

Standard Lot Size : 25'x70'
標準單位

3 Storey Town House 三层连体式别墅

5 Bedrooms & 3 Bathrooms | 5间卧室及3间浴室

FOR INTERNAL CIRCULATION DRAFT COPY ONLY | 只用于内部参考图而已

拉曼大学城 高达 30,000 学生

• 免费买卖合同律师费
• 24小时保安系统及闭路电视



Gated & Guarded Residences with Club House Facilities
保安围墙设施社区配备有俱乐部设施

别墅 Town House

(包租两年38千)

包装修/包家私/包租金：

包装修 RENOVATION INCLUDED:

- 客厅 16"x16" 高级瓷砖 16"x16" Ceramic tile in general area
- 房间 木地板 Laminated flooring in rooms
- 石膏天花板 Plaster Ceiling

包家私 FURNITURE & FITTING INCLUDED:

- 冷气机 Air-Condition
- 单人床 2 Single Beds each room
- 书桌 Study Table
- 衣柜 Built-in Wardrobe
- 橱柜 Kitchen Cabinet
- 电子炉与抽油烟机 Cooking Hood & Stove

包租金 GUARANTEED RENTAL RETURN

- 交锁匙开始给租金，为期两年，发展商管理 Contract with developer, 2 years
- ROI 高达 Up to 6%

附属资料：

1. 200英亩有规划的大发展区。
200 acres development.
2. 富有潜能的高回报投资。
Potential Investment.
3. 此区的单层、双层、三层排屋已建好并售罄。
Mature development, as single, double and three storey terrace house have completed and all sold out.
4. 本区内设有大型商场，内有戏院、保龄球场、羽球场、健身中心等。
Within has a shopping complex, houses with cinema, bowling alley, badminton court, gym center and etc.
5. 金宝的巴士总站将迁移进本区。
Kampar's main bus terminal is within.
6. 对面有大学学府(UTAR)、学院(KTAR)、国际学校。
2 min. drive to UTAR, KTAR, Agacia College and Westlake International School.
7. 邻近建设全霹州最大的中央医院，占地100英亩。
Next door to 100 acres general hospital.

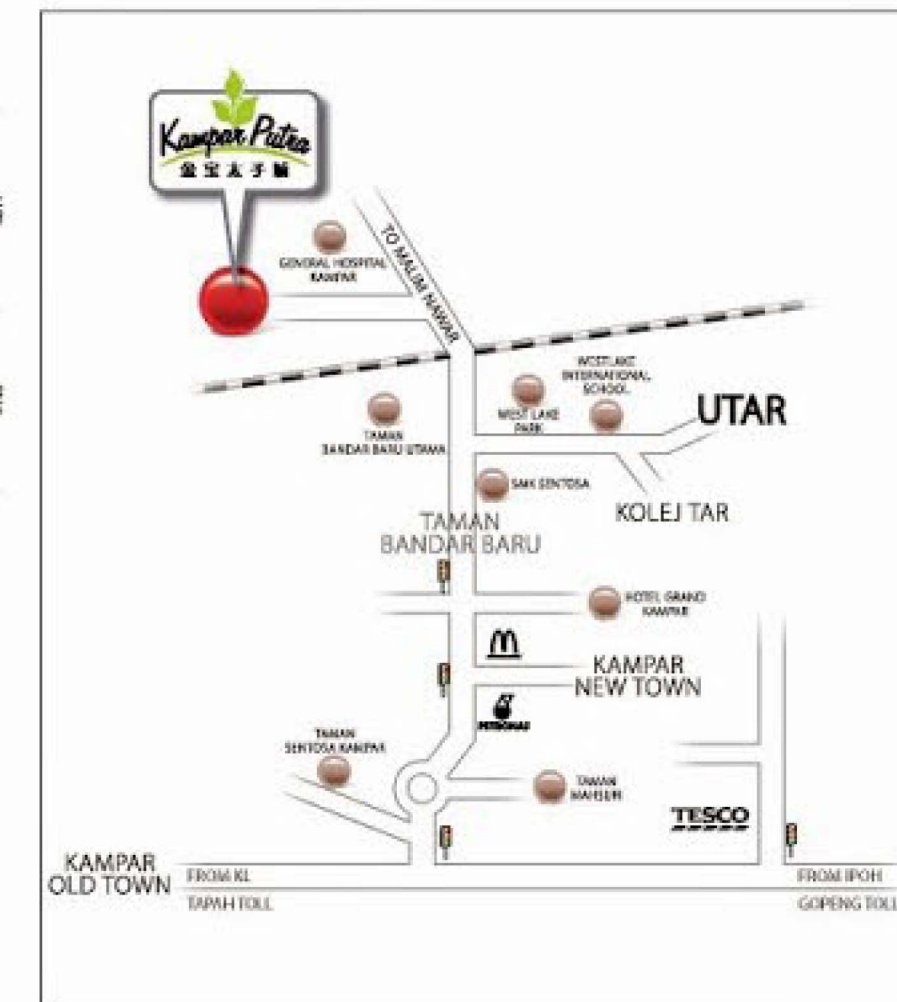
SPECIFICATION 建筑规格

type C INTERMEDIATE LOT



GROUND FLOOR PLAN
樓下平面圖

FIRST FLOOR PLAN
一樓平面圖



type D 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

Standard Lot Size :
標準單位

25'x70'

138
UNITS

3 Storey Town House 三层连体式别墅

5 Bedrooms & 3 Bathrooms | 5間臥室及3間浴室

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Kampar Putra
金宝太子城

GUARDED & GATED COMMUNITY
保安围墙社区



Gated & Guarded Residences with Club House Facilities
保安围墙设施社区配备有俱乐部设施

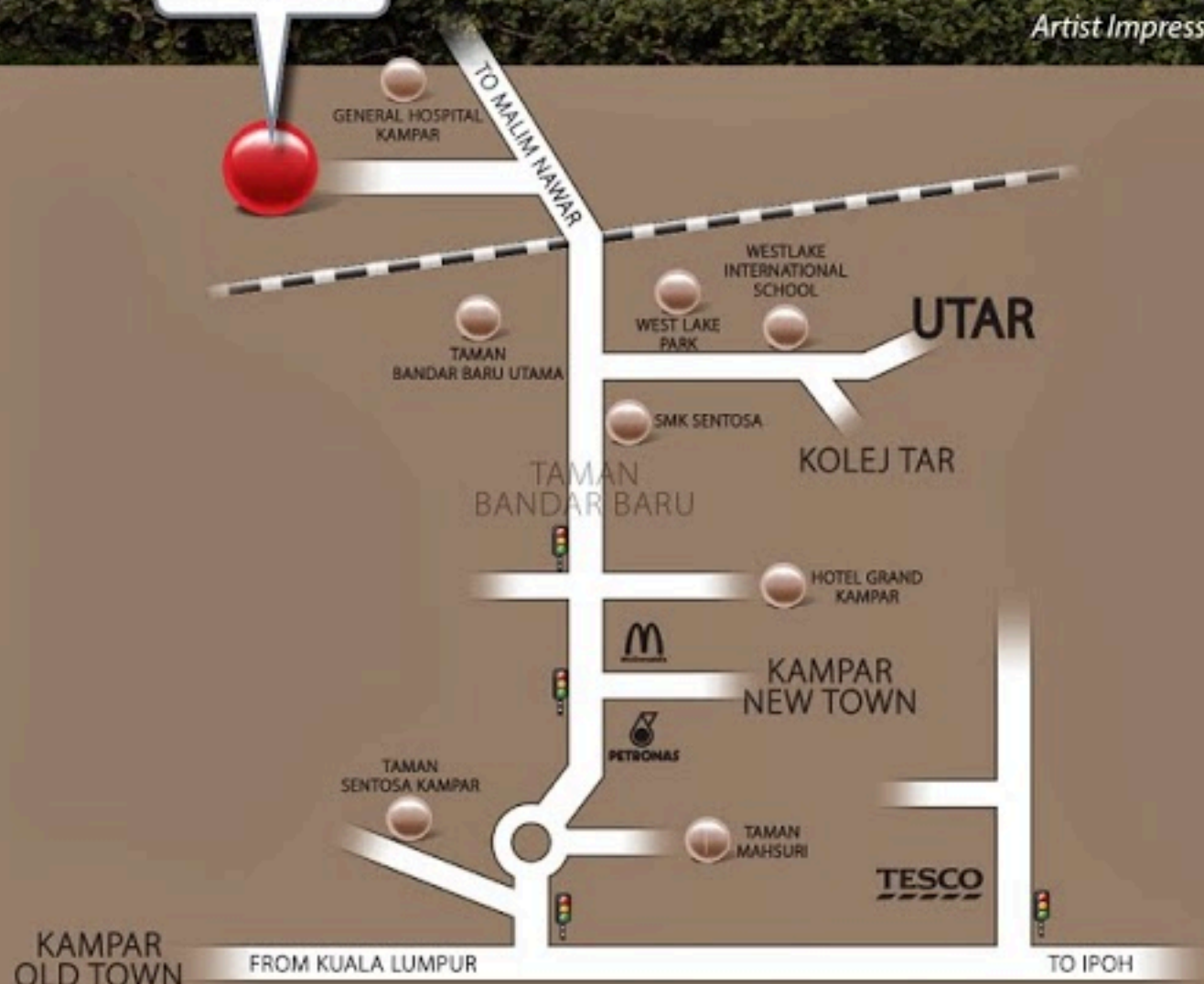
KEY FEATURES / 特點 :

- 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

Situated in the midst of scenic landscape **KAMPAR PUTRA** is strategically placed right next to UTAR and KTAR. With an expected population of students and lecturers exceeding 16,000 in year 2012, it is an education hub that speaks for its commercial and investment value. This is set to grow with the future expansion of the University.

除了分令人神往的湖光山色外,金寶太子城與拉曼大學(UTAR)及拉曼學院(KTAR)比鄰而立,隨著學生人數的大量增加(到2012年,學生與教職員人數估計將超過16,000人)它勢將發展成為一個繁榮的教育,商業旅遊中心,精明投資者將發現,金寶太子城擁有高度增值及資金回報潛質,是一個明智的投資選擇。

Kampar Putra
金宝太子城



Artist Impression Only

DEVELOPER / 發展商 :

SCANWOLF DEVELOPMENT SDN. BHD. 935630-D
No. 25, Jalan Sultan Yussuf, 30000 Ipoh, Perak. | www.kamparputra.com

www.kampar-putra.blogspot.com

For viewing and enquiries :

010-381 9928 (Mr. Wong)

016-488 7777 (Jenny)

016-521 3093 (Alex)

SALES MANAGED BY / 銷售管理 :

OYL MANAGEMENT IP0368970-T

type C INTERMEDIATE LOT



GROUND FLOOR PLAN
樓下平面圖

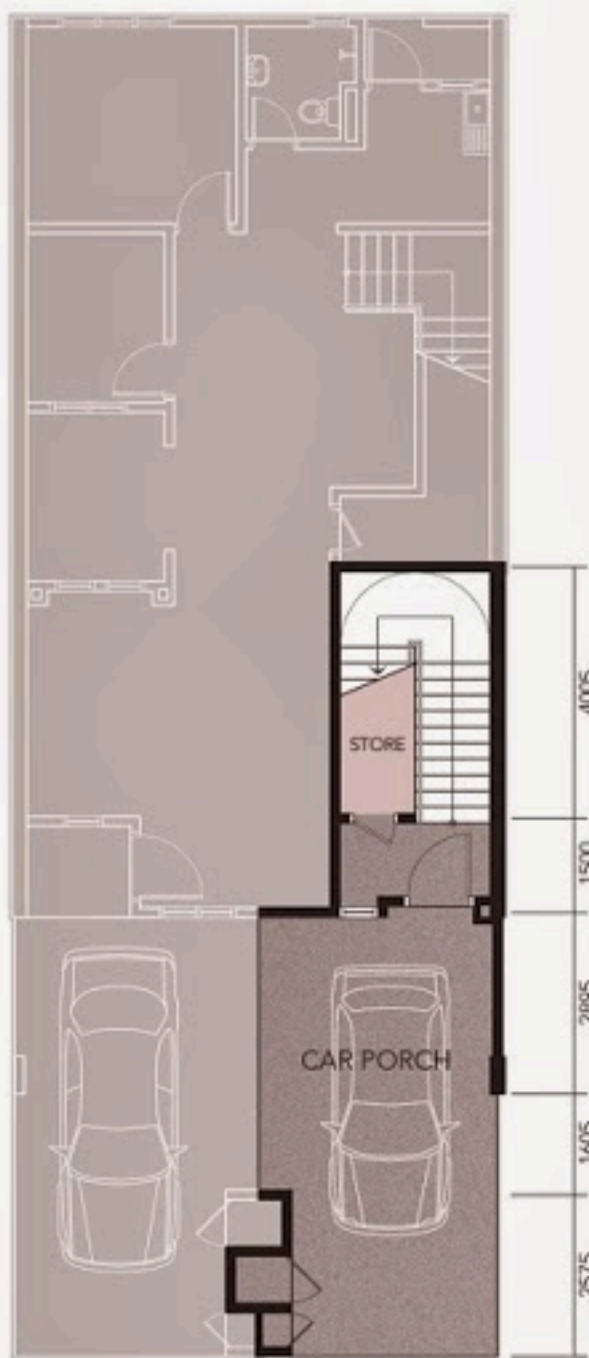


FIRST FLOOR PLAN
一樓平面圖

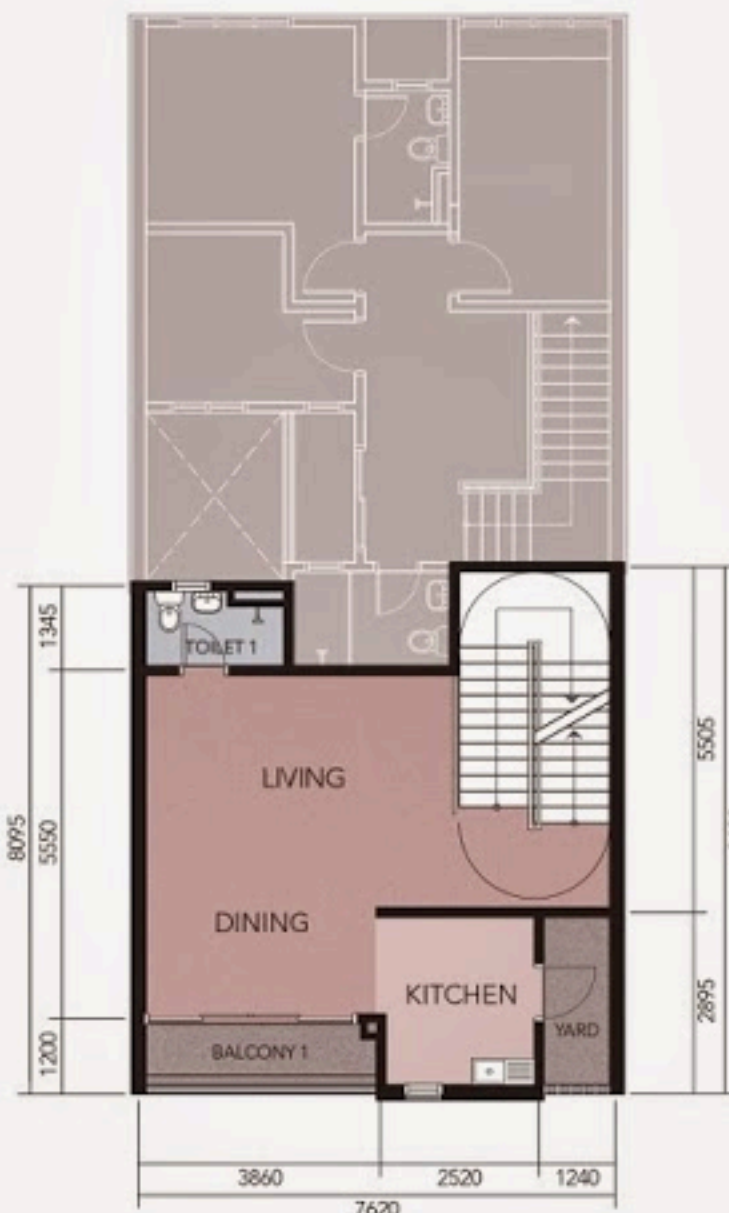
STRUCTURE	: Reinforced Concrete Frame			
WALLS	: Burnt Clay Bricks / Kalsa Bricks / Approved Sand Bricks			
ROOFING	: Cement Tiles / Metal Roofing			
TRUSSES	: Timber / Metal Trusses			
DOORS	: Main Entrance, Side & Rear Bathrooms Rooms	- Timber Door - PVC Flush Door - Plywood Door		
WINDOWS	: Front, Side & Rear Bathrooms	- Aluminium Casement Fixed with Tinted Glass - Aluminium Top-Hung Fixed with Obscure Glass		
CEILING	: Internal External	- Plasterglass Ceiling / Skim Coat Plaster - Asbestos Free Ceiling Sheet		
PAINTING	: Internal External	- Quality Emulsion Paint - Quality Weathershield Paint		
WALL FINISHES	: Bathrooms	- Ceramic Tiles to Ceiling 9 Foot Height		
FLOOR FINISHES	: Bathrooms Rooms Driveway	- Ceramic Tiles - Ceramic Tiles / PETCO Timber Planks - Ceramic Tiles		
ELECTRICAL INSTALLATION	: Lighting Point 13 AMP Power Sockets Ceiling Fan Point TV Aerial point Telephone Point Instant Water Heater Point Air Conditioner Point	- 17 nos - 22 nos - 9 nos - 1 no - 2 nos - 3 nos - 6 nos	CORNER UNITS 16 nos 20 nos 8 nos 1 no 2 nos 3 nos 5 nos	STANDARD UNITS 17 nos 22 nos 9 nos 1 no 2 nos 3 nos 6 nos
SANITARY FITTINGS	: 150 Gallon Water Storage Tank Pillar Tap Water Tap Shower Sitting WC Wash Basin Aluminium Sink	- 1 no - 3 nos - 3 nos - 3 nos - 3 nos - 3 nos - 1 no	1 no 3 nos 3 nos 3 nos 3 nos 3 nos 1 no	1 no 3 nos 3 nos 3 nos 3 nos 3 nos 1 no

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给测师，工程师或有关当局推荐和指示来更改。

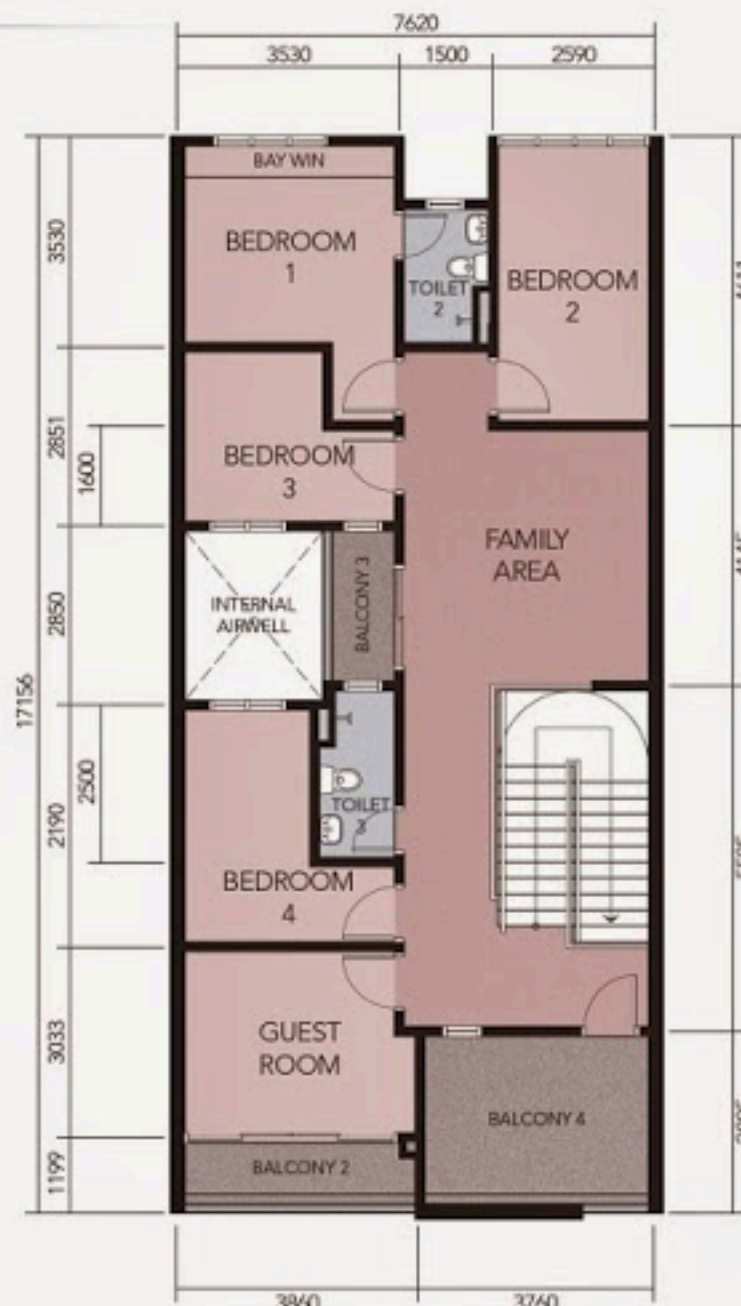
type D INTERMEDIATE LOT



GROUND FLOOR PLAN
樓下平面圖



FIRST FLOOR PLAN
一樓平面圖



SECOND FLOOR PLAN
二樓平面圖