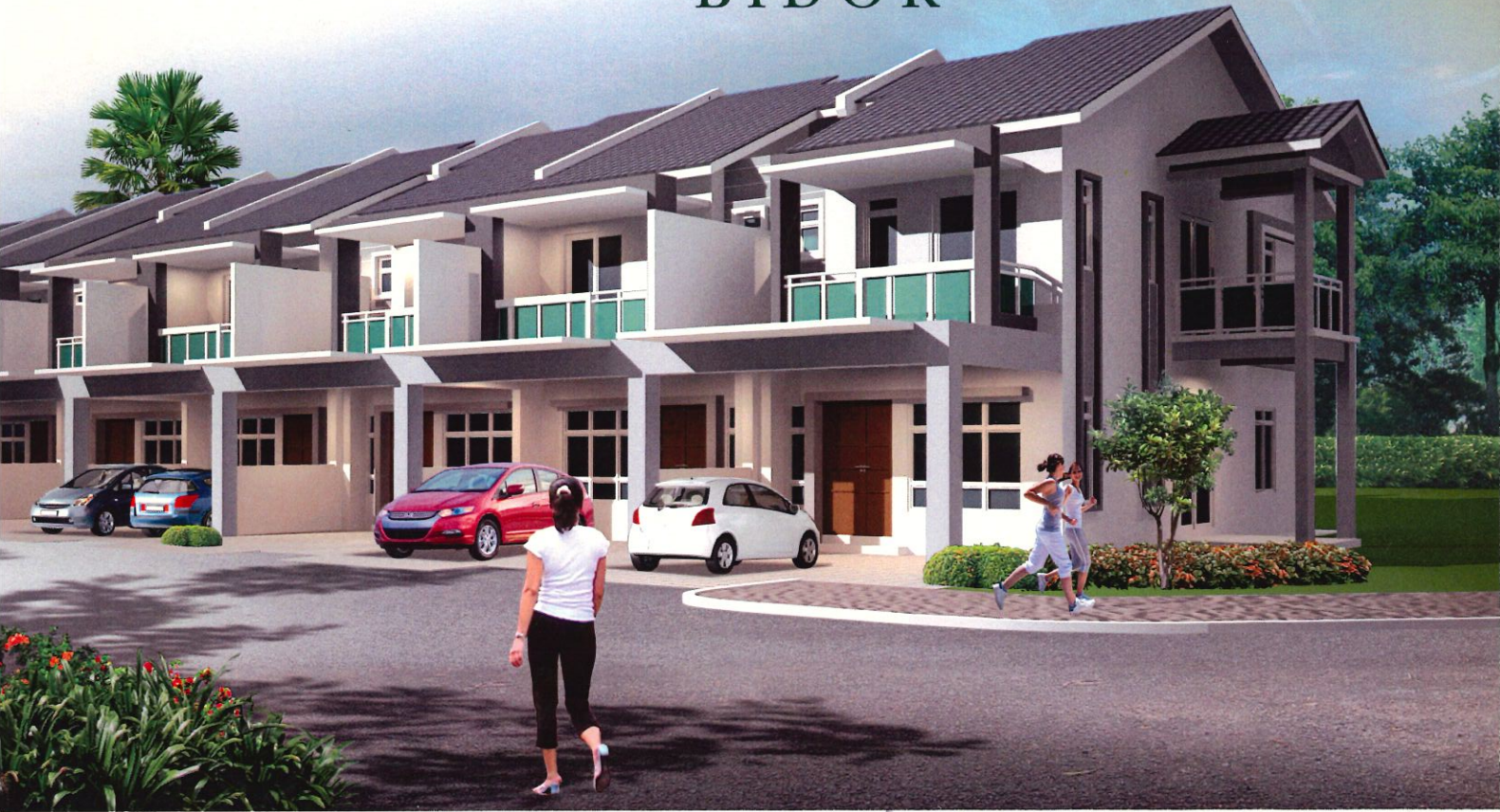




Taman HARMONI BIDOR



27 unit Rumah Teres 2 Tingkat

LOT BIASA :

20' x 60'

Harga Min: **RM268,000**
Harga max: **RM353,159**

-5% Diskaun untuk Lot Bumiputra



untuk maklumat lanjut, sila hubungi

05-466 8181 466 8282

Pemaju: **SCANWOLF DEVELOPMENT SDN. BHD.** 935630-D

Ibu Pejabat : No. 25, Jalan Sultan Yussuf, 30000 Ipoh, Perak.
TEL: 05-253 3328, 253 4328, 242 0328 FAX: 05-243 0205

No Lesen Pemaju :

Tempoh Sahlaku :

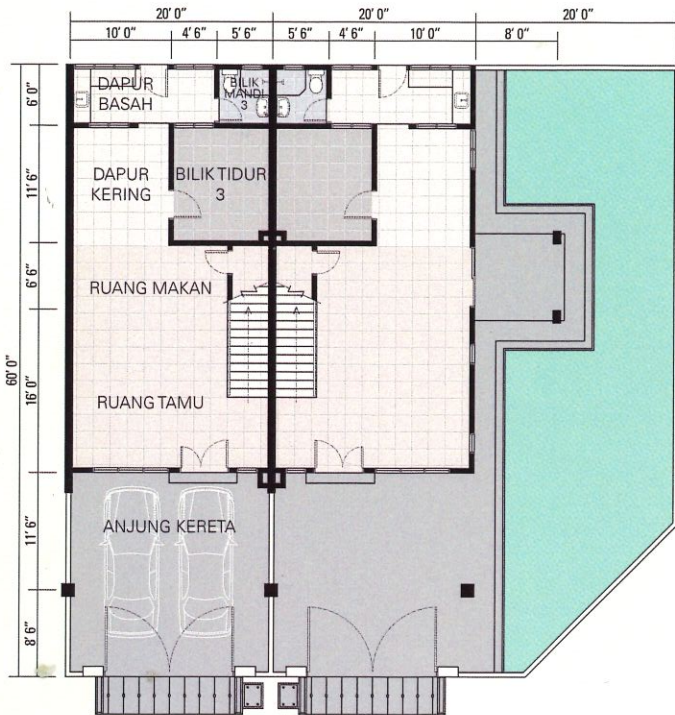
No Permit Iklan dan Jualan :

Tempoh Sahlaku :

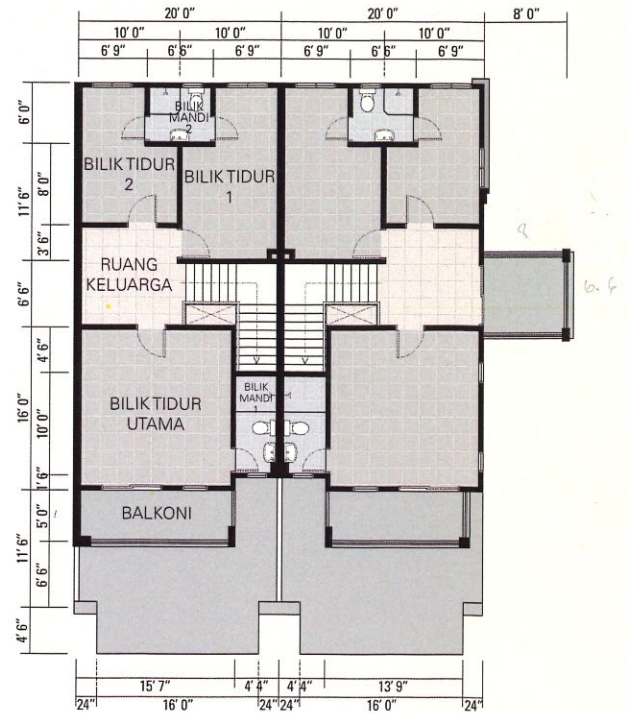
No Kelulusan Pelan : MDT/OSC/1/B01/45/12

Bebanan Tanah : Tiada
Pajakan Tanah : 99 tahun
Tarikh Dijangka Siap : 2015
Nama Pihak Berkuasa : Majlis Daerah Tapah
Sekatan kepentingan : Tanah ini boleh dipindahtanah atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri

SPEKIFIKASI



Pelat Tingkat Bawah



Pelat Tingkat Atas



Struktur	: Rangka tetulang konkrit	
Dinding	: Batu tanah liat / Kalsa	
Bumbung	: Genting simen	
Siling	: Siling simen rata	
Pintu	: Pintu utama Pintu Belakang Pintu bilik mandi Pintu bilik tidur	- Pintu kayu keras - Pintu papan - Pintu PVC - Pintu kayu berlapis
Tingkap	: Tingkap "casement" berangka aluminium Tingkap "top hung" aluminium	
Kemasan Lantai	: Ruang tamu & Ruang makan Bilik tidur Dapur & Bilik mandi Laluan masuk & Apron	- Jubin seramik - Jubin seramik / Pemukaan lantai kayu "PETCO" - Jubin seramik - Kemasan simen
Kemasan Dinding	: Bilik mandi Dapur	- Jubin seramik sehingga tahap siling - Jubin seramik dilepa sehingga 5'0"

Kelengkapan Sanitari	: Tandas duduk Besen basuh tangan Pacuran air Sinki dapur	- 3 no. - 3 no. - 3 no. - 1 no.
Cat	: Dinding dalam Dinding luar	- Cat emulsi berkualiti - Cat kalis cuaca berkualiti
Pemasangan Elektrik	: Mata lampu Mata lampu suis 2 hala Mata soket 13amp Mata kipas siling Mata antenna Mata telefon	- 16 no. - 1 no. - 11 no. - 3 no. - 1 no. - 1 no.
Pintu Pagar dan Pagar	: Hadapan Belakang	- 4 kaki pagar batu-bata dan besi dengan 1 pasang pintu besi 12 kaki luas - 4 kaki pagar batu-bata dan besi dengan 1 pasang pintu besi 3 kaki luas

5% Discount for Bumiputra

GUARDED & GATED COMMUNITY
保安围墙社区



Taman
BIDOR
HARMONI

美羅溫馨苑



57 单位
units

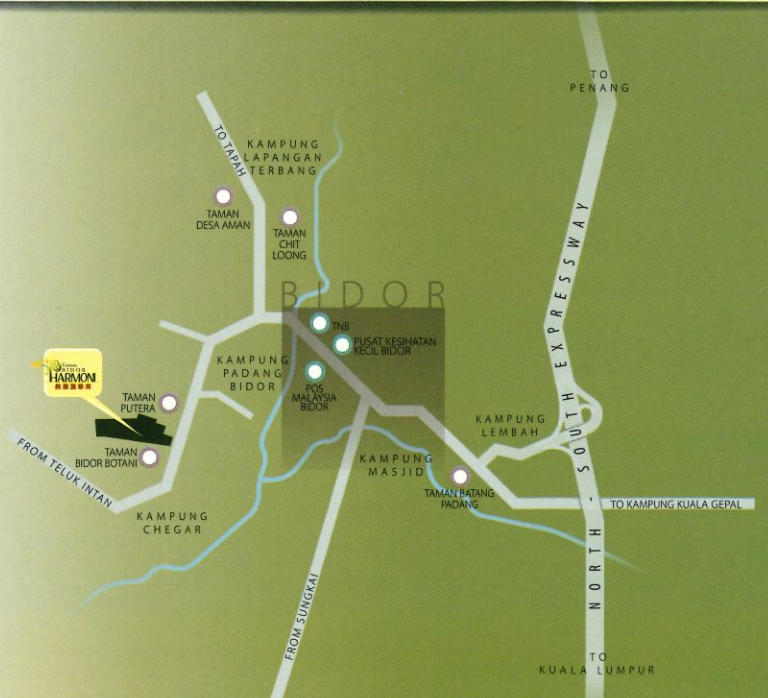
2 Storey Terrace House 两层毗邻式房屋

- SPECIAL FEATURES**
- Strategic location
 - Trendy + Modern Design
 - Established neighbourhood
 - Easy access to Teluk Intan, Tapah & North-South Expressway
 - Nearby amenities such as market, banks, school, retail shops, petrol stations & etc

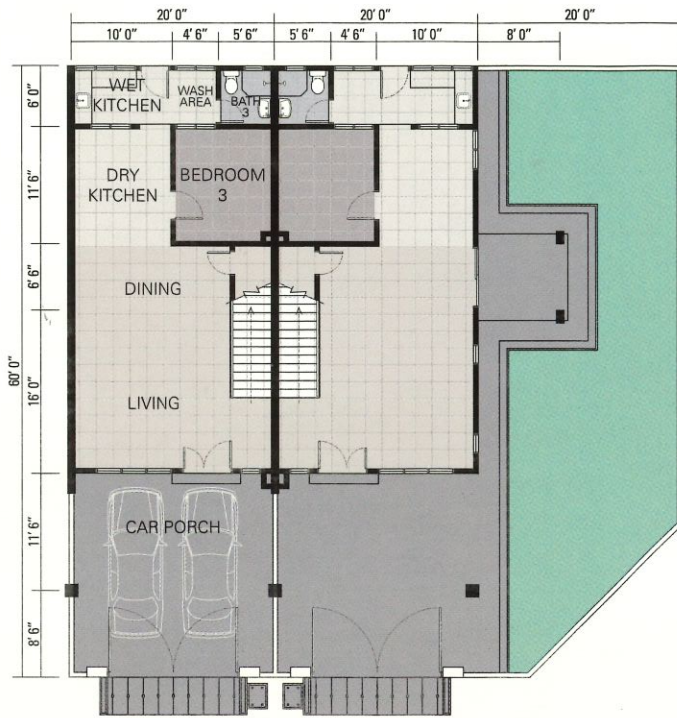
- SPECIAL FEATURES**
- 地点优越
 - 设计高尚兼实用
 - 毗邻地区发展迅速及完善的公共设施
 - 交通方便通往打巴，安顺及南北大道交桩外
 - 靠近巴刹，银行，学校，零售商店，添油站等等

Standard Lot | 标准单位：

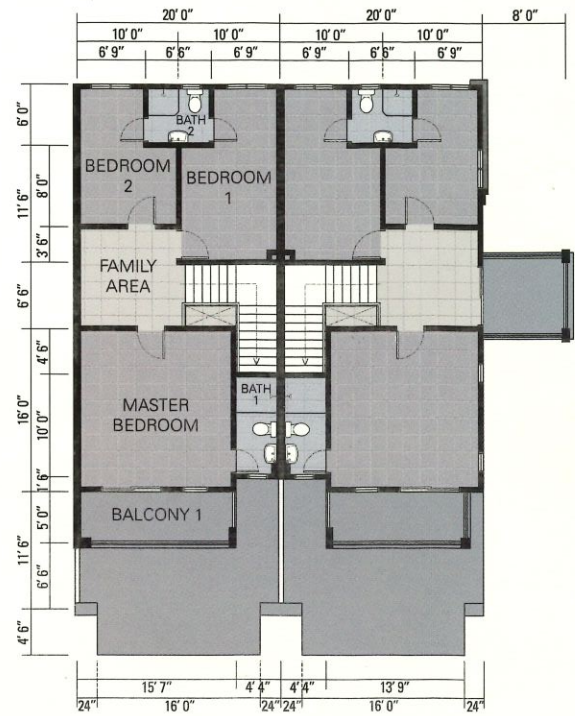
20' x 70'



SPECIFICATION 建筑规格



Ground Floor Plan | 楼下平面图



First Floor Plan | 楼上平面图

Structure	: Reinforced concrete	
Bricks	: Clay Bricks / Kalsa / Approved Sand Bricks	
Roofing	: Cement Tiles	
Ceiling	: Plaster Glass Ceiling	
Doors	: Main Door Rear Door Bathroom Door Rooms	- Timber Door - Timer Panel Door - PVC Door - Plywood door
Windows	: Aluminium Casement Window Aluminium Top-Hung Window	
Floor Finishes	: Living & Dining Rooms Kitchen & Bathrooms Drive Away	- Ceramic Tiles - Ceramic Tiles / PETCO Timber Planks - Ceramic Tiles - Ceramic Tiles
Wall Finishes	: Bath Wet Kitchen Dry Kitchen	- Ceramic Tiles to Ceiling Height - Ceramic Tiles to 5 Feet High - Ceramic Tiles, Stove Cabinet & Exhaust Hood
Sanitary Fittings	: 150 Gallon Water Storage Tank Water Tap Shower Sitting WC Wash Basin Single Bowl Kitchen Sink Shower Screen	- 1 no. - 3 nos. - 3 nos. - 3 nos. - 3 nos. - 1 no. - 2 nos.
Painting	: Internal External	- Quality Emulsion Paint - Quality Weathersheid Paint
Electrical Installation	: Lighting Point 2 Way Lighting Point 13 AMP Power Sockets Ceiling Fan Point Air-cond Point Water Heater Point Auto Gate Wire Point Door Bell Gate Pillar Light Telephone Point TV Aerial Point Astrol Point	- 16 nos. - 1 no. - 13 nos. - 3 nos. - 4 nos. - 1 no. - 1 no. - 1 no. - 2 nos. - 1 no. - 1 no. - 1 no.
Gate & Fencing	: Front entrance Backyard Fencing	- Mild steel gate - Mild steel wicket gate - 4 Feet High Brickwall

结构	: 钢筋混凝土	
墙砖	: 洋灰沙砖和红砖	
屋瓦	: 洋灰屋瓦	
天花板	: 石膏花板	
门户	: 前门 旁边门 浴室 卧室	- 木门 - 装饰木门 - PVC门 - 三夹木门
窗户	: 铝框推窗 / 铝框吊窗	
地面装饰	: 客厅/饭厅 卧室 厨房/浴室 泊车位	- 瓷砖 - 瓷砖 / PETCO木板 - 瓷砖 - 洋灰
墙壁装饰	: 浴室 湿厨房 干厨房	- 瓷砖至天花板 - 瓷砖5尺高 - 瓷砖, 厨房灶柜及罩式吸油烟机
卫生设备	: 150加仑储水箱 水喉头 花洒 坐厕 洗手盆 单盆洗碗盆 花洒屏风	- 1个 - 3个 - 3个 - 3个 - 3个 - 1个 - 2个
漆料	: 室内 室外	- 乳胶漆 - 晴雨漆
电源装置	: 电灯位 双路灯位 13安培电插座 电风扇位 冷气插座 热水器插座 自动电门线位 门铃位 大门柱灯 电话插座 电视天线插座 Astro信号插座	- 16个 - 1个 - 13个 - 3个 - 4个 - 1个 - 1个 - 1个 - 2个 - 1个 - 1个 - 1个
铁闸及篱笆	: 前面 后面 篱笆	- 铁闸门 - 铁闸门 - 4尺高围墙

For viewing and enquiries :

016-526 6038

012-348 4268

Developer :

SCANWOLF

DEVELOPMENT SDN. BHD.

No. 25, Jalan Sultan Yussuf, 30000 Ipoh, Perak.

TEL: 05-253 3328 | 253 4328 | 242 0328 | FAX: 05-243 0205

Developer License No : 12173-2/09-2015-1270 (from 20/09/2012-19/09/2015) | Advertising Permit No : 12173-2/2488/2013(10) (from 17/10/2012-16/10/2013) | Building Plan Approval No : MDT/OSC/1/801/45/12 | Land Encumbrances : Nil
Tenure of Land : 99 Years | Building Plan Approval by : Majlis Daerah Tapah | Expected Date of Completion : 2015 | Units Price : 2 Storey Terrace House (20' x 70') Min : RM288,000 Max : RM438,341

All items mentioned in the above Specifications shall follow strictly according to the approved plans and are subject to variations modifications and substitutions as recommended by the Developer's Architect or Engineer or relevant approving authorities.