

Comparison For The Strata @ Bandar Puteri Bangi

Townhouse

Project		The Strata	Crescent Park	Adina, Jati Heights
1	Developer	IOI Properties Group Berhad	Lion Group Property	Nilai Resources Group Sdn Bhd
2	Total Units	310	148 (Linear: 74 & Central: 74)	80
3	Lot Size	26' x 65' 26' x 67'	23' x 61'	25' x 65'
4	Built-Up (sq.ft.)	Upper Unit: 1,788 Lower Unit: 1,539	Upper Unit: 1,609 Lower Unit: 1,872	Upper Unit: 1,677 Lower Unit: 1,864
5	Nett Price* (From)	Upper: RM 457,000 Lower: RM 478,000	Linear- Upper: RM 524,000; Lower: RM 609,650 Central- Upper: RM 602,600; Lower: RM 638,900	Upper: RM 505,540 Lower: RM 354,200
6	Per Square Feet Price (PSF)	Upper: RM 255 Lower: RM 310	Linear- Upper: RM 325; Lower: RM 325 Central- Upper: RM 374; Lower: RM 341	Upper: RM 301 Lower: RM 190
7	Facilities	3 different themed gardens- Organic Garden Parkland, Community Garden Parkland & Geo Garden Parkland	Central Park, Pocket Park & Linear Park	No facilities provided
		Guarded community	Gated & guarded community	
		7.5 km jogging & cycling track	5.8-acre Lake Park with jogging & cycling track	
			Clubhouse facilities with swimming pool & gymnasium	
		Maintenance fee : RM 280 (upper); RM 150 (lower)		

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8 Furnishing & Fittings	Flooring: Porcelain tiles Homogenous tiles – wet kitchen, bathrooms & balcony	Flooring: Porcelain tiles - living, dining, guest room, room 2 & 3 & dry kitchen Laminated timber flooring – master bedroom Homogenous tiles – wet kitchen, bathrooms & balcony	Flooring: Porcelain tiles Homogenous tiles - wet kitchen, bathrooms & balcony
	Bathroom: Johnson Suisse, shower screen for master bathroom Wall tiles are full-height	Bathroom: Johnson Suisse, shower screen Wall tiles are full-height	Bathroom: No specific brand stated Wall tiles are half-height
	Ceiling: Gross ceiling height at: Ground floor – 11.0 ft. First floor – 20.0 ft. (upper unit) 10.5 ft. (lower unit)	Ceiling: Gross ceiling height at: Ground floor – 11 ft. First floor – 10.2 ft.	Ceiling: Gross ceiling height at: Ground floor – 10.8 ft. First floor – 10.2 ft. Other: Complete with water pump

Source: Developer Sales Personnel & Appointed Agents
 Property Brochures
 Websites

Updated on March 2018