

PHASE 3 | 第三期  
88 UNITS | 個單位

A Quality Lifestyle  
**within UTAR**

隔鄰拉曼大學的優質生活

**Kampar Putra**

**金宝太子城**

GUARDED & GATED COMMUNITY  
保安围墙社区

**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。

5% Discount for Bumiputra



Standard Lot Size :

**20'x70'**

**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

8 Bedrooms & 6 Bathrooms / 8間臥室及6間浴室

**3 Storey Terrace House**

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

Artist Impression Only



# SPECIFICATION 建筑规格

|                                |                                                                                                                                                      |                                                                                                            |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Structure</b>               | : Reinforced concrete                                                                                                                                |                                                                                                            |
| <b>Wall</b>                    | : Clay Bricks / Kalsa / Approved Sand Bricks                                                                                                         |                                                                                                            |
| <b>Roofing</b>                 | : Cement tiles                                                                                                                                       |                                                                                                            |
| <b>Trusses</b>                 | : Timber / Metal trusses                                                                                                                             |                                                                                                            |
| <b>Doors</b>                   | : Front & Side<br>Back<br>Bedrooms<br>Balcony<br>Bathrooms                                                                                           | - Aluminium / Timber door<br>- Timber panel door<br>- Plywood door<br>- Aluminium door<br>- PVC flush door |
| <b>Windows</b>                 | : Front, Side & Rear<br>Bathrooms                                                                                                                    | - Aluminium casement fixed with tinted glass<br>- Aluminium top-hung / Casement fixed with obscure glass   |
| <b>Ceiling</b>                 | : Internal<br>External                                                                                                                               | - Plasterglass ceiling<br>- Asbestos free ceiling sheet                                                    |
| <b>Painting</b>                | : Internal wall<br>External wall                                                                                                                     | - Quality Emulsion Paint<br>- Quality Weathersheild Paintt                                                 |
| <b>Wall Finishes</b>           | : Bathrooms<br>Kitchen                                                                                                                               | - Ceramic wall tile at ceiling height<br>- Ceramic wall tile at ceiling height                             |
| <b>Floor Finishes</b>          | : Bathrooms, Driveway, Balcony<br>& Kitchen                                                                                                          | - Ceramic floor tiles                                                                                      |
| <b>Electrical Installation</b> | : Lighting Point<br>2 Way Lighting Point<br>13 AMP Power Sockets<br>Air-Conditional Point<br>Ceiling Fan Point<br>TV Aerial Point<br>Telephone Point | - 21 nos.<br>- 5 nos.<br>- 26 nos.<br>- 8 nos.<br>- 10 nos.<br>- 3 nos.<br>- 3 nos.                        |
| <b>Sanitary Fittings</b>       | : 150 Gallons water storage tank<br>Pillar Tap<br>Water Tap<br>Shower<br>Sitting W.C<br>Wash Basin<br>Double Bowl Kitchen Sink                       | - 2 nos.<br>- 7 nos.<br>- 6 nos.<br>- 6 nos.<br>- 6 nos.<br>- 7 nos.<br>- 1 no.                            |
| <b>Gate &amp; Fencing</b>      | : Front entrance<br>Backyard<br>Side and Rear                                                                                                        | - Mild steel gate<br>- Mild steel wicket gate<br>- 5 feet high brickwall                                   |

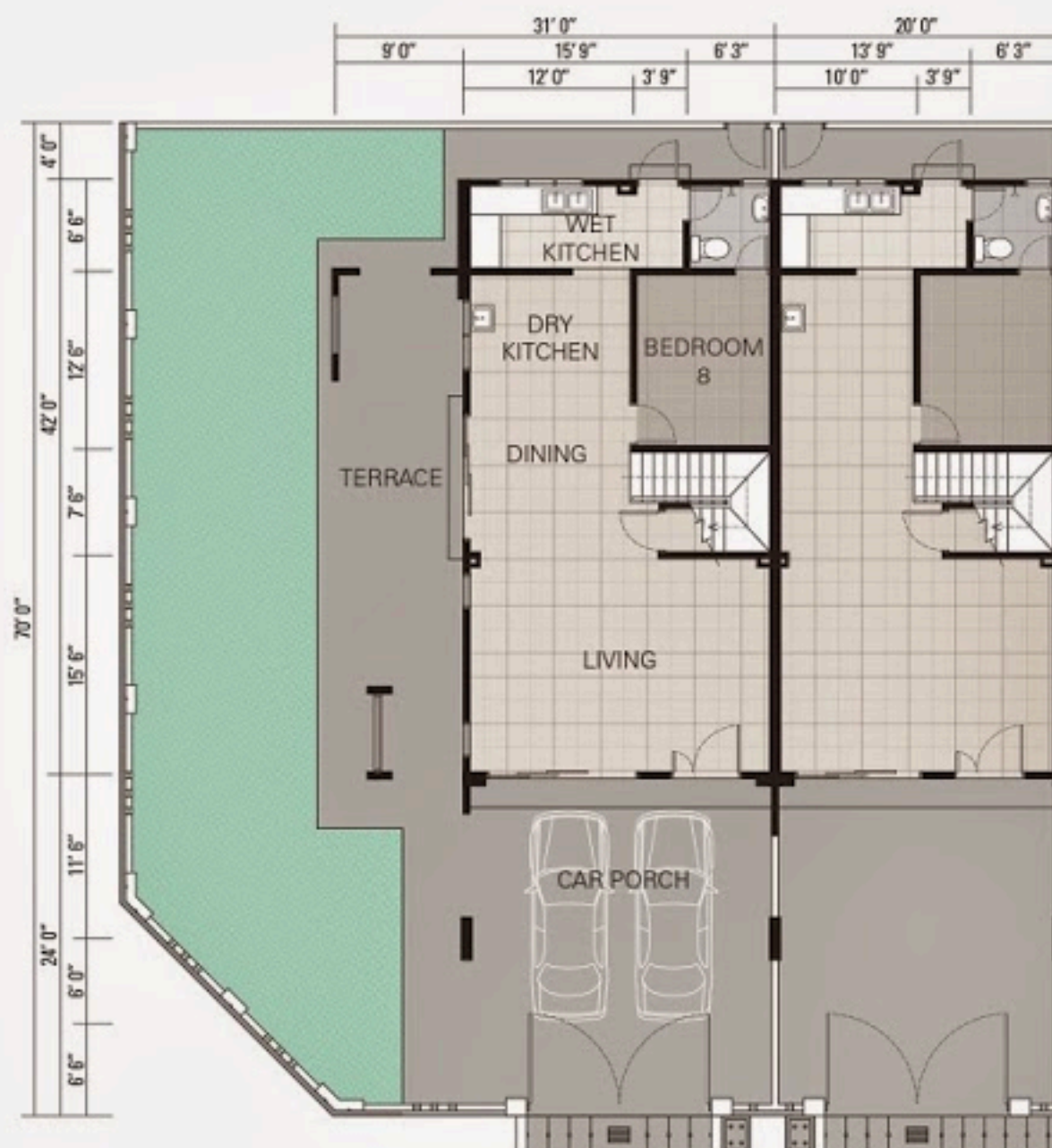
|              |                                                            |                                                         |
|--------------|------------------------------------------------------------|---------------------------------------------------------|
| <b>结构</b>    | : 钢筋混凝土                                                    |                                                         |
| <b>墙砖</b>    | : 洋灰沙砖和红砖                                                  |                                                         |
| <b>屋瓦</b>    | : 洋灰屋瓦                                                     |                                                         |
| <b>梁架</b>    | : 硬木架 / 金属架                                                |                                                         |
| <b>门户</b>    | : 前门和旁边<br>后面<br>卧室<br>露台<br>浴室                            | - 铝质门 / 硬木门<br>- 装饰木门<br>- 三夹木门<br>- 铝质门<br>- PVC折叠门    |
| <b>窗户</b>    | : 前门, 旁边及后面<br>浴室                                          | - 铝框推窗附设有色玻璃<br>- 铝框吊窗 / 铝框推窗附设磨砂玻璃                     |
| <b>天花板</b>   | : 室内<br>室外                                                 | - 平面石膏花板<br>- 不含石棉平面花板                                  |
| <b>漆料</b>    | : 墙室内<br>墙室外                                               | - 优质乳胶漆<br>- 优质晴雨漆                                      |
| <b>墙壁装饰</b>  | : 浴室<br>厨房                                                 | - 瓷砖镶至天花板高<br>- 瓷砖镶至天花板高                                |
| <b>地面装饰</b>  | : 浴室/通道/露台/厨房                                              | - 瓷砖                                                    |
| <b>电源装置</b>  | : 电灯位<br>双路灯位<br>13安培电插座<br>冷气插座<br>电风扇位<br>电视天线插座<br>电话插座 | - 21个<br>- 5个<br>- 26个<br>- 8个<br>- 10个<br>- 3个<br>- 3个 |
| <b>卫生设备</b>  | : 150加仑储水箱<br>支柱水喉头<br>水喉头<br>花洒<br>坐厕<br>洗手盆<br>双盆洗碗盆     | - 2个<br>- 7个<br>- 6个<br>- 6个<br>- 6个<br>- 7个<br>- 1个    |
| <b>铁闸及篱笆</b> | : 大前门<br>后院<br>旁边及后面                                       | - 铁闸门<br>- 铁闸门<br>- 5尺高围墙                               |



Second Floor Plan / 二樓平面圖



First Floor Plan / 一樓平面圖



Ground Floor Plan / 樓下平面圖

For viewing and enquiries

012-576 6168 (Cheok)  
016-521 3093 (Alex)

016-488 7777 (Jenny)

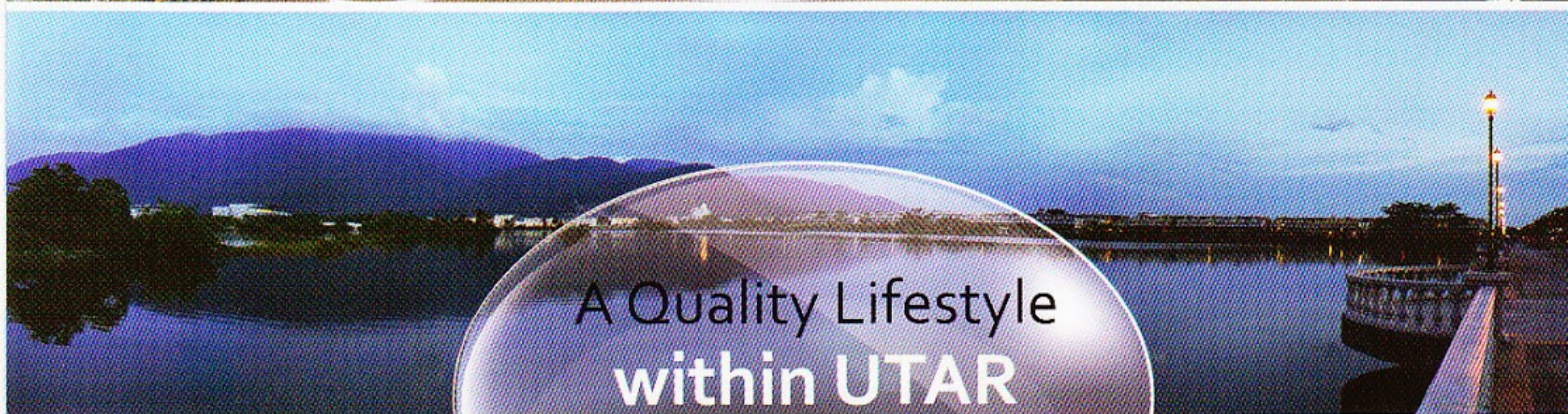
DEVELOPER / 发展商:

**ALMAL DEVELOPMENT (M) SDN. BHD.**  
No. 25, Jalan Sultan Yussuf, 30000 Ipoh, Perak.

SALES MANAGED BY / 销售管理:

**OYL MANAGEMENT** IP0368970-T





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**within UTAR**

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*Kampar Putra*

金寶太子苑



# LEGEND :

|                                      |           |
|--------------------------------------|-----------|
| 單層獨立式房屋<br>1 Storey Terrace House    | 265 Units |
| 單層獨立式房屋<br>1 Storey Terrace House    | 115 Units |
| 雙層獨立式房屋<br>2 Storey Terrace House    | 64 Units  |
| 三層獨立式房屋<br>3 Storey Terrace House    | 88 Units  |
| 三層獨立式店舖<br>3 Storey Soho Shop Office | 44 Units  |
| 建議中發展項目<br>Proposed Development      |           |
| 未來發展項目<br>Future Development         |           |

## UNIVERSITI TUNKU ABDUL RAHMAN



For viewing and enquiries

Developer / 發展商

**ALMAL DEVELOPMENT (M) SDN. BHD.**

Head Office :

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

|                            |                                                                                               |                   |                                                                     |
|----------------------------|-----------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------|
| Developer License No.      | 11753-1/18-2014/1301                                                                          | Validity Date     | 31/10/2011-30/10/2014                                               |
| Advertising Permit No.     | 11753-1/2301/2012(11)                                                                         | Validity Date     | 04/11/2011-03/11/2012                                               |
| Building Plan Approval No. | OSK058/2008/4                                                                                 | Land Encumbrances | N/A                                                                 |
| Revision No.               | MD.KP/05C/045/2011                                                                            | Units Price       | 3 Storey Terrace House (23' x 65'2" Min : RM428,800 Max : RM574,800 |
| Restriction of Interest    | The land shall be conveyed or leased with the prior written permission by the State Authority |                   |                                                                     |

|                             |                                                                    |
|-----------------------------|--------------------------------------------------------------------|
| Tenure of Land              | 99 Years                                                           |
| Building Plan Approval by   | Majlis Daerah Kampar                                               |
| Expected Date of Completion | 2013                                                               |
| Units Price                 | 3 Storey Terrace House (20' x 20') Min : RM438,000 Max : RM600,000 |

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. 各項建築規格及設備會依照給測師、工程師或有關當局批准和指示來更改。