



Artist's impression only.

PRACTICAL FEATURES

- Lot size: 20' x 70'
- 4 bedrooms, 4 bathrooms, 1 family area & 1 storeroom
- Wide car porch for 2 cars parked side-by-side
- Spacious dry & wet kitchens
- Spacious living hall & master bedroom
- Porcelain tiles flooring to living & dining area
- Ceiling height wall tiles to all bathrooms

Bandar Putera 2 KLANG



EXCELLENT LOCATION

- Close to Klang Town, Westport, Shah Alam & Subang Jaya
- Convenient access to KESAS Highway via Jalan Kebun Interchange
- Alternative toll-free road to Shah Alam & Subang Jaya
- Accessible to Jalan Banting via Jalan Johan Setia / Jalan Masjid

CLOSE TO ALL AMENITIES:

- SMK Jalan Kebun
- SK Kg. Johan Setia
- SJK(C) Chung Hua
- AEON Shopping Centre
- Econsave Supermarket
- Aeon Big Hypermarket, Bukit Rimau
- Comprehensive township facilities with community hall, government clinic, primary & secondary schools, kindergartens, police & fire stations, etc.

03-5161 8833

www.ioiproperties.com.my/bdrputeraklang

Managed by



IOI PROPERTIES

Developer:

Malayapine Estates Sdn Bhd (Co. No. 96680-P)

Marketing & Sales Office:

**Bandar Puteri Klang, 41200 Klang,
Selangor Darul Ehsan.**

Fax: 03-5161 0101 E-mail: marketingklg@ioigroup.com



Astana

2-Storey Terrace Homes

YOUR FAMILY SANCTUARY. YOUR PRIDE AND JOY.

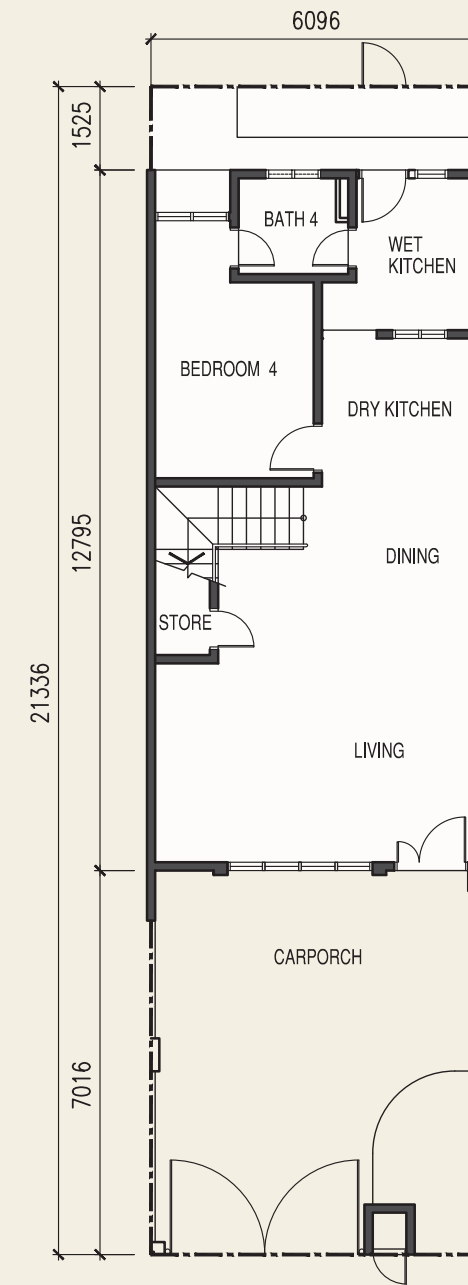
• Type of property: 2-storey Terrace House • Developer License: 8273-44/01-2016/95/L • Validity: 24/01/2014 - 23/01/2016 • Advertising Permit: 8273-44/01-2016/95/P • Validity: 24/01/2014 - 23/01/2016 • Land tenure: Leasehold (valid till 19/03/2101) • Restriction in interest: Tanah ini tidak boleh dipindahterimkan atau dipajak melainkan dengan kebenaran pihak berkuasa negeri • Building Plan Approving Authority: MPK • Approved Plan No.: MPK IP600-4/1/02/2012 • Expected Date of Completion: May 2017 • Land Encumbrances: Nil • Total units: 240 • Price: (Min) RM528,800 (Max) RM880,800 • 7% Bumiputra Discount. All information contained herein including plans, specifications and measurements are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All illustrations are artist's impressions only.

SPACIOUS AND STYLISH LIVING IN A MATURE TOWNSHIP.

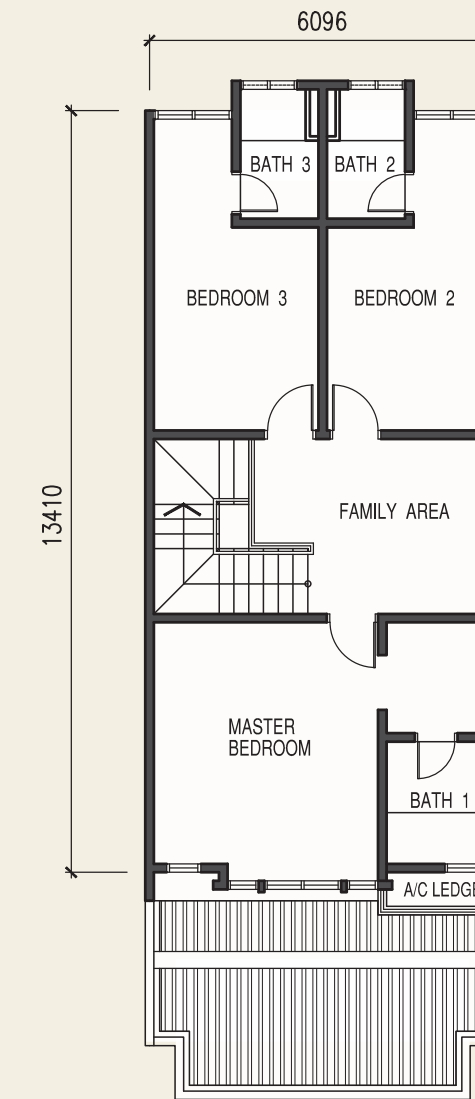
Presenting the all-new ASTANA in Bandar Putera 2 Klang. Designed for today's families who aspire for a spacious home enhanced with style and comfort. All within a mature township complete with township conveniences.



FLOOR PLAN



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE	Reinforced concrete frames		
ROOF	Concrete tiles / Metal roofing		
WALLS	Clay / Cement sand bricks		
CEILING	Ground Floor	: Paint	
	First Floor	: Paint / Ceiling boards	
WINDOWS	Aluminium frame casement window Aluminium frame sliding window Aluminium frame top hung window / Aluminium frame overlapping glass window		
DOORS	Timber decorative door Plywood flush doors Aluminium frame sliding doors (Corner lot only) Timber louvre door		
LOCKS	Selected lockset		
FLOOR FINISHES	Living & dining	: Selected porcelain tiles	
	Dry & wet kitchen	: Selected ceramic tiles	
	Master bedroom	: Selected ceramic tiles	
	Bedroom 2, 3 & 4	: Selected ceramic tiles	
	Family area	: Selected ceramic tiles	
	Staircase	: Selected ceramic tiles	
	Bathroom 1, 2, 3 & 4	: Selected ceramic tiles	
	Car porch	: Selected homogeneous tiles	
	Others	: Cement render	
WALL FINISHES	Kitchen	: Average 5'0" high ceramic tiles	
	Bathrooms	: Ceiling height ceramic tiles	
	External & Internal walls	: Paint	
SANITARY FITTINGS	Kitchen sink (single bowl, single drainer)	: 1 no	
	Sitting wc	: 4 nos	
	Shower heads	: 4 nos	
	Wash basin	: 4 nos	
ELECTRICAL FITTINGS	Intermediate / End	Extended Corner	
	Lighting points	24 nos	26 nos
	13 Amp power point	17 nos	17 nos
	Fan points	5 nos	5 nos
	Air-cond points	2 nos	2 nos
	TV points	3 nos	3 nos
	Heater points	1 no	1 no
	Door bell point	1 no	1 no
	Gate light point	1 no	1 no
	Auto gate point	1 no	1 no
FENCING	5'0" high mild steel and brick wall fencing (front & side) 5'0" high chain link fencing to back		
OTHERS	Gate & refuse chamber		