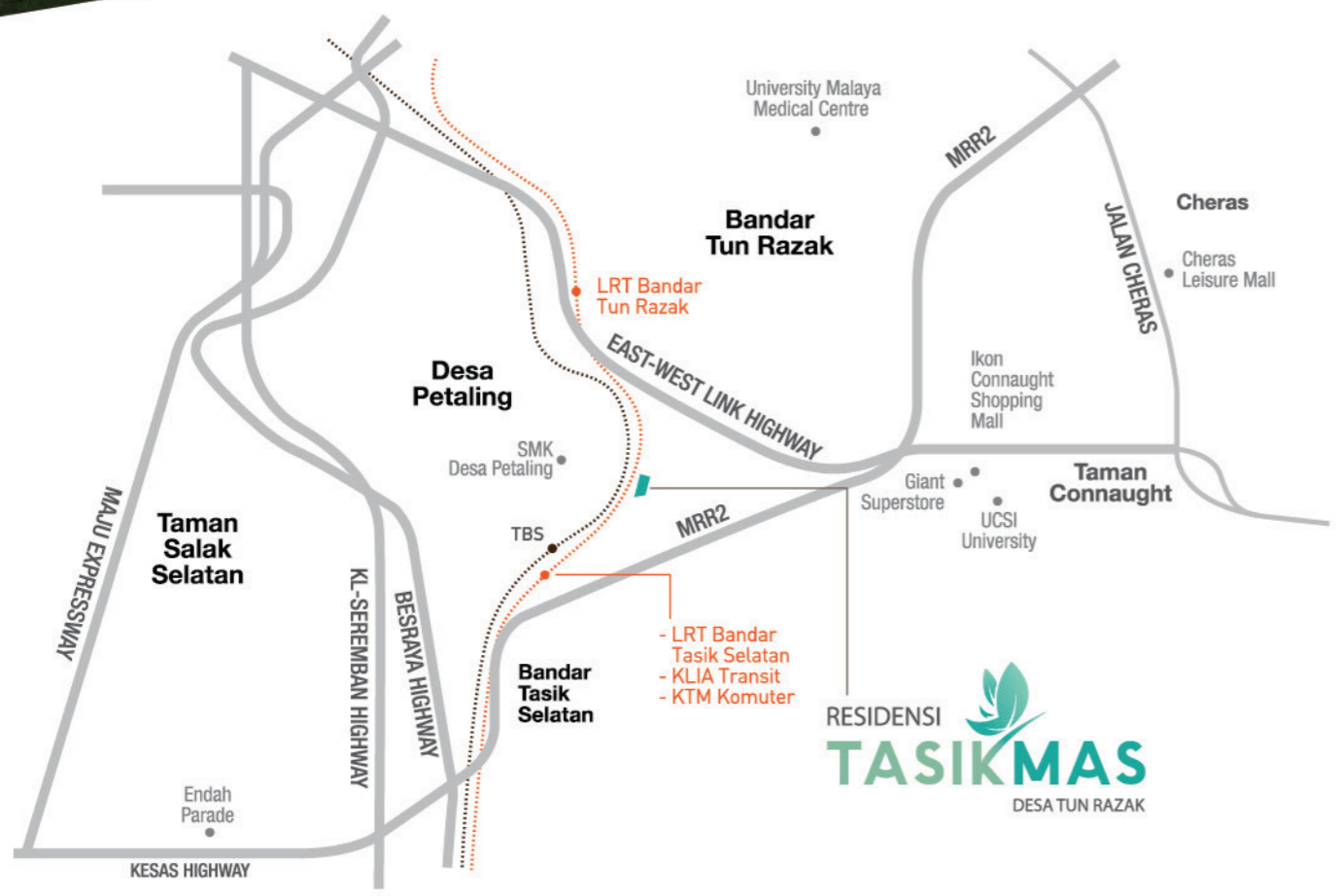


RESIDENSI  **TASIKMAS**
DESA TUN RAZAK

Location Map



TAKING LIVING TO
GREATER HEIGHTS

at **RM 198,000** per unit
Including 1 Covered Car Park

- Affordable
- Comfortable
- Convenient



Associate / Developer:
UJANA MUTIARA SDN. BHD. (1126138-A)
Lot 33545, Batu 5, Jalan Klang Lama,
58000 Kuala Lumpur.

+603-7989 9888
F: +603-7972 0888 E: info@asetkayamas.com

RESIDENSI TASIKMAS • Developer's License No.: 14691-1/04-2019/0258(L) • Validity Period: 08/04/2017 - 07/04/2019 • Expected of Completion: NOV 2020 (42 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S2 OSC 2016 3123 • Sales Permit No.: 14691-1/04-2019/0258(P) • Validity Period: 08/04/2017 - 07/04/2019 • Tenure of Land: 99 years Leasehold (8 MAY 2095) • 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: 463 units (Type A/A1 - 805sqft) • No. of Level: 39-storey • Selling Price: Block A - (min/max: RM198,000.00) • Developed by: UJANA MUTIARA SDN. BHD.

RESIDENSI TASIKMAS 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 not a place, it's a feeling. Feel the hum of the urban landscape, in the form of nearby amenities such as shopping malls and schools, as the warmth of the sun permeates your home, spreading the feeling to all corners. Feel at home with your loved ones, only at **RESIDENSI TASIKMAS**.

Built in the heart of Desa Tun Razak, **RESIDENSI TASIKMAS** is conveniently located in close proximity to amenities such as educational institutions, supermarkets, shopping malls and medical centre. The strategically located residence is easily accessible via multiple major highways, expressways, **LRT, KTM, KLIA Transit** and **TBS**.

Facilities

Children's Playground

Let your kids climb, crawl, swing and slide, and make new friends at the happiest place at Residensi Tasikmas.

Kindergarten & Nursery

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

Seating Area

Bask in the sun and enjoy the fresh air as you get in shape.

Multipurpose Hall

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

Viewing Deck

Marvel at the picturesque sunset from the best vantage point at Residensi Tasikmas.

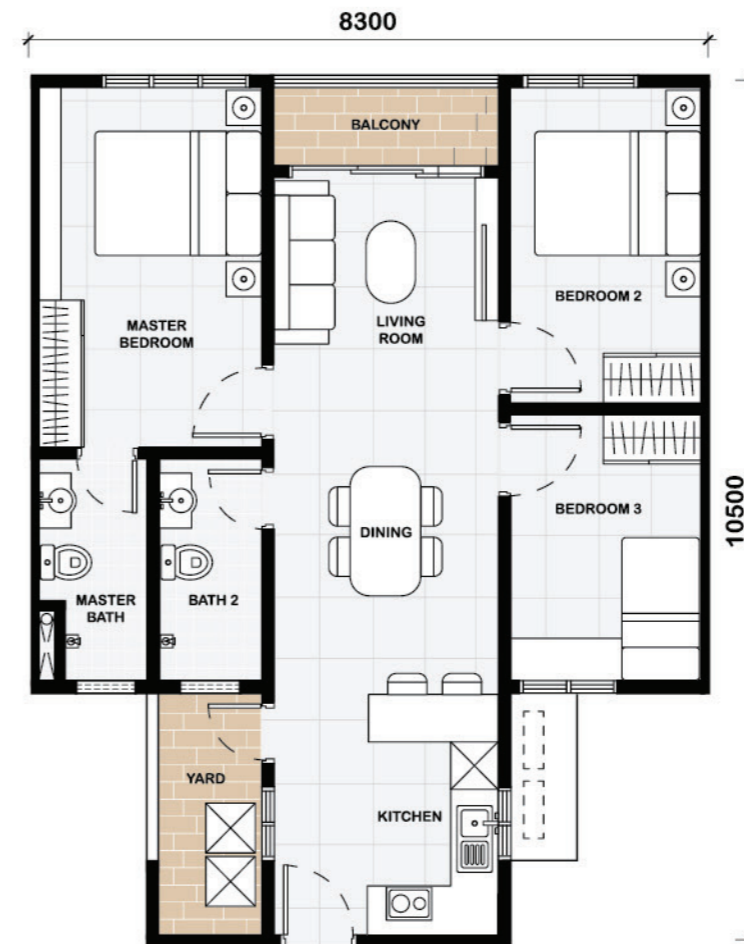
Barbeque Area

Spend quality time with the kids and loved ones.



TYPE A

Built-up Area 805 sqft
3 Bedrooms
2 Bathrooms



Specifications

STRUCTURE

Shear Wall /
Reinforced Concrete Framework

WALL

Brick Wall /
Reinforced Concrete Wall

ROOF

Metal Deck Roof /
Reinforced Concrete Flat Roof

CEILING

Skim Coat / Paint Finish
Ceiling Board

WINDOWS

Aluminium Frame Window

DOORS

Main Entrance: Solid Core Timber Door
Sliding Door: Aluminium Frame Sliding Door
Others: Timber Flushed 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

WALL FINISHES

Living / Dining: Skim Coated & Paint
All Bedrooms: Skim Coated & Paint
Kitchen: Ceramic Tiles up to 1500mm Height
All Bathrooms: Ceramic Tiles up to 1500mm Height
Balcony: Plaster & Paint
Yard: Plaster & Paint / Skim Coated & Paint

SANITARY WARES AND FITTINGS

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

ELECTRICAL INSTALLATION

- Lighting Point	10 nos
- Ceiling Fan Point	3 nos
- 13 amp Switch Socket Outlet	8 nos
- 15 amp Water Heater Point	2 nos
- Fiber Wall Socket	1 no
- SMATV Outlet	1 no
- Distribution Board	1 no