

Standard Lot Size :
標準單位

22'x70'

198
UNITS

3 Storey Commercial Suite 三层商业店铺

Door Access Security System | 備有智能門安全系統

Kampar Putra

金宝太子城

GUARDED & GATED COMMUNITY
保安围墙社区



Free Legal Fees for SPA
免付买卖合约律师费

Kampar Putra
金宝太子城

Artist Impression Only

STRATEGIC LOCATION 策略性的地点

It is located strategically as it is situated within the main public transport route. Also, it is a perfect point as facilities such as shopping complexes (TESCO - 2 minutes' drive) and educational facilities (UTAR and KTAR) are nearby.

A new and exciting residential development which evolves into Lifestyle Township, caters varied needs of communities. Versatile township and urban hub, offering extensive residential choice as well as attractive commercial and retail centers in line with modern living. An integrated residential and commercial development set transforming conventional housing development by introducing a revolutionary lifestyle experience for residents and shoppers alike. Experience the ultimate sense of safety complemented by round the clock tight security with guarded and CCTV camera system.

Potential investment with expected excellent rental return is a definite sought-after gem for business minded investors.

坐落于主要的公交线路，交通方便，是绝佳的位置。毗邻TESCO购物中心（2分钟路程）及著名高等学府（UTAR 和KTAR）位于一个聚集时尚与娱乐的地点，让您的生活更轻松惬意。

崭新的住宅设计风格与理念，可以满足各阶层人士的需求。多功能的城镇提供多样化的选择，以及现代化的商业中心，为各阶层人士推出一个不一样的生活方式。二十四小时严密的保安和CCTV摄像机系统，让您高枕无忧。此外，良好的租金回报率与潜在的投资价值，是精明投资者的最佳投资选择。

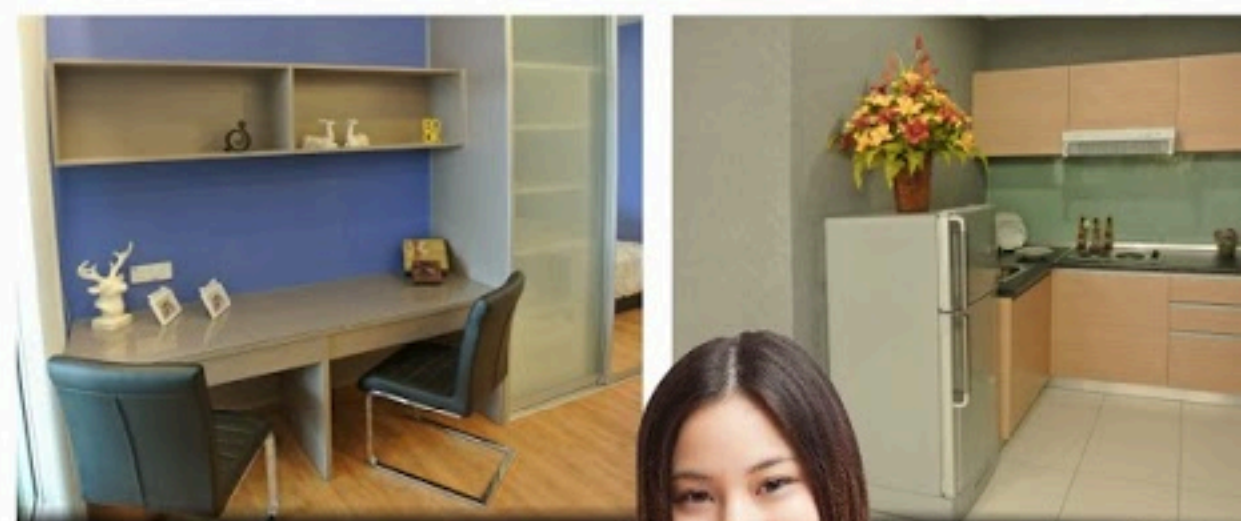


DEVELOPER / 发展商: **SCANWOLF DEVELOPMENT SDN. BHD.**
No. 25, Jalan Sultan Yussuf, 30000 Ipoh, Perak. | www.kamparputra.com

www.kampar-putra.blogspot.com

SPECIFICATION 建筑规格

Structure	: Reinforced concrete	
Bricks	: Clay Bricks / Kalsa Bricks	
Roofing	: Cement Tiles/ Metal Roofing	
Trusses	: Timber / Metal Trusses	
Doors	: Main & Side Rear Bathroom Rooms	- Metal Type Rooler Shutter - Timber Door - PVC Flush Door - Plywood door
Windows	: Front, Side & Rear Bathrooms	- Aluminium Casement Fixed with Tinted Glass - Aluminium Top-Hung Fixed with Obscure Glass
Ceiling	: Internal	- Plasterglass Ceiling / Skim Coat Plasters - Asbestos Free Ceiling Sheet
Painting	: Internal External	- Quality Emulsion Paint - Quality Weathersheild Paintt
Wall Finishes	: Bathrooms	- Ceramic Tiles to Ceiling Height
Floor Finishes	: Bathrooms Rooms Veranda Other	- Ceramic Tiles - Ceramic Tiles / PETCO Timber Planks - Ceramic Tiles - Cement Rendering

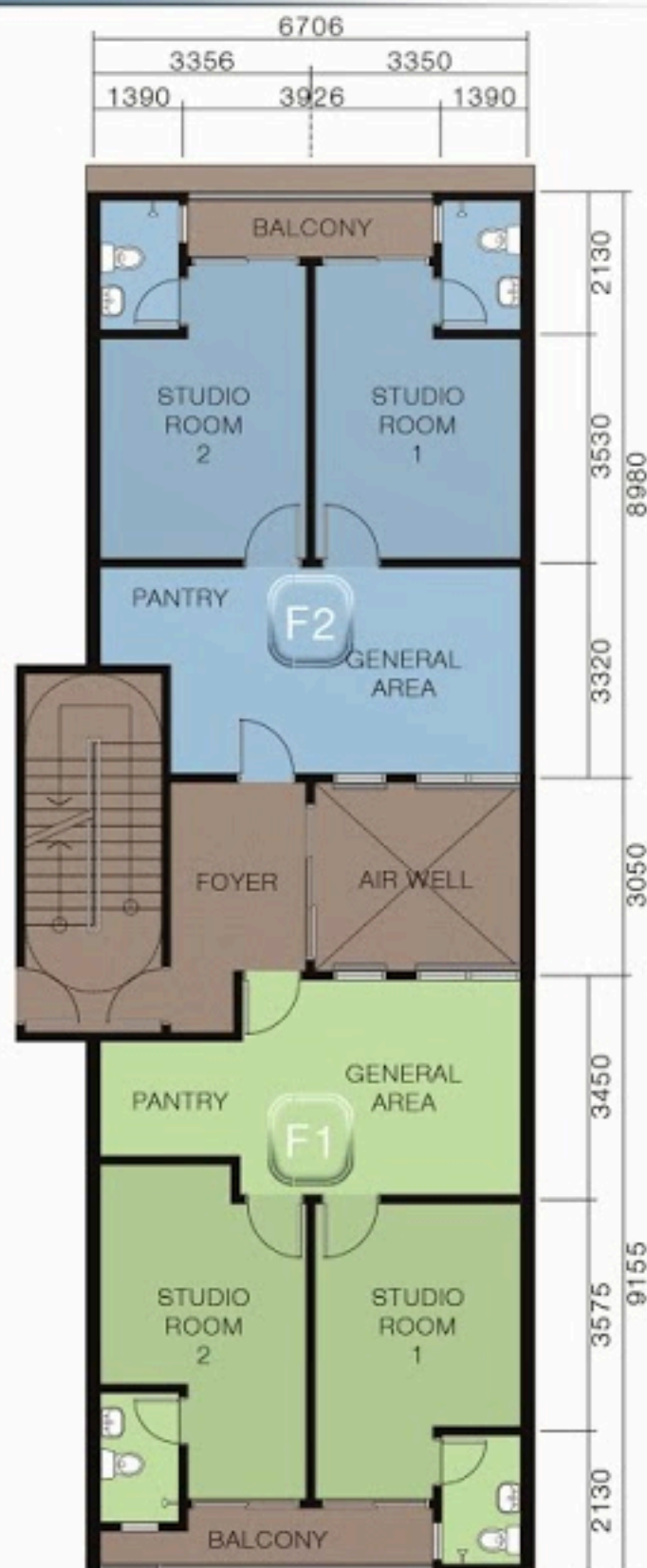


		G. FLOOR		1st. / 2nd. FLOOR		1st. / 2nd. FLOOR		1st. / 2nd. FLOOR	
Electrical Installation	: Lighting Point	-	7 nos.		9 nos.		10 nos.		13 nos.
	13 AMP Power Sockets	-	5 no.		9 nos.		11 nos.		13 nos.
	Ceiling Fan Point	-	2 nos.		3 nos.		4 nos.		6 nos.
	TV Aerial Point	-	1 no.		1 no.		1 no.		1 no.
	Telephone Point	-	2 nos.		1 no.		1 no.		1 no.
	Air Conditional Point	-	nil		3 nos.		3 nos.		5 nos.
Plumbing & Sanitary	: 150 Gallon Water Tank	-	1 no.		1 no.		1 no.		1 no.
	Pillar Tap	-	2 nos.		2 nos.		3 nos.		4 nos.
	Water Tap	-	2 nos.		2 nos.		3 nos.		4 nos.
	Sitting WC	-	2 nos.		2 nos.		3 nos.		4 nos.
	Wash Basin	-	2 nos.		2 nos.		3 nos.		4 nos.
	Aluminium Sink	-	nil		1 no.		1 no.		1 no.

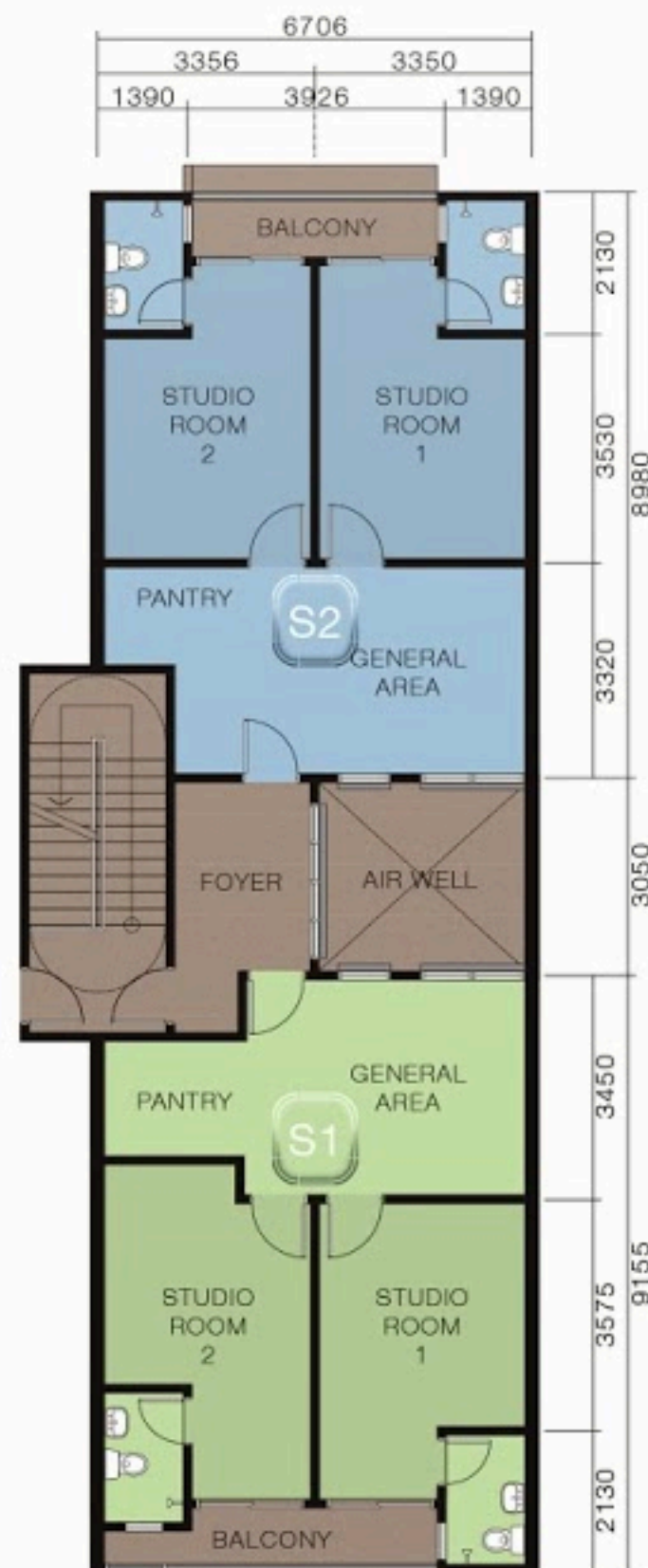
INTERMEDIATE LOT



GROUND FLOOR PLAN
樓下平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖