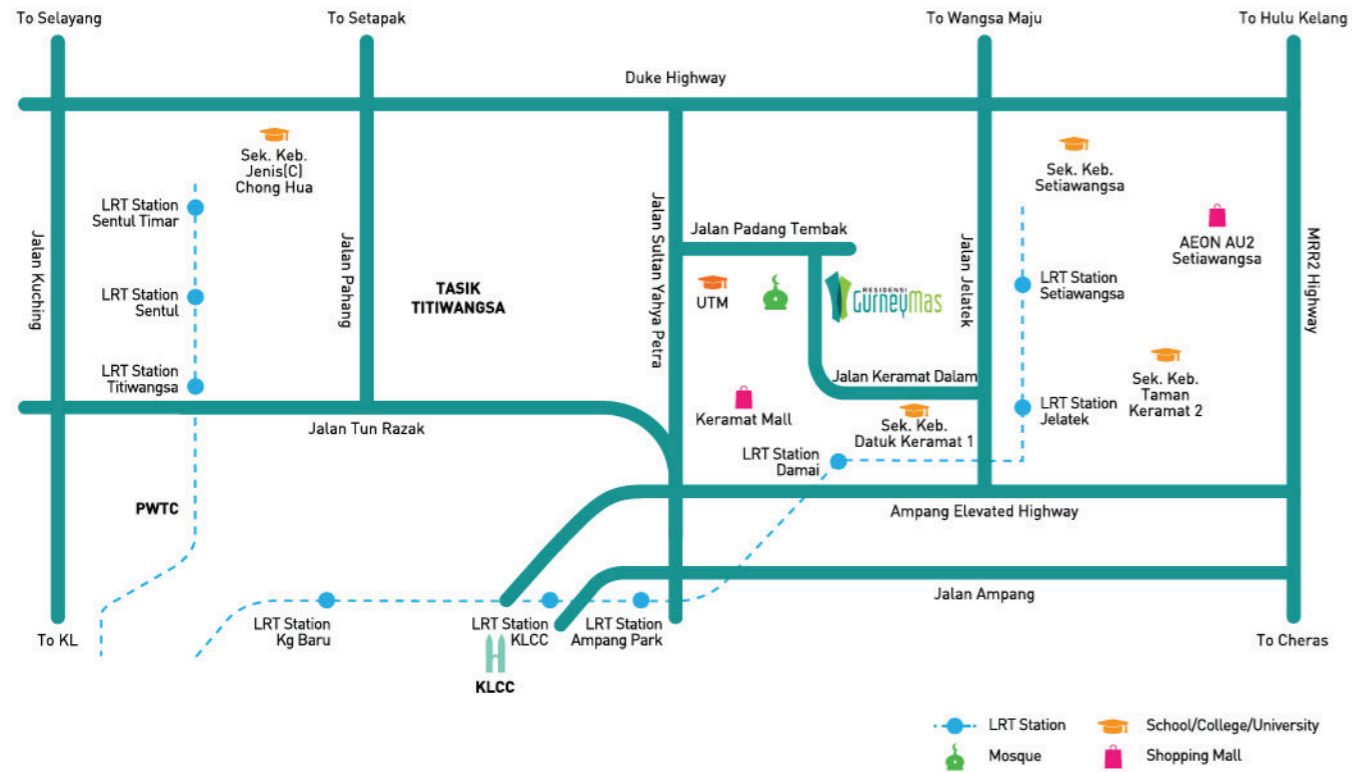


LOCATION



Unparalleled Value
Of Affordable Living

Priced at
RM198,000
Including 1 Covered Car Park



Associate / Developer:

ERA ECOLAND SDN. BHD. (1119692-P)
Lot 33545, Batu 5, Jalan Klang Lama,
58000 Kuala Lumpur.

+603-7989 9888

F: +603-7972 0888 E: info@eraecoland.com

RESIDENSI GURNEYMAS • Developer's License No.:14165-1/11-2017/0965(L) • Validity Period:19/11/2015-18/11/2017 • Expected of Completion: NOV 2019 (48 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP U3 OSC 2015 1047 • Sales Permit No.: 14165-1/11-2017/0965(P) • Validity Period: 19/11/2015-18/11/2017 • Tenure of Land: 99 years Leasehold (4 Nov 2113) • 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: 274 units (Type A - 800 sqft) • No. of Level : 34-storey • Selling Price: Type A - (min/max: RM198,000.00) • Developed by : ERA ECOLAND SDN. BHD.

AFFORDABLE • COMFORTABLE • CONVENIENT



34-storeys tall
RESIDENSI GURNEYMAS features 274 apartment units of 3 bedrooms and 2 bathrooms; each with a built-up area of 800sq ft.

Price per unit at **RESIDENSI GURNEYMAS** starts from an affordable RM198,000.

Its strategic location in the Dato' Keramat area means that residents are just a mere 6km away from the city centre, by way of the Ampang-Kuala Lumpur Elevated Highway.

RESIDENSI GURNEYMAS features a range of modern facilities for all the family's enjoyment.

SECURITY

Sleep tight and feel safe with security measures in place.

MULTIPURPOSE HALL

Host events in a great location at a fraction of the price.

NURSERY

Be assured of the care and early-year education toddlers can get right at home.

SHOPS

Conveniently top up basic groceries and daily necessities.

CHILDREN'S PLAYGROUND

Spend quality time with the kids.



In line with the Government's aspirations to meet the needs of urbanites to own an affordable home, **RESIDENSI GURNEYMAS** is a golden opportunity; offering affordable central living to those entitled under the Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP) scheme.

TYPE A

Built-up Area:
800sqft.

**3 BEDROOMS
 2 BATHROOMS**

SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework / Shear Wall

WALL

Reinforced Concrete Wall / Brick Wall

ROOFING

Reinforced Concrete Flat Roof / Metal Deck Roof

CEILING

Skim Coat / Paint Finish / Ceiling Board

WINDOW

Aluminium Frame Window

DOORS

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

IRONMONGERIES

Quality Locksets

FLOOR FINISHES

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

WALL FINISHES

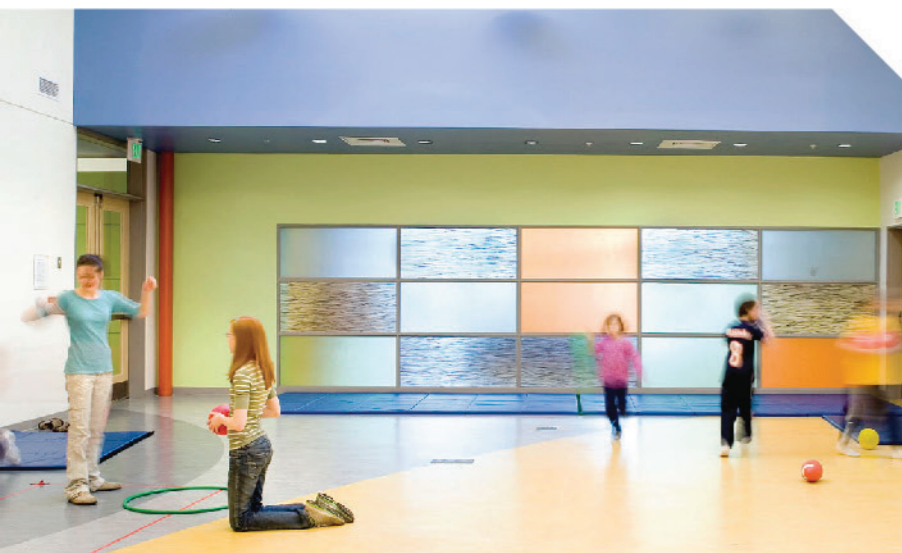
Living / Dining : Skim Coat and Paint
 All Bedrooms : Skim Coat and Paint
 Kitchen : Ceramic Tiles up to 1500mm Height
 All Bathrooms : Ceramic Tiles up to 1500mm Height
 External : Plaster & Paint
 Internal : Plaster & Paint / Skim Coat & Paint

SANITARY WARES AND FITTINGS

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

ELECTRICAL INSTALLATION

- Lighting Point : 10 nos
 - 13 AMP Socket Point : 8 nos
 - Water Heater Point : 2 nos
 - SMATV Point : 1 no
 - Ceiling Fan Point : 3 nos
 - Fiber Wall Socket : 1 no
 - Distribution Board : 1 no



RESIDENSI GURNEYMAS is also well-served by public transport such as taxis and buses.

Additionally, various eateries and mini markets are conveniently located within the **RESIDENSI GURNEYMAS** vicinity for the family's needs.

