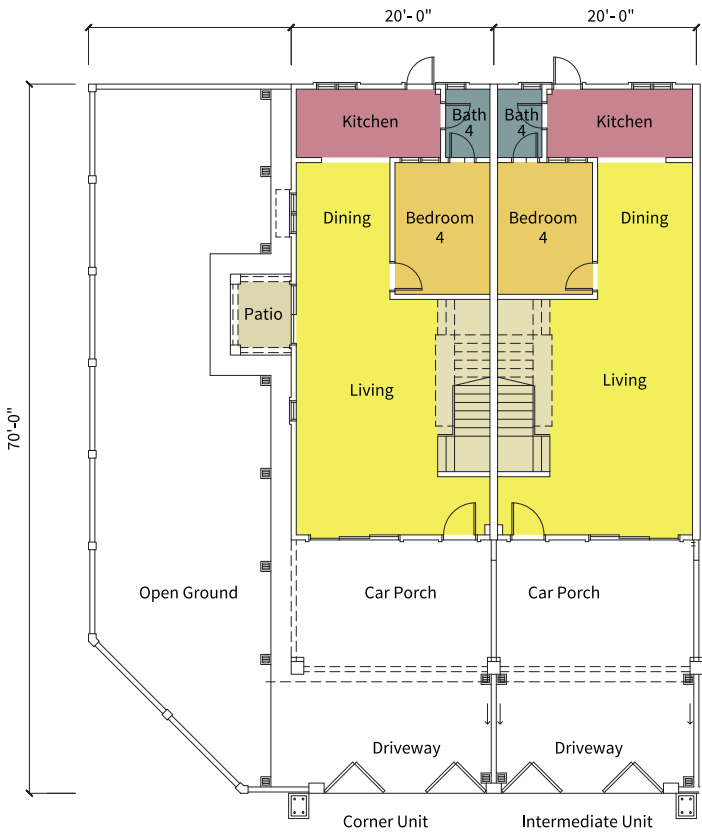
Sanitary And Plumbing Fittings Bathroom	Intermediate	Corner
Wash basin	4	4
W.C. fitting	4	4
Shower head	4	4

Other		
Kitchen sink & tap	1	1
Bib tap	5	5
Garden tap	1	1

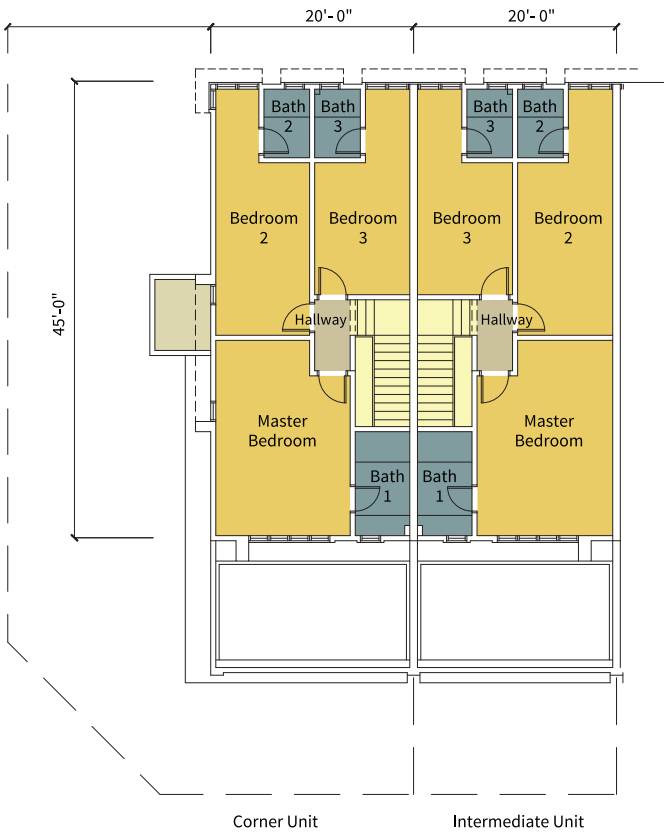
Electrical Installation		
DB (Phase)	3	3
Lighting point	26 (Type A)	27 (Type A)
	25 (Type B)	26 (Type B)
Air-cond point	2	2
Ceiling fan point	6	6
Fiber wall socket	1	1
13A socket point	17	17
Water heater point	1	1

Painting	
Internal	Emulsion paint or equivalent
External	Weatherbond paint
Timber/ Metal	Gloss paint

Gate and Fencing	
Entrance gate	M.S. folding gate with letter box
Front	Brickwall fence
Side	Brickwall fence



Ground Floor Plan



First Floor Plan

Phase: 6GS (Tulip)
Developer Licence: 8456/12-2028/1416(A)
Licence Validity Period: 11/12/2023 - 10/12/2028
Advertising Permit: 8456-57/04-2027/0334(A)-(L)
Permit Validity: 30/04/2025 - 29/04/2027

85 Units of 2-Storey Terrace Homes (Unsold Units:82) RM 363,800.00(min) - RM585,800.00(Max)

Expected Completion Date: Apr-28
Balance Units: 76
Land Encumbrances: Nil
Land Tenure: Freehold

Price (Min): RM363,800 (Max): RM569,800
Approved Plan No.: OSC(463-B)/L/B/6/138/592/24
Approving Authority: Majlis Bandaraya Ipoh

Sekatan Kepentingan : Tanah ini hanya boleh dipindahkan atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. Sekatan ini dikecualikan kepada kaum Bumiputra bagi pindaan kedua dan seterusnya.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY