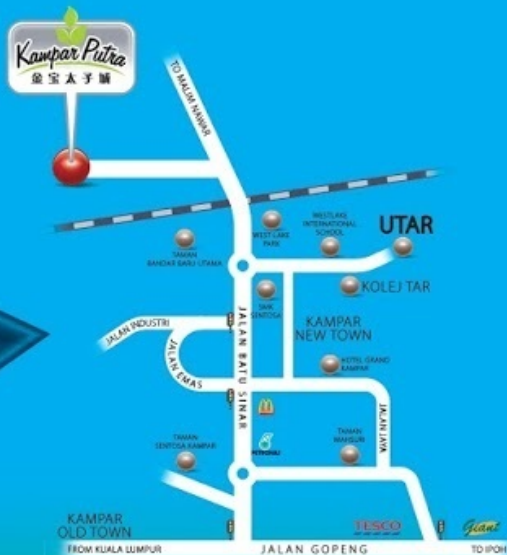


Kampar Putra

金宝太子城

GUARDED & GATED COMMUNITY
保安围墙社区



拉曼大学城
高达30,000大学生
全马最大的拉曼大学

今年最不容错过的投资良机!

FEATURES / 特点:

- Trendy + Modern Design.
- Only 3 minutes to UTAR, TAR College & Westlake International School.
- Nearby amenities such as, Hypermarkets, Hotel, Petrol Station, Railway Station, Fast Food Outlets & etc.
- New Neighbourhood surrounded by a growing population.
- New Kampar Bus Terminal
- Good Rental Return Above 6% & Investment Potential
- Proposed High Speed Broadband Coverage Station.
- 设计高尚新颖。
- 离拉曼大学, 拉曼学院及西湖国际学校, 只需三分钟车程。
- 靠近霸级市场, 酒店, 加油站, 火车站, 快餐店等等。
- 人口渐增的新住宅区。
- 金宝新巴士总站。
- 租金回报超过6%及最超值的投资产业。
- 建议中的快速上网覆盖站

三层商业套房 3 STOREY COMMERCIAL SUITE

STANDARD LOT SIZE : 标准单位 **22' x 70'** 198 UNITS 单位

FROM **RM195K** 起 Guaranteed Rental Return up to RM22,000 (2 Years) 包租两年月租高达RM22,000

套房 SUITE 2 房 / 浴
BED / BATH

* Terms & conditions apply / 需符合相关条件



OPEN FOR SALE NOW
现在开放出售

24 HOURS GUARDED WITH CCTV CAMERA
24小时备有保安人员及闭路电视

FREE LEGAL FEES FOR SPA
免付买卖合约律师费

Kampar Putra
金宝太子城

GUARDED & GATED COMMUNITY
保安围墙社区

3 STOREY COMMERCIAL SUITE 三层商业套房

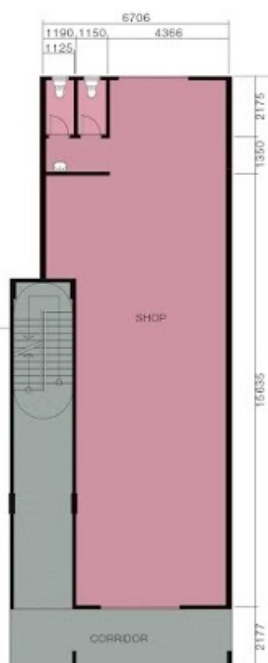
Standard Lot Size:
标准单位

22'x70'

198 UNITS 单位

FROM **RM195K** 起

套房 SUITE 1 客厅 / 厨房 2 卧室 / 浴室
LIVING / KITCHEN 2 BEDROOM / BATH



NEW BUS TERMINAL

Good property value in Kampar

Rapid increase of house prices for more than 100%

Don't miss this golden investment opportunity!



新巴士车总站
带旺金宝房地产大增值
屋价急速上涨超过100%
投资置业良机万勿错失!

新巴士车总站规模庞大现代化，
设备时尚，有购物商场，
酒店，保龄球场，电影院等等...

The Magnificent Modern New Bus Terminal
Complete facilities with Shopping Mall, Hotel,
Bowling Alley, Cinema & etc....

FEATURES / 特点:

- Trendy + Modern Design.
- Only 3 minutes to UTAR, TAR College & Westlake International School.
- Nearby amenities such as, Hypermarkets, Hotel, Petrol Station, Railway Station, Fast Food Outlets & etc.
- New Neighbourhood surrounded by a growing population.
- New Kampar Bus Terminal & Taxi Station.
- Good Rental Return Above 6% & Investment Potential.
- Proposed High Speed Broadband Coverage Station.

- 设计高尚新颖。
- 离拉曼大学、拉曼学院及西湖国际学校，只需三分钟车程。
- 靠近霸级市场、酒店、加油站、火车站、快餐店等等。
- 人口渐增的新住宅区。
- 金宝新巴士车总站及的士站。
- 租金回报超过6%及最超值的投资产业。
- 建议中的快速上网覆盖站





今年最不容错过的投资机会!

拉曼大学城

·免费买卖合同律师费
·24小时保安系统及闭路电视

高达 30,000 学生

套房 SUITE 736sf
店铺 SHOP 22 x 70

(包租两年22千)
(包租两年44千)



3 minutes form UTAR, TAR College, International School
距离拉曼大学, 拉曼学院, 国际学校仅仅3分钟

- 1 Free S&P**
免买卖合同律师费
- 2 24 Hours Security & CCTV**
24 小时保安系统及闭路电视
- 3 Guarantee Return up to RM22,000 (2 years)**
保证回酬高达RM22,000或以上(两年合同)
- 4 Surrounding Facility, Hotel, Bank, Petrol Station, KTM & etc**
无限便利: 霸级市场, 餐厅, 酒店, 添油站, 火车站, 巴士总站等

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

- 交钥匙开始给租金, 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. 主要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. 邻近建设全霹雳州最大的中央医院, 占地100英亩。
Next door to 100 acres general hospital.

DEVELOPER / 发展商: **SCANWOLF DEVELOPMENT SDN. BHD.** 0105030-0

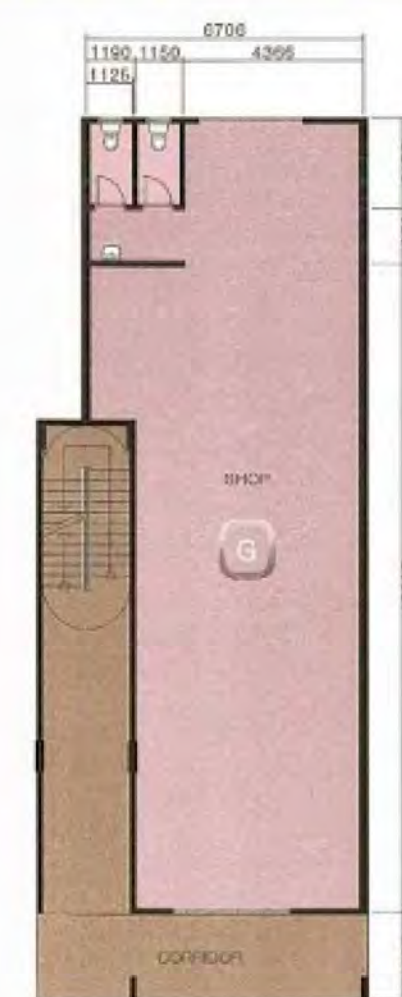
SALES MANAGED BY / 销售管理:

OYL MANAGEMENT P0308107

Technilal Estate Agents 4111
Registered Real Estate Agency 02/1027

SPECIFICATION 建筑规格

INTERMEDIATE LOT



Ground Floor Plan



First Floor Plan



Second Floor Plan



DEVELOPER / 发展商: **SCANWOLF DEVELOPMENT SDN. BHD.** 0105030-0

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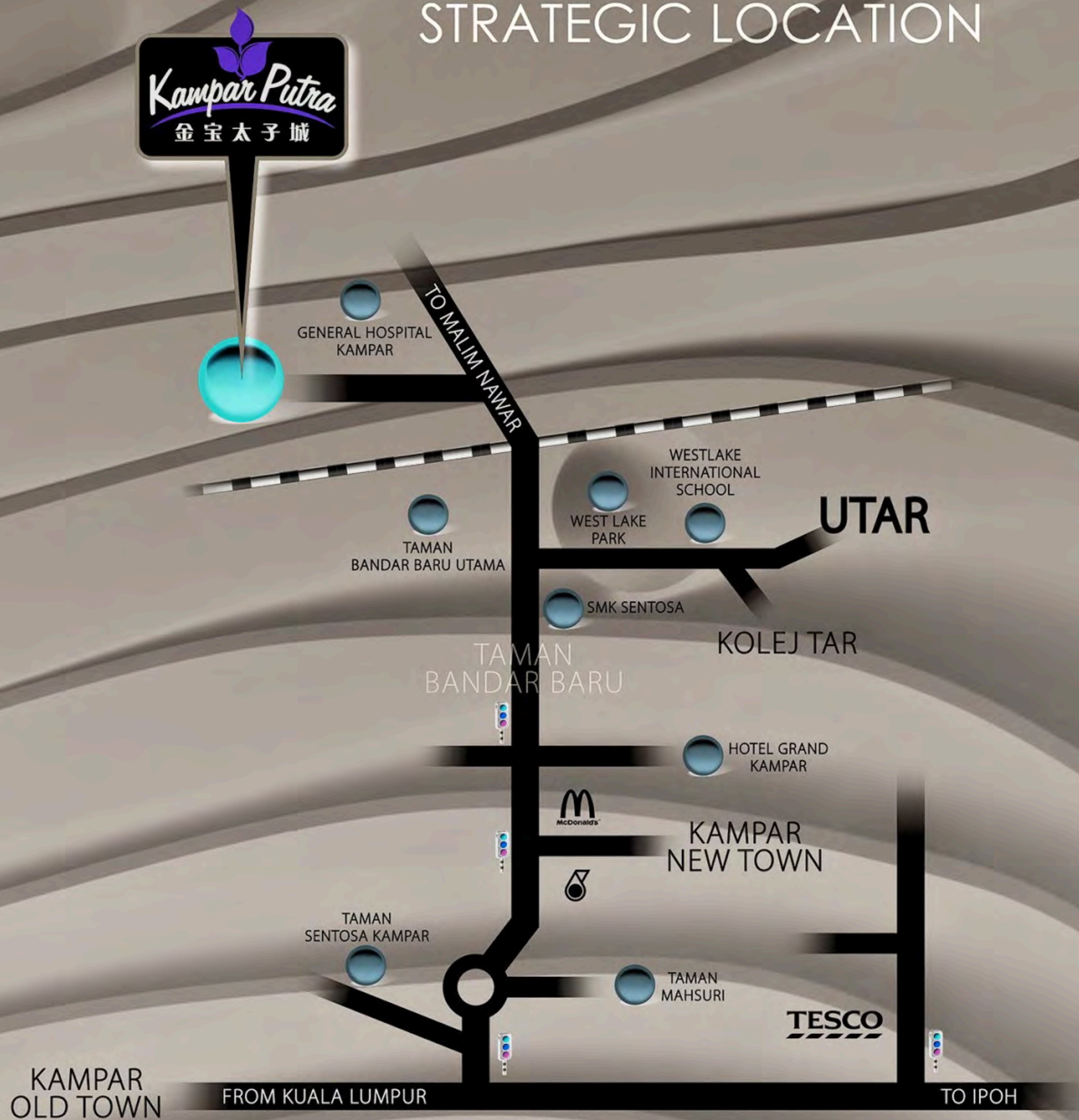


198 units

3 Storey Commercial Suite | 三層商舖

策略性的地点

STRATEGIC LOCATION



Kampar Putra Sales Office

**No 1, Jalan Putra Berlian 2,
Kampar Putra, 31900
Kampar, Perak**