

# Location Map



RESIDENSI  
**desamas**  
@TAMAN DESA



**AN EVER-BLOSSOMING HAVEN**  
at **RM300,000**  
Including 1 Covered Car Park



Associate / Developer:  
**ERA ECOLAND SDN. BHD.** (1119692-P)  
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RESIDENSI DESAMAS • Developer's License No.: 14165-2/11-2018/0848(L) • Validity Period: 04/11/2016 – 03/11/2018 • Expected of Completion: OCT 2020 (48 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S1 OSC 2015 2538 • Sales Permit No.: 14165-2/11-2018/0848(P) • Validity Period: 04/11/2016 – 03/11/2018 • Tenure of Land: 99 years Leasehold ( 8 SEPT 2115) • Restriction-in-Interest: This land cannot be transferred, pledged, or charged without consent from Jawatan Kuasa Kerja Tanah W.P. • Encumbrances: NIL • Type of Residential: Apartment • Total No. of Units: 323 units (Type A - 900 sqft) • No. of Level : 36-storey • Selling Price: Type A - (min/max: RM300,000.00) • Developed by : ERA ECOLAND SDN. BHD.

- Affordable
- Comfortable
- Convenient

**RESIDENSI DESAMAS** is built in line with the government's initiative to provide urbanites with affordable homes, offering unparalleled comfort and convenience to those who are entitled by the Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP) scheme.

Home is where timeless memories are born. With **RESIDENSI DESAMAS** – located just a short trip away from comprehensive amenities, megamalls, and highways (**New Pantai Expressway** and **East-West Link Expressway**) – you can own your very own home to create such moments with your loved ones, at a delightfully affordable price of RM300,000.



**TYPE A**

**Built-up Area 900 sqft  
3 Bedrooms & 2 Bathrooms**



## Specifications

### STRUCTURE

Reinforced Concrete Framework / Shear Wall

### WALL

Reinforced Concrete Wall / Brick Wall

### ROOF

Reinforced Concrete Flat Roof / Metal Deck Roof

### CEILING

Skim Coat / Paint Finish / Ceiling Board

### WINDOWS

Aluminium Frame Windows

### DOORS

Main Entrance - Solid Timber Door  
Balcony - Aluminium Frame Sliding Door  
Others - Timber Flush Door

### IRONMONGERIES

Quality Locksets

### FLOOR FINISHES

Living / Dining / Kitchen / Foyer - Ceramic Tiles  
All Bedrooms - Ceramic Tiles  
All Bathrooms - Ceramic Tiles  
Balcony - Ceramic Tiles  
Yard - Ceramic Tiles

### WALL FINISHES

Living/ Dining - Skim Coat and Paint  
All Bedrooms - Skim Coat and Paint  
Kitchen - Ceramic Tiles up to 1500 mm Height  
All Bathroom - Ceramic Tiles to Ceiling Height  
External - Plaster & Paint  
Internal - Skim Coat & Paint

### SANITARY WARES AND FITTINGS

Water Closet - 2 nos  
Wash Basin - 2 nos  
Basin Tap - 2 nos  
Bidet Tap - 2 nos  
Kitchen Sink - 1 no  
Kitchen Sink Tap - 1 no  
Yard Tap - 1 no  
Shower Head - 2 nos

### ELECTRICAL INSTALLATION

Lighting Point - 13 nos  
13 amp Socket Point - 11 nos  
15 amp Water Heater Point - 2 nos  
SMATV Point - 1 no  
Ceiling Fan Point - 3 nos  
Fiber Wall Socket - 1 no  
Distribution Board - 1 no  
15 amp Air-cond Point - 2 nos  
Bell Point - 1 no

## Facilities

Designed with your needs in mind, **RESIDENSI DESAMAS** features modern facilities to be enjoyed by the whole family.

### Multipurpose Hall

Create unforgettable moments with your loved ones in our comprehensive multipurpose hall.

### Children's Playground

Safe and fun-filled zones where your children may rest, play and make friends in.

### Shops

All the essentials of life, just a quick stroll away.

### Kindergarten & Nursery

Let your children's curiosity and growth blossom in an encouraging and caring environment.

### Security Guard

Enjoy peace of mind under the watchful eye of our vigilant security officers.

### Swimming Pool

### Surau (Male) & Surau (Female)

