

24 Hours Guarded  
with CCTV Camera  
24小時備有保安人員  
及閉路電視

Free Legal Fees for SPA  
免付買賣合約律師費。

# Kampar Putra

## 金宝太子城

GUARDED & GATED COMMUNITY  
保安围墙社区



A Quality Lifestyle  
within UTAR

隔鄰拉曼大學的優質生活

48  
UNITS

Standard Lot Size :

20'x65'

96  
UNITS

Standard Lot Size :

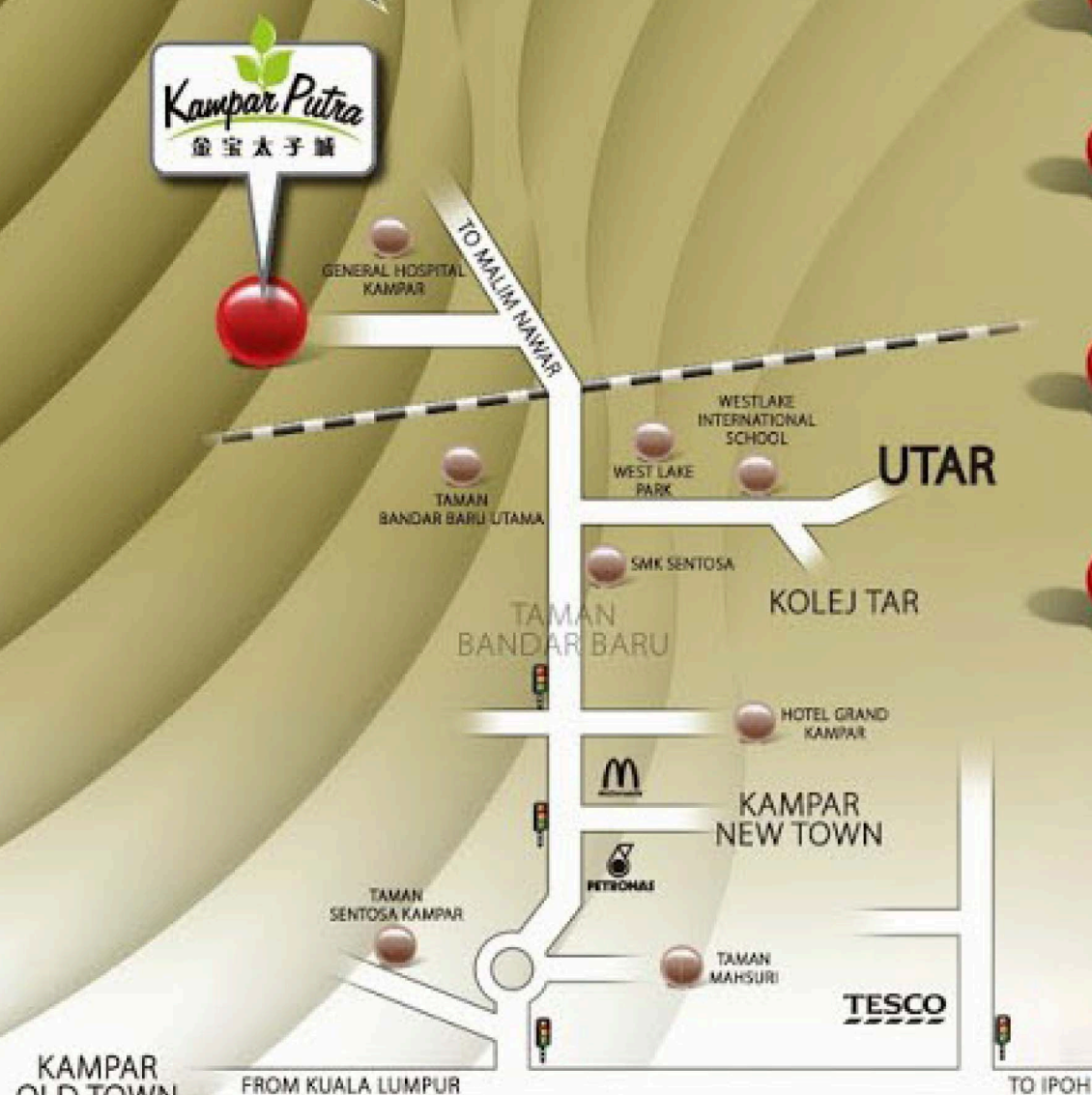
20'x70'

## 1 Storey Terrace House

單層毗連式房屋

### FEATURES / 特點 :

- Only 3 minutes to UTAR & TAR College  
最靠近拉曼大學及拉曼學院,只需三分鐘車程。
- Good Rental Return Above 12% & Investment Potential  
租金回酬超過12%及最超值的投資產業。
- Ultimate, Hotel, Bank, Petrol Station, Railway Station, etc.  
無限便利: 鄰近霸級市場,餐廳,酒店,油站及火車站。
- Proposed High Speed Broadband Coverage Station.  
建議中的快速上網覆蓋站



[www.kampar-putra.blogspot.com](http://www.kampar-putra.blogspot.com)





# SPECIFICATION 建筑规格

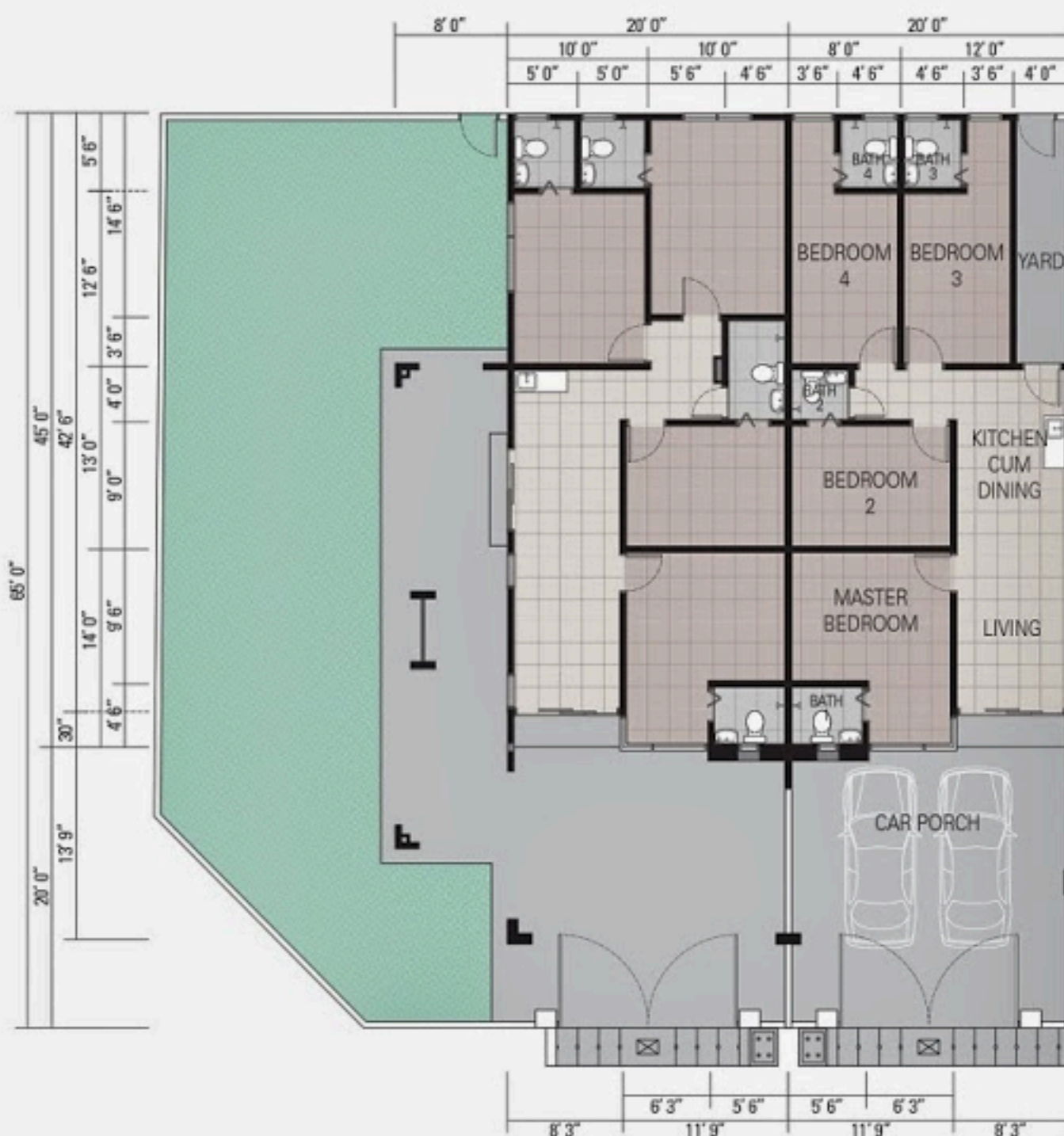
Floor Plan / 平面圖 (20' x 70')

|                                |                                                                                                                                                     |                                                                                                   |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Structure</b>               | : Reinforced Concrete                                                                                                                               |                                                                                                   |
| <b>Bricks</b>                  | : Clay Bricks / Kalsa / Approved Sand Bricks                                                                                                        |                                                                                                   |
| <b>Roofing</b>                 | : Cement Tiles                                                                                                                                      |                                                                                                   |
| <b>Ceiling</b>                 | : Plaster Glass Ceiling                                                                                                                             |                                                                                                   |
| <b>Doors</b>                   | : Main Door<br>Rear Door<br>Bathroom Door<br>Rooms                                                                                                  | - Timber Door<br>- Timer Panel Door<br>- PVC Door<br>- Plywood door                               |
| <b>Windows</b>                 | : Aluminium Casement Window<br>Aluminium Top-Hung Window                                                                                            |                                                                                                   |
| <b>Floor Finishes</b>          | : Living & Dining<br>Rooms<br>Kitchen & Bathrooms<br>Driveway & Apron                                                                               | - Ceramic Tiles<br>- Ceramic Tiles / PETCO Timber Planks<br>- Ceramic Tiles<br>- Cement Rendering |
| <b>Wall Finishes</b>           | : Bath<br>Kitchen                                                                                                                                   | - Ceramic Tiles to Ceiling Height<br>- Ceramic Tiles to 5 Feet High                               |
| <b>Sanitary Fittings</b>       | : Standard 20' x 70' unit (4 Rooms)<br>Sitting WC<br>Wash Basin<br>Shower<br>Kitchen Sink                                                           | - 4 nos.<br>- 4 nos.<br>- 4 nos.<br>- 1 no.                                                       |
| <b>Painting</b>                | : Internal<br>External                                                                                                                              | - Quality Emulsion Paint<br>- Quality Weathersheid Paintt                                         |
| <b>Electrical Installation</b> | : Standard / Corner - 20' x 70' unit (4 Rooms)<br>Lighting Point<br>13 AMP Power Sockets<br>Ceiling Fan Point<br>TV Aerial Point<br>Telephone Point | - 11 nos.<br>- 9 nos.<br>- 5 nos.<br>- 1 no.<br>- 1 no.                                           |
| <b>Gate &amp; Fencing</b>      | : Front<br>Back                                                                                                                                     | - 4 Feet High Brick Wall c/w 12'0" Wide MS Gate<br>- 4 Feet High Brick Wall c/w 3'0" Wide MS Gate |



Floor Plan / 平面圖 (20' x 65')

|             |                                                                      |                                       |
|-------------|----------------------------------------------------------------------|---------------------------------------|
| <b>结构</b>   | : 钢筋混凝土                                                              |                                       |
| <b>墙砖</b>   | : 洋灰沙砖和红砖                                                            |                                       |
| <b>屋瓦</b>   | : 洋灰屋瓦                                                               |                                       |
| <b>天花板</b>  | : 石膏花板                                                               |                                       |
| <b>门户</b>   | : 前门<br>旁边门<br>浴室<br>卧室                                              | - 木门<br>- 装饰木门<br>- PVC门<br>- 三夹木门    |
| <b>窗户</b>   | : 铝框推窗 / 铝框吊窗                                                        |                                       |
| <b>地面装饰</b> | : 客厅/饭厅<br>卧室<br>厨房/浴室<br>泊车位                                        | - 瓷砖<br>- 瓷砖<br>- 瓷砖<br>- 洋灰          |
| <b>墙壁装饰</b> | : 浴室<br>厨房                                                           | - 瓷砖至天花板<br>- 瓷砖5尺高                   |
| <b>卫生设备</b> | : 标准单位 20' x 70' (4房)<br>坐厕<br>洗手盆<br>花洒<br>洗碗盆                      | - 4个<br>- 4个<br>- 4个<br>- 1个          |
| <b>漆料</b>   | : 室内<br>室外                                                           | - 乳胶漆<br>- 晴雨漆                        |
| <b>电源装置</b> | : 标准/旁边单位 20' x 70' (4房)<br>电灯位<br>13安培电插座<br>电风扇位<br>电视天线插座<br>电话插座 | - 11个<br>- 9个<br>- 5个<br>- 1个<br>- 1个 |
| <b>篱笆</b>   | : 前面<br>后面                                                           | - 4尺高围墙12尺铁花折闸门<br>- 4尺高围墙3尺铁花折闸门     |



For viewing and enquiries

012-576 6168 (Cheok) 016-488 7777 (Jenny)  
016-521 3093 (Alex)

DEVELOPER / 发展商:

**SCANWOLF**  
DEVELOPMENT SDN. BHD.  
No. 25, Jalan Sultan Yussuf, 30000 Ipoh, Perak.

SALES MANAGED BY / 销售管理:

**OYL MANAGEMENT**

Developer License No : 12173-1/08-2015/1159 Validity Date : 28/08/2012 to 27/08/2015 Advertising Permit No : 12173-1/09-2014/0790 Validity Date : 20/9/2013 to 19/9/2014

Revision No : MD.Kpr.(OSC)(K)51/2011 Land Encumbrances : Nil Tenure of Land : 99 Years Expected Date of Completion : 2016 Building Plan Approval No : OSC(K)23/2011(04) Building Plan Approval by : Majlis Daerah Kampar Chargee Bank : Maybank  
Restriction of interest : The land shall be transferred or leased with the prior written permission by the State Authority

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.  
各项建筑规格及设备会依照绘图师、工程师或有关当局推荐和指示来更改。