



2-Storey Cluster

35'x65'

4

From
RM627,800

Freehold

*7% discount for Bumiputera on Bumiputera lots

Embrace modern living and live life to the fullest with Clove – the latest collection of double-storey cluster homes at Bandar Baru Sri Klebang's newest precinct of West Park in Ipoh.

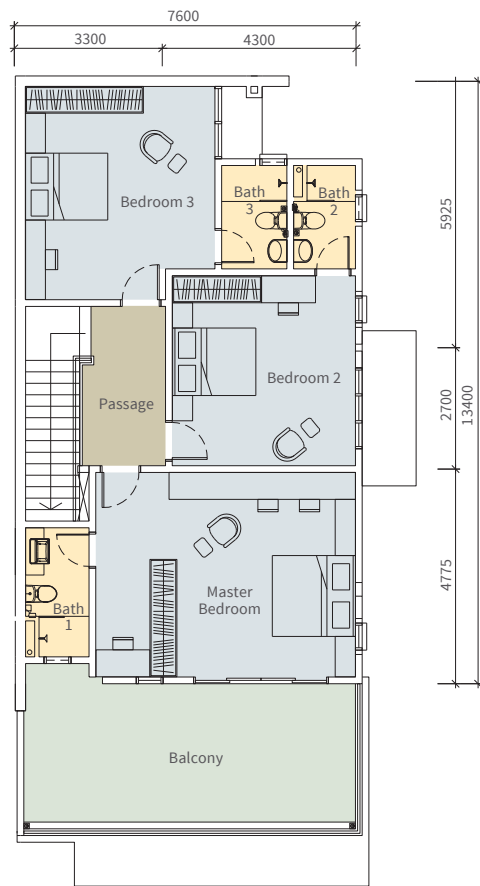
Free-flowing with flexible living spaces including an open-plan living, dining and dry kitchen area; spacious bedrooms; and elegant bathrooms; Clove at West Park brings to you the convenience and modernity of residing within a masterplanned township including schools, banks, restaurants, shopping malls, and The Centro clubhouse, while being close by to Ipoh city centre.

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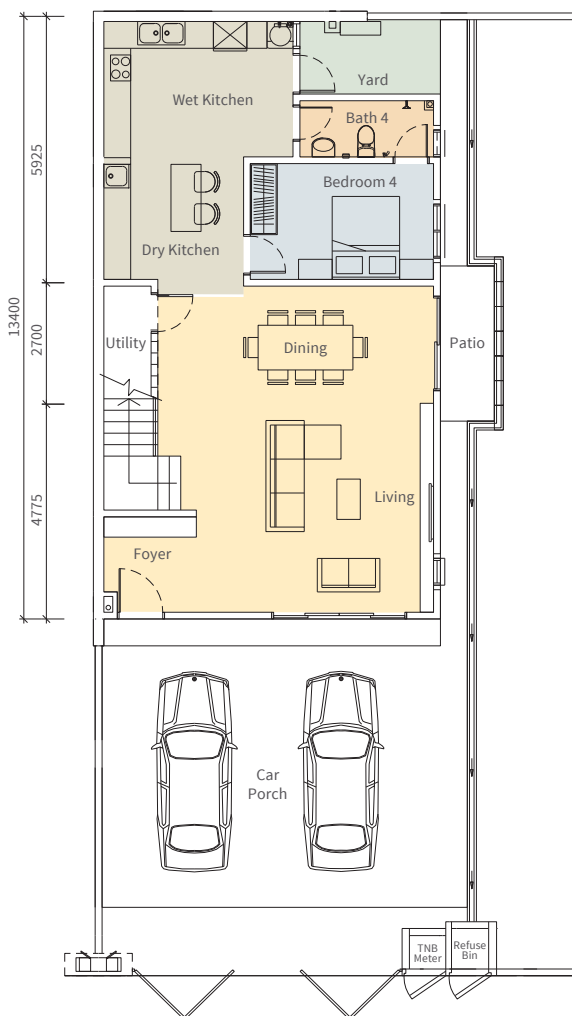
A Premier development by:

KINTA[®]
PROPERTIES

Developer : Wiser Access Sdn Bhd [199601024196 (396548-W)]
No. 2, Jalan Sri Klebang A/12, Bandar Baru Sri Klebang, 31200 Ipoh, Perak
• sales@kintaproperties.com



First Floor



Ground Floor

SPECIFICATIONS

STRUCTURE	Reinforced concrete frame	
WALLS	Clay bricks or equivalent	
ROOFING	Cement roofing tiles on steel truss	
CEILING	Skim coat or plain plaster ceiling	
WINDOWS	Aluminium frame casement, top hung, sliding, fixed panel window	
DOORS	Front entrance	Decorative timber door
	Front & Side	Aluminium frame sliding door with fixed glass panel above
	Bedrooms & utility room	Timber flush door
	Bathrooms	Composite panel door
	Rear	M.S. door with fixed glass panel above
LOCKS	Quality locksets	
WALL FINISHES		
External		Cement sand plaster with masonry paint
Internal	Wet kitchen	Wall tiles to ceiling height
	Bathrooms	Wall tiles to ceiling height
Other area		Cement sand plaster with emulsion paint
FLOOR FINISHES		
Living, dining, bedrooms,		Porcelain tiles
Utility room and dry Kitchen		Porcelain tiles
Bathrooms and Wet Kitchen		Porcelain tiles
Staircase		Porcelain tiles
Patio		Porcelain tiles
Carporch, driveway & balcony		Porcelain tiles
Others		Cement render
STAIRCASE	M.S. railing c/w timber top rail	
SANITARY FITTINGS		
Water storage tank		1
Double bowl kitchen sink with sink tap		1
Single bowl Kitchen sink with sink tap		1
Pedestal water closet		4
Wash basin & tap		4
Toilet roll holder		4
Shower point		4
Hand bidet		4
Bib tap		2
ELECTRICAL INSTALLATIONS		
Lighting point		28
Gate pillar lighting point		2
Ceiling fan point		6
13A switch socket outlet		17
Aircond point		5
Water heater point		2
Autogate control panel point		1
GATE AND FENCING		
Entrance Gate		M.S. folding gate
Fencing		Brickwall

Phase: 7K3 Clove
Developer Licence: 30253/10-2027/0252(A)
Licence Validity Period: 13/10/2022-12/10/2027
Advertising Permit: 30253-3/05-2027/0425(N)-(L)
Permit Validity: 30/05/2025 - 29/05/2027
Expected Completion Date: June 2027
Total Units: 44

Land Encumbrances: Nil
Land Tenure: Freehold
Price (Min): RM627,800 (Max): RM835,800
Approved Plan No.: OSC(053-A)/B/1/25/228/24
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 pindahtmilik kedua dan seterusnya.