



Where
Life Blooms

Priced at
RM198,000
Including 1 Covered Car Park

AFFORDABLE • COMFORTABLE • CONVENIENT



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 WANGSAMAS • Developer's License No.: 14165-3/11-2018/0849(L) • Validity Period: 04/11/2016 - 03/11/2018 • Expected of Completion: NOV 2020 (48 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP U2 OSC 2015 3064 • Sales Permit No.: 14165-3/11-2018/0849(P) • Validity Period: 04/11/2016 - 03/11/2018 • Tenure of Land: 99 years Leasehold (8 SEPT 2103) • 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: 441 units (Type A - 800 sqft) • No. of Level: 46-storey • Selling Price: Type A - (min/max: RM198,000.00) • Developed by: ERA ECOLAND SDN. BHD.



RESIDENSI WANGSAMAS 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 a safe haven that soothes and excites us. **RESIDENSI WANGSAMAS** is the perfect place for you to call home – a slice of heaven where your worries may fade and joy may blossom, and set in close proximity to highways and wonders such as Wangsawalk Mall and AEON Big Wangsa Maju.

46-storeys tall **RESIDENSI WANGSAMAS** features 441 apartment units of 3 bedrooms and 2 bathrooms; each with a built-up area of 800sq ft.

Its strategic location in the Wangsa Maju area means that residents are just a mere 12km away from the city centre, by way of the DUKE Highway.

RESIDENSI WANGSAMAS is also well-served by public transport such as LRT, taxis and buses.

FACILITIES:

Level Ground Security
Kindergarten & Nursery
Mail Room

Level 8 Multipurpose Hall
Shops
Children's Playground
Outdoor Area
Surau (Male / Female)
Management Office

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 Slab / Steel Roof
CEILING Skim Coat & Paint / Fibreglass Plasterboard & Paint
WINDOW Aluminium Frame Window
DOORS Main Entrance - Solid Timber Door
Balcony - Aluminium Frame Glass Sliding Door
Others - Timber Flush Door
IRONMONGERIES Quality Locksets

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

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

SANITARY WARES AND FITTINGS	TYPE A	TYPE A1
- Water Closet	2 nos	2 nos
- Wash Basin	2 nos	2 nos
- Bidet Tap	2 nos	2 nos
- Basin Tap	2 nos	2 nos
- Kitchen Sink	1 no	1 no
- Kitchen Sink Tap	1 no	1 no
- Yard Tap	1 no	1 no
- Shower Head	2 nos	2 nos

ELECTRICAL INSTALLATION	TYPE A	TYPE A1
- Lighting Point	10 nos	10 nos
- 13 AMP Socket Point	8 nos	8 nos
- Water Heater Point	2 nos	2 nos
- SMATV Point	1 no	1 no
- Ceiling Fan Point	3 nos	3 nos
- Fiber Wall Socket	1 no	1 no
- Distribution Board	1 no	1 no

